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Chapter 23.12

DEVELOPMENT STANDARDS

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1 **23.12.010 Purpose**

2
3 (a) The purpose of this Chapter is to establish provisions to set reasonable criteria associated with the
4 development and redevelopment of land to achieve the goals and policies of the Grant County
5 Comprehensive Plan. This Chapter is intended to accomplish the following purposes:

- 6 (1) Facilitate the orderly development of properly designed and constructed public and private
7 roadways so as to provide a safe, durable and efficient integrated roadway system;
8 (2) Protect public rights-of-way, natural resources, and open space from degradation due to poor
9 development practices;
10 (3) Protect the public interest in management of surface water drainage and related functions of
11 drainage basins, water courses, and shoreline areas; and
12 (4) Fulfill the objectives of the comprehensive planning policies of Grant County in promoting the
13 health, safety and welfare of the public.
14

15 **23.12.020 Applicability**

16
17 (a) The development standards of this Chapter apply to the following development actions or permits
18 within the various zoning districts, unless otherwise specified herein:

- 19 (1) Subdivisions;
20 (2) Short Subdivisions;
21 (3) Binding Site Plans;
22 (4) Planned Unit Developments;
23 (5) Master Planned Resorts;
24 (6) Major Industrial Developments; and
25 (7) Building Permits, except for single-family residential and accessory structures on an existing lot.
26

27 **23.12.030 General Development Standards**

28
29 (a) The development standards of this Chapter within each zoning district shall be minimum standards and
30 shall apply uniformly to each class or kind of structure or land, except as hereinafter provided:

- 31 (1) No building, structure or part thereof shall hereafter be erected, constructed, reconstructed, moved
32 or structurally altered unless in conformity with all of the regulations specified in this Chapter for
33 the zoning district in which it is located;
34 (2) No building or structure shall encroach on any public right-of-way; no building or structure shall
35 encroach on any private easement or right-of-way unless written permission is obtained from the
36 easement grantee or right-of-way owner;
37 (3) No part of a yard, or other open space, or off-street parking or loading space required about or in
38 connection with any building for the purpose of complying with this Chapter, shall be included as
39 part of a yard, open space or off-street parking or loading space similarly required for any other
40 building or structure; and
41 (4) Except as specifically provided in GCC Title 23, only one dwelling per lot is allowed in those
42 zones that permit residential uses.
43

44 **23.12.040 General Development Standards in Urban Growth Areas**

45
46 (a) It is the intent of this Chapter and the Comprehensive Plan goals and policies regarding urban
47 development to:

- 48 (1) Provide for an orderly, phased transition from rural to urban uses within urban growth areas;
49 (2) Facilitate coordinated and collaborative public infrastructure development;
50

- 1 (3) Prevent conversion of land in the urban growth areas to uses and/or densities that cannot be
2 efficiently urbanized;
- 3 (4) Require connection to public water and sewer systems where available, including interim
4 community systems or facilities where feasible; and
- 5 (5) Require urban standards for developments within urban growth areas.
6
- 7 (b) Land division shall meet the density requirements specified in GCC § 23.04, unless otherwise
8 authorized by the Administrative Official and the redevelopment standards of GCC § 23.12.040(e) are
9 satisfied.
10
- 11 (c) Development standards, including connection to public sewer and water service, within urban growth
12 areas shall be as specified by the respective jurisdictional governmental authority within the urban
13 growth area when the jurisdictional governmental authority has a signed interlocal agreement with the
14 county which addresses coordination of development standards, except as otherwise specifically
15 provided herein.
16
- 17 (d) No development actions or permits to which this Chapter is applicable and requiring potable water or
18 sewage disposal shall be approved within an urban growth area unless the applicant can demonstrate to
19 the satisfaction of the Administrative Official that public water and sewer service meeting the standards
20 of the County and the respective jurisdictional governmental authority are available, except as follows:
21 (1) Public water and sewer services are not available within two hundred (200) feet to serve a
22 proposed development action or permit and extension of such water or sewer service or facility is
23 not specified in a six-year capital improvement program adopted by a city, town or special district
24 having jurisdictional authority to provide said services;
- 25 (2) The Administrative Official, Grant County Health Officer, and the city, town or special district
26 having jurisdictional authority to provide water and sewer service waives the requirements of this
27 section and authorize the use of interim community or on-site water and/or sewer systems; and
- 28 (3) Interim community and on-site water and sewer systems are designed, constructed, operated and
29 maintained in accordance with the requirements of the Grant County Health District; and
- 30 (4) If interim community or on-site water and/or sewer systems are authorized, and the redevelopment
31 standards of GCC § 23.12.040(e) are satisfied.
32
- 33 (e) Land division within urban growth areas using on-site water supply and/or sewage disposal systems
34 shall not inhibit subsequent division and redevelopment at urban densities when public water and sewer
35 systems become available. All such land division and development shall comply with the following
36 requirements:
- 37 (1) Applicant shall submit an acceptable conceptual redevelopment plan that includes the following:
38 (A) All initial and any proposed future lot lines, road locations, utility easements and any other
39 public rights-of-way which delineate how urban densities designated by the comprehensive
40 plan can be met by further development of the property following the initial subdivision and
41 proposed development;
- 42 (B) Identification and approximate location of any public facilities required to serve full
43 development of the proposed subdivision to the urban densities required by the
44 comprehensive plan when public water and sewer become available; and
- 45 (2) No building or structure shall be located such that any building setback contained in GCC § 23.08
46 is violated at the time of redevelopment;
- 47 (3) The applicant has signed a no protest contract, agreement or covenant with city, town or special
48 district having jurisdictional authority to provide water and sewer services, to be recorded with
49 the property, agreeing to annex if necessary and connect to said water and sewer when they
50

1 become available, and waiving the right to object to any future water or sewer project benefiting
2 the property; and

3 (4) The applicant has signed a no protest contract, agreement or covenant with the county and/or any
4 city, town or special district having jurisdictional authority to provide said services to be recorded
5 against the property, agreeing to dedicate any future public rights of way or utility easements
6 identified in the approved redevelopment plan benefiting the property, under the terms established
7 in this section or other applicable portions of Grant County Code.

8 (5) Selection and submittal of one of the two following redevelopment plan options:

9 (A) A combined lots redevelopment plan submittal that includes all requirements sufficient for
10 preliminary subdivision approval at required minimum densities for urban growth areas for
11 the entire portion of the subject property. The applicant has signed a contract, agreement or
12 covenant with the county and acceptable to the Grant County Health Official, to be recorded
13 against the property, requiring each purchaser of a newly created urban density lot to
14 purchase and retain ownership of an adjoining urban density lot within the Subdivision for
15 use as an on-site sewage disposal system until sanitary sewers become available to the
16 subdivision;

17 (B) A reserved tract redevelopment plan submittal that includes all requirements sufficient for
18 preliminary subdivision approval at required minimum densities for urban growth areas for
19 that portion of the subject property proposed for initial development. The remaining portion
20 of the subject property is designated as a reserved tract and complies with the other
21 redevelopment plan requirements of this section. The applicant has signed a contract,
22 agreement, or covenant with the county and acceptable to the Grant County Health Official,
23 to be recorded against the property, which requires the present and any future owners of the
24 reserved tract to guarantee rights of access and any other rights, necessary for the owners of
25 the newly created urban density lots in the subdivision to maintain to a level satisfactory to
26 the Grant County Health Official, a community on-site water supply and/or sewage disposal
27 system located within the reserve tract, until public water and sewer become available to the
28 subdivision and reserved tract.

29 (6) Prior to the approval of a final plat, the applicant shall provide a refundable cash payment to the
30 County to ensure that the actions and improvements necessary to connect to public water and
31 sewer systems are completed in a timely fashion once said systems become available. The amount
32 of the cash payment shall not exceed one hundred fifty percent (150%) of the estimated cost of
33 the actions and improvements as determined by the Administrative Official. If the applicant
34 completes the required public improvements in a timely fashion, the cash payment shall be
35 refunded to the applicant. Otherwise, Grant County shall be entitled to complete the required
36 public improvements itself (or under separate outside contract) and to keep whatever portion of
37 the cash payment is necessary to design, administer, and construct the outstanding improvements.
38

39 (f) Any proposed land division within an urban growth area subject to the requirements of this section, and
40 also located within the drainage boundaries of an adopted lake water quality restoration plan, shall not
41 be approved until it can be connected to a public sewer system, unless the applicant can demonstrate to
42 the satisfaction of the Administrative Official that land division and proposed development will not
43 adversely affect watershed management objectives of the study or water quality within the drainage
44 basin.

45
46 (g) The Administrative Official is hereby authorized to grant waivers and/or modifications to any
47 requirements of this section for any proposed land division within an urban growth area, when the
48 applicant submits written waiver from the city, town or special district having jurisdictional authority
49 to provide sewer service to its location, that provision of public sewer service is not planned within the
50 next twenty (20) years.

1
2 (h) The Administrative Official is hereby authorized to adopt administrative policies and procedures in
3 order to administer the requirements of this section. The policies and procedures shall address the
4 processing of proposed land division and development subject to the provisions of this section and shall
5 set forth any necessary procedures and recording requirements for applicants to follow in order for their
6 applications to be processed and recorded in an efficient manner. Decisions of the Administrative
7 Official relating to administration of the policies and procedures shall be final.
8

9 **23.12.050 Water Supply**

- 10
11 (a) All development shall conform to the requirements of GCC § 13.32 regarding the availability of water.
12
13 (b) Water supply facilities shall be adequate to provide potable water from a public or community water
14 supply source and shall be constructed in conformity to standards of the jurisdictional governmental
15 authority, unless the Grant County Health Officer approves the use of individual, onsite water supply
16 wells.
17
18 (c) Water sources and facilities adequate for fire protection purposes shall be provided in all subdivisions.
19 Fire protection requirements shall be as delineated in GCC § 14.04. Fire flow shall be determined in
20 accordance with a nationally recognized standard such as the National Fire Protection Association
21 (NFPA) or the Uniform Fire Code.
22

23 **23.12.060 Sewage Disposal**

- 24
25 (a) All development shall be provided with a sanitary sewer system connection approved by the
26 jurisdictional governmental authority, unless the Grant County Health Officer approves the use of
27 individual, onsite septic systems and drainfields.
28
29 (b) Design and construction standards for on-site sewage disposal shall conform to the requirements of the
30 Rules and Regulations of the Grant County Board of Health Regarding On-site Sewage Disposal.
31

32 **23.12.070 Density, Dimension and Open Space Standards**

- 33
34 (a) General: This section establishes residential density requirements and bulk, area and dimensional
35 standards.
36
37 (b) Measurement Methods: The following measurement methods will be used to determine compliance
38 with this Chapter:
39 (1) The “density” of a parcel shall be calculated by dividing the parcel or lot area by the total number
40 of residential dwelling units allowed according to the density designation specified.
41 (2) “Parcel area” or “lot area” shall be the total horizontal measure of land area contained within the
42 boundaries of a parcel.
43 (3) “Setbacks” from roads shall be measured perpendicularly from the margin line of the road right-
44 of-way to a line parallel to the object of interest.
45 (4) “Building coverage” shall be measured by the percentage of total parcel or lot area occupied by
46 the sum of the area of footprints of all structures.
47 (5) “Minimum required open space or landscaped area” shall be measured by the percentage of total
48 parcel or lot area required for open space or landscaping.
49 (6) Building and Structure Height: The height of buildings and structures shall be the vertical distance
50 above a reference datum measured to the highest point of the coping of a flat roof, or to the deck

1 line of a mansard roof, or to the average height of the highest gable of a pitched or hipped roof.
2 The reference datum shall be selected by either of the following, whichever yields a greater height
3 of building:

4 (A) The elevation of the highest adjoining sidewalk or finished ground surface within a five-foot
5 horizontal distance of the exterior wall of the building when such sidewalk or finished ground
6 surface is not more than ten (10) feet above the lowest finished grade; or

7 (B) An elevation ten (10) feet higher than the lowest finished grade when the highest sidewalk
8 or finished ground surface described in (1) above is more than ten (10) feet above lowest
9 finished grade.

10 The height of a stepped or terraced building shall be the maximum height of any segment of the
11 building. The height of other structures not containing a roof shall be the vertical distance from
12 the base of the structure to its highest point.
13

14 (c) Standards: Lot size, dimension and open space development standards shall be as specified in Tables
15 1, 2 and 3 at the end of this Chapter for the various zoning districts.
16

17 (d) Lot Size:

18 (1) Rural lands lots sizes shall be as specified

19 (C) in Tables 2 and 3; except as allowed

20 (D) for when clustering as set forth in GCC § 23.12.075(e)(15)&(16).

21 (2) Urban lands lot sizes shall be as set forth in Table 1; both minimum and maximum densities are
22 specified; except lot sizes as allowed: a) when clustering as set forth in GCC § 23.12.075(e)(11);
23 or b) as provided for in 23.12.040, General Development Standards in Urban Growth Areas.

24 (3) A lot size less than the minimum lot size specified in Tables 1, 2 and 3, : a) shall be considered
25 clustering and shall be subject to the requirements of GCC § 23.12.075. (Example: a ten (10) acre
26 lot in Rural Residential 1 (RR1) zoning district having a maximum density of one (1) dwelling
27 unit per five (5) acres, may be divided through the clustering provision into two (2) 2½-acre lots
28 and a remainder five (5) acre lot. Two dwelling units are allowed on the small, 2½-acre parcels;
29 the resulting density is two units per 10 acres, which equals the maximum density of one (1)
30 dwelling unit per five (5) acres. The large, 5-acre balance lot may not be further subdivided; nor
31 may a dwelling unit be permitted on it. A notation shall be placed on the face of the plat
32 documenting such restrictions. Alternately, the same 10-acre parcel may be divided into one 2½-
33 acre parcel and one 7½-acre parcel. One dwelling unit may be placed on each parcel. The large,
34 7½-acre balance lot may not be further subdivided. A restriction shall be placed on the face of the
35 plat documenting such restriction.);

36 (4) The acreage of an unplatted lot that has existed prior to September 30, 1999 in all zoning districts,
37 except Agriculture, may be multiplied by a factor of 1.15 to determine whether or not it qualifies
38 for a single division consistent with the maximum density set forth for the various zones. Lots
39 located within the Agricultural Zone that were created prior to September 30, 1999 may be
40 multiplied by a factor of 1.025 to determine whether or not it qualifies for a single division
41 consistent with the maximum density.

42 (5) The acreage remaining of a proposed multi-lot subdivision of an unplatted lot that has existed prior
43 to September 30, 1999 in all zoning districts except Agriculture, may be multiplied by a factor of
44 1.025 to determine whether or not it qualifies for an additional division consistent with the
45 maximum density set forth for the various zones.
46

47 (e) Density shall be the measure of the intensity of development, generally expressed in terms of dwelling
48 units per acre. Calculating the maximum density or subdivision potential shall be calculated by dividing
49 the overall parcel area as determined upon completion of a survey, which may include abutting lots
50 and/or portions of abutting rights of way, by the minimum lot size specified in Tables 1, 2 and 3.

- 1 (f) Lot Depth-to-Width Requirements: Every lot created or modified shall not exceed a maximum depth-
2 to-width ratio of 4:1 in rural lands and 3:1 in urban growth areas unless the Administrative Official
3 determines, based on evidence provided by the applicant, that a different configuration more
4 appropriately meets the intent of the specific zoning district and the comprehensive plan.
5
- 6 (g) Minimum Lot Frontage: The minimum lot frontage on any County Road shall be fifty (50) feet.
7
- 8 (h) Building Coverage: No buildings, accessory structures, or other impervious surfaces shall occupy or
9 cover a greater percentage of a lot than as specified in Tables 1, 2 and 3 at the end of this Chapter for
10 the various zoning districts.
11
- 12 (i) Height of Buildings and Structures: Height limitations for buildings and structures shall be as specified
13 in Tables 1, 2 and 3 at the end of this Chapter for the various zoning districts. Height may be further
14 limited within areas designated as Airport Safety Overlay (ASO) zoning districts (see GCC §
15 23.04.645). Height limitations shall generally not apply to accessory projections such as steeples or
16 spires on places of religious assembly, elevator shaft housings, water towers, or chimneys, except as
17 may be limited within the ASO zoning district or a condition of permit approval; provided that the
18 accessory projection is not intended for occupancy, and that it is removed not less than twenty (20) feet
19 from any adjoining lot line.
20
- 21 (j) Setbacks: There shall be a minimum setback for all buildings or other structures and uses from the road
22 right-of-way, as set forth in Tables 1, 2 and 3 at the end of this Chapter for the various zoning districts.
23 Reductions in setbacks may be permitted as a variance in accordance with the requirements of GCC §
24 25.08.
25
- 26 (k) Special Setback from Agricultural (AG) and Mineral Resource Overlay (MRO) Zoning Districts: To
27 provide a buffer between resource lands or uses and adjacent non-resource land uses, the following
28 additional setback shall apply.
- 29 (1) Where any existing or proposed lot borders on a parcel zoned Agricultural (AG) or Mineral
30 Resource Overlay (MRO), a building setback for all residential land uses and other especially
31 sensitive land uses, including schools, day care facilities, medical facilities such as hospitals,
32 clinics and convalescent care facilities, outdoor recreational facilities, and similar uses, is required
33 from the adjoining resource land or use as follows:
- 34 (A) Sixty (60) feet from any adjoining lot containing a commercial agricultural use in a Rural
35 Lands zoning district;
- 36 (B) One hundred (100) feet from an Agricultural (AG) zoned lot, except when a lot is being
37 created around a dwelling unit that existed prior to the effective date of this UDC;
- 38 (C) One hundred (100) feet from a Mineral Resource Land (MRO) zoned lot, except when a lot
39 is being created around a dwelling unit that existed prior to the effective date of this UDC.
- 40 If the property abuts a public road right-of-way, the width of the right-of-way may be calculated
41 as part of the special setback.
- 42 (2) Reductions to the special setbacks of subparagraph (1) above may be granted, subject to a Type I
43 Ministerial Review and recording a statement of acknowledgment on forms provided by the
44 Department and containing the language stipulated in GCC §23.04.080(d), if an applicant can
45 document any of the following:
- 46 (A) Pre-existing lots: The lot was legally created prior to adoption of this Section and the lot
47 cannot accommodate the special setback. In such situations, the maximum practical setback
48 from the resource land or use shall apply; or
- 49 (B) Existing development: The setback adjustment will not adversely affect Agricultural (AG)
50 or Mineral Resource Overlay (MRO) lands or uses because the residential or especially

- 1 sensitive land use is already located on an immediately adjoining lot(s), or the lot itself, and
 2 the requested reduction is consistent with those setbacks; or
 3 (C) Physical features: The special setback would preclude placement of the residential or
 4 especially sensitive land use on an existing lot due to topography or other natural feature,
 5 flood hazard, critical area, archaeological or historical area or structure, or shape or
 6 configuration of the lot.
 7 (3) In addition, reductions to the special setbacks of subparagraph (1) above may be granted, subject
 8 to a Type II Administrative Review and recording a statement of acknowledgment on forms
 9 provided by the Department and containing the language stipulated in GCC §23.04.080(d), if an
 10 applicant can document any of the following:
 11 (A) An intervening physical feature, such as a road, river, stream, lake or critical area
 12 substantially mitigates the effects of placing an residential or especially sensitive land use
 13 closer to the Agricultural (AG) or Mineral Resource Overlay (MRO) land or use;
 14 (B) Findings document that a setback reduction will not adversely affect an Agricultural (AG) or
 15 Mineral Resource Overlay (MRO) land or use. Such findings may include or be supported
 16 by the characteristics of adjoining and nearby land use or crop types and mitigation measures
 17 that effectively reduce the potential for land use conflicts and separate the site from active
 18 agricultural or mining operations, such as landscape buffers, screening, or site design. In such
 19 instances where setback adjustment is justified under this subsection, the proposed residential
 20 or especially sensitive land use shall maintain the maximum practicable setback, which in no
 21 case shall be reduced below fifty (50) percent of the special setback specified above.

22 (Ord. 06-156-CC, 05/06)

23
 24 **23.12.075 Clustering Standards**

- 25
 26 (a) General: Clustering is a method of single-family residential land development characterized by building
 27 lots or envelopes that are smaller than typical of the zone, and clustered, leaving open space for
 28 agriculture, continuity of environmental functions characteristic of the property, and preservation of
 29 rural character. Clustering results in reduced impervious surface area and lowered costs of development
 30 and maintenance. Clustering allows variations in the underlying zoning regulations, but is not intended
 31 as and does not constitute rezoning.
 32
 33 (b) Purpose. The purposes of this Section are:
 34 (1) To implement the provisions of the Comprehensive Plan relating to clustering;
 35 (2) To implement innovative land use management techniques in accordance with RCW 36.70A
 36 including density bonuses, and cluster housing;
 37 (3) Protect the natural environment by preserving substantial open space areas for the enhancement,
 38 preservation and buffering of environmentally sensitive lands;
 39 (4) Preserve historic sites which are integral to the character of the County;
 40 (5) Protect and preserve natural resource lands using innovative site design;
 41 (6) Preserve the County’s rural character by encouraging flexible standards in development for a more
 42 efficient, aesthetic and environmentally sound manner;
 43 (7) Minimize the cost of installing services for public and private capital facilities;
 44 (8) Support the Comprehensive Plan provision to provide more affordable and variety of housing
 45 types in rural areas; and
 46 (9) Strengthen and benefit the community by providing community-focused development such as
 47 common use areas, recreation uses and provisions for community facilities.
 48
 49 (c) Applicability: Clustering of is permitted only in the following zones:
 50 (1) Urban Residential 1 (UR1);

- 1 (2) Urban Residential 2 (UR2);
- 2 (3) Rural Residential 1 (RR1);
- 3 (4) Rural Remote (RRem);
- 4 (5) Shoreline Development 1(SD1);
- 5 (6) Agriculture (AG);
- 6 (7) Rural Resource (RRES); and
- 7 (8) Rural Community (RC).

8
9 (d) Review Process: Proposals for clustering shall be reviewed in conjunction with the underlying land
10 division permit application it accompanies.

11
12 (e) Conditions of Approval: The following conditions of approval apply to all clustering proposals:

- 13 (1) The application for clustering shall meet the requirements of the underlying land division permit,
14 the requirements of this Section, and all pertinent requirements of this UDC;
- 15 (2) Clustering shall not require extension of urban services;
- 16 (3) Clustering shall meet the development standards in this Section;
- 17 (4) Clustering shall ensure that the proposed development will not adversely impact agricultural and
18 mineral resource uses on adjoining and nearby lands in Agricultural (AG) and Mineral Resource
19 Overlay (MRO) Zoning Districts;
- 20 (5) The maximum residential gross densities shall not exceed those set forth in the Comprehensive
21 Plan and GCC § 23.12.070;
- 22 (6) The maximum density allowed in the Comprehensive Plan may not be achieved in every case if
23 critical areas, archaeological or historical resources, and similar sensitive areas are adversely
24 impacted pursuant to GCC § 24.08, or if a density limitation is required to meet requirements
25 relating to on-site sewage disposal and/or water supply, as set forth in GCC § 23.12.050 and §
26 23.12.060;
- 27 (7) Any land division proposed that is less than the minimum lot size identified for the underlying
28 zone shall be required to comply with the Clustering Standards, 23.12.075; except as authorized
29 herein, or for divisions within Agricultural zoned lots that have no residential development
30 capacity.
- 31 (8) Open space shall be required in all clustered developments. At least fifty (50) percent of the parent
32 parcel shall be maintained in open space. All lots, including the large, balance lot created for open
33 space shall be counted as a lot for purposes of calculating the number of lots permitted (Example:
34 an ten (10) acre lot in Rural Residential 1 (RR1) zoning district having a maximum density of one
35 (1) dwelling unit per five (5) acres, may be divided into two (2) one-acre lots and a remainder
36 eight (8) acre lot. The 8-acre open space lot exceeds the 50% of total parcel requirement. The 8-
37 acre balance lot may not be further subdivided; nor may a dwelling unit be permitted on it. A
38 notation shall be placed on the face of the plat documenting such restrictions.)
- 39 (9) Open space shall either be located in:
 - 40 (A) A separate tract within the clustered subdivision, retained in its entirety for open space, under
41 the ownership of an individual, homeowners' association, or similar legal entity; or
 - 42 (B) A dedicated open space area on one of the lots in the clustered development; such a lot shall
43 have a stipulated building envelope in which the primary residential structure and accessory
44 structures may be located, which is no larger than the maximum lot size allowed under this
45 Section.
 - 46 (C) When clustering in the Agricultural Zone, open space shall be located in such a manner that
47 promotes open space for agriculture activities, continuity of the areas environmental
48 functions and characteristics, and preserves the rural character of both the development site
49 and surrounding properties.

- 1 (10) The maximum number of dwelling units in a clustered development shall not exceed the number
2 specified in Table 4. In cases where the maximum number of dwelling units when calculating
3 maximum density for a given site exceeds the maximum number of dwelling units per cluster as
4 specified in Table 4, additional clusters may be allowed within the development pursuant to
5 compliance with GCC § 23.12.075. The size of clustered developments may be further limited by
6 septic fields, both community and individual, and/or community water systems, if such limitation
7 is necessary to meet onsite sewage disposal and/or water system requirements as set forth in GCC
8 § 23.12.050 and § 23.12.060;
- 9 (11) When clustering is utilized, the minimum number of dwelling units per cluster shall be achieved
10 in all cases pursuant to Table 4; except when the dwelling unit density does not permit it, or when
11 a single division is solely for the purpose of dividing off an existing dwelling unit in existence
12 prior to January 1, 2006. In the event an exception is granted and there is the potential for
13 additional dwelling units, the approved land division shall be recorded with a note stipulating that
14 any future subdivision of the remaining parcel under the clustering standards will be required to
15 comply with GCC § 23.12.075 as though the excepted lot was included within the design.
- 16 (12) Multiple clusters may only be allowed after one half (1/2) of the maximum number of dwelling
17 units per cluster is reached pursuant to Table 4. Each cluster thereafter must also meet the same
18 standard prior to creating additional clusters; except that the Administrative Official may allow an
19 exception when evidence is presented that the required number of dwelling units per cluster cannot
20 be achieved due to unique limitations or constraints on the site, including but not limited to:
21 compliance with septic system, and/or water system requirements, critical area setbacks or buffers,
22 unique physical constraints etc. Financial hardships alone, such as the development of necessary
23 roads, shall not be reason for granting an exception.
- 24 (13) In cases where multiple clusters are exercised within a single development in order to maximize
25 the residential units permitted under the zone, each cluster shall be separated by open space. Open
26 space separating multiple clusters shall minimally be no less than twice (2X) average depth of the
27 clustered lots; a greater open space separation is encouraged.
- 28 (14) Each cluster shall be served by not more than one common access point to an existing County
29 right-of-way, except when the internal road system is looped;
- 30 (15) Minimum lot size shall be one (1) acre, provided that such lot size meets onsite sewage disposal
31 and/or water system requirements as set forth in GCC § 23.12.050 and § 23.12.060; except,
32 minimum lot size shall be one-quarter (1/4) acre in LAMRID areas provided that such lot size
33 meets onsite sewage disposal and/or water system requirements as set forth in GCC § 23.12.050
34 and § 23.12.060; and except, the minimum lot size shall be one-eighth (1/8) acre when located
35 within an urban growth area when it is served by adequate city water and sewer facilities; and
- 36 (16) Maximum lot size within the Agricultural Zone shall be two and one-half (2½) acres, unless a
37 larger lot is needed for one or more of the following reasons, in which case that lot shall be no
38 larger than necessary to accomplish the purpose of the exception:
39 (A) To satisfy individual water system supply (GCC § 23.12.050) and/or onsite sewage system
40 requirements (GCC § 23.12.060); or
41 (B) To meet special setback requirements from Agricultural (AG) and Mineral Resource Overlay
42 (MRO) Zoning Districts as set forth in GCC § 23.12.070(g); or
43 (C) To contain both an existing residential building and existing accessory building(s).
44 Except, lots larger than two and one half (2 ½) acres within the Agricultural Zone shall be
45 allowed when no residential development capacity is allowed and such restriction is recorded
46 on the face of the plat.
- 47 (17) In addition to the exceptions discussed under subsection (9), above, one parcel within each
48 clustered development may be for the sole purpose of containing required open space. In such a
49 parcel, only one (1) acre may be used for a residential dwelling unit and residential accessory
50

- 1 buildings; except that when located within Agriculturally zoned lands, a maximum of five (5)
 2 acres may be used for agricultural accessory buildings.
 3 (18) Clustered developments shall comply with all other provisions of the GCC, including Title 22 –
 4 Subdivision and Platting.
 5

6 *Table 4*
 7 *Number of Dwelling Units Per Cluster*

8 Comprehensive Plan	9 Maximum No. of	10 Minimum No. of
11 Land Use Designation	12 Dwelling Units per	13 Dwelling Units Required
	14 Cluster	15 for Clustering
16 Urban Residential 1 (UR1)	25	2
17 Urban Residential 2 (UR2)	25	2
18 Rural Residential 1 (RR1)	16	2
19 Rural Remote (RRem)	8	2
20 Shoreline Development 1(SD1)	8	2
21 Rural Community (RC)	8	2
22 Agriculture (AG)	4	2
23 Rural Resource (RRES)	4	2

24 (Ord. 06-156-CC, 05/06)

25 **23.12.080 Clearing, Grading and Drainage Standards**

- 26 (a) Clearing and grading activities shall be conducted so as to minimize potential adverse effects on offsite
 27 property, surface water quality, and critical areas as delineated in GCC § 24.08.
 28 (b) Stormwater runoff from developments shall not adversely affect offsite property, surface water quality
 29 and quantity, and/or critical areas as delineated in GCC § 24.08. Provisions shall be made to control the
 30 release of surface water runoff from the development both during and following construction.
 31 (c) Clearing and grading, including drainage and erosion control measures, shall conform to the
 32 requirements of the Washington State Department of Ecology Stormwater Management Manual for
 33 Eastern Washington, or as specified by the County Engineer.
 34 (d) All development shall ensure that soil erosion and sedimentation of drainageways will be controlled to
 35 prevent damage to adjoining property and downstream drainage channels and receiving waters.
 36 (e) Surface drainage shall not be directed to or discharged onto County Roads or ditches within County
 37 rights-of-way unless approved by the County Engineer.
 38 (f) Drainage controls may be required to regulate velocities of runoff water and to control pollutants,
 39 erosion, and sedimentation if the County Engineer determines that it is probable that damage could
 40 occur downstream to property or water quality of receiving water bodies. Such controls may include
 41 landscaping or re-establishing native vegetation, ponds, catch basins, biofilters, and other control
 42 structures or systems.
 43 (g) If required by the County Engineer, a drainage analysis shall be prepared. A drainage report, prepared
 44 under the direction of and sealed by a Professional Engineer, shall be submitted by the applicant for
 45 review as part of the permit application. The drainage report shall clearly define the measures proposed
 46 to control stormwater runoff so as to avoid offsite, downstream impacts to adjacent property and
 47
 48
 49
 50

1 receiving water bodies. The County Engineer shall have the authority to approve or reject the adequacy
2 of drainage reports and stormwater control measures, which decision is final and not subject to
3 administrative appeal.
4

- 5 (h) The Decision Maker may condition any approval of a development permit so as to require clearing,
6 grading and drainage controls to meet the requirements of this section.
7

8 **23.12.100 Road Standards**
9

- 10 (a) Roads shall conform with the Grant County Comprehensive Plan, GCC § 24.12, GCC § 22.04.360, and
11 the adopted County Road Standards and shall provide for the following:

- 12 (1) Roads shall comply with adopted County Road Standards;
13 (2) Subdivisions shall be served by one or more public and/or private roads providing ingress and
14 egress to and from the subdivision.
15 (3) Public roads shall be dedicated to the County in accordance with GCC § 22.04.390;
16 (4) Safe walking conditions for schoolchildren: In cases where a school is located within a quarter
17 mile of a land division, where it is likely that children will walk to school, safe walkways between
18 the subdivision and the school may be required; and
19 (5) If access is proposed off of a state highway, a state access permit shall be obtained by the applicant.
20 Such permit shall be submitted with the preliminary subdivision application.
21

- 22 (b) Road names shall be approved by the Grant County Emergency Services Department and shall be
23 established using the addressing and grid system delineated in GCC § 10.36.
24

- 25 (c) A traffic impact study based on the most current edition of the Highway Capacity Manual shall be
26 performed for any proposed development that will result in an increase of one hundred (100) or more
27 trips per day onto a County Road. For such proposed land uses inside an Urban Growth Area or Rural
28 Activity Center, all intersections involving an arterial or collector road that may be affected by the
29 proposed land use shall be included in the study. The number of trips to be generated shall be
30 determined using the most current edition of the Institute of Transportation Engineers (ITE) Trip
31 Generation Manual.
32

- 33 (d) The applicant bears the responsibility of private road improvements necessary to meet the County
34 Private Road Standards. The County shall not be responsible for maintenance of private roads,
35 including snow removal, nor shall such roads be accepted as County roads until such improvements as
36 are necessary are made to bring them to current Grant County standards.
37

38 **23.12.110 Road Access**
39

- 40 (a) When a proposed use requires access to a County Road, the approach location shall be reviewed by the
41 County Engineer for compliance with the Grant County Road Standards. The County Engineer shall
42 have the authority to approve or deny all driveway and approach permits, which decision is final and
43 not subject to administrative appeal.
44

- 45 (b) Approaches to state highways shall be subject to review and approval by the Washington State
46 Department of Transportation. Verification of legal access and obtaining a valid approach permit may
47 be required prior to issuance of any permit granted pursuant to this UDC.
48

- 49 (c) Vision Clearance at Intersections: All corner lots at street intersections or railroads shall maintain for
50 safety vision purposes a triangular area, one angle of which shall be formed by the lot lines adjacent to

1 the street(s) or railroad right-of-way. The sides of such a triangle forming the corner angle shall be
2 thirty (30) feet in length measured along the sides of the aforementioned angle. The third side of the
3 triangle shall be a straight line connecting the last two mentioned points. Within the area comprising
4 the triangle, nothing shall be erected, placed, planted or allowed to grow in such a manner as to
5 materially impede vision between the heights of two and one-half (2½) and ten (10) feet above
6 centerline grades of intersecting streets and/or railroads. Landscaping meeting the height limits of this
7 section is encouraged within the clear view vision triangle. The Administrative Official may consider
8 the landscaped triangle area as part of any landscape requirements if planted and continuously
9 maintained by the property owner(s).

10
11 **23.12.120 Pedestrian Mobility**

- 12
13 (a) All subdivisions shall provide for separate easements and pedestrian paths when the easement will
14 provide links to any portion of an adopted county or city plan for public trails.
15
16 (b) Pedestrian paths shall meet the following minimum design standards:
17 (1) Paths shall be visually distinguished from roads, driveways, and parking spaces.
18 (2) Paths shall have a standard unobstructed width of four (4) feet.
19 (3) Path easements shall have a maximum width of ten (10) feet.
20

21 **23.12.130 Parking**

- 22
23 (a) General Parking Standards: The following standards shall apply in all zoning districts to all
24 development under this UDC.
25 (1) Off-street parking shall be established prior to occupancy of any new or expanded building or
26 before a change occurs in the use of an existing building. The minimum number of parking spaces
27 provided shall be according to the square footage or any fraction thereof or other criteria as
28 specified in Table 5 and as follows:
29 (A) Off-street parking ratios expressed as the number of spaces per square feet means the usable
30 or net square footage of floor area, exclusive of non-public areas, such as building
31 maintenance areas, storage areas, closets, or restrooms. If the formula for determining the
32 number of off-street parking spaces results in a fraction, the number of spaces shall be
33 rounded to the nearest higher whole number;
34 (B) Where other provisions of this UDC stipulate maximum parking allowed, or increase or
35 reduce minimum parking requirements, those provisions shall apply;
36 (C) An applicant may request a modification of the minimum number of parking spaces by
37 providing a study prepared by a qualified professional that substantiates that parking demand
38 can be met with a reduced parking requirement. In such cases, the Administrative Official
39 may approve a reduction of the minimum number of spaces required;
40 (D) The current edition of the Uniform Building Code shall be used to determine the number of
41 occupants of a use; and
42 (E) The Administrative Official may refer to the current edition of the ITE Trip Generation
43 Manual to determine the number of trips used to determine parking demand. Administrative
44 Official may reduce the required number of parking spaces based on actual usage or projected
45 demand.
46 (2) Off-street parking and access for physically handicapped persons shall be provided in accordance
47 with Section 7503 of the regulations adopted pursuant to RCW 19.27, State Building Code, and
48 RCW 70.92, Public Buildings-Provisions for Aged and Handicapped.
49 (3) A parking layout plan shall be submitted to the Administrative Official for approval for all multi-
50 family residential, commercial, industrial and institutional land uses. The layout shall be submitted

at the time of application for a building permit (or occupancy permit if no building permit is required) or application for any permit required by this UDC. The Administrative Official may refer any parking plan to the County Engineer for technical review.

- (4) Off-street parking areas containing five (5) or more spaces shall be landscaped according GCC § 23.12.170.
- (5) Off-street parking areas shall not be located more than 1,000 feet from the building they are required to serve, subject to the following:
 - (A) Where the off-street parking areas do not abut the buildings they serve, the allowable maximum distance shall be measured from the nearest building entrance along the walking path to the parking areas.
 - (B) For all multi-family residences, at least fifty (50) percent of parking area(s) shall be located within 100 feet from the building(s) they are required to serve.
 - (C) For all non-residential uses permitted in residential zones, the parking spaces shall be located on the same lot they are required to serve and at least fifty (50) percent of parking areas shall be located within 150 feet of the nearest building entrance they are required to serve.
- (6) The minimum parking space and aisle dimensions for the most common parking angles are shown in Table 6. For parking angles other than those shown in Table 6, the minimum parking space and aisle dimensions shall be as approved by the County Engineer.
- (7) Owners of two or more adjoining uses, structures or lots may utilize jointly the same parking or loading area when the hours of operation do not overlap. In the event that owners of one or more adjoining uses, structures or lots desire to utilize jointly the same parking concurrently, the total requirement for parking spaces shall be the sum of the requirements for each individual use.
- (8) If lighting is provided, it shall be designed to minimize direct illumination of abutting properties and adjacent streets.

*Table 5
Minimum Dimensions for Parking Stalls and Aisles*

Parking Angle (°)	Stall Width	Curb Length	Stall Depth	Aisle Width		Unit Depth	
				1-Way	2-Way	1-Way	2-Way
0	9.0	22.5	9.0	12.0	20.0	30.0	38.0
45	9.0	12.5	17.5	14.0	20.0	49.0	55.0
60	9.0	10.5	18.0	18.0	20.0	54.0	56.0
90	9.0	9.0	18.0	23.0	26.0	59.0	62.0

- (b) Construction Standards: all required off-street parking within the following zoning districts shall be paved; all other parking areas shall be paved or gravel-surfaced:
 - (1) Urban Commercial 1 (UC1);
 - (2) Urban Commercial 2 (UC2);
 - (3) Urban Light Industrial (ULI);
 - (4) Urban Heavy Industrial (UHI);
 - (5) Public Facility (PF);
 - (6) Rural Village Commercial (RVC);
 - (7) Rural Village Industrial (RVI);
 - (8) Agricultural Service Center (ASC);
 - (9) Rural General Commercial (RGC);
 - (10) Freeway Commercial (FC);
 - (11) Rural Light Industrial (RLI);
 - (12) Rural Heavy Industrial (RHI); and
 - (13) Master Planned Industrial (MPI).

1 **23.12.140 Off-street Loading Requirements**
2

- 3 (a) Every non-residential building used for retail, wholesale, manufacturing, or storage activities,
4 excluding self-service storage facilities, shall provide off-street loading spaces in accordance with the
5 standards listed below:
6 (1) One loading space shall be required for each building containing 10,000 or more square feet of
7 gross floor area.
8 (2) Each loading space shall be a minimum of ten (10) feet wide, thirty (30) feet long, have an
9 unobstructed vertical clearance of fourteen (14) feet six (6) inches, and be surfaced, improved, and
10 maintained as required by this section. Loading spaces must be located so that trucks do not
11 obstruct pedestrian or vehicle traffic movement or project into any public right-of-way. All loading
12 space areas shall be separated from required parking areas and shall be designated as truck loading
13 spaces.
14 (3) Any loading space located within 100 feet of areas designated for residential use shall be screened
15 and operated as necessary to reduce noise and visual impacts. Noise mitigation measures may
16 include architectural or structural barriers, berms, walls, or restriction on the hours of operations.
17 (4) Loading areas and dumpsters shall be screened from public streets and pedestrian connections by
18 walls, trellises, arcades, or landscaping.
19

20 **23.12.150 Signs**
21

- 22 (a) Purpose: The purpose of this section is to promote community identity, to facilitate commerce, and to
23 facilitate the dissemination of information to people in the community without jeopardizing traffic and
24 pedestrian safety and while preserving the aesthetic beauty of the natural and manmade environment.
25
26 (b) On premise exempt signs:
27 (1) Traffic, information, identification and directional signs installed by a government entity.
28 (2) Official flags or emblems of the United States of America, the State of Washington, or any flags
29 of a political subdivision thereof.
30 (3) Legal notices required by law.
31 (4) Political campaign signs or public issue ballot signs that are placed on private property. Provided,
32 however, that these signs shall not be placed more than forty-five (45) days prior to the election
33 and must be removed within seven (7) days following the election terminating candidacy.
34 (5) “No Hunting” signs, “No Trespassing” signs, “No Fishing” signs, and other signs of similar kind
35 and nature.
36 (6) Any sign that is placed inside a window or upon the windowpane and is visible from the exterior
37 of the window.
38 (7) Awnings and canopies that do not contain internal illumination.
39 (8) Temporary signs that are not permanently affixed to a building or sign structure and not displayed
40 for more than forty-five days during any 365 day period. (i.e., yard sale, garage sale, auctions,
41 cultural events and festivals, grand opening signs and banners etc.) Temporary signs may not be
42 relocated from location to location on the same lot.
43 (9) On-site directional signs such as “Truck Parking”, “Self-Serve”, “Enter”, “Exit” and other similar
44 signage.
45 (10) Seasonal displays or decorations that do not identify a product, company, or service.
46 (11) Signs that are not visible from adjacent properties or public rights-of-way.
47 (12) Temporary agricultural-related signs, such as fruit and vegetable stand signs, harvest directional
48 signs, etc. for a maximum forty-five (45) days prior to operation and must be removed within
49 thirty (30) days of ceasing operation.
50

- 1 (13) Agricultural-related (e.g., crop identification/information signs, hay sale signs, and tarp rental/sale
2 signs)
3 (14) Real-estate/ property for sale signs = or < 32 square ft.
4 (15) Subdivision gateway/entrance signs = or < 32 square ft.
5 (16) Temporary construction/ contractor/ developers signs = or < 32 square ft.
6

7 Exempt signs shall conform to all applicable development standards and requirements including
8 but not limited to (e), (f), (g) and (h) in this section. Other than those sizes specifically identified
9 above, exempt signs shall be limited in size by what is customary for the sign type.
10

- 11 (c) Permits Required: Except as identified as an exception in (b) above, no sign, including those attached
12 to buildings or houses, shall be erected, re-erected, constructed, or structurally altered unless and until
13 authorization of such action and a permit is issued. Signs =/or less than 32 sq/ft shall be allowed
14 outright. Signs greater than 32 sq/ft shall be processed as a Discretionary Use. All signs utilizing
15 animation or containing any flashing lights shall be processed as a Conditional Use. All off-premise
16 advertising signs erected in any zoning district require an approved Discretionary Use permit (including
17 but not limited to billboards).
18

19 Applications for signs shall be submitted on application forms provided by the Department. In addition
20 to the materials required in the application, the applicant shall provide:

- 21 (1) A site plan, drawn to scale showing the property or building for which the sign is proposed.
22 (2) Drawings, to scale, that depict structural details
23 (3) The means of attachment (if applicable)
24 (4) The means of illumination (if applicable).
25 (5) The applicant shall demonstrate how the design of the sign provides continuity (including but not
26 limited to: size, shape, height, location, materials etc.) with the existing signage, if any, on the
27 property and the existing signage, if any, on adjacent properties.
28

29 Provided, however, that the Administrative Official may waive one or more of these requirements
30 if determined that the information would not be significant, relevant, or helpful for review.
31

- 32 (d) For purposes of determining whether a permit should be issued, the Decision Maker shall apply the
33 following criteria in addition to all other relevant provisions of the code including but not limited to
34 GCC 23.12.150(e) and (f):
35 (1) The scale of the sign is appropriate for the size and type of use it serves, viewer distance, and
36 observation by a passing motorist/pedestrian.
37 (2) The various components of the sign shall be integrated into a single design and shall not have
38 auxiliary projections or attachments.
39 (3) The design of the sign provides continuity with the existing signage, if any, on the property and the
40 existing signage, if any, on adjacent properties.
41

42 To the extent necessary, as determined within the Decision Maker's discretion, the Decision Maker
43 may impose conditions upon the applicant when a sign permit is issued.
44

- 45 (e) General Prohibitions:
46 (1) No sign shall be erected or placed on a utility pole, street light standard, or traffic control standard
47 unless placed there by the public entity owning the structure.
48 (2) No sign shall be placed in or extended over any street or public right-of-way unless permitted
49 herein.
50

- 1 (3) No sign shall be placed in a location that would block the field of vision of a motorist attempting
- 2 to enter or exit a public or private right-of-way.
- 3 (4) No sign shall be placed within or extended over any required setback area.
- 4 (5) Strobe lights are prohibited unless required by a governmental agency/department.
- 5 (6) Neon or flashing signs within all residential zones are prohibited.
- 6 (7) Signs that rotate or are audible are prohibited except traffic safety signs installed by a governmental
- 7 agency.
- 8 (8) Signs oriented to highways and freeway signs shall not be permitted within residential zones.

9
10 (f) General Requirements:

- 11 (1) At roadway intersections, signs shall be placed so that a three hundred (300) foot line of sight may
- 12 be seen along the right-of-ways. Sign supports (posts) do not constitute an obstruction to the line
- 13 of sight.
- 14 (2) Each structure/building may be permitted one (1) on-premise freestanding sign on each road
- 15 frontage, up to a maximum of two (2) on-premise freestanding signs. In the event that the
- 16 structure/building has no frontage, one (1) on-premise freestanding sign shall be allowed.
- 17 (3) On-premises freestanding signs shall not exceed the maximum building height allowed in the
- 18 zoning district in which the sign will be located, except that signs in the Rural Freeway Commercial
- 19 Zone shall not exceed 80-feet in height. The height of the sign shall be determined by measuring
- 20 from the grade to the highest point on the sign.
- 21 (4) On-premise freestanding signs shall not exceed 200 square feet in sign area per face. On-premise
- 22 signs that exceed 200 square feet in size shall require a Discretionary Use permit.
- 23 (5) Illuminated signs shall be placed so as to reduce any nuisance to area residents or future residents
- 24 of adjacent residentially zoned property. Illuminated signs shall not be placed closer than two
- 25 hundred (200) feet of a residential zone unless adequately screened pursuant to 23.12.180.
- 26 (6) Signs in residential districts shall not exceed six (6) square feet per face and shall not be illuminated,
- 27 unless otherwise permitted. The maximum height for freestanding signs in a residential district
- 28 shall be six (6) feet.
- 29 (7) Signs oriented to highways and freeways may be permitted to have a maximum sign area per face
- 30 of four hundred (400) square feet. Signs oriented to highways and freeways that exceed 400 square
- 31 feet shall require a Discretionary Use permit.
- 32 (8) On-premise freestanding signs shall not contain more than 2 faces.
- 33 (9) Any signage proposed within state or federal rights-of-way or jurisdiction as determined by
- 34 statute/ownership, must seek the requisite agency permits before applying for a County sign
- 35 permit.
- 36 (10) No signage unless the Public Works Department grants prior approval, is permitted within
- 37 County rights-of-way.
- 38 (11) All signage must meet current minimum sight distance restrictions as determined by the County
- 39 Public Works Department pursuant to the Manual on Traffic Control Devices. Prior to or
- 40 concurrent with the submittal of a County sign permit, the applicant shall inquire with the Public
- 41 Works Department as to what minimum distances if any are required.
- 42 (12) Prior to or concurrent with the submittal of a County sign permit, the applicant shall inquire with
- 43 the Building Department/Fire Marshall as to the necessity of a building permit application.

44
45 (g) Maintenance and Removal of Signs: All signs and their support structures shall be maintained in good

46 order and repair at all times so as to avoid creating a hazard to public safety.

47
48 (h) Removal of Non-Conforming Signs: Grant County reserves the right to remove or require the removal

49 of existing non-conforming signs.

50 (Ord. 4-2003-CC, 03/03)

1 **23.12.160 Utilities**

2
3 (a) General Regulations:

- 4 (1) Environmental impacts resulting from installation or maintenance of utilities shall be minimized.
5 Areas disturbed during construction shall be replanted with native vegetation and maintained until
6 firmly established, unless waived by the Administrative Official. Clearing shall be confined to that
7 necessary to allow installation and to prevent interference by vegetation once the system is in
8 operation.
- 9 (2) Utilities and transportation facilities shall be installed in the same rights-of-way when the effect
10 will be to reduce the adverse impacts on the physical environment.
- 11 (3) Solid waste transfer and disposal facilities shall be located and designed in accordance with WAC
12 173-301, Department of Ecology Minimum Functional Standards for Solid Waste Handling, the
13 Grant County Comprehensive Solid Waste Management Plan, and applicable local health, safety,
14 and fire protection codes.
- 15 (4) Utility lines within Agricultural (AG) zoning district shall be designed and located to minimize
16 disruption of existing and potential agricultural uses.

17
18 **23.12.170 Landscaping Standards**

- 19 (a) Landscaping shall be provided for all multi-family residential, commercial, industrial and institutional
20 land uses, parking lots, and as required in other sections of this UDC.
- 21
22 (b) Landscaping shall be designed, installed and maintained to provide a visual separation between uses
23 and zoning districts, aesthetic enhancement, retain the rural character and soften the appearance of
24 streets, parking areas and building elevations, or provide relief and shade in parking areas, as
25 appropriate.
- 26
27 (c) Landscaping shall be a mix of living plants, and/or other natural materials and features interspersed
28 throughout the landscaped area and spaced to provide the desired function(s).
- 29 (1) Landscaping definition: Landscaping may be a mix of natural materials throughout the
30 landscaped area designed to enhance the site street appearance. Xeriscapes and existing natural
31 features may be included in the design and plan.
- 32 (2) Landscaping requirements:
- 33 (A) Landscaping shall be a minimum of 8% of the developed area. Landscaping shall be
34 located near or around buildings, facility entrance, parking areas and public/employee
35 access/use areas.
- 36 (B) Developed Areas Greater Than 20 Acres: The Administrative Official shall have
37 discretion in reducing the minimum required landscaping for developed areas greater
38 than 20 acres.
- 39
40 (d) Visual Screening: Side and rear lot line visual screening shall be required between non-similar (non-
41 compatible) uses and/or zoning districts pursuant to 23.12.180. Visual screening is intended to provide
42 a visual filter or screen type between properties. The installation of visual screening shall be no closer
43 than 5 feet parallel to the property line and not within recorded utility easements.
- 44
45 (e) Landscaping or screening shall not be placed in the public right-of-way or in the vision clearance
46 triangle of intersections and curb cuts.
- 47
48 (f) Temporary Uses shall not be required to comply with landscaping requirements.
- 49
50

1 (g) Landscaping Plan: A landscaping plan shall be submitted to the Administrative Official for approval.
2 The plan shall be submitted at the time of application for a building permit (or occupancy permit if no
3 building permit is required) or application for any permit required by this UDC. Trees and other
4 significant site features, the type and location of plant materials used, and visual screening shall be
5 indicated. The plan shall be drawn on the same base map as the development plans and shall identify
6 the following:

- 7 (1) Total landscape area;
- 8 (2) Area calculations for landscaping and/or screening;
- 9 (3) Separate hydro zones;
- 10 (4) Landscape materials, plant names, and size;
- 11 (5) Property lines;
- 12 (6) Impervious surfaces;
- 13 (7) Natural and man-made water features;
- 14 (8) Existing and proposed structures, fences and retaining walls;
- 15 (9) Natural features and vegetation left in place; and
- 16 (10) Designated open space areas.

17
18 (h) Landscaping installation: All required landscaping shall be installed no later than three (3) months
19 following issuance of a certificate of occupancy. However, the time limit may be extended to allow
20 installation during the next planting season. A financial security shall be provided assuring the
21 installation of the landscaping in an amount and form approved by the Administrative Official, provided
22 that the security may not be for a period exceeding nine (9) months from the issuance of an occupancy
23 permit, at which time installation shall have occurred.

24
25 (i) Maintenance: all landscaping and necessary support systems shall be maintained to a healthy, growing
26 condition for the life of the development. Landscaped areas shall be kept free of trash.

27 28 **23.12.180 Visual Screening**

29
30 (a) Visual screening shall consist of landscaping designed, installed and maintained to provide
31 substantially sight-obscuring visual separation between adjacent uses and to screen uses from the public
32 right-of-way or street.

33
34 (b) Such visual screening shall consist of a mix of trees and shrubs interspersed throughout the landscaped
35 strip and spaced to provide substantially sight-obscuring visual separation. At a minimum, visual
36 screening shall consist of: (1) trees spaced at a rate of one per 20 linear feet of landscape strip and
37 spaced no more than 30 feet apart on center, and (2) shrubs spaced at a rate of 1 per 4 linear feet of
38 landscaped strip and spaced no more than 8 feet apart on center.

39
40 (c) All other provisions of 23.12.170 regarding landscaping, including landscape plans, installation and
41 maintenance shall apply to visual screens.

42 43 **23.12.190 Lighting Standards**

44
45 (a) Exterior Lighting:

- 46 (1) Exterior lighting for all uses and signs shall be energy-efficient and shielded or recessed so that
47 direct glare and reflections are contained within the boundaries of the parcel. Exterior lighting
48 shall be directed downward and away from adjoining properties and public rights-of-way. No
49 lighting shall blink, flash, or be of unusually high intensity or brightness. All lighting fixtures shall
50 be appropriate in scale, intensity, and height to the use they are serving. Any lighting installed in

1 parking areas shall be of direct cutoff design so that the source is not visible from adjacent
2 property.
3

- 4 (b) Street Lighting: Street lighting is not provided by the County on County roads. If installed by others,
5 the design and location shall be approved by the County Engineer, and a method to cover the cost of
6 operation and maintenance must be approved by the County.
7

8 **23.12.200 Home Occupations and Cottage Industries**
9

- 10 (a) The requirements for home occupations shall be as specified in GCC § 23.08.210.
11
12 (b) The requirements for home occupations shall be as specified in GCC § 23.08.140.
13

14 **23.12.210 Wireless Communication Facilities**
15

- 16 (a) General Requirements: All towers and antennas must meet or exceed current standards and regulations
17 of the FAA, the FCC and any other agency of the federal government with the authority to regulate
18 towers and antennas. If such standards and regulations are changed, then the wireless communication
19 services providers governed by this Section shall bring such towers and antennas into compliance
20 within the timelines provided by the revised standards and regulations. The revised standards and
21 regulations are not retroactively applicable to existing providers unless otherwise provided or permitted
22 by federal law. Failure to bring towers and antennas into compliance with such revised standards and
23 regulations shall constitute grounds for the County to remove the provider's facilities at the provider's
24 expense.
25
- 26 (b) WCF Support Structure Standards: New WCF support structures shall meet the following design
27 standards:
- 28 (1) View corridors. The applicant shall provide three-dimensional, visual simulation of the facilities
29 and other appropriate graphics to demonstrate the visual impact on the view of the County's
30 foothills, lakes, and open space areas as viewed from major transportation corridors or public open
31 space. Due consideration shall be given so that placement of WCFs does not obstruct or diminish
32 these views.
 - 33 (2) Setback: A support structure's setback shall be measured from the base of the support structure to
34 the property line of the parcel on which it is located. WCF support structures, where permitted,
35 shall be set back from all property lines a distance equal to 100 percent of the support structure
36 height as measured from ground level in the following zoning districts: RR1, RRem, RUR, POS,
37 OSC, OSR, UR, RVC, RVI, RC, RD, and SRT. All other support structures shall comply with the
38 minimum setback requirements of the zoning district in which they are located.
 - 39 (3) Lights, Signals and Signs: No signals, lights or signs shall be permitted on support structures
40 unless required by the FCC or the FAA.
 - 41 (4) Height: The applicant shall demonstrate that the support structure is the minimum height required
42 to function satisfactorily. No tower that is taller than this minimum height shall be approved. In
43 no case shall support structure height exceed one hundred (100) feet, except that support structure
44 height may not exceed two hundred (200) feet in Public Open Space (POS), Open Space
45 Conservation (OSC) and Rural Remote (RRem) zoning districts and three hundred (300) feet in
46 the Agriculture (AG) zoning district.
 - 47 (5) Security: Security fencing no less than six (6) feet in height with access through a locked gate
48 shall be required around each support structure and its related equipment. Support structures shall
49 be equipped with an appropriate anti-climbing device.
50

- 1 (6) Required Parking: If the WCF site is not fully automated, adequate parking shall be required for
2 maintenance workers. If the site is automated, other arrangements for adequate off-street parking
3 shall be made.
- 4 (7) Site Location/Integrity: Site location and development shall preserve the pre-existing character of
5 the site as much as possible. Existing vegetation should be preserved or improved, and disturbance
6 of the existing topography of the site should be minimized unless such disturbance would result
7 in less visual impact of the site on the surrounding area.
- 8 (8) Structural Integrity: Support Structures shall be constructed to the most recent Electronic
9 Industries Association/Telecommunications Industries Association (EIA/TIA) 222 Revision F
10 Standard entitled “Structural Standards for Steel Antenna Towers and Antenna Supporting
11 Structures” as it may be updated or amended.
- 12 (9) Cause for Removal: If, upon inspection, the County concludes that a support structure fails to
13 comply with such standards or constitutes a danger to persons or property, then upon notice being
14 provided to the owner of the support structure, the owner shall have thirty (30) days to bring such
15 support structure into compliance with such standards. If the owner fails to bring such support
16 structure into compliance within said thirty (30) days, the County shall notify the owner that a
17 violation has occurred. .
- 18 (10) Improvements/Additions: Support structures shall be constructed to the EIA Standards and all
19 applicable construction/building codes. Further, any improvements or additions to existing
20 support structures shall require submission of site plans prepared under the direction of and sealed
21 by a Professional Engineer which demonstrate compliance with the EIA Standards and all other
22 good industry practices. Said plans shall be submitted and reviewed at the time building permits
23 are requested.
- 24
- 25 (c) Antenna Standards: Antenna on or above a structure shall be subject to the following requirements:
- 26 (1) Compatibility: The antenna must be architecturally compatible with the building and wall on
27 which it is mounted, and designed and located so as to minimize any adverse aesthetic impact.
- 28 (2) Height: The applicant shall demonstrate that the antenna is the minimum height required to
29 function satisfactorily. In no case shall an antenna add more than twenty (20) feet to the height of
30 an existing building or structure to which it is attached.
- 31 (3) Setback: Antenna arrays for Attached WCFs are exempt from the setback standards of the
32 underlying zone in which they are located. An attached WCF antenna array may extend up to five
33 (5) feet horizontally beyond the edge of the attachment structure so long as the antenna array does
34 not encroach upon the adjoining parcel.
- 35 (4) Equipment Facilities Setback: All Equipment Facilities shall meet the setback requirements for
36 the underlying zone in which they are located.
- 37 (5) Historic Landmarks: No antenna shall be permitted on property designated as an historical
38 landmark, unless such antenna has been approved in accordance with this Section and written
39 permission is obtained from the County.
- 40 (6) Roof mounting: On buildings the antenna may be mounted on the roof if the following additional
41 criteria are satisfied:
- 42 (A) The County finds that it is not technically possible or aesthetically desirable to mount the
43 antenna on a wall.
- 44 (B) No portion of the antenna or base station causes the height of the building to exceed the
45 limitations set forth herein.
- 46 (C) Roof mounted antennas are completely screened from view by materials that are consistent
47 and compatible with the design, color, and materials of the building.
- 48
- 49 (d) Support Facilities Design. WCF support facilities shall be designed to complement or maintain the
50 integrity of the surrounding landscape and built environment.

- 1 (1) Compatibility: Facilities shall be architecturally compatible with the surrounding buildings and
2 land uses in the zoning district and screened or otherwise integrated through location and design
3 to blend in with the existing characteristics of the site.
- 4 (2) Color: Towers and antennas shall have a color generally matching the building, surroundings or
5 background that minimizes their visibility, unless the FCC or FAA requires a different color.
6 Muted colors, earth tones and subdued colors shall be used wherever possible.
- 7 (3) Equipment Structures: Ground level equipment, related base stations for mounted antennas,
8 buildings and the tower base shall be screened from public view. The standards for the equipment
9 buildings are as follows:
- 10 (A) Equipment mounted on a roof shall have a finish similar to the exterior building walls.
11 Equipment for roof mounted antennas may also be located within the building on which the
12 antennas are mounted, subject to good engineering practices.
- 13 (B) In instances where equipment buildings are located in residential zones, equipment buildings
14 shall comply with setback requirements and shall be designed so as to conform in appearance
15 with nearby residential structures.
- 16 (C) If an accessory equipment shelter is present, it must blend with the surrounding buildings in
17 architectural character and color. The structure must be architecturally and visually (color,
18 size and bulk) compatible with surrounding existing buildings, structures, vegetation and
19 uses. Such facilities will be considered architecturally and visually compatible if they are
20 adequately screened to disguise the facilities.
- 21
- 22 (e) Landscaping and Screening: The visual impacts of a WCF shall be mitigated through landscaping or
23 other screening. The Administrative Official may permit any combination of existing vegetation,
24 berming, topography, walls, decorative fences or other features instead of landscaping if they achieve
25 the same degree of screening as landscaping.
- 26
- 27 (f) Lighting: WCFs shall not be artificially lighted, except for:
- 28 (1) Security and safety lighting of equipment buildings if such lighting is appropriately downshielded
29 to keep light within the boundaries of the site; and
- 30 (2) Such lighting of the WCF as may be required by the Federal Aviation Administration (FAA) or
31 other applicable authority installed in a manner to minimize impacts on adjacent residences.
- 32
- 33 (g) Noise: No equipment shall be operated at a WCF so as to produce noise in excess of 45dBA “EDNA”
34 at the adjacent residential property line in accordance with WAC 173-60, except for in emergency
35 situations requiring the use of a backup generator, where the noise standards may be exceeded on a
36 temporary basis.
- 37
- 38 (h) Radio Frequency Emissions: The Federal Telecommunications Act of 1996 (FTA) gives the Federal
39 Communications Commission (FCC) sole jurisdiction of the field of regulation of Radio Frequency
40 (RF) emissions. WCFs which meet the FCC standards shall not be conditioned or denied on the basis
41 of RF impacts.
- 42

43 **23.12.220 Master Planned Resort Development Standards**

44

- 45 (a) Purpose: A Master Planned Resort (MPR) is a self-contained and fully integrated development in a
46 setting of significant natural amenities, with primary focus on destination resort facilities, and which is
47 planned for as a whole and developed in a programmed series of stages. (See also Sections 23.04.650
48 and 25.12.070 of this UDC)
- 49 (1) Minimum Standards:
- 50 (A) An MPR may be located in any Rural Lands or within any Rural Activity Center.

- 1 (B) The tract or tracts of land shall be in one ownership or control or the subject of a joint
2 application by the owners of all the property included.
- 3 (C) If the MPR divides the land into individual lots, the requirements of this Section and GCC
4 Chapter 22.04 shall be met. If the MPR does not divide the land into individual lots, a binding
5 site plan shall be prepared to meet the requirements of this Section and GCC Chapter 22.04
6 Article VII.
- 7 (D) The site design of an MPR shall include the clustering of units, lots, and uses insofar as is
8 consistent with the overall purpose or theme of the MPR, and to achieve an energy-efficient
9 design.
- 10 (E) Access to Shorelines – Common Easements: An MPR adjacent to water and subject to the
11 jurisdiction of the Shoreline Master Program shall dedicate public access to the shoreline
12 areas as required by the Shoreline Master Program and by the terms of the Master Plan.
- 13 (F) Water Quality: Shall meet the requirements specified in GCC § 23.12.080.
- 14 (G) Water Supply: Shall demonstrate adequate and available water to serve each phase of the
15 development as specified in GCC § 23.12.050.
- 16 (H) Sewage Disposal: Shall demonstrate adequate sewage disposal to serve each phase of the
17 development as specified in GCC § 23.12.060.
- 18 (I) Stormwater Management: Shall meet the requirements and standards GCC § 23.12.080.
- 19 (J) Open space and landscaped areas shall be designed as an integrated part of the MPR rather
20 than as an isolated element. A landscaping plan shall be prepared consistent with
21 requirements of and incorporating the development standards of GCC § 23.12.160. A visual
22 buffer shall be established along the perimeter, appropriate to the project, if required by the
23 Administrative Official.
- 24 (K) Roads, streets, and access drives within and adjacent to the MPR shall meet the requirements
25 specified in GCC § 23.12.100, § 23.12.110, § 23.12.120 and § 23.12.140.
- 26 (L) MPR parking shall be screened from view from public rights-of-way.
- 27 (M) Signs shall be designed and erected in conformance with design guidelines in GCC §
28 23.12.130.
- 29 (N) Concurrency requirements shall be met as provided in GCC Chapter 25.20.
- 30 (2) Flexible Standards: The following standards shall be set within the Master Plan (see GCC §
31 25.12.070(c) and (d)) for the MPR:
- 32 (A) All density, dimension, and open-space standards in Table 2 in this Section.
- 33 (B) Maximum Density: The maximum density within a Master Planned Resort Activity Center
34 may be modified to allow flexibility within the MPR, as per GCC § 23.04.650(c) of this
35 UDC, provided that the total development is consistent with the provisions of the
36 Comprehensive Plan.
- 37 (C) Allowable Uses: The allowable uses in an MPR shall be determined as part of the
38 development of the Master Plan in accordance with GCC § 23.04.650 and § 25.12.070 of this
39 UDC.

40
41 **23.12.230 Mobile/Manufactured Home Development Standards**

- 42
43 (a) General: This section establishes standards and criteria for development and expansion of
44 mobile/manufactured home parks. These standards are provided to ensure uniform, coordinated
45 development of mobile/manufactured home parks, and to ensure the general health, welfare and safety
46 of the occupants of mobile/manufactured homes that may be located within a park developed under
47 these standards. These standards shall be applied in a manner that stresses minimizing costs;
48 alternatives that reduce costs and meet the intent of these standards will be encouraged.
- 49
50

- 1 (b) Land Division: Land division to establish mobile/manufactured home parks shall be by binding site
2 plan, as specified in GCC Chapter 22.04, Article VII.
3
- 4 (c) Application Requirements: An applicant shall submit ten (10) copies of all application materials, as
5 specified in GCC § 22.04.530.
6
- 7 (d) Additional Site Plan Requirements: In addition to the site plan requirements specified in GCC §
8 22.04.530(3), all proposals for mobile/manufactured home parks shall include the following
9 information:
10 (1) All mobile/manufactured home spaces shall be clearly delineated and include building envelope,
11 dimensions, square footage and setbacks;
12 (2) The location of required parking for each unit;
13 (3) Streets;
14 (4) Signage for the park and directional signage;
15 (5) The location of all solid waste containers and screening containers;
16 (6) All facilities, utilities, improvements and amenities, including pathways, sidewalks, and
17 recreational facilities
18
- 19 (e) Review and Approval of Applications: Applications shall be reviewed as specified in GCC § 22.04.540.
20 Approval criteria shall be as specified in GCC § 22.04.550.
21
- 22 (f) Recording and Binding Effect: Development in conformity with the approved final site plan is binding.
23 The applicant shall record the approved binding site plan in accordance with GCC § 22.04.560.
24 Deviation from any condition upon which approval was granted, or from any condition shown on the
25 approved final site plan, shall constitute a violation of this UDC punishable and enforceable in the
26 manner provided for in GCC Chapter 25.16.
27
- 28 (g) Site Improvements Required Prior to Approval of Building Permit: All public and private site
29 improvements required by the approved binding site plan shall be completed and accepted by the
30 County or subjected to a performance security approved by the Administrative Official prior to issuing
31 the first building permit for the site. Alternatively, the Administrative Official may condition the
32 completion of such improvements pursuant to an approved phasing plan.
33
- 34 (h) Development Standards: All proposals for mobile/manufactured home parks shall be developed in
35 compliance with the underlying zoning district and shall be in compliance with this section. The density
36 of a park or park expansion shall not exceed the density of the underlying zoning district, except as
37 allowed in subsection (i) of this section, below. All required site improvements shall be installed prior
38 to placement of mobile/manufactured homes in the park. Additional site improvements may be required
39 by the Decision Maker. The following development standards shall apply:
40 (1) Minimum Dimensional Standards and Setbacks: Mobile/manufactured home spaces shall meet the
41 lot size, lot width, and all other standards for detached single-family dwellings, including setbacks,
42 as provided in GCC § 23.12.070, as if the spaces were lots;
43 (2) Internal Street Paving: A minimum of thirty (30) foot width reserved for internal streets with a
44 minimum of twenty-four (24) foot wide paved surface shall be required for access to each unit;
45 (3) Minimum Turning Radius: Minimum turning radius and radius of horizontal curves shall be fifty
46 (50) feet;
47 (4) Access: Each mobile/manufactured home unit shall access the internal street; access of individual
48 units to County Roads shall not be allowed.
49 (5) Off-Street Parking: Two paved off-street parking spaces shall be provided for each unit;
50 (6) Right-of-way Dedication and Frontage Improvements: Appropriate provisions for right-of-way

1 dedication and right-of-way improvements adjacent to the park shall be made, including street
2 paving, and sidewalks, curb, gutter, and street lighting. Improvements shall be installed prior to
3 placement of mobile/manufactured homes in the park, unless an appropriate bond or instrument
4 acceptable to the County is provided to guarantee installation of improvements;

5 (7) Street Signs and Internal Directional Signs. Streets within the park shall be named utilizing street
6 signs consistent with Grant County standards and approved by the County Engineer.
7 Internal directional signs indicating unit/space shall be placed on all street intersections within
8 park;

9 (8) Utilities: All utilities, including irrigation and domestic water and sewer, shall be installed prior
10 to placement of mobile/manufactured homes in the park. The internal water system shall include
11 fire hydrants located at the direction of the Fire Marshall, in consultation with the appropriate Fire
12 Department or Fire District;

13 (9) Minimum Unit Separation. Mobile/manufactured home units shall be separated by a minimum of
14 ten (10) feet, measured from the furthest extremity of each unit, including stairways;

15 (10) Perimeter Site-screening and Landscaping: The perimeter of a mobile/manufactured home park
16 shall be site-screened with a six-foot high, view-obscuring fence and shall include at a minimum
17 a ten (10) foot wide landscape strip adjacent to the fence and within the park consisting of a
18 combination of shrubs, trees and ground cover;

19 (11) Stormwater Drainage. All excess stormwater drainage created by development shall be retained
20 on site, and shall meet the requirements and standards GCC § 23.12.080. A drainage plan shall be
21 prepared as specified in GCC § 23.12.080 for review by the County;

22 (12) Dumpsters/Solid Waste Containers: Dumpsters and solid waste containers shall be provided for
23 common use and shall be screened with a six-foot high, view-obscuring fence or wall and access
24 gate;

25 (13) Play Area Requirement: Each mobile/manufactured home park shall provide a play area for
26 children contained within the unit's space, consisting of a minimum size of six hundred (600)
27 square feet and a minimum width of fifteen (15) feet; and

28 (14) Maintenance of Common Areas, Landscaping and Open Space/Recreational Areas: All common
29 areas and facilities, including streets, walkways, utilities, storage areas, open space and
30 recreational areas, shall be continuously maintained in good condition by the mobile/manufactured
31 home park owner or homeowners' association. An irrigation system shall be installed for
32 maintenance of common landscaping and recreational/open space areas that would normally
33 require irrigation.

34
35 (i) Expanding Legal Nonconforming Mobile/Manufactured Home Parks: Comprehensive Plan policies
36 provide for limited expansions of legally nonconforming mobile/manufactured home parks as an
37 incentive to improve the livability of the park and upgrade the units within it. It is anticipated that some
38 mobile/manufactured home parks may not be able to meet all requirements for expansion. Expansion
39 of legal, nonconforming mobile/manufactured home parks shall meet the following criteria:

40 (1) Expansion of a legal nonconforming mobile/manufactured home park shall only be allowed when
41 such expansion also includes substantial improvements in the existing mobile/manufactured home
42 park to such a degree that the existing park, including the expanded area complies with or is
43 substantially more in conformance with the provisions of applicable codes and this UDC, and
44 more compatible with the surrounding neighborhood;

45 (2) The Decision Maker shall determine the extent and nature of improvements required in the
46 existing park to conform to applicable codes and this UDC;

47 (3) This section expressly prohibits an increase in the number of units within a legal nonconforming
48 mobile/manufactured home park which already exceeds allowable zoning density unless the
49 Decision Maker finds:
50

- 1 (A) That such increase is required to finance improvements in the older part of the
- 2 mobile/manufactured home park;
- 3 (B) Such increase is compatible with the surrounding neighborhood; and
- 4 (C) The water and sanitary facilities will be adequate to meet the needs of the park's
- 5 residents; and
- 6 (4) The Decision Maker may require that some existing homes within the park be moved to the
- 7 expansion area to make the mobile/manufactured home park, as a whole, more conforming to the
- 8 provisions of applicable codes and this UDC.
- 9 (5) The number of replacement units allowed may be adjusted by the Decision Maker, based on the
- 10 number of existing bedrooms and configuration of the mobile/manufactured home park, in order
- 11 to achieve the objectives of this section and comprehensive plan policy.
- 12 (6) The expanded number of dwellings shall not exceed more than fifty (50) percent of the existing
- 13 developed spaces within the park or twenty (20) homes, whichever is less. The Decision Maker
- 14 may decrease the actual number of spaces approved for a proposed expansion, depending on the
- 15 proposed degree of improvement and conformance of the park with applicable codes. In no event
- 16 shall the Decision Maker approve more spaces than is herein provided.
- 17 (7) When the expansion is located adjacent to agricultural or mineral resource land, approval shall be
- 18 conditioned on the following:
- 19 (A) Execution by the applicant of a statement of acknowledgment as specified in GCC §
- 20 23.04.080 - Right to Farm/Mineral Resource Land Protection Provisions. The applicant shall
- 21 provide a copy of the declaration to all existing and new residents of the park; and
- 22 (B) Perimeter buffering techniques shall be employed which may include fencing, berms,
- 23 landscape plantings, increased setbacks, road placements, and other measures designed to
- 24 increase distance and compatibility between residences and potentially conflicting resource
- 25 uses.

26
27 **23.12.240 Master Planned Industrial Development Standards**

- 28
- 29 (a) General: This section establishes standards and criteria for development of master planned industrial
- 30 developments. These standards are provided to ensure uniform, coordinated development of master
- 31 planned industrial developments, and to ensure the general health, welfare and safety of the occupants
- 32 of master planned industrial developments and adjacent nonurban lands.
- 33
- 34 (b) Land Division: Land division to establish master planned industrial developments shall be by binding
- 35 site plan, as specified in GCC Chapter 22.04, Article VII.
- 36
- 37 (c) Additional Site Plan Requirements: In addition to the site plan requirements specified in GCC §
- 38 22.04.530(3), all proposals for master planned industrial developments shall include the following
- 39 information:
- 40 (1) The location of required parking;
- 41 (2) Signage and directional signage;
- 42 (3) All facilities, utilities, improvements and amenities, including pathways, sidewalks, and
- 43 recreational facilities
- 44
- 45 (d) Review and Approval of Applications: Applications shall be reviewed as specified in GCC § 22.04.540.
- 46 Approval criteria shall be as specified in GCC § 22.04.550.
- 47
- 48 (e) Recording and Binding Effect: Development in conformity with the approved final site plan is binding.
- 49 The applicant shall record the approved binding site plan in accordance with GCC § 22.04.560.
- 50 Deviation from any condition upon which approval was granted, or from any condition shown on the

1 approved final site plan, shall constitute a violation of this UDC punishable and enforceable in the
2 manner provided for in GCC Chapter 25.16.
3

4 (f) Site Improvements Required Prior to Approval of Building Permit: All public and private site
5 improvements required by the approved binding site plan shall be completed and accepted by the
6 County or subjected to a performance security approved by the Administrative Official prior to issuing
7 the first building permit for the site. Alternatively, the Administrative Official may condition the
8 completion of such improvements pursuant to an approved phasing plan.
9

10 (g) Performance Standards: All development in a MPI zoning district shall meet the requirements of GCC
11 § 23.08.230, Industrial Uses – Standards for Site Development.
12

13 (h) Development Standards: The following development standards shall apply:

14 (1) Minimum Dimensional Standards and Setbacks: All development in an MPI zoning district shall
15 meet the density, dimension and open space standards, including setbacks, as provided in GCC §
16 23.12.070;

17 (2) Right-of-way Dedication and Frontage Improvements: Appropriate provisions for right-of-way
18 dedication and right-of-way improvements adjacent to the master planned industrial development
19 shall be made, including street paving, and sidewalks, curb, gutter, and street lighting.
20 Improvements shall be installed prior to issuance of a building permit for any development in the
21 master planned industrial development, unless an appropriate bond or instrument acceptable to the
22 County is provided to guarantee installation of improvements;

23 (3) Water Quality: Shall meet the requirements specified in GCC § 23.12.080.

24 (4) Water Supply: Shall demonstrate adequate and available water to serve each phase of the
25 development as specified in GCC § 23.12.050.

26 (5) Sewage Disposal: Shall demonstrate adequate sewage disposal to serve each phase of the
27 development as specified in GCC § 23.12.060.

28 (6) Stormwater Drainage. All excess stormwater drainage created by development shall be retained
29 on site, and shall meet the requirements and standards GCC § 23.12.080. A drainage plan shall be
30 prepared as specified in GCC § 23.12.080 for review by the County;

31 (7) Roads, streets, and access drives within and adjacent to the MPI shall meet the requirements
32 specified in GCC § 23.12.100, § 23.12.110, § 23.12.120 and § 23.12.140.

33 (8) MPI parking shall be screened from view from public rights-of-way.

34 (9) Street Signs and Internal Directional Signs. Streets within the master planned industrial
35 development shall be named utilizing street signs consistent with Grant County standards and
36 approved by the County Engineer. Internal directional signs shall be placed on all street
37 intersections within park Signs shall be designed and erected in conformance with design
38 guidelines in GCC § 23.12.130;

39 (10) Utilities: All utilities, including irrigation, domestic water and sewer, electrical distribution,
40 telephone, and cable TV, shall be installed prior to or in conjunction with construction of permitted
41 buildings in the master planned industrial development. The internal water system shall include
42 fire hydrants located at the direction of the Fire Marshall, in consultation with the appropriate Fire
43 Department or Fire District;

44 (11) Perimeter Site-screening and Landscaping: The perimeter of a master planned industrial
45 development shall be site-screened with a six-foot high, view-obscuring fence and shall include
46 at a minimum a ten (10) foot wide landscape strip adjacent to the fence and within the development
47 consisting of a combination of shrubs, trees and ground cover;

48 (12) Dumpsters/Solid Waste Containers: Dumpsters and solid waste containers shall be provided for
49 common use and shall be screened with a six-foot high, view-obscuring fence or wall and access
50 gate;

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- (13) Maintenance of Common Areas, Landscaping and Open Space/Recreational Areas: All common areas and facilities, including streets, walkways, utilities, storage areas, open space and recreational areas, shall be continuously maintained in good condition by the owner;
- (14) Open space and landscaped areas shall be provided. A landscaping plan shall be prepared consistent with requirements of and incorporating the development standards of GCC § 23.12.160. A visual buffer shall be established along the perimeter, appropriate to the project, if required by the Administrative Official;
- (15) Transit-oriented Design and Facilities: The MPI site shall be designed such that the site can be adequately served by public transit facilities; and
- (16) Concurrency requirements shall be met as provided in GCC Chapter 25.20.

Table 1
Density, Dimension and Open Space Standards for Urban Growth Area Zoning Districts

Development Standard	Urban Zoning District ¹												
	Residential				Commercial		Industrial		Other				
	UR1	UR2	UR3	UR4	UC1	UC2	UHI	ULI	AP ¹⁹	OSR	PF	UR	
Lot Size (DU/Acres) ^{7,8,9}													
Minimum	1/2	1/1	4/1	8/1	N/A								
Maximum	1/1	4/1	8/1	16/1	N/A								1/5
Lot Dimensions:													
Depth to Width Ratio (23.12.070)	3:1 unless otherwise approved by the Administrative Official												
Minimum Residential Lot Area (Sq. Ft.) ^{7,8,9}	None specified				None specified				AMP ²⁰	None specified			
Minimum Lot Frontage (Feet)	50 feet along any County Road												
Minimum Setbacks: ^{3,4,5, 24}													
Front or Road (Feet)	20				35		40		AMP ²⁰	20			
Rear or Side (Feet)	5				0 ¹¹	0 ¹¹	0 ¹¹	0 ¹¹	AMP ²⁰	10			
Vision Clearance Triangle (23.12.110)	Minimum 30-feet by 30-feet												
Landscape Buffer Requirement (23.12.170)	Multi-family residential, commercial, industrial and institutional land uses, parking lots, and as required in other sections of this UDC, shall provide a landscaped buffer as set forth in GCC § 23.12.170.												
Special Setback from AG and MRO Zones (23.12.070(i))	A special setback for residential land uses and other especially sensitive land uses is required from the adjoining resource land or use as set forth in GCC § 23.12.070(i).												
Maximum Building Dimensions:													
Building Height (Feet) ^{6,15,16,18} (23.12.070 (h))	35				45 ¹⁷				AMP ²⁰	35	45 ¹⁷	35	
Building Coverage (%) (23.12.070(g))	50	60	65	75		80		AMP ²⁰	N/A				
Set-Aside Requirements:													
Minimum Required Open Space or Landscaped Area (%) ²¹	30				10		5		AMP ²⁰	N/A			

(File 02-3466 (part) 12/02; Ord. 03-89-CC, (part) 6/03; Ord. 06-156-CC, 05/06)

Table 2
Density, Dimension and Open Space Standards for Rural Lands, Special and Overlay Districts &
Resource Lands Zoning Districts

Development Standard	Zoning District ¹														
	Rural Lands						Special/Overlay Districts						Resource Lands		
	RR1	RRem	RUR				POS	OSC	MPR ²	MPI	MRO	ASO	AO	AG	RRES
Minimum Lot Size (Acres) ^{7,8,9}	5	20	5				N/A	40	MP ²	N/A	40	N/A	N/A	40	40
Lot Dimensions:															
Depth to Width Ratio (23.12.070)	4:1 unless otherwise approved by the Administrative Official														
Minimum Lot Frontage (Feet)	50 feet along any County Road														
Minimum Setbacks^{3,4,5,24}:															
Front or Road (Feet)	20						MP	40	25			25			
Rear or Side (Feet) ¹⁰	5						MP	10 ¹⁴	10	5	5				
Vision Clearance Triangle (23.12.110)	Minimum 30-feet by 30-feet														
Landscape Buffer Requirement (23.12.170)	Multi-family residential, commercial, industrial and institutional land uses, parking lots, and as required in other sections of this UDC, shall provide a landscaped buffer as set forth in GCC § 23.12.170.														
Special Setback from AG and MRO Zones (23.12.070(i))	A special setback for residential land uses and other especially sensitive land uses is required from the adjoining resource land or use as set forth in GCC § 23.12.070(i).														
Maximum Building Dimensions:															
Building Height (Feet) ^{6, 15, 16,18} (23.12.070 (h))	35						MP	45 ¹⁷	35			35			
Building Coverage (%) (23.12.070(g))	50						N/A	30	MP	80	Same as underlying zone		N/A	N/A	
Set-Aside Requirements:															
Minimum Required Open Space or Landscaped Area (%) ²¹	30						MP	10	Same as underlying zone		N/A	N/A			

(Ord. 02-131-CC (part) 9/02; Ord. 03-89-CC, (part) 6/03; Ord. 06-156-CC, 05/06)

Table 3
Density, Dimension and Open Space Standards for Rural Activity Center Zoning Districts

Development Standard	Zoning District ¹																
	Rural Activity Centers																
	RVR 1-2	RVC	RVI	RC	ASC	RD	SD1	SD2	SD3	SD4	RGC	RNC	RFC	RHI	RLI	RRC	RVOSC
Minimum Lot Size (Acres) ^{7,8,9}	1/4	N/A		1	1	1	2	1	1/2	1/3	N/A						
Lot Dimensions:																	
Depth to Width Ratio (23.12.070)	4:1 unless otherwise approved by the Administrative Official																
Minimum Lot Frontage (Feet)	50 feet along any County Road																
Minimum Setbacks ^{3,4,5, 24}																	
Front or Road (Feet)	20 ³	25	35	20 _{26a}	25	20 ^{22c 24b}				35	25	35 ¹³	40	35	25		
Rear or Side (Feet)	X ²²	0 ¹¹	0 ¹¹	5 ^{22b}	5	5 ^{22a}	5	5	5 ^{23a 25a}	5 ²⁶	10 ¹²		10 ¹⁴	10 ¹²	0 ¹¹		
Vision Clearance Triangle (23.12.110)	Minimum 30-feet by 30-feet																
Landscape Buffer Requirement (23.12.170)	Multi-family residential, commercial, industrial and institutional land uses, parking lots, and as required in other sections of this UDC, shall provide a landscaped buffer as set forth in GCC § 23.12.170.																
Special Setback from AG and MRO Zones (23.12.070(i))	A special setback for residential land uses and other especially sensitive land uses is required from the adjoining resource land or use as set forth in GCC § 23.12.070(i).																
Maximum Building Dimensions:																	
Building Height (Feet) ^{6, 15, 16,18} (23.12.070 (h))	35	45 ¹⁷		35				45 ¹⁷	45 ₁₇	45 ¹⁷	45 ¹⁷	45 ₁₇	45 ₁₇	45 ₁₇	45 ₁₇		
Building Coverage (%) (23.12.070(g))	50	60	65	50	60	60	50			65	60	65	75	60	60		
Set-Aside Requirements:																	
Minimum Required Open Space or Landscaped Area (%) ²¹	30	10	5	30	10	30				10		5	15	10			

(Desert Aire; Ord. 02-131-CC (part) 9/02; Ord. 03-89-CC (part) 6/03; Ord. 06-156-CC, 05/06)

1 *Notes for Tables 1, 2 and 3:*

2
3 1. Zoning District Legend:

4 Urban Growth Area Zoning Districts:

5 UR1 = Urban Residential 1	UR2 = Urban Residential 2	UR3 = Urban Residential 3
6 UR4 = Urban Residential 4	UC1 = Urban Commercial 1	UC2 = Urban Commercial 2
7 UHI = Urban Heavy Industrial	ULI = Urban Light Industrial	OSR = Open Space/Recreation
8 PF = Public Facility	UR = Urban Reserve	AP = Grant County International Airport

9 Rural Lands, Resource Lands, and Special and Overlay Zoning Districts:

10 RR1 = Rural Residential 1	RRem = Rural Remote	RUR = Rural Urban Reserve
11 RRES = Rural Resource	AG = Agriculture	OSC = Open Space Conservation
12 POS = Public Open Space	MRO = Mineral Resource Overlay	ASO = Airport Safety Overlay
13 AO = Aerospace Overlay	MPR = Master Planned Resort	MPI = Master Planned Industrial

14 Rural Activity Center Zoning Districts:

15 RVR1 = Rural Village Residential 1	RVR2 = Rural Village Residential 2	RVC = Rural Village Commercial
16 RVI = Rural Village Industrial	RVOSC = Rural Village Open Space Conservation	
17 RC = Rural Community	ASC = Agricultural Service Center	RD = Recreational Development
18 SD1 = Shoreline Development 1	SD2 = Shoreline Development 2	SD3 = Shoreline Development 3
19 SD4 = Shoreline Development 4	RGC = Rural General Commercial	RNC = Rural Neighborhood Commercial
20 RFC = Rural Freeway Commercial	RHI = Rural Heavy Industrial	RLI = Rural Light Industrial
21 RRC = Rural Recreational Commercial		

- 22 2. "MP" is a Master Plan. All density, dimensional, setback, and set-aside standards for Master Planner Resorts shall be established in approved Master
23 Plans. The maximum density within an MPR may be modified as part of a Master Plan or Plan Amendment to allow flexibility within the MPR so long
24 as the total development density is consistent with the general provisions of the Comprehensive Plan and the underlying zoning district.
- 25 3. Setbacks shall be measured as specified in GCC § 23.12.070(b). Additional or special setbacks may be specified for particular land uses in GCC § 23.08,
26 including, but not limited to:
- 27 a. Lots used for storage and sale of fertilizer, pesticides, herbicides, soil sterilants and fumigants; fifty (50) feet on all property lines.
- 28 4. Fences are exempt from setback requirements, except when impairing safe sight lines at intersections as determined by the County Engineer. Setbacks
29 do not apply to mail boxes, wells, pump houses, bus shelters, septic systems and drainfields, landscaping, utility poles, pedestals, manholes, and vaults,
30 and other items approved by the Administrative Official, except when impairing safe sight lines at intersections as determined by the County Engineer.
31 The front setback for temporary roadside stands for the display and sale of agricultural products, where permitted, shall be ten (10) feet.
- 32 5. Setbacks may be waived, at the discretion of the County Engineer, when the presence of property lines, topography, or other restrictions make it
33 unreasonable to construct a structure without encroaching into the setback.
- 34 6. Height may be further limited within areas designated as Airport Safety Overlay (ASO) zoning districts (see GCC § 23.04.645).

1 *Notes for Tables 1, 2 and 3 (Continued):*
2

- 3 7. A lot size of less than the minimum lot size identified in Tables 2 and 3 above shall be considered clustering (where permitted) and shall be subject to the
4 requirements of GCC § 23.12.075.
- 5 8. Minimum lot sizes may be specified for particular land uses in GCC § 23.08, including, but not limited to:
6 a. Animal clinics, hospitals, kennels, cemeteries and training schools; five (5) acres;
7 b. Mining, mineral extraction and mineral processing; in a MRO zoning district; five (5) acres;
8 c. Commercial feed lots, including hog ranches maintaining more than twenty (20) mature head of hogs; ten (10) acres;
9 d. Slaughter, packing and rendering facilities; two (2) acres; and
10 e. Lots used for storage and sale of fertilizer, pesticides, herbicides, soil sterilants and fumigants; ten (10) acres.
- 11 9. Clustering of lots is permitted only in the following zones: Urban Residential 1 (UR1); Urban Residential 2 (UR2); Rural Residential 1 (RR1); Rural
12 Remote (RRem); Shoreline Development 1(SD1); and Agriculture (AG). The maximum number of dwelling units per clustered development is set forth
13 in Table 4 of this section.
- 14 10. Side setbacks shall be increased to fifteen (15) feet for the side yard abutting a road or street on corner lots.
- 15 11. The minimum rear or side setbacks shall be ten (10) feet if the site containing the proposed use is adjacent to any parcel zoned residential. The setbacks
16 may be reduced to five (5) feet for accessory structures, including accessory dwelling units.
- 17 12. For corner lots, side setbacks shall be increased to thirty-five (35) feet for the side yard abutting a County Arterial Road or twenty-five (25) feet for the
18 side yard abutting any other County Road. Side and rear setbacks shall be increase from ten (10) feet to twenty (20) feet if the site containing the
19 proposed use is adjacent to any parcel zoned residential.
- 20 13. The front setback for service station fueling pump islands, including canopies, may be reduced to fifteen (15) feet. Signs, as permitted under this UDC,
21 may be within five (5) feet of the right-of-way margin.
- 22 14. For corner lots, side setbacks shall be increased to forty (40) feet for the side yard abutting a County Road. Rear setback for RHI and RLI zones shall be
23 fifteen (15) feet. Side and rear setbacks shall be increase from ten (10) feet to fifty (50) feet if the site containing the proposed use is adjacent to any
24 parcel zoned residential.
- 25 15. Unless otherwise set forth in a Subarea Plan.
- 26 16. Height limitations shall generally not apply to accessory projections such as steeples or spires on places of religious assembly, elevator shaft housings,
27 water towers, or chimneys, except as may be limited within the ASO zoning district or a condition of permit approval; provided that the accessory
28 projection is not intended for occupancy, and that it is removed not less than twenty (20) feet from any adjoining lot line.
- 29 17. The maximum building height shall not exceed forty five (45) feet, except than an additional one foot increase in height is allowed for each one foot
30 increase in the required setbacks up to eighty (80) feet in height.
- 31 18. Structures used for the storage of materials for agricultural activities are exempt from the maximum building height restrictions, except as may be
32 limited within the ASO zoning district or a condition of permit approval.
- 33 19. As set forth in the Grant County Airport Master Plan.
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1 *Notes for Tables 1, 2 and 3 (Continued):*

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- 3 20. “AMP” refers to the Grant County Airport Master Plan, prepared by TRA Airport Consulting in association with CH2M Hill, and adopted March 28,
- 4 1994, by the Port of Moses Lake Commissioners.
- 5 21. Required only for parcels greater than one (1) acre in size.
- 6 22. Accessory structures shall have a minimum setback in the RVR1 and RVR2 zones of 25 feet from the Front or Road.
- 7 22a The rear and side setback shall be five (5) feet except that the rear setback shall be zero (0) feet when abutting an open space common area recorded on a
- 8 plat or binding site plan
- 9 22b The rear and side setback shall be five (5) feet for the development commonly known as Quincy Valley Golf Course in the White Trail community (RC)
- 10 zoning district and Potholes Golf and Camping condominium Recreational Vehicle Park in the Rural Community (RC) zoning District.
- 11 22c The front yard setback for those areas known as the North and South Crescent Bar Recreation Vehicle Parks shall be two (2) feet for the location of any
- 12 (Residential) building and/or structures.
- 13 23. Rear minimum setbacks for RVR1 and RVR2 shall be 10 feet; except when the rear is abutting a common/ or open space area approved in the Desert
- 14 Aire Planned Unit Development where the minimum setback shall be 5 feet. All side setbacks in RVR1 and RVR2 shall be 5 feet.
- 15 23a The rear and side setback shall be zero (0) feet for the park model trailer development at the Crescent Bar Recreational Development.
- 16 24. External architectural features with no living area such as cornices, eaves, sills, gutters, awnings, sunshades and other similar features shall not project
- 17 into required setbacks more than one third the distance of the required setback or a maximum of two (2) feet whichever is less; furthermore, no
- 18 projection shall be permitted which impairs safe sight lines at intersections as determined by the County Engineer. Chimneys and features requiring a
- 19 foundation and/or ground support are considered a part of the structure or building and are not allowed to project into the required setback.
- 20 24a The rear and side setback shall be five (5) feet for the development commonly known as Rimrock Cove in the Shoreline Development 3 (SD3) zoning
- 21 district except that the rear setback shall be zero (0) feet when abutting an open space common area.
- 22 24b The front setback shall be 10 feet for the development commonly known as Rimrock Cove in the Shoreline Development (SD3) zoning district.
- 23 25. The rear and side setback shall be five (5) feet for the development commonly known as Sunland Estates in the Shoreline Development 4 (SD4) zoning
- 24 district.
- 25 26. Except land divisions within the Agricultural zone that have no residential development capacity and is recorded on the face of the plat.
- 26 (Ord. 02-131-CC, (part) 9/02; Ord. 03-89-CC, (part) 6/03; Desert Aire zoning ordinance; Setbacks in the urban lands 02-3466; Ord. 06-156-CC, 05/06)
- 27 26a The front or road setback shall be five (5) feet for the development commonly known as Quincy Valley Golf Course in the White Trail community (RC)
- 28 zoning district. (Ord. 04-001-CC)
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Table 5
Minimum Number of Parking Spaces Required for Different Land Uses

Land Use	Minimum Number of Parking Spaces Required ¹
Residential Uses	
Cottage Industry	2 per dwelling unit plus 1 per employee who reside off the property
Greenhouse, Accessory Use	1 per employee
Home Occupations	2 per dwelling unit plus 1 per employee who reside off the property
Manufactured & Modular Homes	2 per dwelling unit
Mobile Homes	2 per dwelling unit
Multi-Family Residential Units	2 per dwelling unit
Single-Family Residential Unit, without accessory dwelling unit	2 per dwelling unit
Single-Family Residential Unit, with accessory dwelling unit	3 per dwelling unit
Two-Family (Duplex) Residential Unit	2 per dwelling unit
Planned Unit Development	Determined by the Administrative Official
Un-named Residential Uses	Determined by the Administrative Official
Commercial Uses	
Agricultural Equipment Storage, Sales and Rental Services	1 per employee and 1 per 300 square feet of retail sales area
Animal Facilities, Shelters & Kennels	1 per employee and 1 per 200 square feet of gross floor area
Automotive Service and Repair	2 per bay or stall plus 1 per employee
Bed & Breakfast Inns	1 per guest room, plus 2 per facility
Bed & Breakfast Residences	1 per guest room, plus 2 per facility
Cemeteries	Determined by the Administrative Official
Convenience Stores	1 per 200 square feet
Day Care, Type 1	1 space per 10 people enrolled plus 1 for each staff member or volunteer on-site, but not fewer than 3 spaces
Day Care, Type 2	1 space per 10 people enrolled plus 1 for each staff member or volunteer on-site, but not fewer than 3 spaces
Drinking Establishment	1 per 100 square feet or 1 per 3 seats, whichever is greater.
Eating Establishment	1 per 100 square feet or 1 per 3 seats, whichever is greater.
Indoor Entertainment Facilities	1 per 4 seats or per 100 square feet of assembly area, whichever is greater
Nursing Homes	5 plus 1 per 6 beds
Nursery, Retail	1 per employee
Hotel/Motel	1 per guest room plus 1 per employee
Personal & Professional Services	1 per 300 square feet plus 1 per employee, but not fewer than 3 spaces
Residential Care Facilities	5 plus 1 per 6 beds
Resorts, New	1 per 300 square feet plus 1 per employee
Resorts, Expansion of Existing Uses	1 per 300 square feet plus 1 per employee
Residential (Mini) Storage Facilities	1 per employee plus one per rental unit
Retail Sales and Services	1 per 300 square feet
Storage and Sale of Fertilizer, Pesticides, Herbicides, Soil Sterilants & Fumigants	1 per employee plus 1 per 300 square feet of sales area
Un-named Commercial Uses	Determined by the Administrative Official

Table 5
Minimum Number of Parking Spaces Required for Different Land Uses

Land Use	Minimum Number of Parking Spaces Required ¹
Industrial Uses	
Asphalt and Concrete Batch Plants, Permanent	1 per employee plus 1 per 300 square feet of any associated area
Asphalt and Concrete Batch Plants, Temporary	1 per employee plus 1 per 300 square feet of any associated area
Bulk Fuel Storage Facilities	1 per employee plus 1 per 300 square feet of any associated area
Construction Yards	1 per 750 square feet plus 1 per employee
Feed Lots and Stockyards	1 per 750 square feet plus 1 per employee
Fuel Production & Processing Facilities	1 per employee plus 1 per 300 square feet of any associated area
Heavy Construction Equipment Storage, Sales & Rental Services	1 per employee plus 1 per 300 square feet of any associated sales area
Heavy Industrial Uses	1 per employee plus 1 per 300 square feet of any associated area
Light Industrial Uses	1 per employee plus 1 per 300 square feet of any associated area
Light Manufacturing	1 per employee plus 1 per 300 square feet of any associated area
Mining & Mineral Extraction	1 per employee
Mineral Processing Accessory to Extraction Operations	1 per employee associated with processing
Outdoor Storage Yards	1 per 750 square feet plus 1 per employee
Recycling Center	1 per 750 square feet plus 1 per employee
Slaughter, Packing & Rendering Facilities	1 per employee and 1 per 1,000 square feet
Storage & Treatment of Industrial Sewage, Sludge and Septage	None
Onsite Storage & Treatment of Hazardous or Dangerous Waste	None
Veterinary Clinic, Hospital	1 per 750 square feet plus 1 per employee
Warehouse Facilities	1 per employee plus 1 per 300 square feet of any associated retail sales area
Wholesale Distribution Outlet	1 per employee plus 1 per 300 square feet of any associated area
Wrecking & Salvage Yards	1 per employee plus 1 per 300 square feet of any associated area
Un-named Industrial Uses	Determined by the Administrative Official
Institutional Uses	
Art Galleries & Museums	1 per each 800 square feet of gross floor area
Assembly Facilities	1 per 300 square feet but not fewer than 5 spaces
Colleges and Technical Schools	1 per classroom plus 1 per two students
Detention Facilities	1 space per 10 people enrolled plus 1 for each staff member or volunteer on-site, but not fewer than 3 spaces
Emergency Service Facilities	Determined by the Administrative Official
Government Offices	1 per 300 square feet but not fewer than 5 spaces

Table 5
Minimum Number of Parking Spaces Required for Different Land Uses

Land Use	Minimum Number of Parking Spaces Required ¹
Industrial Uses (Continued)	
Hospitals	1 per each 5 regular beds plus, 1 per every two employees with a minimum of 2 spaces
Libraries	1 per each 100 square feet of gross floor area
Post Offices	1 per 300 square feet plus 1 per employee but not fewer than 5 spaces
Primary and Junior High Schools, Public and Private	1 per classroom plus 1 per 50 students
High Schools, Public and Private	1 per classroom plus 1 per 10 students
Religious Assembly Facilities	1 per five seats, plus 1 per 50 square feet
Un-named Institutional Uses	Determined by the Administrative Official
Recreational Uses	
Camping Facilities	Determined by the Administrative Official
Equestrian Stables, Clubs & Riding Academies	Determined by the Administrative Official
Indoor Recreation Facilities	2 per court or 1 per 4 seats or 1 per 100 square feet of assembly area, whichever is greater
Lodges	1 per guest room plus 1 per employee
Marinas	1 per moorage slip
Outdoor Commercial Amusement Facilities	1 per employee and 1 per 1,000 square feet
Outdoor Recreation Developments	2 per court or 1 per 4 seats or 1 per 100 square feet of assembly area, whichever is greater
Outdoor Shooting Ranges	Determined by the Administrative Official
Outdoor Festivals, Temporary	Determined by the Administrative Official
Parks	Determined by the Administrative Official
Playing Fields	Determined by the Administrative Official
Recreational Vehicle and Travel Trailer Parks, Short Term	1 per RV space
Recreational Vehicle Parks, Extended Use	2 per RV space
Un-named Recreational Uses	Determined by the Administrative Official
Transportation Uses	
All transportation-related uses	Determined by the Administrative Official
Utility Uses	
Recycling Collection Facilities	1 per 750 square feet plus 1 per employee
All other utility-related uses	Determined by the Administrative Official
Agricultural Uses	
Agricultural Processing	1 per employee plus 1 per 300 square feet of sales area
Agricultural Product Visitor and Retail Sales Facilities	1 per employee plus 1 per 300 square feet of sales area
Agricultural Uses and Activities	None
Farmworker Accommodations	1 per dwelling unit
Livestock Maintenance	1 per employee
Livestock Sales Yard	1 per employee plus 1 per 300 square feet of sales area
Nursery, Wholesale	1 per employee
Retail Sales of Agricultural Products	1 per 300 square feet of indoor retail sales area

¹ At least one parking space shall be provided, unless indicated by "None."