

Rezone

Question 11.E. The subject property is suitable for development in general conformance with zoning standards for the proposed zone.

Chapter 17.30

R-R – RURAL RECREATION ZONE

**17.30.010 Purpose and intent.**

The purpose and intent of the Rural - Recreation zone is to provide areas where residential development may occur on a low-density basis or in residential clusters. A primary goal and intent in siting R-R zones will be to promote rural recreation residential development associated with the many natural amenities found within Kittitas County.

As pointed out throughout this proposal the uses that are surrounding the subject parcels are consistent with this proposed land use and zone change by being recreational is nature compared to the existing zoning of Forest & Range. In comparison the intent of the forest & range zone is where natural resource management is the highest priority and the development of lands for uses and activities incompatible with resource management are discouraged. With respect to the uses allowed (permitted & conditional uses) within the existing zone and compared to the proposed zone of Rural Recreational there are some extremely intense uses that do not appropriately fit this recreational area (See Exhibit 9).

Within the Forest & Range-20 zone (KCC 17.56), the current zoning of this proposal, there are certain uses such as, Agricultural enhance uses, Agricultural direct marketing activities, Agricultural seasonal harvest festivities use, Agricultural expanded seasonal harvest festivities, Taverns, Asphalt/Concrete Plants, mini-warehouse, refuse & recycle centers, boarding house, Mining & excavation, & Rock Crushing uses, that are allowed within this zone. This land does not lend itself to the agricultural uses within with the Forest & Range zone. This land is mainly timber land along with natural amenities. Most importantly, The Forest & Range zone allows for one of the most intensive uses in Kittitas County, with the use being mining and rock crushing. These two types of uses do not fit within this land or for that matter the surrounding recreational lands. These types of uses should not be allowed within a recreational area of Snoqualmie pass and if allowed could be a detriment to the recreational vitality of the area.

The surrounding land, the surrounding uses of the property, the changing uses of the land to more of a rural recreational area, the available of water & sewer through the Snoqualmie Pass Utility (water & sewer) District water only shows that the property is suitable for development in general conformance with zoning standards of the Rural Recreational zone.

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Kittitas County CDS

17.15.060

17.15.060.1 Allowed Uses in Rural Non-LAMIRD Lands

P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use  * See KCC Chapter 17.08 Definitions	Rural Non-LAMIRD							
	Rural Residential		Rural Working		Rural Recreation			Rural Residential & Rural Recreation
	Ag 5 <sup>49</sup>	Rural 5 <sup>49</sup>	Ag 20 <sup>49</sup>	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD
<b>A. Agriculture</b>								
Agricultural Enhanced Uses*			p55	p55		p55		
Agricultural direct marketing activities*	p62	p62	p62	p62				
Agricultural seasonal harvest festivities*	p63	p63	p63	p63				
Agricultural expanded seasonal harvest festivities*	C	C	C	C				
Animal boarding*	P	P	P	P		CU	CU	
Agriculture processing*	CU 23		CU 23	CU **		P		
Agriculture production*	p24	P	P	p24	p24	p24	p24	p24
Farm Stand,*	p22 / AC51	p22 / AC51	p22 / AC51	p22 / AC51	p22 / AC51	P	p22 / AC51	p22 / AC51
Agriculture Sales,*	CU		CU			P		
Dairy	CU	CU	CU	CU	CU	CU	CU	
Feedlot*			CU	CU **				
Grazing*	P	P	P	P	P	P	P	P
Marijuana processing*								
Marijuana production*								
Marijuana, retail sales*								
Nurseries	P	P	P	CU **		P	CU61	
Riding academies	CU		CU	CU	CU		CU	
Small-scale event facility*	AC 45 /CU	AC 45 /CU	AC 45 /CU	AC 45 /CU				
U-Pick/U-Cut Operations*	P / AC51	CU	P / AC51	P / AC51			CU	
Farm Visit	CU	CU	AC51	AC51	CU	Cu	CU	p52
Commercial Activities associated with agriculture*	AC		AC					
	Ag 5 <sup>51</sup>	Rural 5 <sup>51</sup>	Ag 20 <sup>51</sup>	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD
<b>B. Civic Uses/Community Services</b>								
Cemetery	p 21	p 21	p 21	CU **	p 21	p 21	p 21	p 21
Clubhouses, fraternities and lodges*	AC 44	AC 44	AC 3	AC 35	AC		AC	
Cultural and education facilities					P		P	
Libraries			CU 3			CU		
Meeting facilities					P			

Museums and galleries						CU		
Religious institutions	CU		CU	CU	CU	CU	CU	
Schools, public or private*	p 25		p 25	CU			CU	
Interpretive Center*			AC	AC			AC	
	Ag 5 <sup>51</sup>	Rural 5 <sup>51</sup>	Ag 20 <sup>51</sup>	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD
C. Commercial								
Auction sales of non-agriculture products						CU		
Bank						CU		
Bed and breakfast*	AC	AC	AC	AC **			AC	
Clinic*								
Day care facilities*								
Funeral home/mortuary								
Hospital*								
Hospital, animal or veterinary*			CU			CU		
Hotel/motel					CU 6			
Office*						p 17		
Restaurant				CU 36	P	CU	CU	
Retail sales,* general				CU 36	P	CU 18	CU 18	
Retail sales,* lumber and building materials								
Retail sales,* vehicles								
Services					p 20	CU 50		
Shooting range*			CU 31	CU ** 31			CU 31	
Tavern				CU 36	P	CU		
Temporary sales office					P			
Vehicle/equipment service and repair*	p 16		p 16	CU 36	p 42	p 42		
	Ag 5 <sup>51</sup>	Rural 5 <sup>51</sup>	Ag 20 <sup>51</sup>	Forest & Range <sup>51</sup>	Master Planned	General Commercial	Rural Recreation	PUD
D. Industrial								
Airport*	CU		CU	CU	CU	CU	CU	
Asphalt/Concrete plants				CU 37				
Explosives, storage or manufacture								
Forest product processing* (portable)	P	P	CU	CU 35				
Forest product processing* (permanent)			CU	CU **				
Freighting and trucking yard or terminal*								
Hazardous waste storage*								
Hazardous waste treatment*								
Impound/towing yard*								

Forest Range  
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Kanan Recreational  
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Junkyard*								
Manufacturing*								
Mini-Warehouse				CU 59		CU 14		
Refuse disposal/recycle*			CU 19	CU 58				
Research laboratories								
Wastewater treatment								
Warehousing and distribution	PA 47	PA 47	PA 47 / CU 46	PA 47				
Wholesale business								
	Ag 551	Rural 551	Ag 2051	Forest & Range 51	Master Planned	General Commercial	Rural Recreation	PUD
E. Recreation								
Campground*	CU 12	CU 12	CU 12	CU 12 p 54 **	CU 13	CU 12	CU 12	CU
Golf course*	CU	CU	CU	CU **	CU		CU	
Guest ranch or guest farm*	CU	CU	CU	CU **			CU	
Parks and playgrounds*	P	P	p 3	P	P	P	P	P
Recreation, indoor*					P	CU	CU	p 26
Recreation, outdoor*	AC	AC	CU	CU	AC	AC	AC	p 26
Recreational vehicle park*	CU	CU			CU		CU	CU
Recreational vehicle/equipment service and repair*				CU 60				
Recreational vehicle storage				CU 26			CU 26	p 26
Stadiums								
Trails	PA	PA	PA	PA	PA	PA	PA	PA
	Ag 551	Rural 551	Ag 2051	Forest & Range 51	Master Planned	General Commercial	Rural Recreation	PUD
F. Residential								
Accessory dwelling unit*	PA 27	PA 27	PA 27	PA 27 **			PA 27	PA 27
Accessory living quarters*	p 28	p 28	p 28	p 28 **	p 28		p 28	p 28
Adult family home*	p 41	p 41	p 41	p 41	p 41	p 41	p 41	p 41
Boarding house			CU 29	CU 29 **				
Convalescent home			CU	CU **				
Dwelling, single-family*	p 33	p 40	P	p 34	p 1	PA 2	P	P
Dwelling, two-family*	P		p 3	p 34	p 1		CU	P
Dwelling, multiple-family*					p 1			P
Farm labor shelter*	CU 4		CU 4	CU 4 **				
Group home*	CU	CU					CU	
Group Care Facility*	CU 56	CU	CU 56	CU			CU	
Home occupation*	P/CU 5	P/CU 5	P/CU 5	P/CU 5 **	P/CU 5		P/CU 5	P/CU 5
Manufactured home*	P	P	P	P **	P	PA 2	P	P
Manufactured home park								
Mobile home	p 38	p 38		p 34				
Special care dwelling*	p 30	p 30	p 30	p 30			CU 30	p 30

Forest Range  
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Rural Recreational  
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Forest Range

Koral Recreational

Temporary trailer	p Z	p Z	p Z	p Z **	p Z	p Z	p Z	p Z
	Ag 5 <sup>51</sup>	Rural 5 <sup>51</sup>	Ag 20 <sup>51</sup>	Forest & Range <sup>51</sup>	Master Planned	General Commercial	Rural Recreation	PUD
G. Resource								
Forestry*	P	P	P	p 34				
Forest product sales*				P				
Mining and excavation*	CU	CU 39	CU	p 34				
Rock crushing*		CU 39		p 34				
	Ag 5 <sup>51</sup>	Rural 5 <sup>51</sup>	Ag 20 <sup>51</sup>	Forest & Range <sup>51</sup>	Master Planned	General Commercial	Rural Recreation	PUD
H. Utilities and Public Facilities								
Electric vehicle infrastructure*	p 32	p 32	p 32	p 32	p 32	p 32	p 32	p 26
Public facilities*	PA <sup>53</sup>	PA <sup>53</sup>	PA <sup>53</sup>	PA <sup>53</sup>	PA <sup>53</sup>	PA <sup>53</sup>	PA <sup>53</sup>	PA <sup>53</sup>
Solar Power Production Facilities	5Z	5Z	5Z	5Z	5Z	5Z	5Z	5Z
Utilities	P 9 /ACU 9 /CU 9	P 9 /ACU 9 /CU 9	P 10 /ACU 10 /CU 10	P 9 /ACU 9 /CU 9	P 11 /ACU 11 /CU 11	P 9 /ACU 9 /CU 9	P 9 /ACU 9 /CU 9	P 9 /ACU 9 /CU 9
Watershed management activities*	PA	PA	PA	PA	PA	PA	PA	

\*\* Publisher's Note: Footnote 37 was erroneously referenced in this section by Ordinance 2013-001

**17.15.060.2 Footnotes Associated with Rural Non-LAMIRD Use Table.**

1. Provided use is integrated into and supports the on-site recreational nature of the master planned resort and short-term visitor accommodation units constitute greater than fifty percent (50%) of the total resort accommodation units.
2. No new residence shall be permitted except that related to the business or enterprises allowed in this zone such as janitor or night watchman. Any such residence shall meet the requirements of the residential zone.
3. Not permitted in the Agriculture Study Overlay Zone. Clubhouses, fraternities and lodges limited to facilities that serve traditional rural or resource activities (such as granges).
4. Provided:
  - a. The shelters are used to house farm laborers on a temporary or seasonal basis only, regardless of change of ownership, if it remains in farm labor-needed status;
  - b. The shelters must conform with all applicable building and health regulations;
  - c. The number of shelters shall not exceed four (4) per twenty (20) contiguous acres of land area;
  - d. The shelters are owned and maintained by the owner or operator of an agricultural operation which clearly demonstrates the need for farm laborers;
  - e. Should the parent agricultural operation cease or convert to non-agriculture use, then the farm labor shelters shall conform with all applicable buildings and health regulations.
5. No sign advertising a home occupation shall exceed sixteen (16) square feet in size. Home occupations with no outdoor activities or noise are permitted; home occupations with outdoor activities or noise are a conditional use. In-home daycares with six (6) or fewer individuals receiving care in a twenty-four (24) hour period are permitted; in-home daycares with seven to twelve (7-12) individuals receiving care in a twenty-four (24) hour period require a Conditional Use Permit.
6. Provided short-term visitor accommodation units constitute greater than fifty percent (50%) of the total resort accommodation units.
7. When used for temporary occupancy for a period not-to-exceed one (1) year related to permanent home construction or seasonal/temporary employment.
8. Public transportation deadhead stations permitted; passenger terminals are a Conditional Use.
9. Utilities are defined and regulated by KCC Chapter 17.61, Utilities.
10. Utilities are defined and regulated by KCC Chapter 17.61, Utilities. Not permitted in the Agriculture Study Overlay Zone.
11. Utilities are defined and regulated by KCC Chapter 17.61, Utilities. Limited to the capital facilities, utilities, and services necessary to maintain and operate the master planned resort.
12. In considering proposals for location of campgrounds, the Board shall consider at a minimum the following criteria:
  - a. Campgrounds should be located at sufficient distance from existing rural residential/residential development so as to avoid possible conflicts and disturbances;
  - b. Traffic volumes generated by such a development should not create a nuisance or impose on the privacy of nearby residences or interfere with normal traffic flow;
  - c. Landscaping or appropriate screening should be required and maintained where necessary for buffering;
  - d. Adequate and convenient vehicular access, circulation and parking should be provided;
  - e. Public health and safety of campers and those reasonably impacted by the campground (i.e. health, water, sanitation).
13. Campgrounds and Recreational vehicle sites with power and water are permitted; campgrounds and recreational vehicle sites without power and water require a conditional use permit.
14. The following standards shall apply to the approval and construction of mini-warehouses:
  - a. A mini-warehouse proposal (application) must include plans for aesthetic improvements and/or sight screening;
  - b. All buildings with storage units facing property boundaries shall have a minimum setback of thirty-five (35) feet;

- c. No commercial or manufacturing activities will be permitted within any building or storage unit;
  - d. Lease documents shall spell out all conditions and restrictions of the use;
  - e. Signs, other than on-site direction aids, shall number not more than two (2) and shall not exceed forty (40) square feet each in area.
15. Permitted when conducted wholly within an enclosed building (excluding off-street parking and loading areas).
  16. Limited to farm implement repair and maintenance.
  17. Limited to offices directly related to tourism and recreation.
  18. Retail sales are limited to groceries and sales directly related to tourism and recreation. Structural footprint containing all of these activities may not exceed 4,000 square feet.
  19. Limited to composting facilities.
  20. Limited to those services typically found on other destination resort properties and designed to serve the convenience needs of the users and employees of the master planned resort. Shall be designed to discourage use from non-resort users by locating such services well within the site rather than on its perimeter.
  21. No new cemeteries. Existing cemeteries may expand or enlarge within established cemetery boundaries as of the date of amendment adoption, and in compliance with applicable standards and regulations.
  22. When located no more than forty-five (45) feet from the centerline of the public street or highway and selling goods produced on site.
  23. Hay processing, and small-scale processing of agricultural products produced on the premises are permitted without a conditional use permit.
  24. Excluding swine and mink, provided a minimum of one (1) acre is available. When located in the Liberty Historic Overlay Zone, this use is subject to the provisions of KCC Chapter 17.59.
  25. Existing schools are permitted; new schools require a conditional use permit. Not permitted in the Agriculture Study Overlay Zone.
  26. Recreational vehicle storage may be enclosed or outdoor storage of recreational vehicles or both. Permitted where the use is only serving a residential PUD or in the Rural Recreation and Forest and Range zoning districts and subject to the following standards and conditions:
    - a. All stored vehicles must be licensed if required by law, and operational. This land use does not include vehicle sales.
    - b. Unless it is limited to serving a residential PUD and otherwise permitted or authorized, recreational vehicles shall not be stored outside when the site is contiguous to a residential zoning district.
    - c. No commercial or manufacturing activities are permitted except when recreational vehicle/equipment service and repair has been permitted subject to the requirements of KCC 17.15.060.2 Footnote 60.
    - d. In the Forest and Range zoning district, and when not limited to serving a recreational planned unit development, the site shall either be:
      - i. Contiguous to a State Highway, or
      - ii. Contiguous to a designated urban arterial or rural collector road located near a highway intersection or freeway interchange.
      - iii. It is not necessary for the site to have direct access to such arterial, collector or highway to meet this requirement.
    - e. Recreational vehicle storage shall be designed to be compatible with the surrounding rural character, subject to the following standards:
      - i. Storage areas shall be enclosed with a minimum five-foot-high, security fence. The applicant may be required to provide additional plans for aesthetic improvements and/or site-screening.
      - ii. Additional setbacks, physical barriers or site-screening may be required on sites that border resource lands in the Commercial Agriculture or Commercial Forest zoning districts.
      - iii. Findings shall be made that the proposal does not require urban governmental services such as municipal sewer or water service and does not compromise the long-term viability of designated resource lands.
      - iv. Measures shall be taken to protect ground and surface water.
- Electric Vehicle Infrastructure subject to provisions of KCC Chapter 17.66.
27. Subject to the following requirements:
    - a. ADUs shall be allowed as a permitted use within designated UGAs;
    - b. ADUs shall be subject to obtaining an Administrative Use permit in areas outside UGAs;
    - c. Only one ADU shall be allowed per lot;
    - d. Owner of the property must reside in either the primary residence or the ADU;
    - e. The ADU shall not exceed the square footage of the habitable area of the primary residence;
    - f. All setback requirements for the zone in which the ADU is located shall apply;
    - g. The ADU shall meet the applicable health department standards for potable water and sewage disposal;
    - h. No mobile homes or recreational vehicles shall be allowed as an ADU;
    - i. The ADU shall provide additional off-street parking;
    - j. An ADU is not permitted on the same lot where a special care dwelling or an Accessory Living Quarters exists.
    - k. An ADU must have adequate acreage to meet maximum density within the zone classification.
  28. Subject to the following requirements:
    - a. Accessory Living Quarters shall be located within an owner-occupied primary residence;
    - b. Accessory Living Quarters are limited in size to no greater than fifty percent (50%) of the habitable area of the primary residence;
    - c. The Accessory Living Quarters are subject to applicable health district standards for water and sewage disposal;
    - d. Only one (1) Accessory Living Quarters shall be allowed per lot;
    - e. Accessory Living Quarters are to provide additional off-street parking;
    - f. Accessory Living Quarters are not allowed where an Accessory Dwelling Unit or Special Care Dwelling exists.
  29. Maximum of four (4) boarders and two (2) bedrooms dedicated to the use.
  30. Subject to the following requirements:
    - a. The Special Care Dwelling must meet all setback requirements for the zone in which it is located;
    - b. The Special Care Dwelling must meet all applicable health department requirements for potable water and sewage disposal;
    - c. Placement is subject to obtaining a building permit for the manufactured home;
    - d. Owner must record a notice to title prior to the issuance of building permit which indicates the restrictions and removal requirements;
    - e. The Special Care Dwelling unit cannot be used as a rental unit;
    - f. The Special Care Dwelling unit must be removed when the need for care ceases;
    - g. A Special Care Dwelling is not permitted on the same lot where an Accessory Dwelling Unit or Accessory Living Quarter exists.
    - h. Park model trailers shall obtain the same building permit as for placement of a manufactured home.
    - i. Park model trailers shall be inspected and approved by Washington State Department of Labor and Industries.

31. Structures and facilities associated with the operation of shooting ranges are permitted and subject to all associated Kittitas County building codes and regulations. Shooting Ranges may be operated in conjunction with other permitted or conditional uses for the specified zone. Shooting Ranges are subject to periodic inspection and certification as deemed necessary by the Kittitas County Sheriff's Department. In considering proposals for the location of Shooting Ranges a detailed site plan shall be required; the Board's review of said site plan and the proposal as a whole shall include, but not be limited, to the following criteria:
  - a. The general health, safety, and welfare of surrounding property owners, their livestock, their agricultural products, and their property.
  - b. Adherence to the practices and recommendations of the "NRA Range Sourcebook."
  - c. Adherence to the practices and recommendations of the "EPA Best Management Practices for Lead at Outdoor Shooting Ranges."
  - d. Proposed shooting ranges in areas designated as agricultural land of long-term commercial significance shall comply with RCW 36.70A.177(3) as currently existing or hereafter amended, and shall be limited to lands with poor soils or those unsuitable for agriculture.
32. Subject to the provisions of KCC Chapter 17.66, Electric Vehicle Infrastructure.
33. Single family homes located in Twin Pines Trailer Park, Central Mobile Home Park, or Swiftwater shall be subject to the provisions of KCC Chapter 17.24, Historic Trailer Court Zone.
34. When located in the Liberty Historic Overlay Zone, this use is subject to the provisions of KCC Chapter 17.59.
35. Limited to facilities that serve traditional rural or resource activities (such as granges). Allowed as a permitted use in the Liberty Historic Overlay Zone, subject to the provisions of KCC Chapter 17.59.
36. Allowed only as a conditional use in the Liberty Historic Overlay Zone, subject to the provisions of KCC Chapter 17.59.
37. Prohibited in the Liberty Historic Overlay Zone. Temporary asphalt plants only.
38. As of September 1, 1998, mobile homes are no longer allowed to be transported and placed within Kittitas County. Those units presently located in Kittitas County that are to be relocated within Kittitas County must have a fire/life inspection approved by the Washington State Department of Labor and Industries. Mobile homes located in Twin Pines Trailer Park, Central Mobile Home Park, or Swiftwater shall be subject to the provisions of KCC Chapter 17.24, Historic Trailer Court Zone.
39. Permitted when located within an established mining district; conditional use permit required when located outside established mining district.
40. Single family homes located in Twin Pines Trailer Park, Central Mobile Home Park, or Swiftwater shall be subject to the provisions of KCC Chapter 17.24, Historic Trailer Court Zone.
41. Pursuant to RCW 70.128.140.
42. Permitted when conducted wholly within an enclosed building (excluding off-street parking and loading areas).
43. Includes truck stop operations. Minor repair work permitted.
44. Limited to facilities that serve traditional rural or resource activities (such as granges).
45. Use shall not exceed 10,000 square feet and no more than eight (8) events shall occur within a calendar year.
46. Existing facilities are permitted; new facilities require a conditional use permit. Limited to agricultural products.
47. Limited to seasonal, non-structural hay storage.
48. Services limited to resource based industries
49. All lots greater than one-half (1/2) acre will not have more than fifty percent (50%) of the lot covered by impervious surface.
50. An administrative conditional use permit is required when enhanced agricultural sales or sales of goods produced offsite are provided and/or when the farm stand is located more than forty-five (45) feet from the centerline of the public street or highway.
51. When enhanced agricultural sales are provided.
52. When approved as part of the PUD development plan.
53. Pursuant to KCC Chapter 17.62, Public Facilities Permits.
54. Limited to primitive campgrounds as defined by KCC 17.08.155A.
55. Agricultural Enhanced Uses which include eating and drinking establishments and/or event facilities for seminars or other social gatherings are limited to 4,000 square feet of total indoor floor area.
56. Only allowed as a conditional use when primary use of land is agriculture.
57. Pursuant to KCC 17.61C.050 and 17.61C.060.
58. Limited to expansion of existing county owned and/or operated facilities. New facilities are prohibited. (Note: A scrivener's error in O-2018-021 lists this footnote as number 57)
59. The following standards shall apply to the approval and construction of mini warehouses in the Forest and Range zone:
  - a. The site shall either be contiguous to a State Highway or contiguous to a designated urban arterial or rural collector road located near a highway intersection or freeway interchange. It is not necessary for the site to have direct access to such arterial, collector or highway to meet this requirement;
  - b. Findings shall be made that the use does not require urban government services such as municipal sewer or water service and does not compromise the long-term viability of designated resource lands;
  - c. Additional setbacks, physical barriers or site-screening may be required on sites that border resource lands in the Commercial Agriculture or Commercial Forest zoning districts;
  - d. Measures shall be taken to protect ground and surface water;
  - e. A mini-warehouse proposal (application) must include plans for aesthetic improvements and/or slight screening;
  - f. All buildings with storage units facing property boundaries shall have a minimum setback of thirty-five (35) feet;
  - g. No commercial or manufacturing activities will be permitted within any building or storage unit except for RV storage when authorized under KCC 17.15.060.2, Footnote 60;
  - h. Lease documents shall spell out all conditions and restriction of the use;
  - i. Signs, other than on-site direction aids, shall number not more than two (2) and shall not exceed forty (40) square feet each in area.
60. Recreational vehicle/equipment service and repair is permitted by conditional use permit in the Forest and Range zoning district. The site shall either be:
  - a. Contiguous to a State Highway, or
  - b. Contiguous to a designated urban arterial or rural collector road located near a highway intersection or freeway interchange.
  - c. It is not necessary for the site to have direct access to such arterial, collector or highway to meet this requirement.

Vehicles under repair shall either be kept inside buildings or visually screened from surrounding areas. No on-street vehicle parking shall be allowed associated with the use. All vehicles, including recreational vehicles and customer and employee automobiles shall be stored or parked on-site at all times. Maintenance and repair activities shall not take place in RV storage enclosures or spaces, except limited maintenance and minor repairs may be performed on RV's that are already being stored at the site in order to avoid having to move them, when such maintenance and repair activities can be

completed in two hours or less and only in the enclosures or spaces in which the RV's are already being kept. This use shall be designed to be compatible with the surrounding rural character, subject to the following standards:

- a. Findings shall be made that the use does not require urban governmental services such as municipal sewer or water service and does not compromise the long-term viability of designated resource lands.
  - b. Additional setbacks, physical barriers or site-screening may be required on sites that border resource lands in the Commercial Agriculture or Commercial Forest zoning districts.
  - c. Measures shall be taken to protect ground and surface water.
61. Nurseries limited to the growth, display, and/or sale of plants, shrubs, trees, and materials used in indoor or outdoor planting. Sale of bulk landscape materials such as rock, bark, mulch and topsoil shall not be permitted in this zone. Pre-packaged landscape materials are excluded from this restriction.
62. Agricultural direct marketing activities shall comply with all of the following standards:
- a. The subject property shall be actively farmed by the property owner.
  - b. Retail structures shall not total more than three thousand (3,000) square feet.
  - c. The parcel, or adjacent parcel, shall include the residence of the owner or operator of the farm.
  - d. Carnival rides, helicopter rides, inflatable features and other typical amusement park games, facilities and structures are not permitted.
  - e. The use shall be operated in accordance with all applicable federal, state, and local ordinances.
  - f. New structures or existing structures converted for public use shall meet current building and fire codes.
  - g. Adequate sanitary facilities shall be provided in accordance with Kittitas County Public Health Department requirements.
  - h. Adequate ingress/egress shall be provided to and from the site in accordance with Kittitas County Public Works requirements.
  - i. Sufficient land area is provided to accommodate the proposed use and related parking, and the use and any appurtenant structures shall be so arranged on the land as to minimize any adverse effects on surrounding properties. The use shall not create particular hazards to adjacent properties.
63. Agricultural seasonal harvest festivities shall comply with all of the following standards:
- a. The site shall conform to the requirements for "agricultural direct marketing activities" except as provide for herein.
  - b. Hours of operation shall occur between 8:00 a.m. and 6:00 p.m.
  - c. Seasonal harvest festivities are prohibited on vacant property, unless the vacant land adjoins property occupied by the owner/operator of the festivities.
  - d. Seasonal harvest festivities shall be limited to Friday, Saturday, Sunday, and Monday, from the second weekend of June through the December 31.
  - e. Inflatable amusement devices, such as moonwalks, slides, or other inflatable games for children, shall be limited to a maximum of five (5) per seasonal harvest festivities event.

(Ord. 2021-015, 2021; Ord. 2019-013, 2019; Ord. 2018-021, 2018; Ord. 2018-018, 2018; Ord. 2018-001, 2018; Ord. 2016-023, 2016; Ord. 2015-010, 2015; Ord. 2014-015, 2014; Ord. 2014-005, 2014; Ord. 2014-004, 2014; Ord. 2013-012, 2013; Ord. 2013-008, 2013; Ord. 2013-001, 2013)

**17.15.070 Allowed Uses in Rural LAMIRD Lands**

Note to Reader: All allowed uses within Type 3 LAMIRDs, other than manufacturing, outdoor recreation, and natural resource processing will be limited to 30,000 square feet in area, and that impervious surfaces on lots greater than one acre in size are limited to one third (1/3) of the lot.

**17.15.070.1 Rural LAMIRD Use Table**

P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use  <i>*See KCC Chapter 17.08 Definitions</i>	Rural LAMIRD <sup>49</sup> (Type 1 LAMIRDs)										Rural Employment Centers <sup>50, 52</sup> (Type 3 LAMIRDs)			
	Residential 1	Residential 2	Rural 5	Agriculture 3	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD	Limited Commercial	General Commercial	Highway Commercial	Light Indust
A. Agriculture														
Animal boarding*	CU <sup>1</sup>	P	P	P	P			P			P			
Agriculture processing*				p <sup>2</sup>	P/CU <sup>4</sup>		P/CU <sup>4</sup>	P/CU <sup>4</sup>	CU		P/CU <sup>4</sup>	P/CU <sup>4</sup>	P/CU <sup>4</sup>	P/CU
Agriculture production*	CU <sup>1</sup>		P	p <sup>1</sup>			p <sup>4</sup>	p <sup>4</sup>	p <sup>1</sup>					p <sup>4</sup>
Agriculture sales,* Farm stand*				p <sup>2</sup> /AC	P	P					P	P	P	
Agriculture sales				CU										
Feedlot*														
Grazing*			P	P	P	P	P	P	P		P	P	P	P
Marijuana Processing*							ACU <sup>56</sup>	ACU <sup>56</sup>						