

Docket No.	Project Name	Brief Description of Suggested Amendment	Who Suggested Amendment	Staff Lead	Staff Recommendation
15-14	KCC Chapter 15.08 and Section 17.15.0606	Include definition on allowance of an agricultural sustainability center and rural tourism and allow such uses in Ag 20, Commercial Ag, and Forest and Range Zones.	Private Party	CDS - planning	Approve

Summary

The amendments propose to add definitions of Agricultural Sustainability Center and Rural Tourism to Kittitas County Code Chapter 17.08 and allow these two new uses in Rural Non-LAMIRD and Rural LAMIRD lands as shown in the Land Use Tables of Kittitas County Code Chapter 17.15.060.

Consistent with the Growth Management Act (RCW 36.70A) the County's Comprehensive Plan recognizes the importance of preserving rural character. The County's zoning code attempts to preserve rural character by limiting the types and intensity of uses and development that can occur in rural areas; it does this by defining different uses and indicating in the Tables of KCC 17.15.060 whether and to what extent such uses are allowed in various zones. However, the County's zoning code omits certain uses that are consistent with rural lifestyles. Amending Chapter 17.08 in include definitions for Agricultural Sustainability Center and Rural Tourism, and allowing such uses in certain rural zones, under specified terms and conditions, would help to ensure that certain activities in rural areas can take place in various rural zones when conditions are such that the use will be consistent with the rural character.

The proposed amendments would add definitions to Kittitas County Code which describe uses that, when engaged in under the proper conditions, are uses that typify and are symbolic of rural lifestyles and character. The newly defined uses, permitted in certain rural zones under certain conditions, would enhance the County's rural character, add variety to rural densities, encourage rural community, and establish new uses within rural areas that are not only compatible with, but representative of, historical rural communities. The proposed amendments would provide efficient and productive uses of rural land in ways that promote economic development, create the opportunity for innovative housing and a mix of uses that preserves rural character, and require only rural utilities and services.

Consistent with the purpose and intent of zoning classifications the proposed amendments would make the Agricultural Sustainability Center a conditional use in all rural zones (LAMIRD and non-LAMIRD) except for General Commercial, Light Industrial, General Industrial, Limited Commercial, and Highway Commercial where Agricultural Sustainability Centers would be a permitted use. Consistent with the purpose and intent of zoning classifications the proposed amendments would make Rural Tourism a conditional use in the following rural zones: Rural Residential, Rural 5, Agriculture 3, Agriculture 20, Forest and Range, Master Planned Resort, Rural Recreation, PUD, Residential, Residential 2, and Residential 5. In all other zones in rural and zones (LAMIRD and non-LAMIRD) Rural Tourism would be a permitted use. These provisions will

ensure that the use is conditioned as necessary to be compatible with rural character, have adequate public services and water supply, and preserve open space, and recreational opportunities.

Draft of Amended Text

Chapter 17.08 DEFINITIONS*

Sections

- 17.08.010 Generally.
- 17.08.020 Accessory building or accessory use.
- 17.08.022 Accessory dwelling unit.
- 17.08.023 Accessory living quarters.
- 17.08.030 Access road.
- 17.08.030A Administrative.
- 17.08.031 Adult Family Home.
- 17.08.031A Agricultural Sustainability Center
- 17.08.032 Agriculture processing
- 17.08.033 Agriculture production
- 17.08.034 Agriculture sales
- 17.08.034A Agriculture sales - enhanced
- 17.08.035 Agriculture Study Overlay Zone.
- 17.08.040 Airport.
- 17.08.050 Alteration.
- 17.08.060 Amendment.
- 17.08.063 Amenity funds.
- 17.08.067 Animal boarding.
- 17.08.070 Repealed.
- 17.08.100 Auto wrecking yard.
- 17.08.101 Battery charging station.
- 17.08.102 Battery electric vehicle (BEV).
- 17.08.103 Battery exchange station.
- 17.08.105 Bed and breakfast.
- 17.08.110 Board.
- 17.08.120 Repealed.
- 17.08.130 Building.
- 17.08.135 Building height.
- 17.08.140 Building line.
- 17.08.150 Repealed.
- 17.08.155 Campground.
- 17.08.156 Campsite.
- 17.08.157 Camping unit.
- 17.08.158 Charging levels.
- 17.08.160 Clinic.
- 17.08.161 Clubhouses, fraternities and lodges
- 17.08.162 Repealed.

17.08.163 Repealed.
17.08.165 Commercial activities associated with agriculture.
17.08.170 Commission.
17.08.171 Common area
17.08.180 Conditional uses.
17.08.183 Conservation easement.
17.08.187 Conservation or resource values.
17.08.188 County
17.08.190 County arterial road.
17.08.191 Critter pad.
17.08.195 Day care facilities.
17.08.197 Density(ies).
17.08.198 Repealed.
17.08.198A Develop
17.08.198B Development
17.08.199 Development right.
17.08.199A Director
17.08.200 Dwelling.
17.08.210 Dwelling, multiple-family.
17.08.211 Dwelling, single-family
17.08.220 Dwelling, two-family.
17.08.221 Electric scooters and motorcycles.
17.08.222 Electric vehicle.
17.08.223 Electric vehicle charging station.
17.08.223A Electric vehicle charging station - restricted.
17.08.223B Electric vehicle charging station - public.
17.08.224 Electric vehicle infrastructure.
17.08.224A Electric vehicle parking space.
17.08.225 Extremely hazardous waste.
17.08.230 Family.
17.08.240 Repealed.
17.08.250 Farm.
17.08.255 Farm labor shelter.
17.08.255A Farm visit.
17.08.260 Feedlot.
17.08.261 Forestry
17.08.261A Forest product processing
17.08.261B Forest product sales
17.08.261C Freighting and trucking yard or terminal
17.08.262 Golf Course.
17.08.262A Grade
17.08.262B Grading
17.08.262C Grazing
17.08.263 Group care facility.
17.08.265 Group home.
17.08.266 Guest houses.
17.08.270 Guest ranch or guest farm.

17.08.280 Hazardous waste.
17.08.281 Hazardous waste facility.
17.08.282 Hazardous waste storage.
17.08.283 Hazardous waste treatment.
17.08.290 Home occupation.
17.08.300 Hospital.
17.08.310 Hospital, animal or veterinary.
17.08.320 Impound/towing yard.
17.08.321 Infill.
17.08.324 Interlocal agreement.
17.08.327 Repealed.
17.08.329 Junk.
17.08.330 Junkyard.
17.08.340 Repealed.
17.08.360 Lot.
17.08.361 Lot, flag
17.08.370 Lot line, front.
17.08.380 Lot line, rear.
17.08.390 Lot line, side.
17.08.390A Lot, through
17.08.391 Manufactured home.
17.08.392 Manufacturing
17.08.392A Marijuana processing
17.08.392B Marijuana production
17.08.392C Marijuana retail sales
17.08.393 Medium-speed electric vehicle.
17.08.395 Repealed.
17.08.396 Repealed.
17.08.397 Mini warehouse.
17.08.397A Mining and Excavation
17.08.398 Mobile home.
17.08.399 Modular home.
17.08.400 Repealed.
17.08.408 Neighborhood electric vehicle.
17.08.410 Nonconforming use.
17.08.412 Non-electric vehicle.
17.08.420 Nursing home.
17.08.421 Office
17.08.424 Off-site hazardous waste facilities.
17.08.427 On-site hazardous waste facilities.
17.08.428 Open space
17.08.430 Outdoor advertising signs and billboards.
17.08.430A Overlay zone/district
17.08.430B Ownership
17.08.431 Park model trailer.
17.08.440 Parking space.
17.08.445 Parks and playgrounds.

17.08.450 Planned unit development.
17.08.455 Planning commission or commission.
17.08.455A Plug-In hybrid electric vehicle (PHEV).
17.08.456 Farm stands.
17.08.457 Public facilities
17.08.460 Public office building.
17.08.461 Rapid charging station.
17.08.462 Receiving site.
17.08.463 Recreation, indoor.
17.08.464 Recreation, outdoor.
17.08.465 Recreational vehicle.
17.08.465A Recreational vehicle park.
17.08.466 Refuse disposal/recycling
17.08.467 Religious institutions
17.08.468 Resource based industry
17.08.469 Restaurant
17.08.469A Retail sales
17.08.470 Rezone.
17.08.472 Rock Crushing
17.08.472 Services
17.08.480 School, public or private.
17.08.485 Shooting range.
17.08.487 Sending site.
17.08.490 Small-scale event facility.
17.08.500 Special care dwelling.
17.08.510 Structural alteration.
17.08.520 Structure.
17.08.530 Repealed.
17.08.535 Repealed.
[17.08.536 Rural Tourism](#)
17.08.540 Trailer park, trailer camp, trailer court and mobile home park.
17.08.541 Trails.
17.08.542 Transfer of development rights (TDR).
17.08.543 TDR certificate.
17.08.544 TDR certificate letter of intent.
17.08.545 TDR credit.
17.08.546 TDR program.
17.08.547 TDR sending site application.
17.08.550 Use.
17.08.550A U-pick/U-cut operations.
17.08.560 Variance.
17.08.560A Vehicle/equipment service and repair
17.08.560B Watershed management facilities
17.08.561 Winery.
17.08.570 Yard.
17.08.580 Yard depth.
17.08.590 Yard, front.

17.08.600 Yard, rear.
17.08.610 Yard, side.
17.08.620 Yurt.

17.08.031A Agricultural Sustainability Center

"Agricultural Sustainability Center" is a facility designed around one or more sustainable, low-impact agricultural activities such as farming, beekeeping, horticulture, gardening, or cultivation of one or more food crops, the primary purpose of which facility is to promote or enhance sustainable rural lifestyles and traditions through education and example. An agricultural sustainability center may include multiple structures and dwellings on a single parcel, and notwithstanding parcel size, and may allow temporary overnight accommodations within such structures, provided that: (a) the occupancy of any such structures is directly related to the agricultural education and sustainability activities occurring on-site; and (b) the structures and uses are designed and operated in a manner consistent with the rural character. For example, an agricultural sustainability center may consist of a barn, a community garden, a greenhouse, and one or more small cottage(s) providing permanent or temporary accommodation for farmworkers, farm-stay programs, or guests who are learning about sustainable agriculture.

17.08.536 Rural Tourism

"Rural Tourism" means an experience involving visit to rural settings or rural environments for the purpose of participation in or experiencing activities, events, or attractions not readily available in urbanized areas, and having a rural or agricultural component. Rural tourists uses sized and scaled to have minimal impacts on the surrounding areas, and be supported by rural services.

17.15.060

17.15.060.1 Allowed Uses in Rural Non-LAMIRD Lands

P Permitted	Rural Non-LAMIRD							
PA Permitted Administrative								
CU Conditional Use								
ACU Admin. Conditional Use								
*See KCC Chapter 17.08 Definitions	Rural Residential		Rural Working		Rural Recreation			Rural Residential & Rural Recreation
	Ag 5 ⁴⁹	Rural 5 ⁴⁹	Ag 20 ⁴⁹	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD
A. Agriculture								
Animal boarding*	CU		CU	CU**		CU	CU	
<u>Agricultural Sustainability Center⁵⁴</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>P</u>	<u>CU</u>	<u>CU</u>
Agriculture processing*	CU ²³		CU ²³	CU**		P		
Agriculture production*	P ²⁴	P	P	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴
Farm Stand,*	P ²² /AC ⁵¹	P ²² /AC ⁵¹	P ²² /AC ⁵¹	P ²² /AC ⁵¹	P ²² /AC ⁵¹	P	P ²² /AC ⁵¹	P ²² /AC ⁵¹
Agriculture Sales,*	CU		CU			P		
Dairy	CU	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	CU**		P		
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/AC ⁵¹	CU	P/AC ⁵¹	P/AC ⁵¹			CU	

P Permitted	Rural Non-LAMIRD							
PA Permitted Administrative								
CU Conditional Use								
ACU Admin. Conditional Use								
*See KCC Chapter 17.08 Definitions	Rural Residential		Rural Working		Rural Recreation			Rural Residential & Rural Recreation
	Ag 5 ⁴⁹	Rural 5 ⁴⁹	Ag 20 ⁴⁹	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD
Farm Visit	CU	CU	AC ⁵¹	AC ⁵¹	CU	Cu	CU	P ⁵²
B. Civic Uses/Community Services								
Cemetery	P ²¹	P ²¹	P ²¹	CU**				
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	
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								

P Permitted	Rural Non-LAMIRD							
PA Permitted Administrative								
CU Conditional Use								
ACU Admin. Conditional Use								
*See KCC Chapter 17.08 Definitions	Rural Residential		Rural Working		Rural Recreation			Rural Residential & Rural Recreation
	Ag 5 ⁴⁹	Rural 5 ⁴⁹	Ag 20 ⁴⁹	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD
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		
D. Industrial								
Airport*	CU		CU	CU	CU	CU	CU	
Asphalt/Concrete plants				CU ³⁷				
Forest product processing* (portable)	P	P	CU	CU ³⁵				

P Permitted	Rural Non-LAMIRD							
PA Permitted Administrative								
CU Conditional Use								
ACU Admin. Conditional Use								
*See KCC Chapter 17.08 Definitions	Rural Residential		Rural Working		Rural Recreation			Rural Residential & Rural Recreation
	Ag 5 ⁴⁹	Rural 5 ⁴⁹	Ag 20 ⁴⁹	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD
Forest product processing* (permanent)			CU	CU **				
Freighting and trucking yard or terminal*								
Hazardous waste storage*								
Hazardous waste treatment*								
Impound/towing yard*								
Junkyard*								
Manufacturing*								
Mini-Warehouse						CU ¹⁴		
Refuse disposal/recycle*			CU ¹⁹					
Research laboratories								
Wastewater treatment								
Warehousing and distribution	PA ⁴⁷	PA ⁴⁷	PA ⁴⁷ /CU ⁴⁶	PA ⁴⁷				
Wholesale business								
E. Recreation								
Campground*	CU ¹²	CU ¹²	CU ¹²	CU ^{12**}	CU ¹³	CU ¹²	CU ¹²	
Golf course*	CU	CU	CU	CU**	CU		CU	
Guest ranch or guest farm*	CU	CU	CU	CU**			CU	

P Permitted	Rural Non-LAMIRD							
PA Permitted Administrative								
CU Conditional Use								
ACU Admin. Conditional Use								
*See KCC Chapter 17.08 Definitions	Rural Residential		Rural Working		Rural Recreation			Rural Residential & Rural Recreation
	Ag 5 ⁴⁹	Rural 5 ⁴⁹	Ag 20 ⁴⁹	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD
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	
Recreational vehicle storage							CU	P ²⁶
<u>Rural Tourism</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>P</u>	<u>CU</u>	<u>CU</u>
Stadiums								
Trails	PA	PA	PA	PA	PA	PA	PA	PA
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	

P Permitted	Rural Non-LAMIRD							
PA Permitted Administrative								
CU Conditional Use								
ACU Admin. Conditional Use								
*See KCC Chapter 17.08 Definitions	Rural Residential		Rural Working		Rural Recreation			Rural Residential & Rural Recreation
	Ag 5 ⁴⁹	Rural 5 ⁴⁹	Ag 20 ⁴⁹	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD
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
Mobile home	P ³⁸	P ³⁸		P ³⁴				
Special care dwelling*	P ³⁰	P ³⁰	P ³⁰				CU ³⁰	P ³⁰
Temporary trailer	P ⁷	P ⁷	P ⁷	P ^{7**}	P ⁷	P ⁷	P ⁷	P ⁷
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				
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 ⁵³	PA ⁵³	PA ⁵³	PA ⁵³	PA ⁵³	PA ⁵³	PA ⁵³	PA ⁵³
Utilities	P ⁹	P ⁹	P ¹⁰	P ⁹	P ¹¹	P ⁹	P ⁹	P 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 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 permits.
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. Where the use is only serving a residential PUD and where all applicable standards are met. 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.
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. Excludes controlled atmosphere and cold storage warehouses.
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. The following standards shall apply when considering proposals for Agricultural Sustainability Centers (ASC):
 - a. No more than five percent (5%) of the parcel upon which the ASC is situated, or 3,500 square feet, whichever is greater, may be occupied with structures that are not being used for the primary purpose of agriculture or agricultural education.
 - a-b. Any new structure used as a dwelling shall not exceed one thousand (1000) square feet. This shall not preclude the use of existing structures as dwellings or the construction of a dwelling in excess of 1000 square feet for purposes of educational, community, agricultural, or other activities that are consistent with the rural character under the circumstances.

(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	Rural LAMIRD ⁴⁹ (Type 1 LAMIRDS)										Rural Employment Centers ^{50,52} (Type 3 LAMIRDS)			
PA Permitted Administrative	Rural LAMIRD ⁴⁹ (Type 1 LAMIRDS)										Rural Employment Centers ^{50,52} (Type 3 LAMIRDS)			
CU Conditional Use	Rural LAMIRD ⁴⁹ (Type 1 LAMIRDS)										Rural Employment Centers ^{50,52} (Type 3 LAMIRDS)			
ACU Admin. Conditional Use	Rural LAMIRD ⁴⁹ (Type 1 LAMIRDS)										Rural Employment Centers ^{50,52} (Type 3 LAMIRDS)			
*See KCC Chapter 17.08 Definitions	Residential	Residential 2	Rural 5	Agriculture 3	Gen Commercial	Hwy Commercial	Light Industrial	Gen Industrial	Forest & Range	PUD	Limited Commercial	Gen Commercial	Hwy Commercial	Light Industrial
A. Agriculture														
Animal boarding*	CU ¹			CU	CU				CU			CU		
<u>Agricultural Sustainability Center⁵⁷</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>P</u>	<u>P</u>	<u>CU</u>	<u>CU</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Agriculture processing*				P ²	P/CU ⁴		P/CU ⁴	P/CU ⁴	CU		P/CU ⁴	P/CU ⁴	P/CU ⁴	P/CU ⁴
Agriculture production*	CU ¹		P	P ⁵			P ⁴	P ⁴	P ⁵					P ⁴
Agriculture sales,* Farm stand*				P ⁷ /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 ⁵⁶	ACU ⁵⁶						
Marijuana							ACU ⁵⁶	ACU ⁵⁶						

P Permitted	Rural LAMIRD ⁴⁹ (Type 1 LAMIRDS)											Rural Employment Centers ^{50,52} (Type 3 LAMIRDS)			
PA Permitted Administrative															
CU Conditional Use															
ACU Admin. Conditional Use															
*See KCC Chapter 17.08 Definitions	Residential	Residential 2	Rural 5	Agriculture 3	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD	Limited Commercial	General Commercial	Highway Commercial	Light Industrial	
Production*															
Marijuana, retail sales*															
Nurseries	CU			P					CU		CU	CU	CU	CU	
Riding academies				CU					CU						
Small-scale event facility*															
U-Pick/Cut Operations*															
Farm Visit*															
B. Civil and Cultural															
Cemetery			P ⁹	P ⁹					CU						
Clubhouses, and lodges*	CU		P	P ¹⁰					CU						
Cultural and education facilities	CU														
Libraries	CU			CU	CU										
Meeting facilities															

P Permitted	Rural LAMIRD ⁴⁹ (Type 1 LAMIRDS)										Rural Employment Centers ^{50,52} (Type 3 LAMIRDS)			
PA Permitted Administrative														
CU Conditional Use														
ACU Admin. Conditional Use														
*See KCC Chapter 17.08 Definitions	Residential	Residential 2	Rural 5	Agriculture 3	Gen Commercial	Hwy Commercial	Light Industrial	Gen Industrial	Forest & Range	PUD	Limited Commercial	Gen Commercial	Hwy Commercial	Light Industrial
Museums and galleries	CU			CU	CU	CU			CU			CU	CU	
Religious institutions*	CU	CU		CU					CU					
Schools, public and private*	CU	CU	CU	CU	CU				CU					
C. Commercial														
Auction sales of non-agriculture products											P	P		
Bank					PA	PA								
Bed and breakfast*	CU	CU	CU	CU	CU	CU			CU	CU	CU ⁵¹	CU ⁵¹	CU ⁵¹	
Clinic*	CU ¹²			CU	CU									
Day care facilities*				CU	CU							CU		
Funeral home/mortuary					CU									
Hospital*														

P Permitted	Rural LAMIRD ⁴⁹ (Type 1 LAMIRDS)										Rural Employment Centers ^{50,52} (Type 3 LAMIRDS)			
PA Permitted Administrative														
CU Conditional Use														
ACU Admin. Conditional Use														
*See KCC Chapter 17.08 Definitions	Residential	Residential 2	Rural 5	Agriculture 3	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD	Limited Commercial	General Commercial	Highway Commercial	Light Industrial
Hospital, animal or Veterinary*					CU						CU	CU		
Hotel/motel					CU	CU						CU ⁵³	CU ⁵³	
Office*					PA	PA ¹³						PA	PA ¹³	
Restaurant					PA	PA					P	P	P	
Retail sales,* general					P ⁴⁸	P ¹⁴					P ⁴⁸	P ⁴⁸	P ¹⁴	
Retail sales,* lumber and building materials					P ¹⁵							P ¹⁵		
Retail sales,* vehicles												PA		
Services					P ⁴⁵	P					P ⁴⁵	P ⁴⁵		
Shooting range*					CU ⁴⁰							CU ⁴⁰		
Tavern					P	P				P		P	P	
Temporary sales office														

P Permitted	Rural LAMIRD ⁴⁹ (Type 1 LAMIRDS)										Rural Employment Centers ^{50,52} (Type 3 LAMIRDS)			
PA Permitted Administrative														
CU Conditional Use														
ACU Admin. Conditional Use														
*See KCC Chapter 17.08 Definitions	Residential	Residential 2	Rural 5	Agriculture 3	Gen Commercial	Hwy Commercial	Light Industrial	Gen Industrial	Forest & Range	PUD	Limited Commercial	Gen Commercial	Hwy Commercial	Light Industrial
Vehicle/equipment service and repair*					P ¹¹	P ¹⁹					P ¹⁸	P ¹¹	P ¹⁹	
D. Industrial														
Airport*				CU										CU ⁴⁶
Asphalt/Concrete plants									CU ⁴⁷					
Forest product processing* (portable)			P	P					CU			CU		CU
Forest product processing* (permanent)				CU					CU			CU		CU
Freighting and trucking yard or terminal*														
Hazardous waste storage*														CU

P Permitted	Rural LAMIRD ⁴⁹ (Type 1 LAMIRDS)										Rural Employment Centers ^{50,52} (Type 3 LAMIRDS)			
PA Permitted Administrative														
CU Conditional Use														
ACU Admin. Conditional Use														
*See KCC Chapter 17.08 Definitions	Residential	Residential 2	Rural 5	Agriculture 3	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD	Limited Commercial	General Commercial	Highway Commercial	Light Industrial
Hazardous waste treatment*														
Impound/Towing Yard*														
Junkyard*														
Manufacturing*												P		P
Mini-warehouse					CU ²²		P		CU ²²		P ²²	P ²²		P
Refuse disposal/recycle*														
Research laboratories											CU			P
Wastewater treatment														
Warehousing and distribution														
Wholesale business											CU ⁵⁴	P ⁵⁴		P ⁵⁴

P Permitted	Rural LAMIRD ⁴⁹ (Type 1 LAMIRDS)										Rural Employment Centers ^{50,52} (Type 3 LAMIRDS)			
PA Permitted Administrative														
CU Conditional Use														
ACU Admin. Conditional Use														
*See KCC Chapter 17.08 Definitions	Residential	Residential 2	Rural 5	Agriculture 3	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD	Limited Commercial	General Commercial	Highway Commercial	Light Industrial
E. Recreation														
Campgrounds			CU ²¹	CU ²¹	CU ²¹	CU ²¹			CU ²¹				CU ²¹	
Golf courses			CU	CU					CU					
Guest ranch or guest farm			CU	CU					CU					
Parks and playgrounds*	P	P	P	P	P	P			P	P	P	P	P	
Recreation, indoor*					P	P				P ³⁵		P	P	
Recreation, outdoor*					CU	CU				P ³⁵		CU	CU	
Recreational vehicle park*										P ³⁵				
Recreational vehicle storage*										P ³⁵				
<u>Rural Tourism</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Stadiums														
Trails	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA
F. Residential														
Accessory	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁵					P ²⁴				

P Permitted	Rural LAMIRD ⁴⁹ (Type 1 LAMIRDS)										Rural Employment Centers ^{50,52} (Type 3 LAMIRDS)			
PA Permitted Administrative														
CU Conditional Use														
ACU Admin. Conditional Use														
*See KCC Chapter 17.08 Definitions	Residential	Residential 2	Rural 5	Agriculture 3	Gen Commercial	Hwy Commercial	Light Industrial	Gen Industrial	Forest & Range	PUD	Limited Commercial	Gen Commercial	Hwy Commercial	Light Industrial
dwelling unit														
Accessory living quarter	P ³⁶	P ³⁶	P ³⁶	P ³⁶	P ²⁵					P ³⁶	P ³⁶	P ³⁶		
Adult family home	P ⁴²	P ⁴²	P ⁴²	P ⁴²	P ⁴²	P ⁴²			P ⁴²	P ⁴²	P ⁴²	P ⁴²	P ⁴²	
Boarding house	CU ³⁷			CU ³⁷					CU ³⁷					
Convalescent home				CU					CU					
Dwelling, single-family	P	P	P	P	P				P	P	P ²⁵	P ²⁵		
Dwelling, two-family	P	P		P	P ²⁵				P	P				
Dwelling, multiple-family	CU									P				
Farm Labor Shelter				CU ²⁶					CU ²⁶					
Group Home			CU											
Home occupation	P/CU ²⁷	P/CU ²⁸	P/CU ²⁸	P/CU ²⁸	P/CU ²⁸	P/CU ²⁸	P/CU ²⁸	P/CU ²⁸	P/CU ²⁸	P/CU ²⁸	P/CU ²⁸	P/CU ²⁸	P/CU ²⁸	P/CU ²⁸
Manufactured	P	P	P	P	P				P	P	P ²⁵	P ²⁵		

P Permitted	Rural LAMIRD ⁴⁹ (Type 1 LAMIRDS)										Rural Employment Centers ^{50,52} (Type 3 LAMIRDS)			
PA Permitted Administrative														
CU Conditional Use														
ACU Admin. Conditional Use														
*See KCC Chapter 17.08 Definitions	Residential	Residential 2	Rural 5	Agriculture 3	Gen Commercial	Hwy Commercial	Light Industrial	Gen Industrial	Forest & Range	PUD	Limited Commercial	Gen Commercial	Hwy Commercial	Light Industrial
home														
Mobile homes		p ³⁸	p ⁶						P					
Special care dwelling	p ³⁹	p ³⁹	p ³⁹	p ³⁹	p ³⁹					P	p ³⁹	p ³⁹		
Temporary trailers	p ²⁹	p ²⁹	p ²⁹	p ²⁹	p ²⁹		p ²⁹	p ²⁹	p ²⁹	p ²⁹	p ²⁹	p ²⁹		p ²⁹
G. Resource														
Forestry*			P	P					P					
Forest product sales*									P					
Mining and excavation*												CU		CU
Rock crushing*												CU		CU
H. Utilities and Public Facilities														
Electric vehicle infrastructure	p ²³	p ²³	p ²³	p ²³	p ²³	p ²³	p ²³	p ²³	p ²³	p ³⁵	p ²³	p ²³	p ²³	p ²³
Public facilities	PA ⁵⁵	PA ⁵⁵	PA ⁵⁵	PA ⁵⁵	PA ⁵⁵	PA ⁵⁵	PA ^{55, 32}	PA ⁵⁵	PA ⁵⁵	PA ⁵⁵	PA ⁵⁵	PA ⁵⁵	PA ⁵⁵	PA ^{55, 32}
Utilities	p ³³	p ³³	p ³³	p ³³	p ³³	p ³³	p ³³	p ³³	p ³³	p ³³	p ³³	p ³³	p ³³	p ³³

P Permitted	Rural LAMIRD ⁴⁹ (Type 1 LAMIRDS)										Rural Employment Centers ^{50,52} (Type 3 LAMIRDS)			
PA Permitted Administrative														
CU Conditional Use														
ACU Admin. Conditional Use														
*See KCC Chapter 17.08 Definitions	Residential	Residential 2	Rural 5	Agriculture 3	Gen Commercial	Hwy Commercial	Light Industrial	Gen Industrial	Forest & Range	PUD	Limited Commercial	Gen Commercial	Hwy Commercial	Light Industrial
Watershed management activities	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA

17.15.070.2 Footnotes Associated with Rural LAMIRD Use Table.

1. Limited to the keeping of horses or cattle for personal enjoyment of the owner or occupant of the lot, provided that the lot contains one (1) acre or more.
2. Limited to products produced on the premises.
3. Hay processing and small-scale processing of agricultural products produced on the premises are permitted outright.
4. Slaughterhouses require a conditional use permit.
5. Provided the lot contains one (1) acre or more. Agriculture production on smaller lots requires a conditional use permit. Raising of swine and mink prohibited.
6. 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. Single family and 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.
7. When located no more than forty-five (45) feet from the centerline of the public street or highway and selling goods produced on site.
8. Feedlots existing at the time of adoption of the ordinance codified herein may expand or be enlarged only in compliance with standards and regulations contained herein, and such operations shall comply with all state and/or county health regulations.
9. No new cemeteries. Existing cemeteries may expand or enlarge in compliance with applicable standards and regulations.
10. Not permitted in the Agriculture Study Overlay Zone.
11. Permitted when conducted wholly within an enclosed building (excluding off-street parking and loading areas).
12. Provided the minimum lot size shall be fifteen thousand (15,000) square feet.
13. When the office activities are directly related to tourism and recreation.
14. Retail sales limited to groceries and sales of souvenirs, gifts, novelties, curios and handicraft products. Grocery stores may not exceed four thousand (4,000) square feet.
15. Any open storage shall be enclosed by a sight-obscuring fence not less than six (6) feet and not more than seven (7) feet high.
16. Not to exceed two (2) years.
17. Limited to farm implement repair and maintenance, but not to include automobiles, trucks or bikes
18. Limited to service stations, provided there shall be no repairing, repainting, reconstruction or sale of motor vehicles from the premises.
19. Includes truck stop operations. Minor repair work permitted.
20. Because of considerations of odor, dust, smoke, noise, fumes, vibration or hazard, the following uses shall not be permitted in the industrial zone unless a conditional use permit authorizing such use has been granted by the Board:
 - a. All chemical manufacture, storage and/or packaging;
 - b. Asphalt manufacture, mixing, or refining;
 - c. Automobile dismantling, wrecking or junk yards;
 - d. Blast furnaces or coke ovens;
 - e. Cement, lime, gypsum or plaster of Paris manufacture;
 - f. Drop forge industries;

- g. Explosives, storage or manufacture;
- h. Reduction or disposal of garbage, offal or similar refuse;
- i. Oil refining; alternative energy refinery (i.e. biofuels, ethanol)
- j. Rubber reclaiming;
- k. Feed yards, livestock sales yards or slaughterhouses;
- l. Smelting, reduction or refining of metallic ores;
- m. Tanneries;
- n. Wineries;
- o. Manufacturing of industrial or household adhesives, glues, cements, or component parts thereof, from vegetable, animal or synthetic plastic materials;
- p. Waste (refuse) recycling and processing;
- q. On-site and off-site hazardous waste storage and/or treatment. Off-site materials shall be accepted only from Kittitas County source sites.

In considering the issuance of conditional use permits for the foregoing listed uses, the Board shall:

- r. Assure that the degree of compatibility enunciated as the purpose of this title shall be maintained with respect to the particular use on the particular site and in consideration of other existing and potential uses within the general area in which such use is proposed to be located;
 - s. Recognize and compensate for variations and degree of technological processes and equipment as related to the factors of noise, smoke, fumes, vibration, odors, and hazards. Unless substantial proof is offered showing that such process and/or equipment has reduced the above factors so as to be negligible, use is located not less than one thousand (1,000) feet from any church, school, park, playground or occupied dwelling on the same lot or parcel as such use.
21. 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).
22. 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; and
 - f. In Type 3 LAMIRDS, the use shall be conducted wholly within an enclosed building.
23. Subject to provisions of KCC Chapter 17.66, Electric Vehicle Infrastructure.
24. 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 of UGAs;
 - c. Only one (1) 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 primary residence;
 - f. The ADU shall be designed to maintain the appearance of the primary residence;
 - g. All setback requirements for the zone in which the ADU is located shall apply;
 - h. The ADU shall meet the applicable health department standards for potable water and sewage disposal;
 - i. No mobile homes or recreational vehicles shall be allowed as an ADU;
 - j. The ADU shall provide additional off-street parking;
 - k. An ADU is not permitted on the same lot where a special care dwelling or an Accessory Living Quarters exists.
 - l. An ADU must have adequate acreage to meet maximum density within the zone classification.
25. 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.
26. Provided that:
- 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 agriculture operation cease or convert to non-agriculture use, then the farm labor shelters shall conform with all applicable building, zoning, and platting requirements or be removed
27. Home occupations with no outdoor activities or noise are permitted; home occupations with outdoor activities or noise are a conditional use. Offices of a physician, dentist or other professional person when located in his or her dwelling as well as home occupations engaged in by individuals within their dwellings are allowed provided that no window display is made or any sign shown other than one (1) not exceeding two (2) square feet in area and bearing only the name and occupation of the occupant.
28. Home occupations with no outdoor activities or noise are permitted; home occupations with outdoor activities or noise are a conditional use. In Type 3 LAMIRDs, home occupations are allowed only in existing residences.
29. When used for temporary occupancy for a period not-to-exceed one (1) year related to permanent home construction or seasonal/temporary employment.
30. Noncommercial sand and gravel excavation is permitted for on-site use without a conditional use permit.
31. Permitted when located within an established mining district; requires conditional use permit outside an established mining district.
32. Public transportation deadhead stations permitted; passenger terminals are a Conditional Use.
33. Utilities are defined and regulated by KCC Chapter 17.61, Utilities.
34. Utilities are defined and regulated by KCC Chapter 17.61, Utilities. Not permitted in the Agriculture Study Overlay Zone.
35. Where the use is only serving a residential PUD and where all applicable standards are met. Electric Vehicle Infrastructure subject to KCC Chapter 17.66.

36. 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; and
 - g. In Type 3 LAMIRDS, Accessory Living Quarters may only be allowed in an existing residence.
37. Maximum of four (4) boarders and two (2) bedrooms dedicated to the use.
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.
39. 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.
40. 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. Shooting ranges in Type 1 LAMIRDS must be indoors. In considering proposals for the location of shooting ranges a detailed site plan shall be required; the Hearings Examiner'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.
41. Outdoor recreation activities that cause noise require a conditional use permit.
42. Subject to provisions of RCW 70.128.140.
43. Use shall not exceed 10,000 square feet and no more than eight (8) events shall occur within a calendar year.

44. Existing facilities are permitted; new facilities require a conditional use permit. Limited to agricultural products. Excludes controlled atmosphere and cold storage warehouses.
45. Services limited to resource based industries, barbershops, beauty parlors, dry cleaning and laundry branch offices, self-service laundry and cleaning, shoe repair shops and physical culture and health services.*
46. No new airports. Existing airports may expand or enlarge in compliance with applicable standards and regulations.*
47. No new airports. Existing airports may expand or enlarge in compliance with applicable standards and regulations.*
48. Permitted when conducted wholly within an enclosed building (excluding off-street parking and loading areas), provided the use does not exceed four thousand (4,000) square feet.*
49. All allowed uses identified on this use table are subject to compliance with WAC 365-196-425.6.c.i. RCW 36.07A.070(5)(d)(i).*
50. All allowed uses identified on this use table are subject to compliance with WAC 365-196-425.6.c.iii RCW 36.70A.070(5)(d)(iii).*
51. Allowed only in existing residences.*
52. Any new Type 3 LAMIRD is required to be at least one-half mile from another Type 3 LAMIRD, and will permit only one business and/or businesses associated with the primary business in the new LAMIRD Type 3. Type 3 LAMIRDs existing as of 2014 are not limited to one business.*
53. Permitted only within existing Type 3 LAMIRDs.*
54. Wholesale activity will not exceed 4000 square feet in space.*
55. Pursuant to KCC Chapter 17.62, Public Facilities Permits.
56. Required to meet all the review criteria requirements for conditional use permits found in KCC 17.60A.015.
57. 57. The following standards shall apply when considering proposals for Agricultural Sustainability Centers (ASC):
 - a. No more than five percent (5%) of the parcel upon which the ASC is situated, or 3,500 square feet, whichever is greater, may be occupied with structures that are not being used for the primary purpose of agriculture or agricultural education.
 - a.b. Any new structure used as a dwelling shall not exceed one thousand (1,000) square feet. This shall not preclude the use of existing structures or the construction of a dwelling in excess of 1,000 square feet for the purposes of educational, community, agricultural, or other activities that are consistent with the rural character under the circumstances.

(Ord. 2014-015, 2014; Ord. 2014-005, 2014; Ord. 2014-004, 2014; Ord. 2013-012, 2013; Ord. 2013-008, 2013; Ord. 2013-001, 2013;)