

Chapter 25.01

GENERAL PROVISIONS

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1 **25.01.010 Title**

- 2
3 (a) Taken together, Titles 22, 23, 24 and 25 of the Grant County Code may be cited as the Grant County
4 Uniform Development Code or UDC.
5

6 **25.01.020 Authority, Purpose and Scope**

- 7
8 (a) Authority and Comprehensive Plan Consistency: This UDC is a principal tool for implementing the
9 goals and policies of the Grant County Comprehensive Plan, pursuant to the mandated provisions of
10 the State of Washington's Growth Management Act (Revised Code of Washington (RCW) 36.70A),
11 Shoreline Management Act (RCW 90.58), Subdivisions Code (RCW 58.17), State Environmental
12 Policy Act (RCW 43.21C), and other applicable state and local laws.
13

14 The land division provisions of GCC § 22.04 are intended to supplement and implement RCW 58.17 as
15 the Land Division Ordinance of the County. If the provisions of this UDC conflict with any provision of
16 RCW 58.17, the RCW shall prevail. No land shall be subdivided or developed for any purpose, which is
17 not in conformance with the Comprehensive Plan or applicable provisions of this UDC.
18

19 The UDC is intended to be used as a single, integrated document. Each part contributes to a unified
20 regulatory system.
21

- 22 (b) Purpose: The general purposes of this Uniform Development Code are:

- 23 (1) To encourage land use decision-making in accordance with the public interest, protection of
24 private property rights and the public good, and applicable laws of the State of Washington;
25 (2) To implement the goal of the Growth Management Act to process development permits in a
26 timely and fair manner to ensure predictability;
27 (3) To protect the general public health, safety, and welfare;
28 (4) To implement the Grant County Comprehensive Plan goals and policies through land-use and
29 other regulations;
30 (5) To provide for economic, social, and aesthetic advantages of orderly development though
31 harmonious groupings of compatible and complementary land uses and the application of
32 appropriate development standards;
33 (6) To provide for adequate public facilities and services in conjunction with development; and
34 (7) To promote general public safety by regulating development of lands containing physical
35 hazards and to minimize the adverse environmental impacts of development.
36

- 37 (c) Scope: Hereafter, no building or structure shall be erected, demolished, remodeled, reconstructed,
38 altered, enlarged, or relocated, and no building, structure or premises shall be used in Grant County
39 except in compliance with the provision of this UDC and then only after securing all required permits
40 and licenses. Any building, structure, or use lawfully existing at the time of passage of this UDC,
41 although not in compliance therewith, may be maintained as proved in GCC § 23.04.100.
42 Nonconforming Structures and Uses.
43

44 **25.01.030 Interpretations**

- 45
46 (a) Review: The Administrative Official shall review and resolve any questions involving the proper
47 interpretation or application of the provisions of this UDC. The Administrative Official's decision
48 shall conform to the letter of this UDC and with the spirit and intent of the Comprehensive Plan.
49
50

- 1 (b) Classification of Use: Recognizing that there may be uses not specifically mentioned in this UDC,
2 whether because of advancing technology or for any other reason, this UDC includes a process for
3 review and approval of such “un-named” uses by the Administrative Official. The Administrative
4 Official is vested with discretionary authority to approve the use, in accordance with the review and
5 decision criteria specified in GCC § 23.04.060 and GCC § 25.08. Uses that are processed in this
6 manner are identified by the symbols "D" (for "Discretionary Review") or "C" (for "Conditional
7 Use") in Tables 3, 4 and 5 in GCC §23.04 – Zoning Districts.
8
- 9 (c) Interpretations of the Administrative Official may be appealed pursuant to GCC § 25.04 Article X
10 under the requirements for a Type I process.
11

12 **25.01.040 Applicability**

- 13
- 14 (a) General: This UDC provides land use regulations, which apply to all land and land use activity and to
15 all structures and facilities within Grant County, except as otherwise allowed by law. The provisions
16 of the UDC shall prevail over any conflicting provision of the Grant County Comprehensive Plan,
17 except as provided in subparagraph (c), below.
18
- 19 (b) Water and Sewer: All development shall comply with the Grant County water and sewage disposal
20 regulations administered by the Health Department.
21
- 22 (c) Applicability of Shoreline Master Program: The provisions of this UDC augment those of the Grant
23 County Shoreline Master Program, which includes the shoreline management goals and policies included
24 in Chapter 13 – Natural Setting Element of the Comprehensive Plan. All developments within the
25 jurisdiction of the Shoreline Master Program shall conform with the goals and policies of Chapter 13 –
26 Natural Setting Element of the Comprehensive Plan. In the event of any conflict between the Shoreline
27 Master Program and other provisions of this UDC, the more restrictive shall prevail.
28
- 29 (d) Applicability of Permit Requirements: Any permit required by Chapter 23.04 of this UDC is in
30 addition to any shoreline permit required by GCC § 24.12 Shoreline Master Program and any
31 development review under GCC § 24.08 Critical Areas and Cultural Resources. Proposed uses or
32 development occurring wholly or partially within the jurisdiction of the Shoreline Master Program are
33 subject to the permit requirements of the Shoreline Master Program as well as Chapter 23.04.
34

35 **23.04.050 Land Use Review Procedures**

- 36
- 37 (a) Record: A dated and indexed public record shall be kept of all interpretations and rulings made by the
38 Administrative Official, Planning Commission, Board of Adjustment, and Board of County
39 Commissioners. The Administrative Official shall provide a listing of all permitting decisions to the
40 Planning Department and Planning Commission.
41
- 42 (b) Minimum Requirements: When interpreting and applying the regulations this UDC, its provisions
43 shall be the minimum requirements unless otherwise stated.
44

45 **25.01.060 Establishment of Zoning Districts and Maps**

- 46
- 47 (a) Zoning Districts: Under this UDC, Grant County is divided into zoning districts to carry out the
48 policies and objectives of the Comprehensive Plan. The UDC applies to the Zoning Districts and Map
49 Symbols specified in Table 1, which are established by the Grant County Comprehensive Plan and
50 Maps. Areas subject to subarea plans fall under the guidelines of those particular ordinances (see

1 GCC Chapter 23.04, Article VII). The boundaries of the various zoning districts and subarea plans,
2 are shown on the Grant County Official Zoning Maps defined in subsection (b) of this section.
3

4 (b) Interim Zoning: The Board of County Commissioners has, or may, adopt interim zoning pursuant to
5 RCW 36.70A.390 for certain zoning districts specified in the UDC. Such interim zoning may alter the
6 densities specified in GCC Title 23 and/or prohibit issuance of development permits within certain
7 zoning districts. Such interim zoning provisions may affect the following zoning districts:

- 8 (1) Rural Lands: Rural Residential 2 (RR2) and Rural Residential 3 (RR3); and
 - 9 (2) Rural Activity Centers: All Districts.
- 10

11 (c) Official Zoning Maps: There is hereby made a part of this Uniform Development Code a series of maps,
12 together with the explanatory matter thereon, which shall be known officially as the "Official Zoning
13 Maps." The official zoning maps shall show all those areas of Grant County that fall under the jurisdiction
14 of this UDC and designated zoning districts for all areas of Grant County. The official zoning maps
15 delineate the zoning districts. The zoning districts may be redefined from time to time by adoption of
16 amendments (rezones) to the zoning map, in accordance with this text and RCW 36.70 and 36.70A and
17 GCC Chapter 25.12 by a map or maps showing the geographical area and location of said amendments.
18 The Board of County Commissioners shall enter changes on the official zoning map promptly after
19 approval. The map, or maps, shall be permanently displayed at a location available to the public.
20 Regardless of the existence of copies of the official zoning map which may from time to time be made or
21 published, the official zoning map shall be located in the office of the Department, and shall be the final
22 authority as to the current boundaries of the zoning districts. The official zoning map shall show the
23 zoning of specific parcels of land and the use regulations of the zoning district shall apply to the land and
24 shall be consistent with the Comprehensive Plan land use designations.
25

26 (d) Filing of Official Zoning Maps: At the time of adoption of this Uniform Development Code, one
27 copy of the official zoning maps shall be filed with the Grant County Auditor. In addition, at least
28 once every twelve months following the filing of the initial official zoning maps with the Auditor, the
29 Department shall make an additional copy of the official zoning maps and file them with the initial
30 official zoning maps in the Auditor's office. If the official zoning maps have not been amended during
31 the twelve-month period, the Department may file with the Auditor a notice to that effect, signed by
32 the Director, in lieu of a copy of the official zoning maps. The purpose of these annual filings is to
33 maintain an official record of the changes occurring over time to the zoning districts. At no time shall
34 the copies of the official zoning maps filed with the Auditor be altered in any way.
35

36 (e) Zoning District Boundaries: Zoning district boundaries, unless otherwise indicated by natural land
37 forms, shall follow lot lines or the centerline of County roads, irrigation canals, water bodies and
38 railroads as shown on the official zoning maps. Where the County road layout on the ground varies
39 from that shown on the official zoning maps, the districts shown on the official zoning maps shall be
40 applied to the roads as actually laid out so as to carry out the intent and purpose of this UDC. Zoning
41 district boundary lines shall extend parallel from their landward location to a point of intersection at
42 the center of all bodies of water. Bodies of water include all freshwater bodies, streams, and lakes.
43

44 (f) Boundary Interpretations: When uncertainty exists as to boundaries of any zoning district shown on
45 the official zoning maps, the rules of construction specified in GCC § 23.04.030 shall apply. The
46 Administrative Official shall make the final determination regarding boundary interpretations, subject
47 to the provisions of a Type I – Ministerial process as specified in GCC § 25.04.080. Boundary
48 interpretation decisions may be appealed to the Board of County Commissioners under the provisions
49 for a Closed Record Appeal as specified in GCC § 25.04 Article X. Unofficial copies of the official
50 zoning maps may be prepared for administrative purposes and for sale to the public.

1
2 *Table 1*
3 *Rural Lands, Rural Activity Centers, Resource Lands, and Special and Overlay Zoning Districts*

Map Symbol	Zoning Districts
Rural Lands	
RR1	Rural Residential 1
RR2	Rural Residential 2
RR3	Rural Residential 3
RRem	Rural Remote
RUR	Rural Urban Reserve
Rural Activity Centers	
RVR	Rural Village Residential
RVC	Rural Village Commercial
RVI	Rural Village Industrial
RC	Rural Community
ASC	Agricultural Service Center
RD	Recreational Development
SD1	Shoreline Development 1
SD2	Shoreline Development 2
SD3	Shoreline Development 3
SD4	Shoreline Development 4
RGC	Rural General Commercial
RNC	Rural Neighborhood Commercial
FC	Freeway Commercial
RLI	Rural Light Industrial
RHI	Rural Heavy Industrial
RRC	Rural Recreational Commercial
Resource Lands	
AG	Agricultural
Overlay Zones	
MRO	Mineral Resource Overlay
POS	Public Open Space
OSC	Open Space Conservation
MPR	Master Planned Resort
MPI	Master Planned Industrial
ASO	Airport Safety Overlay
AOZ	Aerospace Overlay Zone
Urban Growth Areas	
UR1	Urban Residential 1
UR2	Urban Residential 2
UR3	Urban Residential 3
UR4	Urban Residential 4
UC1	Urban Commercial 1
UC2	Urban Commercial 2
ULI	Urban Light Industrial
UHI	Urban Heavy Industrial
OSR	Open Space/Recreation
UR	Urban Reserve
PF	Public Facility
GCA	Grant County Airport

1 (g) Critical Area Maps: Critical Area Maps as specified in GCC § 24.08 are provided only as a general
2 guide to alert the viewer to the possible location and extent of critical areas and cultural resources.
3 The maps should not be relied upon to establish the existence or boundaries of a critical area or to
4 establish whether all of the elements necessary to identify an area as a critical area actually exist.
5 However, the maps may be relied upon by the Administrative Official as a basis for requiring critical
6 area assessments, field investigation or special reports. In the event of a conflict between information
7 shown on the maps and information shown as a result of a critical area assessment, the latter shall
8 prevail. At the request of an applicant, the Administrative Official will conduct a site visit before
9 requiring a critical area assessment. The definitions and classifications provided in this UDC are the
10 controlling factors in determining the actual presence and extent of a critical area or cultural resource.
11 Sources for mapped information are specified in GCC § 24.08.
12

13 (h) Nonconforming Uses or Structures:

14 (1) Legally established land uses and structures that have subsequently become nonconforming
15 because of changes to County land use regulations continue to be legal. Standards governing
16 such nonconforming uses are specified in GCC § 23.04.100.

17 (2) No permit shall be approved for any nonconforming uses that have been abandoned as specified
18 in GCC § 23.04.100(d). Nonconforming uses or structures may not be moved to a new site nor
19 be relocated on the same site.

20 (3) When evaluating proposals for the alteration, modification, or expansion of nonconforming uses,
21 the Decision Maker shall consider the total impact of the nonconforming uses as well as the
22 added impact of the incremental changes being proposes, and the consistency of the changes
23 with the applicable land use designation and zoning district.

24 (4) Existing nonconforming uses and structures which are not under the jurisdiction of the Grant
25 County Shoreline Master Program shall be subject to GCC § 23.04.100, or such provisions for
26 nonconforming uses in a subarea plan.

27 (5) Existing nonconforming uses and structures under the jurisdiction of the Shoreline Master
28 Program shall be subject to the requirements specified within the Shoreline Master Program and
29 the shoreline management goals and policies included in Chapter 13 – Natural Setting Element
30 of the Comprehensive Plan. If the Shoreline Master Program or Comprehensive Plan does not
31 include requirements for nonconforming uses and structures, then the provisions of WAC 173-
32 27-080 shall control.
33

34 (i) Building Code: Where conflicts occur between the provisions of this UDC and the Uniform Building
35 Code, the more restrictive provision shall control.
36

37 (j) Subarea Plans: Where conflicts occur between the provisions of this UDC and any regulation of any
38 subarea plan, the regulation of the subarea plan shall control.
39

40 **25.01.070 Vesting Of Applications**

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42 (a) An application for a Development Permit shall become vested on the date an application is accepted
43 as technically complete under GCC § 25.04. Thereafter, the application shall be reviewed under the
44 codes, regulations and other laws in effect on the date of vesting; provided, in the event an applicant
45 substantially changes his or her proposed development after a determination of completeness, as
46 determined by the administrative official, the application shall not be considered vested until a new
47 determination of completeness on the changes is made under GCC § 25.04.
48

49 (b) Nothing herein shall be construed to prevent the County from imposing new regulations necessary to
50 protect the public health and safety, including, but not limited to the requirements of the Uniform

1 Building Code or Uniform Fire Code as may be amended.

- 2
3 (c) Applications for rezones under GCC § 23.04.150 or § 23.04.160 and comprehensive plan
4 amendments under GCC § 25.12 and to be processed under GCC § 25.04 are not subject to the
5 vesting rules in this Section.
6

7 **25.01.080 Minimum Standards**

- 8
9 (a) Where this UDC references the Uniform Building Code, the intent is to require only the minimum
10 standards for new construction allowed under state law unless such standards conflict with other
11 provisions of this UDC or Title 14 of the Grant County Code.
12

13 **25.01.090 Severability**

- 14
15 (a) If any provision of this UDC or its application to any person, legal entity, or circumstances is held to
16 be invalid, the remainder of this UDC and the application of the remaining provisions to other persons
17 or circumstance shall not be affected.
18

19 **25.01.100 Waiver**

- 20
21 (a) A waiver or failure to enforce any part of this UDC or any goal or policy in the Comprehensive Plan
22 by Grant County or any of its agents shall not constitute a waiver of any other part of the UDC or
23 Comprehensive Plan, nor shall such a waiver or failure to enforce constitute a future or continuing
24 waiver of the specific part that was waived or not enforced.
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26 **25.01.110 Fees**

- 27
28 (a) A schedule of fees required of permit applicants for the review of various permits related to this UDC
29 may be adopted by resolution of the Board.
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