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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
30 and 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,
32 moved or structurally altered unless in conformity with all of the regulations specified in this
33 Chapter for 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
39 as part of a yard, open space or off-street parking or loading space similarly required for any
40 other 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
19 to the satisfaction of the Administrative Official that public water and sewer service meeting the
20 standards of the County and the respective jurisdictional governmental authority are available, except
21 as follows:
- 22 (1) Public water and sewer services are not available within two hundred (200) feet to serve a
23 proposed development action or permit and extension of such water or sewer service or facility
24 is not specified in a six-year capital improvement program adopted by a city, town or special
25 district having jurisdictional authority to provide said services;
- 26 (2) The Administrative Official, Grant County Health Officer, and the city, town or special district
27 having jurisdictional authority to provide water and sewer service waives the requirements of
28 this section and authorize the use of interim community or on-site water and/or sewer systems;
29 and
- 30 (3) Interim community and on-site water and sewer systems are designed, constructed, operated and
31 maintained in accordance with the requirements of the Grant County Health District; and
- 32 (4) If interim community or on-site water and/or sewer systems are authorized, and the
33 redevelopment standards of GCC § 23.12.040(e) are satisfied.
34
- 35 (e) Land division within urban growth areas using on-site water supply and/or sewage disposal systems
36 shall not inhibit subsequent division and redevelopment at urban densities when public water and
37 sewer systems become available. All such land division and development shall comply with the
38 following requirements:
- 39 (1) Applicant shall submit an acceptable conceptual redevelopment plan that includes the following:
- 40 (A) All initial and any proposed future lot lines, road locations, utility easements and any other
41 public rights-of-way which delineate how urban densities designated by the comprehensive
42 plan can be met by further development of the property following the initial subdivision
43 and proposed development;
- 44 (B) Identification and approximate location of any public facilities required to serve full
45 development of the proposed subdivision to the urban densities required by the
46 comprehensive plan when public water and sewer become available; and
- 47 (2) No building or structure shall be located such that any building setback contained in GCC §
48 23.08 is violated at the time of redevelopment;
- 49 (3) The applicant has signed a no protest contract, agreement or covenant with city, town or special
50 district having jurisdictional authority to provide water and sewer services, to be recorded with

1 the property, agreeing to annex if necessary and connect to said water and sewer when they
2 become available, and waiving the right to object to any future water or sewer project benefiting
3 the property; and

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

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

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

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

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

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

47
48 (g) The Administrative Official is hereby authorized to grant waivers and/or modifications to any
49 requirements of this section for any proposed land division within an urban growth area, when the
50 applicant submits written waiver from the city, town or special district having jurisdictional authority

1 to provide sewer service to its location, that provision of public sewer service is not planned within
2 the next twenty (20) years.

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

10
11 **23.12.050 Water Supply**

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

25
26 **23.12.060 Sewage Disposal**

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

34
35 **23.12.070 Density, Dimension and Open Space Standards**

- 36
37 (a) General: This section establishes residential density requirements and bulk, area and dimensional
38 standards.
39
40 (b) Measurement Methods: The following measurement methods will be used to determine compliance
41 with this Chapter:
42 (1) The “density” of a parcel shall be calculated by dividing the parcel or lot area by the total
43 number of residential dwelling units allowed according to the density designation specified.
44 (2) “Parcel area” or “lot area” shall be the total horizontal measure of land area contained within the
45 boundaries of a parcel.
46 (3) “Setbacks” from roads shall be measured perpendicularly from the margin line of the road right-
47 of-way to a line parallel to the object of interest.
48 (4) “Building coverage” shall be measured by the percentage of total parcel or lot area occupied by
49 the sum of the area of footprints of all structures.
50

1 (5) "Minimum required open space or landscaped area" shall be measured by the percentage of total
2 parcel or lot area required for open space or landscaping.

3 (6) Building and Structure Height: The height of buildings and structures shall be the vertical
4 distance above a reference datum measured to the highest point of the coping of a flat roof, or to
5 the deck line of a mansard roof, or to the average height of the highest gable of a pitched or
6 hipped roof. The reference datum shall be selected by either of the following, whichever yields a
7 greater height of building:

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

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

14 The height of a stepped or terraced building shall be the maximum height of any segment of the
15 building. The height of other structures not containing a roof shall be the vertical distance from
16 the base of the structure to its highest point.
17

18 (c) Standards: Lot size, dimension and open space development standards shall be as specified in Tables
19 1, 2 and 3 at the end of this Chapter for the various zoning districts.
20

21 (d) Lot Size:

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

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

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

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

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

40 (4) The acreage of an unplatted lot that has existed prior to September 30, 1999 in all zoning
41 districts, except Agriculture, may be multiplied by a factor of 1.15 to determine whether or not it
42 qualifies for a single division consistent with the maximum density set forth for the various
43 zones. Lots located within the Agricultural Zone that were created prior to September 30, 1999
44 may be multiplied by a factor of 1.025 to determine whether or not it qualifies for a single
45 division consistent with the maximum density. (Example: an 8.7-acre lot in Rural Residential 2
46 (RR2) zoning district having a maximum density of one (1) dwelling unit per five (5) acres, may
47 be divided. 8.7 acres multiplied by 1.15 equals 10 acres, which can be divided and meet the
48 maximum density requirement in RR2 zone.)

49 (5) The acreage remaining of a proposed multi-lot subdivision of an unplatted lot that has existed
50 prior to September 30, 1999 in all zoning districts except Agriculture, may be multiplied by a

1 factor of 1.025 to determine whether or not it qualifies for an additional division consistent with
2 the maximum density set forth for the various zones.
3

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

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

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

33
34 **23.12.075 Clustering Standards**

- 35
36 (a) General: Clustering is a method of single-family residential land development characterized by
37 building lots or envelopes that are smaller than typical of the zone, and clustered, leaving open space
38 for agriculture, continuity of environmental functions characteristic of the property, and preservation
39 of rural character. Clustering results in reduced impervious surface area and lowered costs of
40 development and maintenance. Clustering allows variations in the underlying zoning regulations, but
41 is not intended as and does not constitute rezoning.
42
- 43 (b) Purpose. The purposes of this Section are:
44 (1) To implement the provisions of the Comprehensive Plan relating to clustering;
45 (2) To implement innovative land use management techniques in accordance with RCW 36.70A
46 including density bonuses, and cluster housing;
47 (3) Protect the natural environment by preserving substantial open space areas for the enhancement,
48 preservation and buffering of environmentally sensitive lands;
49 (4) Preserve historic sites which are integral to the character of the County;
50 (5) Protect and preserve natural resource lands using innovative site design;

- 1 (6) Preserve the County’s rural character by encouraging flexible standards in development for a
- 2 more efficient, aesthetic and environmentally sound manner;
- 3 (7) Minimize the cost of installing services for public and private capital facilities;
- 4 (8) Support the Comprehensive Plan provision to provide more affordable and variety of housing
- 5 types in rural areas; and
- 6 (9) Strengthen and benefit the community by providing community-focused development such as
- 7 common use areas, recreation uses and provisions for community facilities.
- 8
- 9 (c) Applicability: Clustering of is permitted only in the following zones:
- 10 (1) Urban Residential 1 (UR1);
- 11 (2) Urban Residential 2 (UR2);
- 12 (3) Rural Residential 1 (RR1);
- 13 (4) Rural Residential 2 (RR2);
- 14 (5) Rural Residential 3 (RR3);
- 15 (6) Rural Remote (RRem);
- 16 (7) Shoreline Development 1(SD1);
- 17 (8) Agriculture (AG); and
- 18 (9) Rural Community (RC).
- 19
- 20 (d) Review Process: Proposals for clustering shall be reviewed in conjunction with the underlying land
- 21 division permit application it accompanies.
- 22
- 23 (e) Conditions of Approval: The following conditions of approval apply to all clustering proposals:
- 24 (1) The application for clustering shall meet the requirements of the underlying land division permit,
- 25 the requirements of this Section, and all pertinent requirements of this UDC;
- 26 (2) Clustering shall not require extension of urban services;
- 27 (3) Clustering shall meet the development standards in this Section;
- 28 (4) Clustering shall ensure that the proposed development will not adversely impact agricultural and
- 29 mineral resource uses on adjoining and nearby lands in Agricultural (AG) and Mineral Resource
- 30 Overlay (MRO) Zoning Districts;
- 31 (5) The maximum residential gross densities shall not exceed those set forth in the Comprehensive
- 32 Plan and GCC § 23.12.070;
- 33 (6) The maximum density allowed in the Comprehensive Plan may not be achieved in every case if
- 34 critical areas, archaeological or historical resources, and similar sensitive areas are adversely
- 35 impacted pursuant to GCC § 24.08, or if a density limitation is required to meet requirements
- 36 relating to on-site sewage disposal and/or water supply, as set forth in GCC § 23.12.050 and §
- 37 23.12.060;
- 38 (7) Any land division proposed that is less than the minimum lot size identified for the underlying
- 39 zone shall be required to comply with the Clustering Standards, 23.12.075; except as authorized
- 40 herein, or for divisions within Agricultural zoned lots that have no residential development
- 41 capacity.
- 42 (8) Open space shall be required in all clustered developments. At least fifty (50) percent of the
- 43 parent parcel shall be maintained in open space. All lots, including the large, balance lot created
- 44 for open space shall be counted as a lot for purposes of calculating the number of lots permitted
- 45 (Example: an ten (10) acre lot in Rural Residential 1 (RR1) zoning district having a maximum
- 46 density of one (1) dwelling unit per five (5) acres, may be divided into two (2) one-acre lots and
- 47 a remainder eight (8) acre lot. The 8-acre open space lot exceeds the 50% of total parcel
- 48 requirement. The 8-acre balance lot may not be further subdivided; nor may a dwelling unit be
- 49 permitted on it. A notation shall be placed on the face of the plat documenting such restrictions.)
- 50 (9) Open space shall either be located in:

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

- 1 (A) To satisfy individual water system supply (GCC § 23.12.050) and/or onsite sewage system
 2 requirements (GCC § 23.12.060); or
 3 (B) To meet special setback requirements from Agricultural (AG) and Mineral Resource
 4 Overlay (MRO) Zoning Districts as set forth in GCC § 23.12.070(g); or
 5 (C) To contain both an existing residential building and existing accessory building(s).
 6 Except, lots larger than two and one half (2 ½) acres within the Agricultural Zone shall be
 7 allowed when no residential development capacity is allowed and such restriction is
 8 recorded on the face of the plat.
- 9 (17) In addition to the exceptions discussed under subsection (9), above, one parcel within each
 10 clustered development may be for the sole purpose of containing required open space. In such a
 11 parcel, only one (1) acre may be used for a residential dwelling unit and residential accessory
 12 buildings; except that when located within Agriculturally zoned lands, a maximum of five (5)
 13 acres may be used for agricultural accessory buildings.
- 14 (18) Clustered developments shall comply with all other provisions of the GCC, including Title 22 –
 15 Subdivision and Platting.

16
 17 *Table 4*
 18 *Number of Dwelling Units Per Cluster*

Comprehensive Plan Land Use Designation	Maximum No. of Dwelling Units per Cluster	Minimum No. of Dwelling Units Required for Clustering
Urban Residential 1 (UR1)	25	2
Urban Residential 2 (UR2)	25	2
Rural Residential 1 (RR1)	16	2
Rural Residential 2 (RR2)	16	2
Rural Residential 3 (RR3)	16	2
Rural Remote (RRem)	8	2
Shoreline Development 1(SD1)	8	2
Rural Community (RC)	8	2
Agriculture (AG)	4	2

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

33
 34
 35 **23.12.080 Clearing, Grading and Drainage Standards**

- 36
 37 (a) Clearing and grading activities shall be conducted so as to minimize potential adverse effects on
 38 offsite property, surface water quality, and critical areas as delineated in GCC § 24.08.
 39
 40 (b) Stormwater runoff from developments shall not adversely affect offsite property, surface water
 41 quality and quantity, and/or critical areas as delineated in GCC § 24.08. Provisions shall be made to
 42 control the release of surface water runoff from the development both during and following
 43 construction.
 44
 45 (c) Clearing and grading, including drainage and erosion control measures, shall conform to the
 46 requirements of the Washington State Department of Ecology Stormwater Management Manual for
 47 Eastern Washington, or as specified by the County Engineer.
 48
 49 (d) All development shall ensure that soil erosion and sedimentation of drainageways will be controlled
 50 to prevent damage to adjoining property and downstream drainage channels and receiving waters.

- 1 (e) Surface drainage shall not be directed to or discharged onto County Roads or ditches within County
2 rights-of-way unless approved by the County Engineer.
3
- 4 (f) Drainage controls may be required to regulate velocities of runoff water and to control pollutants,
5 erosion, and sedimentation if the County Engineer determines that it is probable that damage could
6 occur downstream to property or water quality of receiving water bodies. Such controls may include
7 landscaping or re-establishing native vegetation, ponds, catch basins, biofilters, and other control
8 structures or systems.
9
- 10 (g) If required by the County Engineer, a drainage analysis shall be prepared. A drainage report, prepared
11 under the direction of and sealed by a Professional Engineer, shall be submitted by the applicant for
12 review as part of the permit application. The drainage report shall clearly define the measures
13 proposed to control stormwater runoff so as to avoid offsite, downstream impacts to adjacent property
14 and receiving water bodies. The County Engineer shall have the authority to approve or reject the
15 adequacy of drainage reports and stormwater control measures, which decision is final and not subject
16 to administrative appeal.
17
- 18 (h) The Decision Maker may condition any approval of a development permit so as to require clearing,
19 grading and drainage controls to meet the requirements of this section.
20

21 **23.12.100 Road Standards**
22

- 23 (a) Roads shall conform with the Grant County Comprehensive Plan, GCC § 24.12, GCC § 22.04.360,
24 and the adopted County Road Standards and shall provide for the following:
25 (1) Roads shall comply with adopted County Road Standards;
26 (2) Subdivisions shall be served by one or more public and/or private roads providing ingress and
27 egress to and from the subdivision.
28 (3) Public roads shall be dedicated to the County in accordance with GCC § 22.04.390;
29 (4) Safe walking conditions for schoolchildren: In cases where a school is located within a quarter
30 mile of a land division, where it is likely that children will walk to school, safe walkways
31 between the subdivision and the school may be required; and
32 (5) If access is proposed off of a state highway, a state access permit shall be obtained by the
33 applicant. Such permit shall be submitted with the preliminary subdivision application.
34
- 35 (b) Road names shall be approved by the Grant County Emergency Services Department and shall be
36 established using the addressing and grid system delineated in GCC § 10.36.
37
- 38 (c) A traffic impact study based on the most current edition of the Highway Capacity Manual shall be
39 performed for any proposed development that will result in an increase of one hundred (100) or more
40 trips per day onto a County Road. For such proposed land uses inside an Urban Growth Area or Rural
41 Activity Center, all intersections involving an arterial or collector road that may be affected by the
42 proposed land use shall be included in the study. The number of trips to be generated shall be
43 determined using the most current edition of the Institute of Transportation Engineers (ITE) Trip
44 Generation Manual.
45
- 46 (d) The applicant bears the responsibility of private road improvements necessary to meet the County
47 Private Road Standards. The County shall not be responsible for maintenance of private roads,
48 including snow removal, nor shall such roads be accepted as County roads until such improvements
49 as are necessary are made to bring them to current Grant County standards.
50

1 **23.12.110 Road Access**

- 2
- 3 (a) When a proposed use requires access to a County Road, the approach location shall be reviewed by
- 4 the County Engineer for compliance with the Grant County Road Standards. The County Engineer
- 5 shall have the authority to approve or deny all driveway and approach permits, which decision is final
- 6 and not subject to administrative appeal.
- 7
- 8 (b) Approaches to state highways shall be subject to review and approval by the Washington State
- 9 Department of Transportation. Verification of legal access and obtaining a valid approach permit may
- 10 be required prior to issuance of any permit granted pursuant to this UDC.
- 11
- 12 (c) Vision Clearance at Intersections: All corner lots at street intersections or railroads shall maintain for
- 13 safety vision purposes a triangular area, one angle of which shall be formed by the lot lines adjacent
- 14 to the street(s) or railroad right-of-way. The sides of such a triangle forming the corner angle shall be
- 15 thirty (30) feet in length measured along the sides of the aforementioned angle. The third side of the
- 16 triangle shall be a straight line connecting the last two mentioned points. Within the area comprising
- 17 the triangle, nothing shall be erected, placed, planted or allowed to grow in such a manner as to
- 18 materially impede vision between the heights of two and one-half (2½) and ten (10) feet above
- 19 centerline grades of intersecting streets and/or railroads. Landscaping meeting the height limits of this
- 20 section is encouraged within the clear view vision triangle. The Administrative Official may consider
- 21 the landscaped triangle area as part of any landscape requirements if planted and continuously
- 22 maintained by the property owner(s).
- 23

24 **23.12.120 Pedestrian Mobility**

- 25
- 26 (a) All subdivisions shall provide for separate easements and pedestrian paths when the easement will
- 27 provide links to any portion of an adopted county or city plan for public trails.
- 28
- 29 (b) Pedestrian paths shall meet the following minimum design standards:
- 30 (1) Paths shall be visually distinguished from roads, driveways, and parking spaces.
- 31 (2) Paths shall have a standard unobstructed width of four (4) feet.
- 32 (3) Path easements shall have a maximum width of ten (10) feet.
- 33

34 **23.12.130 Parking**

- 35
- 36 (a) General Parking Standards: The following standards shall apply in all zoning districts to all
- 37 development under this UDC.
- 38 (1) Off-street parking shall be established prior to occupancy of any new or expanded building or
- 39 before a change occurs in the use of an existing building. The minimum number of parking
- 40 spaces provided shall be according to the square footage or any fraction thereof or other criteria
- 41 as specified in Table 5 and as follows:
- 42 (A) Off-street parking ratios expressed as the number of spaces per square feet means the
- 43 usable or net square footage of floor area, exclusive of non-public areas, such as building
- 44 maintenance areas, storage areas, closets, or restrooms. If the formula for determining the
- 45 number of off-street parking spaces results in a fraction, the number of spaces shall be
- 46 rounded to the nearest higher whole number;
- 47 (B) Where other provisions of this UDC stipulate maximum parking allowed, or increase or
- 48 reduce minimum parking requirements, those provisions shall apply;
- 49 (C) An applicant may request a modification of the minimum number of parking spaces by
- 50 providing a study prepared by a qualified professional that substantiates that parking

- demand can be met with a reduced parking requirement. In such cases, the Administrative Official may approve a reduction of the minimum number of spaces required;
- (D) The current edition of the Uniform Building Code shall be used to determine the number of occupants of a use; and
- (E) The Administrative Official may refer to the current edition of the ITE Trip Generation Manual to determine the number of trips used to determine parking demand. Administrative Official may reduce the required number of parking spaces based on actual usage or projected demand.
- (2) Off-street parking and access for physically handicapped persons shall be provided in accordance with Section 7503 of the regulations adopted pursuant to RCW 19.27, State Building Code, and RCW 70.92, Public Buildings-Provisions for Aged and Handicapped.
- (3) A parking layout plan shall be submitted to the Administrative Official for approval for all multi-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

1 (b) Construction Standards: all required off-street parking within the following zoning districts shall be
2 paved; all other parking areas shall be paved or gravel-surfaced:

- 3 (1) Urban Commercial 1 (UC1);
- 4 (2) Urban Commercial 2 (UC2);
- 5 (3) Urban Light Industrial (ULI);
- 6 (4) Urban Heavy Industrial (UHI);
- 7 (5) Public Facility (PF);
- 8 (6) Rural Village Commercial (RVC);
- 9 (7) Rural Village Industrial (RVI);
- 10 (8) Agricultural Service Center (ASC);
- 11 (9) Rural General Commercial (RGC);
- 12 (10) Freeway Commercial (FC);
- 13 (11) Rural Light Industrial (RLI);
- 14 (12) Rural Heavy Industrial (RHI); and
- 15 (13) Master Planned Industrial (MPI).

16
17 **23.12.140 Off-street Loading Requirements**

18
19 (a) Every non-residential building used for retail, wholesale, manufacturing, or storage activities,
20 excluding self-service storage facilities, shall provide off-street loading spaces in accordance with the
21 standards listed below:

- 22 (1) One loading space shall be required for each building containing 10,000 or more square feet of
23 gross floor area.
- 24 (2) Each loading space shall be a minimum of ten (10) feet wide, thirty (30) feet long, have an
25 unobstructed vertical clearance of fourteen (14) feet six (6) inches, and be surfaced, improved,
26 and maintained as required by this section. Loading spaces must be located so that trucks do not
27 obstruct pedestrian or vehicle traffic movement or project into any public right-of-way. All
28 loading space areas shall be separated from required parking areas and shall be designated as
29 truck loading spaces.
- 30 (3) Any loading space located within 100 feet of areas designated for residential use shall be
31 screened and operated as necessary to reduce noise and visual impacts. Noise mitigation
32 measures may include architectural or structural barriers, berms, walls, or restriction on the
33 hours of operations.
- 34 (4) Loading areas and dumpsters shall be screened from public streets and pedestrian connections by
35 walls, trellises, arcades, or landscaping.

36
37 **23.12.150 Signs**

38
39 (a) Purpose: The purpose of this section is to promote community identity, to facilitate commerce, and to
40 facilitate the dissemination of information to people in the community without jeopardizing traffic
41 and pedestrian safety and while preserving the aesthetic beauty of the natural and manmade
42 environment.

43
44 (b) On premise exempt signs:

- 45 (1) Traffic, information, identification and directional signs installed by a government entity.
- 46 (2) Official flags or emblems of the United States of America, the State of Washington, or any flags
47 of a political subdivision thereof.
- 48 (3) Legal notices required by law.
- 49 (4) Political campaign signs or public issue ballot signs that are placed on private property.
50 Provided, however, that these signs shall not be placed more than forty-five (45) days prior to

1 the election and must be removed within seven (7) days following the election terminating
2 candidacy.

- 3 (5) “No Hunting” signs, “No Trespassing” signs, “No Fishing” signs, and other signs of similar kind
4 and nature.
- 5 (6) Any sign that is placed inside a window or upon the windowpane and is visible from the exterior
6 of the window.
- 7 (7) Awnings and canopies that do not contain internal illumination.
- 8 (8) Temporary signs that are not permanently affixed to a building or sign structure and not
9 displayed for more than forty-five days during any 365 day period. (i.e., yard sale, garage sale,
10 auctions, cultural events and festivals, grand opening signs and banners etc.) Temporary signs
11 may not be relocated from location to location on the same lot.
- 12 (9) On-site directional signs such as “Truck Parking”, “Self-Serve”, “Enter”, “Exit” and other
13 similar signage.
- 14 (10) Seasonal displays or decorations that do not identify a product, company, or service.
- 15 (11) Signs that are not visible from adjacent properties or public rights-of-way.
- 16 (12) Temporary agricultural-related signs, such as fruit and vegetable stand signs, harvest directional
17 signs, etc. for a maximum forty-five (45) days prior to operation and must be removed within
18 thirty (30) days of ceasing operation.
- 19 (13) Agricultural-related (e.g., crop identification/information signs, hay sale signs, and tarp
20 rental/sale signs)
- 21 (14) Real-estate/ property for sale signs = or < 32 square ft.
- 22 (15) Subdivision gateway/entrance signs = or < 32 square ft.
- 23 (16) Temporary construction/ contractor/ developers signs = or < 32 square ft.
- 24

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

28

- 29 (c) Permits Required: Except as identified as an exception in (b) above, no sign, including those attached
30 to buildings or houses, shall be erected, re-erected, constructed, or structurally altered unless and until
31 authorization of such action and a permit is issued. Signs =/or less than 32 sq/ft shall be allowed
32 outright. Signs greater than 32 sq/ft shall be processed as a Discretionary Use. All signs utilizing
33 animation or containing any flashing lights shall be processed as a Conditional Use. All off-premise
34 advertising signs erected in any zoning district require an approved Discretionary Use permit
35 (including but not limited to billboards).
- 36

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

- 39 (1) A site plan, drawn to scale showing the property or building for which the sign is proposed.
- 40 (2) Drawings, to scale, that depict structural details
- 41 (3) The means of attachment (if applicable)
- 42 (4) The means of illumination (if applicable).
- 43 (5) The applicant shall demonstrate how the design of the sign provides continuity (including but not
44 limited to: size, shape, height, location, materials etc.) with the existing signage, if any, on the
45 property and the existing signage, if any, on adjacent properties.
- 46

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

49

50

1 (d) For purposes of determining whether a permit should be issued, the Decision Maker shall apply the
2 following criteria in addition to all other relevant provisions of the code including but not limited to
3 GCC 23.12.150(e) and (f):

- 4 (1) The scale of the sign is appropriate for the size and type of use it serves, viewer distance, and
5 observation by a passing motorist/pedestrian.
- 6 (2) The various components of the sign shall be integrated into a single design and shall not have
7 auxiliary projections or attachments.
- 8 (3) The design of the sign provides continuity with the existing signage, if any, on the property and
9 the existing signage, if any, on adjacent properties.

10
11 To the extent necessary, as determined within the Decision Maker's discretion, the Decision
12 Maker may impose conditions upon the applicant when a sign permit is issued.

13
14 (e) General Prohibitions:

- 15 (1) No sign shall be erected or placed on a utility pole, street light standard, or traffic control standard
16 unless placed there by the public entity owning the structure.
- 17 (2) No sign shall be placed in or extended over any street or public right-of-way unless permitted
18 herein.
- 19 (3) No sign shall be placed in a location that would block the field of vision of a motorist attempting
20 to enter or exit a public or private right-of-way.
- 21 (4) No sign shall be placed within or extended over any required setback area.
- 22 (5) Strobe lights are prohibited unless required by a governmental agency/department.
- 23 (6) Neon or flashing signs within all residential zones are prohibited.
- 24 (7) Signs that rotate or are audible are prohibited except traffic safety signs installed by a
25 governmental agency.
- 26 (8) Signs oriented to highways and freeway signs shall not be permitted within residential zones.

27
28 (f) General Requirements:

- 29 (1) At roadway intersections, signs shall be placed so that a three hundred (300) foot line of sight
30 may be seen along the right-of-ways. Sign supports (posts) do not constitute an obstruction to the
31 line of sight.
- 32 (2) Each structure/building may be permitted one (1) on-premise freestanding sign on each road
33 frontage, up to a maximum of two (2) on-premise freestanding signs. In the event that the
34 structure/building has no frontage, one (1) on-premise freestanding sign shall be allowed.
- 35 (3) On-premises freestanding signs shall not exceed the maximum building height allowed in the
36 zoning district in which the sign will be located, except that signs in the Rural Freeway
37 Commercial Zone shall not exceed 80-feet in height. The height of the sign shall be determined
38 by measuring from the grade to the highest point on the sign.
- 39 (4) On-premise freestanding signs shall not exceed 200 square feet in sign area per face. On-premise
40 signs that exceed 200 square feet in size shall require a Discretionary Use permit.
- 41 (5) Illuminated signs shall be placed so as to reduce any nuisance to area residents or future residents
42 of adjacent residentially zoned property. Illuminated signs shall not be placed closer than two
43 hundred (200) feet of a residential zone unless adequately screened pursuant to 23.12.180.
- 44 (6) Signs in residential districts shall not exceed six (6) square feet per face and shall not be
45 illuminated, unless otherwise permitted. The maximum height for freestanding signs in a
46 residential district shall be six (6) feet.
- 47 (7) Signs oriented to highways and freeways may be permitted to have a maximum sign area per face
48 of four hundred (400) square feet. Signs oriented to highways and freeways that exceed 400
49 square feet shall require a Discretionary Use permit.
- 50 (8) On-premise freestanding signs shall not contain more than 2 faces.

- 1 (9) Any signage proposed within state or federal rights-of-way or jurisdiction as determined by
- 2 statute/ownership, must seek the requisite agency permits before applying for a County sign
- 3 permit.
- 4 (10) No signage unless the Public Works Department grants prior approval, is permitted within
- 5 County rights-of-way.
- 6 (11) All signage must meet current minimum sight distance restrictions as determined by the County
- 7 Public Works Department pursuant to the Manual on Traffic Control Devices. Prior to or
- 8 concurrent with the submittal of a County sign permit, the applicant shall inquire with the Public
- 9 Works Department as to what minimum distances if any are required.
- 10 (12) Prior to or concurrent with the submittal of a County sign permit, the applicant shall inquire with
- 11 the Building Department/Fire Marshall as to the necessity of a building permit application.
- 12
- 13 (g) Maintenance and Removal of Signs: All signs and their support structures shall be maintained in
- 14 good order and repair at all times so as to avoid creating a hazard to public safety.
- 15
- 16 (h) Removal of Non-Conforming Signs: Grant County reserves the right to remove or require the
- 17 removal of existing non-conforming signs.
- 18 (Ord. 4-2003-CC, 03/03)

19
20 **23.12.160 Utilities**

- 21
- 22 (a) General Regulations:
- 23 (1) Environmental impacts resulting from installation or maintenance of utilities shall be minimized.
- 24 Areas disturbed during construction shall be replanted with native vegetation and maintained
- 25 until firmly established, unless waived by the Administrative Official. Clearing shall be confined
- 26 to that necessary to allow installation and to prevent interference by vegetation once the system
- 27 is in operation.
- 28 (2) Utilities and transportation facilities shall be installed in the same rights-of-way when the effect
- 29 will be to reduce the adverse impacts on the physical environment.
- 30 (3) Solid waste transfer and disposal facilities shall be located and designed in accordance with
- 31 WAC 173-301, Department of Ecology Minimum Functional Standards for Solid Waste
- 32 Handling, the Grant County Comprehensive Solid Waste Management Plan, and applicable local
- 33 health, safety, and fire protection codes.
- 34 (4) Utility lines within Agricultural (AG) zoning district shall be designed and located to minimize
- 35 disruption of existing and potential agricultural uses.
- 36

37 **23.12.170 Landscaping Standards**

- 38
- 39 (a) Landscaping shall be provided for all multi-family residential, commercial, industrial and institutional
- 40 land uses, parking lots, and as required in other sections of this UDC.
- 41
- 42 (b) Landscaping shall be designed, installed and maintained to provide a visual separation between uses
- 43 and zoning districts, aesthetic enhancement, retain the rural character and soften the appearance of
- 44 streets, parking areas and building elevations, or provide relief and shade in parking areas, as
- 45 appropriate.
- 46
- 47 (c) Landscaping shall be a mix of living plants, and/or other natural materials and features interspersed
- 48 throughout the landscaped area and spaced to provide the desired function(s).
- 49
- 50

- 1 (1) Landscaping definition: Landscaping may be a mix of natural materials throughout the
2 landscaped area designed to enhance the site street appearance. Xeriscapes and existing natural
3 features may be included in the design and plan.
- 4 (2) Landscaping requirements:
- 5 (A) Landscaping shall be a minimum of 8% of the developed area. Landscaping shall be
6 located near or around buildings, facility entrance, parking areas and public/employee
7 access/use areas.
- 8 (B) Developed Areas Greater Than 20 Acres: The Administrative Official shall have
9 discretion in reducing the minimum required landscaping for developed areas greater
10 than 20 acres.
- 11
- 12 (d) Visual Screening: Side and rear lot line visual screening shall be required between non-similar (non-
13 compatible) uses and/or zoning districts pursuant to 23.12.180. Visual screening is intended to
14 provide a visual filter or screen type between properties. The installation of visual screening shall be
15 no closer than 5 feet parallel to the property line and not within recorded utility easements.
- 16
- 17 (e) Landscaping or screening shall not be placed in the public right-of-way or in the vision clearance
18 triangle of intersections and curb cuts.
- 19
- 20 (f) Temporary Uses shall not be required to comply with landscaping requirements.
- 21
- 22 (g) Landscaping Plan: A landscaping plan shall be submitted to the Administrative Official for approval.
23 The plan shall be submitted at the time of application for a building permit (or occupancy permit if no
24 building permit is required) or application for any permit required by this UDC. Trees and other
25 significant site features, the type and location of plant materials used, and visual screening shall be
26 indicated. The plan shall be drawn on the same base map as the development plans and shall identify
27 the following:
- 28 (1) Total landscape area;
- 29 (2) Area calculations for landscaping and/or screening;
- 30 (3) Separate hydro zones;
- 31 (4) Landscape materials, plant names, and size;
- 32 (5) Property lines;
- 33 (6) Impervious surfaces;
- 34 (7) Natural and man-made water features;
- 35 (8) Existing and proposed structures, fences and retaining walls;
- 36 (9) Natural features and vegetation left in place; and
- 37 (10) Designated open space areas.
- 38
- 39 (h) Landscaping installation: All required landscaping shall be installed no later than three (3) months
40 following issuance of a certificate of occupancy. However, the time limit may be extended to allow
41 installation during the next planting season. A financial security shall be provided assuring the
42 installation of the landscaping in an amount and form approved by the Administrative Official,
43 provided that the security may not be for a period exceeding nine (9) months from the issuance of an
44 occupancy permit, at which time installation shall have occurred.
- 45
- 46 (i) Maintenance: all landscaping and necessary support systems shall be maintained to a healthy,
47 growing condition for the life of the development. Landscaped areas shall be kept free of trash.
- 48
- 49
- 50

1 **23.12.180 Visual Screening**

- 2
- 3 (a) Visual screening shall consist of landscaping designed, installed and maintained to provide
- 4 substantially sight-obscuring visual separation between adjacent uses and to screen uses from the
- 5 public right-of-way or street.
- 6
- 7 (b) Such visual screening shall consist of a mix of trees and shrubs interspersed throughout the
- 8 landscaped strip and spaced to provide substantially sight-obscuring visual separation. At a minimum,
- 9 visual screening shall consist of: (1) trees spaced at a rate of one per 20 linear feet of landscape strip
- 10 and spaced no more than 30 feet apart on center, and (2) shrubs spaced at a rate of 1 per 4 linear feet
- 11 of landscaped strip and spaced no more than 8 feet apart on center.
- 12
- 13 (c) All other provisions of 23.12.170 regarding landscaping, including landscape plans, installation and
- 14 maintenance shall apply to visual screens.
- 15

16 **23.12.190 Lighting Standards**

- 17
- 18 (a) Exterior Lighting:
- 19 (1) Exterior lighting for all uses and signs shall be energy-efficient and shielded or recessed so that
- 20 direct glare and reflections are contained within the boundaries of the parcel. Exterior lighting
- 21 shall be directed downward and away from adjoining properties and public rights-of-way. No
- 22 lighting shall blink, flash, or be of unusually high intensity or brightness. All lighting fixtures
- 23 shall be appropriate in scale, intensity, and height to the use they are serving. Any lighting
- 24 installed in parking areas shall be of direct cutoff design so that the source is not visible from
- 25 adjacent property.
- 26
- 27 (b) Street Lighting: Street lighting is not provided by the County on County roads. If installed by others,
- 28 the design and location shall be approved by the County Engineer, and a method to cover the cost of
- 29 operation and maintenance must be approved by the County.
- 30

31 **23.12.200 Home Occupations and Cottage Industries**

- 32
- 33 (a) The requirements for home occupations shall be as specified in GCC § 23.08.210.
- 34
- 35 (b) The requirements for home occupations shall be as specified in GCC § 23.08.140.
- 36

37 **23.12.210 Wireless Communication Facilities**

- 38
- 39 (a) General Requirements: All towers and antennas must meet or exceed current standards and
- 40 regulations of the FAA, the FCC and any other agency of the federal government with the authority to
- 41 regulate towers and antennas. If such standards and regulations are changed, then the wireless
- 42 communication services providers governed by this Section shall bring such towers and antennas into
- 43 compliance within the timelines provided by the revised standards and regulations. The revised
- 44 standards and regulations are not retroactively applicable to existing providers unless otherwise
- 45 provided or permitted by federal law. Failure to bring towers and antennas into compliance with such
- 46 revised standards and regulations shall constitute grounds for the County to remove the provider's
- 47 facilities at the provider's expense.
- 48
- 49 (b) WCF Support Structure Standards: New WCF support structures shall meet the following design
- 50 standards:

- 1 (1) View corridors. The applicant shall provide three-dimensional, visual simulation of the facilities
2 and other appropriate graphics to demonstrate the visual impact on the view of the County's
3 foothills, lakes, and open space areas as viewed from major transportation corridors or public
4 open space. Due consideration shall be given so that placement of WCFs does not obstruct or
5 diminish these views.
- 6 (2) Setback: A support structures's setback shall be measured from the base of the support structure
7 to the property line of the parcel on which it is located. WCF support structures, where
8 permitted, shall be set back from all property lines a distance equal to 100 percent of the support
9 structure height as measured from ground level in the following zoning districts: RR1, RRem,
10 RUR, POS, OSC, OSR, UR, RVC, RVI, RC, RD, and SRT. All other support structures shall
11 comply with the minimum setback requirements of the zoning district in which they are located.
- 12 (3) Lights, Signals and Signs: No signals, lights or signs shall be permitted on support structures
13 unless required by the FCC or the FAA.
- 14 (4) Height: The applicant shall demonstrate that the support structure is the minimum height
15 required to function satisfactorily. No tower that is taller than this minimum height shall be
16 approved. In no case shall support structure height exceed one hundred (100) feet, except that
17 support structure height may not exceed two hundred (200) feet in Public Open Space (POS),
18 Open Space Conservation (OSC) and Rural Remote (RRem) zoning districts and three hundred
19 (300) feet in the Agriculture (AG) zoning district.
- 20 (5) Security: Security fencing no less than six (6) feet in height with access through a locked gate
21 shall be required around each support structure and its related equipment. Support structures
22 shall be equipped with an appropriate anti-climbing device.
- 23 (6) Required Parking: If the WCF site is not fully automated, adequate parking shall be required for
24 maintenance workers. If the site is automated, other arrangements for adequate off-street parking
25 shall be made.
- 26 (7) Site Location/Integrity: Site location and development shall preserve the pre-existing character
27 of the site as much as possible. Existing vegetation should be preserved or improved, and
28 disturbance of the existing topography of the site should be minimized unless such disturbance
29 would result in less visual impact of the site on the surrounding area.
- 30 (8) Structural Integrity: Support Structures shall be constructed to the most recent Electronic
31 Industries Association/Telecommunications Industries Association (EIA/TIA) 222 Revision F
32 Standard entitled "Structural Standards for Steel Antenna Towers and Antenna Supporting
33 Structures" as it may be updated or amended.
- 34 (9) Cause for Removal: If, upon inspection, the County concludes that a support structure fails to
35 comply with such standards or constitutes a danger to persons or property, then upon notice
36 being provided to the owner of the support structure, the owner shall have thirty (30) days to
37 bring such support structure into compliance with such standards. If the owner fails to bring such
38 support structure into compliance within said thirty (30) days, the County shall notify the owner
39 that a violation has occurred. .
- 40 (10) Improvements/Additions: Support structures shall be constructed to the EIA Standards and all
41 applicable construction/building codes. Further, any improvements or additions to existing
42 support structures shall require submission of site plans prepared under the direction of and
43 sealed by a Professional Engineer which demonstrate compliance with the EIA Standards and all
44 other good industry practices. Said plans shall be submitted and reviewed at the time building
45 permits are requested.
- 46
47 (c) Antenna Standards: Antenna on or above a structure shall be subject to the following requirements:
48 (1) Compatibility: The antenna must be architecturally compatible with the building and wall on
49 which it is mounted, and designed and located so as to minimize any adverse aesthetic impact.
50 (2) Height: The applicant shall demonstrate that the antenna is the minimum height required to

1 function satisfactorily. In no case shall an antenna add more than twenty (20) feet to the height
2 of an existing building or structure to which it is attached.

3 (3) Setback: Antenna arrays for Attached WCFs are exempt from the setback standards of the
4 underlying zone in which they are located. An attached WCF antenna array may extend up to
5 five (5) feet horizontally beyond the edge of the attachment structure so long as the antenna
6 array does not encroach upon the adjoining parcel.

7 (4) Equipment Facilities Setback: All Equipment Facilities shall meet the setback requirements for
8 the underlying zone in which they are located.

9 (5) Historic Landmarks: No antenna shall be permitted on property designated as an historical
10 landmark, unless such antenna has been approved in accordance with this Section and written
11 permission is obtained from the County.

12 (6) Roof mounting: On buildings the antenna may be mounted on the roof if the following
13 additional criteria are satisfied:

14 (A) The County finds that it is not technically possible or aesthetically desirable to mount the
15 antenna on a wall.

16 (B) No portion of the antenna or base station causes the height of the building to exceed the
17 limitations set forth herein.

18 (C) Roof mounted antennas are completely screened from view by materials that are consistent
19 and compatible with the design, color, and materials of the building.

20
21 (d) Support Facilities Design. WCF support facilities shall be designed to complement or maintain the
22 integrity of the surrounding landscape and built environment.

23 (1) Compatibility: Facilities shall be architecturally compatible with the surrounding buildings and
24 land uses in the zoning district and screened or otherwise integrated through location and design
25 to blend in with the existing characteristics of the site.

26 (2) Color: Towers and antennas shall have a color generally matching the building, surroundings or
27 background that minimizes their visibility, unless the FCC or FAA requires a different color.
28 Muted colors, earth tones and subdued colors shall be used wherever possible.

29 (3) Equipment Structures: Ground level equipment, related base stations for mounted antennas,
30 buildings and the tower base shall be screened from public view. The standards for the
31 equipment buildings are as follows:

32 (A) Equipment mounted on a roof shall have a finish similar to the exterior building walls.
33 Equipment for roof mounted antennas may also be located within the building on which the
34 antennas are mounted, subject to good engineering practices.

35 (B) In instances where equipment buildings are located in residential zones, equipment
36 buildings shall comply with setback requirements and shall be designed so as to conform in
37 appearance with nearby residential structures.

38 (C) If an accessory equipment shelter is present, it must blend with the surrounding buildings in
39 architectural character and color. The structure must be architecturally and visually (color,
40 size and bulk) compatible with surrounding existing buildings, structures, vegetation and
41 uses. Such facilities will be considered architecturally and visually compatible if they are
42 adequately screened to disguise the facilities.

43
44 (e) Landscaping and Screening: The visual impacts of a WCF shall be mitigated through landscaping or
45 other screening. The Administrative Official may permit any combination of existing vegetation,
46 berming, topography, walls, decorative fences or other features instead of landscaping if they achieve
47 the same degree of screening as landscaping.

48
49 (f) Lighting: WCFs shall not be artificially lighted, except for:

50 (1) Security and safety lighting of equipment buildings if such lighting is appropriately

1 downshielded to keep light within the boundaries of the site; and
2 (2) Such lighting of the WCF as may be required by the Federal Aviation Administration (FAA) or
3 other applicable authority installed in a manner to minimize impacts on adjacent residences.
4

5 (g) Noise: No equipment shall be operated at a WCF so as to produce noise in excess of 45dBA “EDNA”
6 at the adjacent residential property line in accordance with WAC 173-60, except for in emergency
7 situations requiring the use of a backup generator, where the noise standards may be exceeded on a
8 temporary basis.
9

10 (h) Radio Frequency Emissions: The Federal Telecommunications Act of 1996 (FTA) gives the Federal
11 Communications Commission (FCC) sole jurisdiction of the field of regulation of Radio Frequency
12 (RF) emissions. WCFs which meet the FCC standards shall not be conditioned or denied on the basis
13 of RF impacts.
14

15 **23.12.220 Master Planned Resort Development Standards**

16
17 (a) Purpose: A Master Planned Resort (MPR) is a self-contained and fully integrated development in a
18 setting of significant natural amenities, with primary focus on destination resort facilities, and which
19 is planned for as a whole and developed in a programmed series of stages. (See also Sections
20 23.04.650 and 25.12.070 of this UDC)

21 (1) Minimum Standards:

22 (A) An MPR may be located in any Rural Lands or within any Rural Activity Center.

23 (B) The tract or tracts of land shall be in one ownership or control or the subject of a joint
24 application by the owners of all the property included.

25 (C) If the MPR divides the land into individual lots, the requirements of this Section and GCC
26 Chapter 22.04 shall be met. If the MPR does not divide the land into individual lots, a
27 binding site plan shall be prepared to meet the requirements of this Section and GCC
28 Chapter 22.04 Article VII.

29 (D) The site design of an MPR shall include the clustering of units, lots, and uses insofar as is
30 consistent with the overall purpose or theme of the MPR, and to achieve an energy-efficient
31 design.

32 (E) Access to Shorelines – Common Easements: An MPR adjacent to water and subject to the
33 jurisdiction of the Shoreline Master Program shall dedicate public access to the shoreline
34 areas as required by the Shoreline Master Program and by the terms of the Master Plan.

35 (F) Water Quality: Shall meet the requirements specified in GCC § 23.12.080.

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

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

40 (I) Stormwater Management: Shall meet the requirements and standards GCC § 23.12.080.

41 (J) Open space and landscaped areas shall be designed as an integrated part of the MPR rather
42 than as an isolated element. A landscaping plan shall be prepared consistent with
43 requirements of and incorporating the development standards of GCC § 23.12.160. A visual
44 buffer shall be established along the perimeter, appropriate to the project, if required by the
45 Administrative Official.

46 (K) Roads, streets, and access drives within and adjacent to the MPR shall meet the requirements
47 specified in GCC § 23.12.100, § 23.12.110, § 23.12.120 and § 23.12.140.

48 (L) MPR parking shall be screened from view from public rights-of-way.

49 (M) Signs shall be designed and erected in conformance with design guidelines in GCC §
50 23.12.130.

- 1 (N) Concurrency requirements shall be met as provided in GCC Chapter 25.20.
- 2 (2) Flexible Standards: The following standards shall be set within the Master Plan (see GCC §
- 3 25.12.070(c) and (d)) for the MPR:
- 4 (A) All density, dimension, and open-space standards in Table 2 in this Section.
- 5 (B) Maximum Density: The maximum density within a Master Planned Resort Activity Center
- 6 may be modified to allow flexibility within the MPR, as per GCC § 23.04.650(c) of this
- 7 UDC, provided that the total development is consistent with the provisions of the
- 8 Comprehensive Plan.
- 9 (C) Allowable Uses: The allowable uses in an MPR shall be determined as part of the
- 10 development of the Master Plan in accordance with GCC § 23.04.650 and § 25.12.070 of
- 11 this UDC.
- 12

13 **23.12.230 Mobile/Manufactured Home Development Standards**

14

- 15 (a) General: This section establishes standards and criteria for development and expansion of
- 16 mobile/manufactured home parks. These standards are provided to ensure uniform, coordinated
- 17 development of mobile/manufactured home parks, and to ensure the general health, welfare and
- 18 safety of the occupants of mobile/manufactured homes that may be located within a park developed
- 19 under these standards. These standards shall be applied in a manner that stresses minimizing costs;
- 20 alternatives that reduce costs and meet the intent of these standards will be encouraged.
- 21
- 22 (b) Land Division: Land division to establish mobile/manufactured home parks shall be by binding site
- 23 plan, as specified in GCC Chapter 22.04, Article VII.
- 24
- 25 (c) Application Requirements: An applicant shall submit ten (10) copies of all application materials, as
- 26 specified in GCC § 22.04.530.
- 27
- 28 (d) Additional Site Plan Requirements: In addition to the site plan requirements specified in GCC §
- 29 22.04.530(3), all proposals for mobile/manufactured home parks shall include the following
- 30 information:
- 31 (1) All mobile/manufactured home spaces shall be clearly delineated and include building envelope,
- 32 dimensions, square footage and set backs;
- 33 (2) The location of required parking for each unit;
- 34 (3) Streets;
- 35 (4) Signage for the park and directional signage;
- 36 (5) The location of all solid waste containers and screening containers;
- 37 (6) All facilities, utilities, improvements and amenities, including pathways, sidewalks, and
- 38 recreational facilities
- 39
- 40 (e) Review and Approval of Applications: Applications shall be reviewed as specified in GCC §
- 41 22.04.540. Approval criteria shall be as specified in GCC § 22.04.550.
- 42
- 43 (f) Recording and Binding Effect: Development in conformity with the approved final site plan is
- 44 binding. The applicant shall record the approved binding site plan in accordance with GCC §
- 45 22.04.560. Deviation from any condition upon which approval was granted, or from any condition
- 46 shown on the approved final site plan, shall constitute a violation of this UDC punishable and
- 47 enforceable in the manner provided for in GCC Chapter 25.16.
- 48
- 49 (g) Site Improvements Required Prior to Approval of Building Permit: All public and private site
- 50 improvements required by the approved binding site plan shall be completed and accepted by the

1 County or subjected to a performance security approved by the Administrative Official prior to
2 issuing the first building permit for the site. Alternatively, the Administrative Official may condition
3 the completion of such improvements pursuant to an approved phasing plan.
4

- 5 (h) Development Standards: All proposals for mobile/manufactured home parks shall be developed in
6 compliance with the underlying zoning district and shall be in compliance with this section. The
7 density of a park or park expansion shall not exceed the density of the underlying zoning district,
8 except as allowed in subsection (i) of this section, below. All required site improvements shall be
9 installed prior to placement of mobile/manufactured homes in the park. Additional site improvements
10 may be required by the Decision Maker. The following development standards shall apply:
- 11 (1) Minimum Dimensional Standards and Setbacks: Mobile/manufactured home spaces shall meet
12 the lot size, lot width, and all other standards for detached single-family dwellings, including
13 setbacks, as provided in GCC § 23.12.070, as if the spaces were lots;
 - 14 (2) Internal Street Paving: A minimum of thirty (30) foot width reserved for internal streets with a
15 minimum of twenty-four (24) foot wide paved surface shall be required for access to each unit;
 - 16 (3) Minimum Turning Radius: Minimum turning radius and radius of horizontal curves shall be fifty
17 (50) feet;
 - 18 (4) Access: Each mobile/manufactured home unit shall access the internal street; access of
19 individual units to County Roads shall not be allowed.
 - 20 (5) Off-Street Parking: Two paved off-street parking spaces shall be provided for each unit;
 - 21 (6) Right-of-way Dedication and Frontage Improvements: Appropriate provisions for right-of-way
22 dedication and right-of-way improvements adjacent to the park shall be made, including street
23 paving, and sidewalks, curb, gutter, and street lighting. Improvements shall be installed prior to
24 placement of mobile/manufactured homes in the park, unless an appropriate bond or instrument
25 acceptable to the County is provided to guarantee installation of improvements;
 - 26 (7) Street Signs and Internal Directional Signs. Streets within the park shall be named utilizing street
27 signs consistent with Grant County standards and approved by the County Engineer.
28 Internal directional signs indicating unit/space shall be placed on all street intersections within
29 park;
 - 30 (8) Utilities: All utilities, including irrigation and domestic water and sewer, shall be installed prior
31 to placement of mobile/manufactured homes in the park. The internal water system shall include
32 fire hydrants located at the direction of the Fire Marshall, in consultation with the appropriate
33 Fire Department or Fire District;
 - 34 (9) Minimum Unit Separation. Mobile/manufactured home units shall separated by a minimum of
35 ten (10) feet, measured from the furthest extremity of each unit, including stairways;
 - 36 (10) Perimeter Site-screening and Landscaping: The perimeter of a mobile/manufactured home park
37 shall be site-screened with a six-foot high, view-obscuring fence and shall include at a minimum
38 a ten (10) foot wide landscape strip adjacent to the fence and within the park consisting of a
39 combination of shrubs, trees and ground cover;
 - 40 (11) Stormwater Drainage. All excess stormwater drainage created by development shall be retained
41 on site, and shall meet the requirements and standards GCC § 23.12.080. A drainage plan shall
42 be prepared as specified in GCC § 23.12.080 for review by the County;
 - 43 (12) Dumpsters/Solid Waste Containers: Dumpsters and solid waste containers shall be provided for
44 common use and shall be screened with a six-foot high, view-obscuring fence or wall and access
45 gate;
 - 46 (13) Play Area Requirement: Each mobile/manufactured home park shall provide a play *area* for
47 children contained within the unit's space, consisting of a minimum size of six hundred (600)
48 square feet and a minimum width of fifteen (15) feet; and
 - 49 (14) Maintenance of Common Areas, Landscaping and Open Space/Recreational Areas: All common
50 areas and facilities, including streets, walkways, utilities, storage areas, open space and

1 recreational areas, shall be continuously maintained in good condition by the
2 mobile/manufactured home park owner or homeowners' association. An irrigation system shall
3 be installed for maintenance of common landscaping and recreational/open space areas that
4 would normally require irrigation.
5

- 6 (i) Expanding Legal Nonconforming Mobile/Manufactured Home Parks: Comprehensive Plan policies
7 provide for limited expansions of legally nonconforming mobile/manufactured home parks as an
8 incentive to improve the liveability of the park and upgrade the units within it. It is anticipated that
9 some mobile/manufactured home parks may not be able to meet all requirements for expansion.
10 Expansion of legal, nonconforming mobile/manufactured home parks shall meet the following
11 criteria:

- 12 (1) Expansion of a legal nonconforming mobile/manufactured home park shall only be allowed
13 when such expansion also includes substantial improvements in the existing
14 mobile/manufactured home park to such a degree that the existing park, including the expanded
15 area complies with or is substantially more in conformance with the provisions of applicable
16 codes and this UDC, and more compatible with the surrounding neighborhood;
17 (2) The Decision Maker shall determine the extent and nature of improvements required in the
18 existing park to conform to applicable codes and this UDC;
19 (3) This section expressly prohibits an increase in the number of units within a legal nonconforming
20 mobile/manufactured home park which already exceeds allowable zoning density unless the
21 Decision Maker finds:
22 (A) That such increase is required to finance improvements in the older part of the
23 mobile/manufactured home park;
24 (B) Such increase is compatible with the surrounding neighborhood; and
25 (C) The water and sanitary facilities will be adequate to meet the needs of the park's
26 residents; and
27 (4) The Decision Maker may require that some existing homes within the park be moved to the
28 expansion area to make the mobile/manufactured home park, as a whole, more conforming to
29 the provisions of applicable codes and this UDC.
30 (5) The number of replacement units allowed may be adjusted by the Decision Maker, based on the
31 number of existing bedrooms and configuration of the mobile/manufactured home park, in order
32 to achieve the objectives of this section and comprehensive plan policy.
33 (6) The expanded number of dwellings shall not exceed more than fifty (50) percent of the existing
34 developed spaces within the park or twenty (20) homes, whichever is less. The Decision Maker
35 may decrease the actual number of spaces approved for a proposed expansion, depending on the
36 proposed degree of improvement and conformance of the park with applicable codes. In no
37 event shall the Decision Maker approve more spaces than is herein provided.
38 (7) When the expansion is located adjacent to agricultural or mineral resource land, approval shall
39 be conditioned on the following:
40 (A) Execution by the applicant of a statement of acknowledgment as specified in GCC §
41 23.04.080 - Right to Farm/Mineral Resource Land Protection Provisions. The applicant
42 shall provide a copy of the declaration to all existing and new residents of the park; and
43 (B) Perimeter buffering techniques shall be employed which may include fencing, berms,
44 landscape plantings, increased setbacks, road placements, and other measures designed to
45 increase distance and compatibility between residences and potentially conflicting resource
46 uses.
47

48 **23.12.240 Master Planned Industrial Development Standards**

- 49 (a) General: This section establishes standards and criteria for development of master planned industrial
50

1 developments. These standards are provided to ensure uniform, coordinated development of master
2 planned industrial developments, and to ensure the general health, welfare and safety of the occupants
3 of master planned industrial developments and adjacent nonurban lands.

4 (b) Land Division: Land division to establish master planned industrial developments shall be by binding
5 site plan, as specified in GCC Chapter 22.04, Article VII.
6

7 (c) Additional Site Plan Requirements: In addition to the site plan requirements specified in GCC §
8 22.04.530(3), all proposals for master planned industrial developments shall include the following
9 information:

10 (1) The location of required parking;

11 (2) Signage and directional signage;

12 (3) All facilities, utilities, improvements and amenities, including pathways, sidewalks, and
13 recreational facilities
14

15 (d) Review and Approval of Applications: Applications shall be reviewed as specified in GCC §
16 22.04.540. Approval criteria shall be as specified in GCC § 22.04.550.
17

18 (e) Recording and Binding Effect: Development in conformity with the approved final site plan is
19 binding. The applicant shall record the approved binding site plan in accordance with GCC §
20 22.04.560. Deviation from any condition upon which approval was granted, or from any condition
21 shown on the approved final site plan, shall constitute a violation of this UDC punishable and
22 enforceable in the manner provided for in GCC Chapter 25.16.
23

24 (f) Site Improvements Required Prior to Approval of Building Permit: All public and private site
25 improvements required by the approved binding site plan shall be completed and accepted by the
26 County or subjected to a performance security approved by the Administrative Official prior to
27 issuing the first building permit for the site. Alternatively, the Administrative Official may condition
28 the completion of such improvements pursuant to an approved phasing plan.
29

30 (g) Performance Standards: All development in a MPI zoning district shall meet the requirements of
31 GCC § 23.08.230, Industrial Uses – Standards for Site Development.
32

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

34 (1) Minimum Dimensional Standards and Setbacks: All development in an MPI zoning district shall
35 meet the density, dimension and open space standards, including setbacks, as provided in GCC §
36 23.12.070;

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

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

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

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

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

- 1 (7) Roads, streets, and access drives within and adjacent to the MPI shall met the requirements
2 specified in GCC § 23.12.100, § 23.12.110, § 23.12.120 and § 23.12.140.
- 3 (8) MPI parking shall be screened from view from public rights-of-way.
- 4 (9) Street Signs and Internal Directional Signs. Streets within the master planned industrial
5 development shall be named utilizing street signs consistent with Grant County standards and
6 approved by the County Engineer. Internal directional signs shall be placed on all street
7 intersections within park Signs shall be designed and erected in conformance with design
8 guidelines in GCC § 23.12.130;
- 9 (10) Utilities: All utilities, including irrigation, domestic water and sewer, electrical distribution,
10 telephone, and cable TV, shall be installed prior to or in conjunction with construction of
11 permitted buildings in the master planned industrial development. The internal water system
12 shall include fire hydrants located at the direction of the Fire Marshall, in consultation with the
13 appropriate Fire Department or Fire District;
- 14 (11) Perimeter Site-screening and Landscaping: The perimeter of a master planned industrial
15 development shall be site-screened with a six-foot high, view-obscuring fence and shall include
16 at a minimum a ten (10) foot wide landscape strip adjacent to the fence and within the
17 development consisting of a combination of shrubs, trees and ground cover;
- 18 (12) Dumpsters/Solid Waste Containers: Dumpsters and solid waste containers shall be provided for
19 common use and shall be screened with a six-foot high, view-obscuring fence or wall and access
20 gate;
- 21 (13) Maintenance of Common Areas, Landscaping and Open Space/Recreational Areas: All common
22 areas and facilities, including streets, walkways, utilities, storage areas, open space and
23 recreational areas, shall be continuously maintained in good condition by the owner;
- 24 (14) Open space and landscaped areas shall be provided. A landscaping plan shall be prepared
25 consistent with requirements of and incorporating the development standards of GCC §
26 23.12.160. A visual buffer shall be established along the perimeter, appropriate to the project, if
27 required by the Administrative Official;
- 28 (15) Transit-oriented Design and Facilities: The MPI site shall be designed such that the site can be
29 adequately served by public transit facilities; and
- 30 (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 ²⁰	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 ²¹	None specified			
Minimum Lot Frontage (Feet)	50 feet along any County Road												
Minimum Setbacks: ^{3,4,5, 25}													
Front or Road (Feet)	20				35		40		AMP ²¹	20			
Rear or Side (Feet)	5				0 ¹¹	0 ¹¹	0 ¹¹	0 ¹¹	AMP ²¹	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) ^{6,16,19} (23.12.070 (h))	35							AMP ²¹	35				
Building Coverage (%) (23.12.070(g))	50	60	65	75		80		AMP ²¹	N/A				
Set-Aside Requirements:													
Minimum Required Open Space or Landscaped Area (%) ²²	30				10		5		AMP ²¹	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	RR2	RR3		RRem	RUR	POS	OSC	MPR ²	MPI	MRO	ASO	AO	AG	
Minimum Lot Size (Acres) ^{7,8,9}	5	5	5		20	5	N/A	40	MP ²	N/A	40	N/A	N/A	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^{3,4,5,25}:															
Front or Road (Feet)	20								MP	40	25				
Rear or Side (Feet) ¹⁰	5								MP	10 ¹⁴	10		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) ^{6,16,19} (23.12.070 (h))	35								MP	35 ¹⁸	35				
Building Coverage (%) (23.12.070(g))	50						N/A	30	MP	80	Same as underlying zone		N/A		
Set-Aside Requirements:															
Minimum Required Open Space or Landscaped Area (%) ²²	30								MP	10	Same as underlying zone		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, 25}:																	
Front or Road (Feet)	20 ³	25	35	20 _{27a}	25	20 ^{23c}				35	25	35 ¹³	40	35	25		
Rear or Side (Feet)	X ²³	0 ¹¹	0 ¹¹	5 ^{23b}	5	5 ^{23a}	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) ^{6,16,19} (23.12.070 (h))	35 ¹⁴			35 ¹⁵							35	35 ¹⁷	35 ¹⁸	35	35 ¹⁴		
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 (%) ²²	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:*

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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	RR2 = Rural Residential 2	RR3 = Rural Residential 3
11 RRem = Rural Remote	RUR = Rural Urban Reserve	AG = Agriculture
12 OSC = Open Space Conservation	POS = Public Open Space	MRO = Mineral Resource Overlay
13 ASO = Airport Safety Overlay	AO = Aerospace Overlay	MPR = Master Planned Resort
14 MPI = Master Planned Industrial		

15 Rural Activity Center Zoning Districts:

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

- 23 2. "MP" is a Master Plan. All density, dimensional, setback, and set-aside standards for Master Planner Resorts shall be established in approved Master
24 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
25 as the total development density is consistent with the general provisions of the Comprehensive Plan and the underlying zoning district.
- 26 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,
27 including, but not limited to:
- 28 a. Lots used for storage and sale of fertilizer, pesticides, herbicides, soil sterilants and fumigants; fifty (50) feet on all property lines.
- 29 4. Fences are exempt from setback requirements, except when impairing safe sight lines at intersections as determined by the County Engineer. Setbacks
30 do not apply to mail boxes, wells, pump houses, bus shelters, septic systems and drainfields, landscaping, utility poles, pedestals, manholes, and vaults,
31 and other items approved by the Administrative Official, except when impairing safe sight lines at intersections as determined by the County Engineer.
32 The front setback for temporary roadside stands for the display and sale of agricultural products, where permitted, shall be ten (10) feet.
- 33 5. Setbacks may be waived, at the discretion of the County Engineer, when the presence of property lines, topography, or other restrictions make it
34 unreasonable to construct a structure without encroaching into the setback.
- 35 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):*
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- 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 Residential 2 (RR2); Rural Residential 3 (RR3); Rural Remote (RRem); Shoreline Development 1(SD1); and Agriculture (AG). The maximum number
13 of dwelling units per clustered development is set forth 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. Building height may exceed thirty-five (35) feet; provided that any portion of a building exceeding 35 feet shall be set back one (1) foot beyond each
30 required side or rear yard for each foot such building or structure is in excess of thirty-five (35) feet.
- 31 18. Building height may exceed thirty-five (35) feet without restriction, unless any part of a structure is within two hundred (200) feet of a residential or
32 commercial zone, in which case the maximum height shall be thirty-five (35) feet.
- 33 19. Structures used for the storage of materials for agricultural activities are exempt from the maximum building height restrictions, except as may be
34 limited within the ASO zoning district or a condition of permit approval.
- 35 20. 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 21. “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 22. Required only for parcels greater than one (1) acre in size.
- 6 23. Accessory structures shall have a minimum setback in the RVR1 and RVR2 zones of 25 feet from the Front or Road.
- 7 23a 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 23b 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 23c 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 24. 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 24a The rear and side setback shall be zero (0) feet for the park model trailer development at the Crescent Bar Recreational Development.
- 16 25. 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 25a The rear and side setback shall be five (5) feet for the development commonly know 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 26. 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
- 23 district.
- 24 27. Except land divisions within the Agricultural zone that have no residential development capacity and is recorded on the face of the plat.
- 25 (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)
- 26 27a 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)
- 27 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."