

# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

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Office (509) 962-7506

"Building Partnerships – Building Communities"

## **SEPA Exhibits for SE-25-00011**

### Land Development Code Amendments

*Kittitas County Community Development Services*

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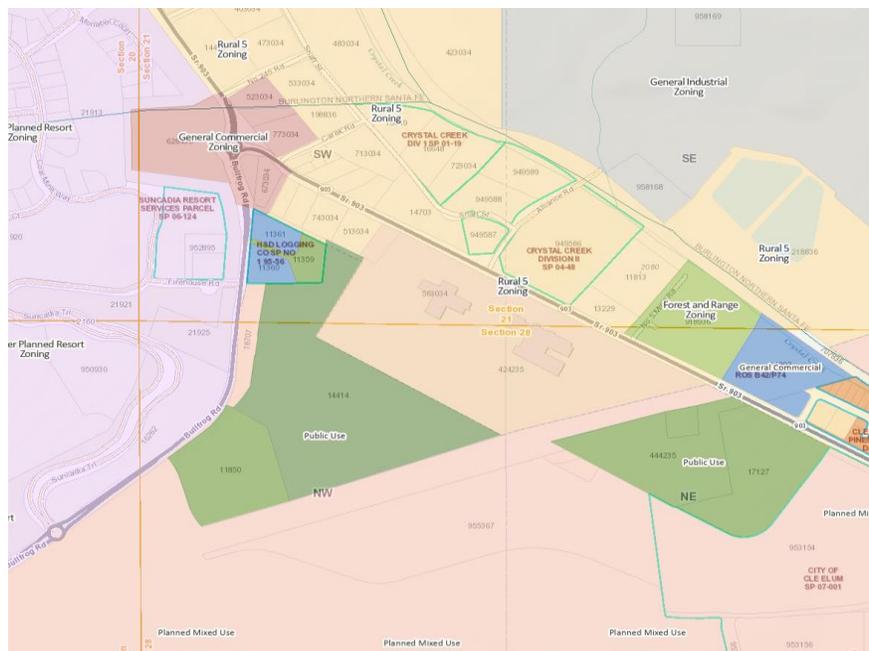
## Item 25-01

### Rural 5 School Permissions

Kittitas County code currently does not allow schools in the Rural 5 zone. Cle Elum Roslyn School District owns three parcels (424235, 563034, and 543034) that are outside of the City Urban Growth Area and are within the Rural 5 zone. Under current regulations, the school use is considered non-conforming and cannot expand to accommodate growth.

The proposed development code change would allow the school district to utilize the land to expand school services and accommodate school district needs.

Item 25-01 simply changes a permission in the Rural Non-LAMIRD allowed use table to permit schools within the Rural 5 zone. The permission also utilizes an existing footnote (#25) to require a conditional use permit for new schools and no conditional use requirement for existing schools. Additionally, staff are proposing removal of a portion of footnote 25 associated with this proposal that points to an overlay zone that no longer exists.



P Permitted	Rural Non-LAMIRD							
PA Permitted Administrative	Rural Residential		Rural Working		Rural Recreation			Rural Residential & Rural Recreation
CU Conditional Use								
ACU Administrative Conditional Use								
*See KCC Chapter 17.08 Definitions								
	Ag 5	Rural 5	Ag 20	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD
<b>A. Agriculture</b>								
Agricultural Enhanced Uses*			<a href="#">P55</a>	<a href="#">P55</a>		<a href="#">P55</a>		
Agricultural direct marketing activities*	<a href="#">P62</a>	<a href="#">P62</a>	<a href="#">P62</a>	<a href="#">P62</a>				
Agricultural seasonal harvest festivities*	<a href="#">P63</a>	<a href="#">P63</a>	<a href="#">P63</a>	<a href="#">P63</a>				
Agricultural expanded seasonal harvest festivities*	C	C	C	C				
Animal boarding*	P	P	P	P		CU	CU	
Agriculture processing*	<a href="#">CU 23</a>		<a href="#">CU 23</a>	CU **		P		
Agriculture production*	<a href="#">P24</a>	P	P	<a href="#">P24</a>				
Agriculture sales, 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	<a href="#">CU61</a>	
Riding academies	CU		CU	CU	CU		CU	
Small-scale event facility*	<a href="#">AC 45 /CU</a>							
U-Pick/U-Cut Operations*	<a href="#">P / AC51</a>	CU	<a href="#">P / AC51</a>	<a href="#">P / AC51</a>			CU	
Farm Visit	CU	CU	<a href="#">AC51</a>	<a href="#">AC51</a>	CU	CU	CU	<a href="#">P52</a>
Commercial Activities associated with agriculture*	AC		AC					
	Ag 5	Rural 5	Ag 20	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD

**B. Civic Uses / Community Services**

Cemetery	<a href="#">P 21</a>	<a href="#">P 21</a>	<a href="#">P 21</a>	CU **	<a href="#">P 21</a>	<a href="#">P 21</a>	<a href="#">P 21</a>	<a href="#">P 21</a>
Clubhouses, fraternities and lodges*	<a href="#">AC 44</a>	<a href="#">AC 44</a>	<a href="#">AC 3</a>	<a href="#">AC 35</a>	AC		AC	
Cultural and education facilities					P		P	
Libraries			<a href="#">CU 3</a>			CU		
Meeting facilities					P			
Museums and galleries						CU		
Religious institutions	CU		CU	CU	CU	CU	CU	
Schools, public or private *	<a href="#">P 25</a>	<a href="#">P 25</a>	<a href="#">P 25</a>	CU			CU	

Interpretive Center			AC	AC			AC	
	Ag 5	Rural 5	Ag 20	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD
<b>C. Commercial</b>								
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					<a href="#">CU 6</a>			
Office*						<a href="#">P 17</a>		
Restaurant				<a href="#">CU 36</a>	P	CU	CU	
Retail sales,* general				<a href="#">CU 36</a>	P	<a href="#">CU 18</a>	<a href="#">CU 18</a>	
Retail sales,* lumber and building materials								
Retail sales,* vehicles								
Services					<a href="#">P 20</a>	<a href="#">CU 50</a>		
Shooting range*			<a href="#">CU 31</a>	<a href="#">CU ** 31</a>			<a href="#">CU 31</a>	
Tavern				<a href="#">CU 36</a>	P	CU		
Temporary sales office					P			

Vehicle/equipment service and repair*	<a href="#">P 16</a>		<a href="#">P 16</a>	<a href="#">CU 36</a>	<a href="#">P 42</a>	<a href="#">P 42</a>		
	Ag 5	Rural 5	Ag 20	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD
<b>D. Industrial</b>								
Airport*	CU		CU	CU	CU	CU	CU	
Asphalt/Concrete plants				<a href="#">CU 37</a>				
Explosives, storage or manufacture								
Forest product processing* (portable)	P	P	CU	<a href="#">CU 35</a>				
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				<a href="#">CU 59</a>		<a href="#">CU 14</a>		
Refuse disposal/recycle*			<a href="#">CU 19</a>	<a href="#">CU 58</a>				
Research laboratories								
Wastewater treatment								

Warehousing and distribution	<a href="#">PA 47</a>	<a href="#">PA 47</a>	PA 47 /CU 46	<a href="#">PA 47</a>				
Wholesale business								
	Ag 5	Rural 5	Ag 20	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD
<b>E. Recreation</b>								
Campground*	<a href="#">CU 12</a>	<a href="#">CU 12</a>	<a href="#">CU 12</a>	CU12 P 54 **	<a href="#">CU 13</a>	<a href="#">CU 12</a>	<a href="#">CU 12</a>	CU
Golf course*	CU	CU	CU	CU **	CU		CU	
Guest ranch or guest farm*	CU	CU	CU	CU **			CU	
Parks and playgrounds*	P	P	<a href="#">P 3</a>	P	P	P	P	P
Recreation, indoor*					P	CU	CU	P
Recreation , outdoor*	AC	AC	CU	CU	AC	AC	AC	P
Recreational vehicle park*	CU	CU			CU		CU	CU
Recreational vehicle/equipment service and repair*				<a href="#">CU 60</a>				
Recreational vehicle storage				<a href="#">CU 26</a>			<a href="#">CU 26</a>	<a href="#">P 26</a>
Stadiums								
Trails	PA	PA	PA	PA	PA	PA	PA	PA
	Ag 5	Rural 5	Ag 20	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD
<b>F. Residential</b>								
Accessory dwelling unit*	<a href="#">PA 27</a>	<a href="#">PA 27</a>	<a href="#">PA 27</a>	<a href="#">PA 27 **</a>			<a href="#">PA 27</a>	<a href="#">PA 27</a>
Accessory living quarters*	<a href="#">P 28</a>	<a href="#">P 28</a>	<a href="#">P 28</a>	<a href="#">P 28 **</a>	<a href="#">P 28</a>		<a href="#">P 28</a>	<a href="#">P 28</a>

Adult family home*	<a href="#">P 41</a>	<a href="#">P 41</a>	<a href="#">P 41</a>	<a href="#">P 41</a>	<a href="#">P 41</a>	<a href="#">P 41</a>	<a href="#">P 41</a>	<a href="#">P 41</a>
Boarding house			<a href="#">CU 29</a>	<a href="#">CU 29 **</a>				
Convalescent home			CU	CU **				
Dwelling, single-family*	<a href="#">P 33</a>	<a href="#">P 40</a>	P	<a href="#">P 34</a>	<a href="#">P 1</a>	<a href="#">PA 2</a>	P	P
Dwelling, two-family*	P		<a href="#">P 3</a>	<a href="#">P 34</a>	<a href="#">P 1</a>		CU	P
Dwelling, multiple-family*					<a href="#">P 1</a>			P
Farm labor shelter*	<a href="#">CU 4</a>		<a href="#">CU 4</a>	<a href="#">CU 4 **</a>				
Group home*	CU	CU					CU	
Group Care Facility*	<a href="#">CU 56</a>	CU	<a href="#">CU 56</a>	CU			CU	
Home occupation*	<a href="#">P/CU 5</a>	<a href="#">P/CU 5</a>	<a href="#">P/CU 5</a>	<a href="#">P/CU 5 **</a>	<a href="#">P/CU 5</a>		<a href="#">P/CU 5</a>	<a href="#">P/CU 5</a>
Manufactured home*	P	P	P	P **	P	<a href="#">PA 2</a>	P	P
Manufactured home park								
Mobile home	<a href="#">P 38</a>	<a href="#">P 38</a>		<a href="#">P 34</a>				
Special care dwelling*	<a href="#">P 30</a>	<a href="#">P 30</a>	<a href="#">P 30</a>	<a href="#">P 30</a>			<a href="#">CU 30</a>	<a href="#">P 30</a>
Temporary trailer	<a href="#">P 7</a>	<a href="#">P 7</a>	<a href="#">P 7</a>	<a href="#">P 7 **</a>	<a href="#">P 7</a>	<a href="#">P 7</a>	<a href="#">P 7</a>	<a href="#">P 7</a>
	Ag 5	Rural 5	Ag 20	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD

<b>G. Resource</b>								
Forestry*	P	P	P	<a href="#">P 34</a>				
Forest product sales*				P				
Mining and excavation*	CU	<a href="#">CU 39</a>	CU	<a href="#">P 34</a>				
Rock crushing*		<a href="#">CU 39</a>		<a href="#">P 34</a>				
	Ag 5	Rural 5	Ag 20		Master Planned			PUD

				Forest & Range		General Commercial	Rural Recreation	
<b>H. Utilities and Public Facilities</b>								
Electric vehicle infrastructure*	<a href="#">P 32</a>	<a href="#">P 26</a>						
Public facilities*	<a href="#">PA53</a>							
Solar Power Production Facilities	<a href="#">57</a>							
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							

**17.15.0060.2 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;

**17.15.0060.2 Footnotes Associated with Rural Non-LAMIRD Use Table.**

- 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:

**17.15.0060.2 Footnotes Associated with Rural Non-LAMIRD Use Table.**

- a. The parcel must be at least 3 acres in size;
  - b. Only one ADU shall be allowed per lot;
  - c. The ADU shall not exceed 1,500 square feet;
  - d. All setback requirements for the zone in which the ADU is located shall apply;
  - e. The ADU shall meet the applicable health department standards for potable water and sewage disposal, including providing adequate water supplies under RCW 19.27.097;
  - f. No mobile homes or recreational vehicles shall be allowed as an ADU;
  - g. The ADU shall provide additional off-street parking;
  - h. An ADU is not permitted on the same lot where a special care dwelling or an Accessory Living Quarters exists;
  - i. The ADU must share the same driveway as the primary dwelling;
  - j. ADUs shall be subject to obtaining an administrative permit.
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:

#### 17.15.0060.2 Footnotes Associated with Rural Non-LAMIRD Use Table.

- 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.

**17.15.0060.2 Footnotes Associated with Rural Non-LAMIRD Use Table.**

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. (Removed per Ord. 2022-017, 2022)
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 sight 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.

**17.15.0060.2 Footnotes Associated with Rural Non-LAMIRD Use**

- 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. 2013-001, 2013; Ord. 2013-008, 2013; Ord. 2013-012, 2013; Ord. 2014-004, 2014; Ord. 2014-005, 2014; Ord. 2014-015, 2014; Ord. 2015-010, 2015; Ord. 2016-023, 2016; Ord. 2018-001, 2018; Ord. 2018-018, 2018; Ord. 2018-021, 2018; Ord. 2019-013, 2019; Ord. 2021-015, 2021; Ord. 2022-017, 2022; Ord. 2023-010, 2023)

CHAPTER 17.08  
DEFINITIONS<sup>1</sup>

**§ 17.08.010. Generally.**

Certain terms and words used in this title are defined in the following sections. Words used in the present tense include the future; words in the singular number include the plural number; and words in the plural number include the singular number; the word "building" includes the word "structure," and the word "shall" is mandatory and not directory.  
(Res. 83-10, 1983)

**§ 17.08.011. Definitions within Ellensburg Urban Growth Area (UGA).**

Within the City of Ellensburg UGA, the definitions in KCC § 17.11.036 shall apply. Where terms are not defined KCC § 17.11.036, the definitions in KCC Chapter 17.08 shall apply.  
(Ord. 2022-017, 2022)

**§ 17.08.020. Accessory building or accessory use.**

"Accessory building" or "accessory use" means a subordinate building or use which is incidental to that of the main building or use and located on the same tract or lot as the main building or use.  
(Res. 83-10, 1983; Ord. 2013-001, 2013)

**§ 17.08.022. Accessory dwelling unit.**

"Accessory dwelling unit" means a self-contained, secondary residential unit that is located on the same lot as the primary dwelling and provides independent living facilities for one household.  
(Ord. O-2006-01, 2006; Ord. 2010-014, 2010; Ord. 2013-001, 2013; Ord. 2013-008, 2013; Ord. 2022-017, 2022; Ord. 2023-010, 2023)

**§ 17.08.023. Accessory living quarters.**

"Accessory living quarters" means separate living quarters with an installed cook source (such as a range/oven/hood vent) fully contained within a single structure that contains the primary dwelling.  
(Ord. O-2006-01, 2006; Ord. 2013-001, 2013; Ord. 2013-008, 2013; Ord. 2022-017, 2022)

**§ 17.08.030. Access road.**

"Access road" means any road, public or private, except a county arterial road.  
(Res. 83-10, 1983)

**§ 17.08.030A. Administrative.**

"Administrative" means a discretionary action or permit decision made without a public hearing.  
(Ord. 2013-001, 2013)

**§ 17.08.031. Adult family home.**

"Adult family home" means a residential home in which a person or persons provide personal

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1. Editor's Note: Legislation previously included in Ch. 17.08: Ords. 68-17, 73-3, 75-9, 76-3, 77-1Z, 77-12, 79-Z-3 and 82-Z-2.

care, special care, room, and board to more than one (1) but not more than six (6) adults who are not related by blood or marriage to the person or persons providing the services.  
(Ord. 2007-22, 2007; Ord. 2013-001, 2013)

**§ 17.08.032. Agriculture processing.**

"Agriculture processing" includes but is not limited to feed mills, canneries, preparation of agriculture product (produce washing, boxing, bulk packaging, baling, etc.), animal slaughter and meat preparation.  
(Ord. 2013-001, 2013)

**§ 17.08.033. Agriculture production.**

"Agriculture production" means raising of crops, animals and other agricultural products. Definition excludes feedlots, which are defined separately.  
(Ord. 2013-001, 2013; Ord. 2014-005, 2014)

**§ 17.08.034. Agriculture sales.**

"Agriculture sales" includes, but is not limited to, private or public sales (including auctions) of agricultural products such as fruit/produce, eggs, milk cheese, and livestock that expand beyond the restrictions for "agricultural direct marketing activities."  
(Ord. 2013-001, 2013; Ord. 2021-015, 2021)

**§ 17.08.034A. Agriculture sales-enhanced.**

"Agricultural sales-enhanced" means the selling of agricultural products grown or raised locally that have been enhanced to improve market value. Enhanced agricultural sales activities include, but are not limited to: sales of prepared food or beverages, crafts, floral arrangements; and tasting rooms. Marijuana product sales are excluded. Enhanced agricultural sales operations may also include the retail sale of fresh or unprocessed agricultural products.  
(Ord. 2014-015, 2014)

**§ 17.08.034B. Agricultural enhanced uses (AEU).**

"Agricultural enhanced uses (AEU)" refers to a use that is accessory to a working farm, approved winery, distillery, cider house or brewery or any agricultural, horticultural, or agribusiness operation that is open to the public for the purpose of enjoyment, education, or active involvement in the activities of the agricultural operation. These activities must be related to agriculture, and incidental to the primary operation on the site. The retail sales of agricultural related products is considered accessory and subordinate to the agricultural operation when the products sold are grown or produced on site.  
(Ord. 2016-023, 2016; Ord. 2021-015, 2021)

**§ 17.08.034C. Agricultural direct marketing activities.**

Those accessory activities associated with the retail sale of agricultural products produced on and off the premises. This includes the sale of nonagricultural products (e.g., crafts, antiques, kitchen goods, etc.), educational classes and tours, commercial farm rides on premises, and temporary food services.

(Ord. 2021-015, 2021)

**§ 17.08.034D. Agricultural seasonal harvest festivities.**

Those temporary and accessory activities associated with the sale of annual harvest crops. These accessory activities may include live music, temporary food service establishments, vendors other than the owners or operators of the farm, commercial farm rides on the premises and recreational activities (e.g., corn mazes, craft booths, etc.).

(Ord. 2021-015, 2021)

**§ 17.08.034E. Agricultural expanded seasonal harvest festivities.**

Expanded seasonal harvest festivities allow a farming activity to expand beyond the restrictions for seasonal harvest festivities. The purpose and intent of the conditional use for expanded seasonal harvest festivities is to allow direct marketing of crops to the public. It is not to provide alternative ways to create permanent or semi-permanent sales businesses that would otherwise require a zone reclassification to a commercial zone.

(Ord. 2021-015, 2021)

**§ 17.08.034.F. Agritourism.**

"Agritourism activity" means any activity carried out on a farm or ranch whose primary business activity is agriculture or ranching and that allows members of the general public, for recreational, entertainment, or educational purposes, to view or enjoy rural activities, including, but not limited to: Farming; ranching, historic cultural and on-site educational programs, recreational farming programs that may include on-site hospitality services, guided and self-guided tours, petting zoos, farm festivals, corn mazes, harvest-your-own operations, hayrides, barn parties, horseback riding, fishing, and camping.

"Agritourism professional" means any person in the business of providing one or more agritourism activities, whether or not for compensation.

"Inherent risks of agritourism activity" means those dangers or conditions that are an integral part of an agritourism activity including certain hazards, such as surface and subsurface conditions, natural conditions of land, vegetation, waters, the behavior of wild or domestic animals, and ordinary dangers of structures or equipment ordinarily used in farming and ranching operations. Inherent risks of agritourism activity also include the potential of a participant to act in a negligent manner that may contribute to injury to the participant or others, including failing to follow instructions given by the agritourism professional, or failing to exercise reasonable caution while engaging in the agritourism activity, unless the participant acting in a negligent manner is a minor or is under the influence of alcohol or drugs.

"Participant" means any person, other than the agritourism professional, who engages in an agritourism activity.

"Person" means an individual, fiduciary, firm, association, partnership, limited liability company, corporation, unit of government, or any other group acting as a unit.

(Ord. 2025-001, 1/7/2025)

**§ 17.08.035. Agriculture Study Overlay Zone.**

"Agriculture study overlay zone" means properties containing prime farmland soils, as defined by United States Department of Agriculture Soil Conservation Service in Agriculture Handbook No. 210, and located in the former Thorp Urban Growth Node Boundaries and outside of LAMIRD boundaries.

(Ord. 2009-25, 2009; Ord. 2013-001, 2013)

**§ 17.08.040. Airport.**

"Airport" means any area of land or water designed and set aside for landing and taking off of aircraft.

(Res. 83-10, 1983)

**§ 17.08.050. Alteration.**

"Alteration" means a change in construction or a change of occupancy. Where the term alteration is applied to a change in construction, it is intended to apply to any change, addition or modification in construction. Where the term is used in connection with a change of occupancy, it is intended to apply to changes of occupancy from one (1) trade or use to another or from one (1) division of a trade or use to another.

(Res. 83-10, 1983; Ord. 2013-001, 2013)

**§ 17.08.060. Amendment.**

"Amendment" means a change in the wording, context, boundaries or maps which are a part of this title by the county commissioners in the manner prescribed by law.

(Res. 83-10, 1983)

**§ 17.08.063. Amenity funds.**

"Amenity funds" means cash payments to cities to help offset the costs of taking additional density.

(Ord. 2009-25, 2009)

**§ 17.08.067. Animal boarding.**

"Animal boarding" means a facility where animals are housed, fed, and cared for, excluding a veterinary clinic, for a period greater than twenty-four (24) hours for commercial purposes. Such uses shall include, but are not limited to, kennels and boarding stables.

(Ord. 2007-22, 2007; Ord. 2009-25, 2009; Ord. 2013-001, 2013; Ord. 2019-013, 2019)

**§ 17.08.068. Animal crematory.**

"Animal crematory" means a dedicated area within a building approved for animal cremation services or an accessory building wherein animal remains are cremated.

(Ord. 2021-015, 2021)

**§ 17.08.070. Repealed.**

(Res. 83-10, 1983; Ord. 2013-001, 2013)

**§ 17.08.100. Auto wrecking yard.**

"Auto wrecking yard" means any place in the business of buying, selling or dealing in vehicles of a type required to be licensed under the laws of this state, for the purpose of wrecking, dismantling, disassembling or substantially changing the form of any motor vehicle, or which buys or sells integral secondhand parts of component material thereof.

(Res. 83-10, 1983)

**§ 17.08.101. Battery charging station.**

"Battery charging station" means an electrical component assembly or cluster of component assemblies designed specifically to charge batteries within electric vehicles, which meet or exceed any standards, codes, and regulations set forth by chapter 19.28 RCW and consistent with rules adopted under RCW 19.27.540.

(Res. 83-10, 1983; Ord. 2011-013, 2011)

**§ 17.08.102. Battery electric vehicle (BEV).**

"Battery electric vehicle (BEV)" means any vehicle that operates exclusively on electrical energy from an off-board source that is stored in the vehicle's batteries, and produces zero tailpipe emissions or pollution when stationary or operating.

(Res. 83-10, 1983; Ord. 2011-013, 2011; Ord. 2013-001, 2013)

**§ 17.08.103. Battery exchange station.**

"Battery exchange station" means a fully automated facility that will enable an electric vehicle with a swappable battery to enter a drive lane and exchange the depleted battery with a fully charged battery through a fully automated process, which meets or exceeds any standards, codes, and regulations set forth by chapter 19.27 RCW and consistent with rules adopted under RCW 19.27.540.

(Res. 83-10, 1983; Ord. 2011-013, 2011; Ord. 2013-001, 2013)

**§ 17.08.105. Bed and breakfast.**

"Bed and breakfast" means any establishment located in a structure designed for a single family residence that has more than two (2) rooms for rent on a daily basis and offers a meal as part of the cost of a room, regardless of whether the owner or operator of the establishment resides in any of the structures. Excludes rehabilitation centers, group homes, clinics, nursing homes, church camps, and other similar uses.

(Ord. 93-21 (part), 1993; Ord. 2013-001, 2013)

**§ 17.08.110. Board.**

"Board" means Kittitas County Board of County Commissioners.

(Res. 83-10, 1983; Ord. 2013-001, 2013)

**§ 17.08.120. Repealed.**

(Res. 83-10, 1983; Ord. 2012-009, 2012)

**§ 17.08.130. Building.**

"Building" means a structure having roof supported by columns or walls for the shelter, support or enclosure of persons, animals or chattels.  
(Res. 83-10, 1983)

**§ 17.08.135. Building height.**

"Building height" means the vertical distance from grade plane to the average height of the highest roof surface. Grade plain is the reference plane representing the average of finished ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than six (6) feet (1829 mm) from the building, between the building and a point six (6) feet (1829 mm) from the building.  
(Ord. 2010-014, 2010; Ord. 2013-001, 2013)

**§ 17.08.140. Building line.**

"Building line" means a line established at a minimum distance a building may be located from any property line as determined by the standards of this title.  
(Res. 83-10, 1983)

**§ 17.08.150. Repealed.**

(Res. 83-10, 1983; Ord. 2013-001, 2013)

**§ 17.08.155. Campground.**

"Campground" means any parcel or tract of land under the control of any person, organization, or governmental entity wherein two (2) or more recreational vehicle, recreational park trailer or other camping unit sites are offered for the use of the public or members of an organization. Typically the length of stay for a majority of the guests will range from one (1) to fourteen (14) days. The purpose of a campground use shall relate primarily to vacation, recreation and similar pursuits, and is not a place of permanent residence for the campers. A single-family residence may be allowed for the owner or caretaker. Very limited service commercial activities may be allowed which are intended for campers of the campground and must be approved as part of a conditional use permit. Youth Camps may offer additional education and child-care assistance elements as secondary uses to the Campground. These secondary uses shall comply with all applicable Federal, State and local regulations.  
(Ord. 2007-22, 2007; Ord. 2013-001, 2013; Ord. 2013-012, 2013; Ord. 2021-015, 2021)

**§ 17.08.155A. Campground, primitive.**

"Campground, primitive" means dispersed camping outside of a designated campground or a campground without full amenities. Dispersed camping means there are no designated campsites, no toilets, no picnic tables, no trash cans, no treated water, and no fire grates. Dispersed camping is not allowed in the vicinity of developed recreation sites such as campgrounds, boat ramps, picnic areas, or trailheads. A campground without full amenities means that sanican/vault toilets, campfire rings, picnic tables, and graveled/identified campsites are allowed; however no utilities such as water, septic, and power, or pavement are allowed except for paved road aprons or similar.

(Ord. 2015-010, 2015; Ord. 2018-021, 2018)

**§ 17.08.156. Camp site.**

"Camp site" means a specific area within an RV park or campground that is set aside for use by a camping unit.

(Ord. 2007-22, 2007; Ord. 2013-001, 2013)

**§ 17.08.157. Camping unit.**

"Camping unit" means any portable structure, shelter or vehicle designed and intended for occupancy by persons engaged in RV activities or camping. The basic units are: recreational vehicle, tent, portable camping cabin, teepee, yurt or other portable shelter.

(Ord. 2007-22, 2007; Ord. 2013-001, 2013)

**§ 17.08.158. Charging levels.**

"Charging levels" means the standardized indicators of electrical force, or voltage, at which an electric vehicle's battery is recharged. The terms "1," "2," and "3" are the most common EV charging levels, and include the following specifications:

Level 1 is considered slow charging.

Level 2 is considered medium charging.

Level 3 is considered fast or rapid charging.

(Res. 83-10, 1983; Ord. 2011-013, 2011; Ord. 2013-001, 2013)

**§ 17.08.160. Clinic.**

"Clinic" means any building or portion of any building containing offices for providing medical, dental or psychiatric services for outpatients only.

(Res. 83-10, 1983)

**§ 17.08.161. Clubhouses, fraternities and lodges.**

"Clubhouses, fraternities and lodges" means associations of persons organized for social, education, literary or charitable purposes. This definition includes community meeting halls, clubhouses and lodges for philanthropic institutions, private clubs, fraternal or nonprofit organizations, and social service organizations. This definition excludes religious institutions.

(Ord. 2013-001, 2013)

**§ 17.08.162. Repealed.**

(Ord. 2013-001, 2013; Ord. 2013-012, 2013)

**§ 17.08.163. Repealed.**

(Ord. 2013-001, 2013; Ord. 2013-012, 2013)

**§ 17.08.165. Commercial activities associated with agriculture.**

"Commercial activities associated with agriculture" means any commercial endeavor including the custom fabrication and construction of products or materials, as well as services which are in support of, or supplemental to agricultural activities. Such use 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.

(Ord. 2009-25, 2009; Ord. 2018-001, 2018)

**§ 17.08.170. Commission.**

"Commission" means the Kittitas County Planning Commission.

(Res. 83-10, 1983; Ord. 2013-001, 2013)

**§ 17.08.171. Common area.**

"Common area" means land commonly owned to include open space, landscaping or recreation facilities (e.g., typically owned by a homeowners' association or by the State through conservation easements).

(Ord. 2013-001, 2013)

**§ 17.08.180. Conditional uses.**

For the definition of "Conditional uses" see "Use."

(Res. 83-10, 1983; Ord. 2013-001, 2013)

**§ 17.08.183. Conservation easement.**

"Conservation easement" means a legal agreement between a landlord and a land trust or government agency that permanently limits uses of the land in order to protect its nondevelopment values. It allows the landowner to continue to own and use the land, to sell it, or to pass it on to heirs. A conservation easement is placed on a sending site at the time development rights are sold from the property. The conservation easement typically prohibits any further development of the property but allows resource uses, such as farming and forestry, to continue.

(Ord. 2009-25, 2009)

**§ 17.08.187. Conservation or resource values.**

"Conservation or resource values" means the use and suitability of the land for farm, agricultural, or forest production and the perpetual retention of the land for such purpose.

(Ord. 2009-25, 2009; Ord. 2013-001, 2013)

**§ 17.08.188. County.**

"County" means the County of Kittitas, Washington.

(Ord. 2013-001, 2013)

**§ 17.08.190. County arterial road.**

"County arterial road" means any county road designated by resolution at any time as a county

arterial road by the Board.  
(Res. 83-10, 1983; Ord. 2013-001, 2013)

**§ 17.08.191. Critter pad.**

"Critter pad" means livestock flood sanctuary areas.  
(Ord. 2007-22, 2007; Ord. 2013-001, 2013)

**§ 17.08.195. Day care facilities.**

"Day care facilities" means a licensed establishment for group care of nonresident adults or children.  
(Ord. 90-15 § 1, 1990; Ord. 2013-001, 2013; Ord. 2022-017, 2022)

**§ 17.08.197. Density(ies).**

"Density(ies)" means a measurement of the number of dwelling units in relationship to a specified amount of land. As used in this Code, density is determined based on the gross parcel or lot area, which includes land that will be dedicated as right-of-way through the development process. It does not include land previously dedicated as right-of-way. Density is a measurement used generally for residential uses.  
(Ord. 2007-22, 2007; Ord. 2013-001, 2013)

**§ 17.08.198. Repealed.**

(Ord. 98-22 (part), 1998; Ord. 2007-22, 2007; Ord. 2013-001, 2013; Ord. 2013-012, 2013)

**§ 17.08.198A. Develop.**

"Develop" means to construct or alter a structure or to make a physical change to the land including excavations and fills.  
(Ord. 2013-001, 2013)

**§ 17.08.198B. Development.**

"Development" means all improvements on a site, including buildings, other structures, parking and loading areas, landscaping, paved or graveled areas, and areas devoted to exterior display or storage activities. Development includes improved open areas such as plazas and walkways, but does not include natural geologic forms or unimproved land. See also Exterior Improvements.  
(Ord. 2013-001, 2013; Ord. 2013-008, 2013)

**§ 17.08.199. Development right.**

"Development right" means an interest in and the right under current law to use and subdivide a lot for any and all residential, commercial, and industrial purposes.  
(Ord. 2009-25, 2009)

**§ 17.08.199A. Director.**

"Director" means the director of Kittitas County Community Development Services department or designee.

(Ord. 2013-001, 2013)

**§ 17.08.200. Dwelling.**

"Dwelling" means a building or portion thereof designed exclusively for residential occupancy.  
(Res. 83-10, 1983)

**§ 17.08.210. Dwelling, multiple-family.**

"Multiple-family dwelling" means a dwelling designed or used for occupancy by more than two (2) families.  
(Res. 83-10, 1983; Ord. 2013-001, 2013)

**§ 17.08.211. Dwelling, single-family.**

"Single-family dwelling" means a dwelling designed or used for occupancy by one (1 ) family.  
(Ord. 2013-001, 2013)

**§ 17.08.220. Dwelling, two-family.**

"Two-family dwelling" means a building designed exclusively for occupancy by two (2) families living independently of each other.  
(Res. 83-10, 1983; Ord. 2013-001, 2013)

**§ 17.08.221. Electric scooters and motorcycles.**

"Electric scooters and motorcycles" means any two-(2)-wheel vehicle that operates exclusively on electrical energy from an off-board source that is stored in the vehicle's batteries and produces zero emissions or pollution when stationary or operating.  
(Res. 83-10, 1983; Ord. 2011-013, 2011; Ord. 2013-001, 2013)

**§ 17.08.222. Electric vehicle.**

"Electric vehicle" means any vehicle that operates, either partially or exclusively, on electrical energy from the grid, or an off-board source, that is stored on-board for motive purpose. "Electric vehicle" includes: (1) a battery electric vehicle; (2) a plug-in hybrid electric vehicle; (3) a neighborhood electric vehicle; and (4) a medium-speed electric vehicle.  
(Res. 83-10, 1983; Ord. 2011-013, 2011)

**§ 17.08.223. Electric vehicle charging station.**

"Electric vehicle charging station" means a public or private parking space that is served by battery charging station equipment that has as its primary purpose the transfer of electric energy (by conductive or inductive means) to a battery or other energy storage device in an electric vehicle. An electric vehicle charging station equipped with Level 1 or Level 2 charging equipment is permitted outright as an accessory use to any principal use.  
(Res. 83-10, 1983; Ord. 2011-013, 2011)

**§ 17.08.223A. Electric vehicle charging station - Restricted.**

"Electric vehicle charging station - restricted" means an electric vehicle charging station that is

(1) privately owned and restricted access (e.g., single-family home, executive parking, designated employee parking) or (2) publicly owned and restricted (e.g., fleet parking with no access to the general public).

(Res. 83-10, 1983; Ord. 2011-013, 2011)

**§ 17.08.223B. Electric vehicle charging station - Public.**

"Electric vehicle charging station - public" means an electric vehicle charging station that is (1) publicly owned and publicly available (e.g., Park & Ride parking, public library parking lot, on-street parking) or (2) privately owned and publicly available (e.g., shopping center parking, non-reserved parking in multi-family parking lots).

(Res. 83-10, 1983; Ord. 2011-013, 2011)

**§ 17.08.224. Electric vehicle infrastructure.**

"Electric vehicle infrastructure" means structures, machinery, and equipment necessary and integral to support an electric vehicle, including battery charging stations, rapid charging stations, and battery exchange stations.

(Res. 83-10, 1983; Ord. 2011-013, 2011)

**§ 17.08.224A. Electric vehicle parking space.**

"Electric vehicle parking space" means any marked parking space that identifies the use to be exclusively for the parking of an electric vehicle.

(Res. 83-10, 1983; Ord. 2011-013, 2011)

**§ 17.08.225. Explosives.**

Any chemical compound, mixture, or device, the primary or common purpose of which is to function by explosion. In addition the term "explosives" shall include all material which is classified as division 1.1, 1.2, 1.3, 1.4, 1.5, or 1.6 explosives by the United States department of transportation. For the purposes of this chapter, small arms ammunition, small arms ammunition primers, smokeless powder not exceeding fifty pounds, and black powder not exceeding five pounds shall not be defined as explosives, unless possessed or used for a purpose inconsistent with small arms use or other lawful purpose.

(Ord. 2018-021, 2018)

**§ 17.08.226. Explosives magazine.**

Any building or other structure, other than an explosives process building, used for the storage of explosives. The term "magazine" may be used in KCC to refer to an explosives magazine.

(Ord. 2018-021, 2018)

**§ 17.08.227. Explosives process building.**

Any building or other structure (excepting magazines) containing explosives, in which the manufacturer of explosives, or any processing involving explosives, is carried on, and any building where explosives are used as a component part or ingredient in the manufacture of any article or device.

(Ord. 2018-021, 2018)

**§ 17.08.228. Explosives storage or manufacture.**

Any site, with any explosives process building, and/or magazine situated thereon, used in connection with the manufacturing or processing of explosives or in which any process involving explosives is carried on, or the storage of explosives thereat, as well as any premises where explosives are used as a component part or ingredient in the manufacture of any article or device.  
(Ord. 2018-021, 2018)

**§ 17.08.229. Extremely hazardous waste.**

"Extremely hazardous waste" means those dangerous wastes designated in WAC 173-303-070 through 173-303-103 as extremely hazardous. The abbreviation "EHW" may be used in this title to refer to those dangerous wastes which are extremely hazardous.  
(Ord. 93-1(part), 1993; Ord. 2018-021, 2018)

**§ 17.08.230. Family.**

"Family" means a number of related individuals or unrelated individuals living together as a single housekeeping unit, and doing their cooking on the premises exclusively as one (1) household. This definition excludes group homes and short-term rentals. The amount of individuals living together can not exceed applicable health and safety provision.  
(Res. 83-10, 1983; Ord. 2013-001, 2013; Ord. 2022-017, 2022)

**§ 17.08.240. Repealed.**

(Res. 83-10, 1983; Ord. 2013-001, 2013)

**§ 17.08.250. Farm.**

"Farm" means an area of land devoted to the production of field or truck crops, livestock or livestock products, which constitute the major use of such property.  
(Res. 83-10, 1983)

**§ 17.08.255. Farm labor shelter.**

"Farm labor shelter" means an accessory dwelling unit used exclusively as temporary or seasonal housing of farm laborers who are doing farm labor on the farm on which the shelters are located. This definition shall include all manufactured housing and travel trailers provided all trailers are served by the full range of utilities including water, sewerage and power.  
(Ord. 93-6 (part), 1993; Ord. 2007-22, 2007)

**§ 17.08.255A. Farm visit.**

"Farm visit" means a farm or ranch providing customers a day-use learning experience about the practice of farming or ranching. A Farm Visit operation does not include overnight accommodations. Enhanced agricultural sales are allowed.  
(Ord. 2014-015, 2014)

**§ 17.08.256. Farm stands.**

“Farm stands” means a temporary use which is primarily engaged in the sale of fresh agricultural products, grown on-or off-site, but may include limited prepackaged food products and nonfood items. This use is to be seasonal in duration, open for the duration of the local harvest season. Enhanced agricultural sales are allowed.

(Ord. 2007-22, 2007; Ord. 2013-001, 2013; Ord. 2014-015, 2014; Ord. 2015-010, 2015)

**§ 17.08.260. Feedlot.**

"Feedlot" means any area used for the continuous feeding of five hundred 500 or more head of cattle destined for slaughter, confined at a density of less than five hundred 500 square feet per head on a year round basis. This shall not be interpreted to include dairy operations with a Washington State Grade A license.

(Res. 83-10, 1983; Ord. 91-4, 1991; Ord. 2013-001, 2013)

**§ 17.08.261. Forestry.**

(Ord. 2001-13 (part), 2001; Ord. 2009-25, 2009; Ord. 2013-001, 2013; repealed by Ord. 2009-25)

**§ 17.08.261A. Forest product processing.**

"Forest product processing" means the harvesting and commercial production of forest products including but not limited to saw mills, chippers, log sorting and storage.

(Ord. 2013-001, 2013)

**§ 17.08.261B. Forest product sales.**

"Forest product sales" means wholesaling and retailing of vegetation from forest lands including but not limited to fuel woods, cones, Christmas trees, salal, berries, ferns, greenery, mistletoe, herbs, and mushrooms.

(Ord. 2013-001, 2013)

**§ 17.08.261C. Freight and trucking yard or terminal.**

"Freight and trucking yard or terminal" means an area in which trucks, tractor and/or trailer units, and semitrailers are parked for seventy two (72) hours or less, and dispatched.

(Ord. 2013-001, 2013)

**§ 17.08.262. Golf course.**

"Golf course" means a recreational facility designed and developed for golf activities. May include as accessory uses a pro shop, snack bar (not including restaurants), and caddy shack/ maintenance buildings.

(Ord. 2007-22, 2007; Ord. 2013-001, 2013)

**§ 17.08.262A. Grade.**

"Grade" means the lowest point of elevation of the finished surface of the ground, paving, or sidewalk within the area between the building and the property line or, when the property line is

more than five (5) feet from the building, between the building and a line five (5) feet from the building.

(Ord. 2013-001, 2013)

**§ 17.08.262B. Grading.**

"Grading" means all cuts, fills, embankments, stockpile areas, and equipment maneuvering areas associated with development.

(Ord. 2013-001, 2013)

**§ 17.08.262C. Grazing.**

"Grazing" means providing herbage for cattle, sheep, goats or horses, including the supplementary feeding of such animals, as a discrete activity not part of nor conducted in conjunction with any dairy, livestock feed yard, livestock sales yard, or commercial riding academy.

(Ord. 2013-001, 2013)

**§ 17.08.263. Group care facility.**

"Group care facility" means living quarters for children or adults meeting applicable Federal and State standards that function as a single housekeeping unit and provide supporting services, including but not limited to counseling, rehabilitation, and medical supervision, not exceeding more than twenty (20) residents including staff. If staffed by nonresident staff, each twenty-four (24) staff hours per day equals one (1) full-time residing staff member for purposes of determining number of staff.

(Ord. 2007-22, 2007; Ord. 2013-001, 2013; Ord. 2018-001, 2018)

**§ 17.08.265. Group home.**

"Group home" means a home for at least seven (7) and not more than fifteen (15) persons, plus house parents, providing residential facilities in a homelike environment directed to allow a degree of community participation and human dignity not provided in an institutional atmosphere.

(Ord. 87-9 § 1, 1987; Ord. 2013-001, 2013)

**§ 17.08.266. Guest house.**

"Guest house" means an accessory building designed, constructed, and used for the purpose of providing temporary sleeping accommodations for guests, or for members of the same family as that occupying the main structure, and containing no kitchen facilities.

(Ord. 2007-22, 2007; Ord. 2013-001, 2013)

**§ 17.08.270. Guest ranch or guest farm.**

"Guest ranch or guest farm" means a business or an organization providing overnight lodging, dining and recreational facilities in a rural setting. The purpose of a guest ranch or guest farm shall relate primarily to vacation, recreation and similar pursuits, and does not include rehabilitation centers, group homes, clinics, nursing homes, churches and church camps, and other similar uses. Events such as auctions, barbecues and similar gatherings which do not provide overnight lodging or which are not conducted on a continuous basis shall not be considered as guest ranches or guest farms. Enhanced agricultural sales are allowed.

(Ord. 83-Z-5, 1983; Ord. 93-21 (part), 1993; Ord. 2014-015, 2014)

**§ 17.08.280. Hazardous waste.**

"Hazardous waste" means those solid wastes designated by 40 CFR Part 261 and regulated as hazardous waste by the United States EPA.

(Ord. 93-1 (part), 1993)

**§ 17.08.281. Hazardous waste facility.**

"Hazardous waste facility" means all contiguous land, and structures, other appurtenances, and improvements on the land used for recycling, reusing, reclaiming, transferring, storing, treating, or disposing of dangerous waste. Unless otherwise specific in this chapter, the terms "facility," "treatment," "storage," "disposal facility" or "waste management facility" shall be used interchangeably.

(Ord. 93-1 (part), 1993)

**§ 17.08.282. Hazardous waste storage.**

"Hazardous waste storage" means the holding of dangerous waste for a temporary period. Accumulation of dangerous waste by the generator on the site of generation is not storage as long as the generator complies with the applicable requirements of WAC 173-303-200 and 173-303-201.

(Ord. 93-1 (part), 1993)

**§ 17.08.283. Hazardous waste treatment.**

"Hazardous waste treatment" means the physical, chemical, or biological processing of dangerous waste to make such wastes non-dangerous or less dangerous, safer for transport, amenable for energy or material resource recovery, amenable for storage, or reduced in volume.

(Ord. 93-1 (part), 1993)

**§ 17.08.290. Home occupation.**

"Home occupation" means any lawful profession, craft or service commonly carried on within a dwelling or accessory building provided such activity is secondary to the use of said dwelling for residential purposes, and provided that there is no outdoor display of merchandise. Home occupations include operations that provide care to twelve (12) or fewer individuals in any twenty-four (24) hour period within the caregiver's place of residence. This definition shall not be interpreted to include the sale of firewood, farm produce, or similar activities.

(Res. 83-10, 1983; Ord. 2013-001, 2013)

**§ 17.08.300. Hospital.**

"Hospital" means an institution specializing in and providing facilities and services in surgery, obstetrics, and general medical practice for human beings and licensed by state law for that purpose.

(Res. 83-10, 1983)

**§ 17.08.310. Hospital, animal or veterinary.**

"Animal or veterinary hospital" means an establishment in which veterinary services, clipping, bathing, boarding and other services are rendered to animals and domestic pets.  
(Ord. 2007-22, 2007)

**§ 17.08.320. Impound/towing yard.**

"Impound/towing yard" means a fully enclosed area which is designed to hold and store vehicles for a period not more than ninety (90) days which have been impounded by a jurisdiction or private party.  
(Res. 83-10, 1983; Ord. 2013-001, 2013; Ord. 2014-015, 2014)

**§ 17.08.321. Infill.**

"Infill" means the development of new housing or other buildings on scattered vacant sites in a built-up area.  
(Ord. 2007-22, 2007; Ord. 2013-001, 2013)

**§ 17.08.324. Interlocal agreement.**

"Interlocal agreement" means a legal contract between two (2) or more local jurisdictions (cities and counties) that specifies the condition under which TDR credits may be transferred (typically from an unincorporated county into an incorporated city). Interlocal agreements must be endorsed by the legislative bodies of both jurisdictions.  
(Ord. 2009-25, 2009; Ord. 2013-001, 2013)

**§ 17.08.326. Interpretive center.**

An institution for dissemination of knowledge of natural or cultural heritage of the surrounding area.  
(Ord. 2018-001, 2013)

**§ 17.08.327. Repealed.**

(Ord. 2007-22, 2007; Ord. 2009-25, 2009; Ord. 2013-001, 2013)

**§ 17.08.329. Junk.**

"Junk" means of inoperable motor vehicles or equipment, vehicle or equipment parts, used lumber and building materials, pipe, appliances, demolition waste, or any used material. This shall not be interpreted to include the normal storage or accumulation of viable and/or operable agricultural equipment.  
(Ord. 2007-22, 2007; Ord. 2013-001, 2013)

**§ 17.08.330. Junkyard.**

"Junkyard" means any lot, parcel, building, structure or portion thereof, used for the storage, collection, processing, purchase, sale, exchange, salvage or disposal of junk, including scrap materials, unlicensed or inoperable vehicles, vehicle parts, used appliances, machinery or parts thereof. This shall not be interpreted to include the normal storage or accumulation of viable and/

or operable agricultural equipment.  
(Res. 83-10, 1983; Ord. 2007-22, 2007; Ord. 2013-001, 2013)

**§ 17.08.340. Repealed.**  
(Res. 83-10, 1983; Ord. 2007-22, 2007; Ord. 2013-001, 2013)

**§ 17.08.360. Lot.**

"Lot" means any area, tract or parcel of land owned by or under the control and in the lawful possession of one distinct ownership. The term means any type of land holding and includes, but is not limited to, lots platted in subdivisions.  
(Res. 83-10, 1983)

**§ 17.08.361. Lot, flag.**

"Lot, flag" means a lot with two distinct parts:

The flag, which is the only building site; and is located behind another lot; and  
The pole, which connects the flag to the street or road, provides the only street frontage for the lot, and is less than the minimum lot width for the zone in which it is located.

(Ord. 2013-001, 2013)

**§ 17.08.370. Lot line, front.**

"Lot line, front" means a lot line with frontage on any public street, private street, right-of-way or other means of vehicular access, other than an alley.  
(Res. 83-10, 1983; Ord. 2019-013, 2019; Ord. 2022-017, 2022)

**§ 17.08.380. Lot line, rear.**

"Rear lot line" means any boundary opposite and most distant from front lot line and not intersecting a front lot line.  
(Res. 83-10, 1983)

**§ 17.08.390. Lot line, side.**

"Side lot line" means any boundary line not a front or rear lot line.  
(Res. 83-10, 1983)

**§ 17.08.390B. Lot, through.**

"Lot, through" means a lot that has frontage on two (2) easements (public or private) for access.  
(Ord. 2013-001, 2013; Ord. 2019-013, 2019)

**§ 17.08.390C. Street frontage.**

"Street frontage" means the linear frontage of a parcel or property abutting a street or vehicular access easement.  
(Ord. 2019-013, 2019)

**§ 17.08.391. Manufactured home.**

"Manufactured home" means a single-family residence constructed after June 15, 1976, and in accordance with the U.S. Department of Housing and Urban Development (HUD) requirements for manufactured housing and bearing the appropriate insignia indication for such compliance. The unit must be transportable in one (1) or more sections, which in the traveling mode, is eight (8) body feet or more in width or forty (40) body width in length, or when erected on site exceeds four hundred (400) square feet and which is built on a permanent chassis. A manufactured home shall be affixed to a foundation system in accordance with Chapter 296-150M WAC as administered by the Washington State Department of Labor and Industries. The manufacturer's requirements shall be followed for placement and if there are no manufacturer instructions, the Kittitas County department of building and fire safety requirements shall be imposed. A manufactured home has a red insignia from the Department of Labor and Industries.  
(Ord. 9822 (part), 1998; Ord. 2013-001, 2013)

**§ 17.08.392. Manufacturing.**

"Manufacturing" includes, but is not limited to, assembly, storage, packaging or treatment of products and merchandise such as drugs, food, beverages, cosmetics and toiletries, and products made from materials such as textiles, metals, paper, plastics, stone, wood, and paint.  
(Ord. 2013-001, 2013)

**§ 17.08.392A. Marijuana processing.**

"Marijuana processing" means the preparation of marijuana products including, but not limited to, boxing, bulk packaging, portioning, labeling, or the creation of marijuana derivative and edible products.  
(Ord. 2014-004, 2014)

**§ 17.08.392B. Marijuana production.**

"Marijuana production" means any operation to raise or produce marijuana.  
(Ord. 2014-004, 2014)

**§ 17.08.392C. Marijuana, retail sales.**

"Marijuana, retail sales" means any operation or business selling, distributing, or dispensing usable marijuana or marijuana-infused products which have been prepared, processed, or packaged for end user consumption.  
(Ord. 2014-015, 2014)

**§ 17.08.393. Medium-speed electric vehicle.**

"Medium-speed electric vehicle" means a self-propelled, electrically powered four-(4)-wheeled motor vehicle, equipped with a roll cage or crush-proof body design, whose speed attainable in one (1) mile is more than twenty-five (25) miles per hour but not more than thirty-five (35) miles per hour and otherwise meets or exceeds the Federal regulations set forth in 49 C.F.R. Sec. 571.500.  
(Res. 83-10, 1983; Ord. 2011-013, 2011; Ord. 2013-001, 2013)

**§ 17.08.395. Repealed.**

(Res. 83-10, 1983; Ord. 2013-001, 2013; Ord. 2014-004, 2014; Ord. 2014-015, 2014)

**§ 17.08.396. Repealed.**

(Ord. 2007-22, 2007; Ord. 2013-001, 2013)

**§ 17.08.397. Mini warehouse.**

"Mini warehouse" means a building or group of buildings containing individual compartmentalized access stalls or lockers for the dead storage of customers' goods or wares.

(Ord. 83-Z-2 (part), 1983; Ord. 2013-001, 2013)

**§ 17.08.397A. Mining and excavation.**

"Mining and excavation" means extraction of earth materials including but not limited to clay, coal, gravel, minerals, metallic substances, peat, sand, stone, topsoil, and any other similar solid material or substance to be excavated from natural deposits on or in the earth for commercial, industrial, or construction use.

(Ord. 2013-001, 2013)

**§ 17.08.398. Mobile home.**

"Mobile home" means a structure transportable in one (1) or more sections that are eight (8) feet or more in width and thirty-two (32) feet or more in length, built on a permanent chassis, designed to be used as a permanent dwelling and constructed before June 15, 1976. Beginning September 1, 1998, mobile homes will no longer be 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.

(Res. 83-10, 1983; Ord. 98-22 (part), 1998; Ord. 2013-001, 2013)

**§ 17.08.399. Modular home.**

"Modular home" means a manufactured structure originally designed for initial movement without benefit of an undercarriage frame or its own wheels to a site of permanent placement on a full perimeter foundation, used for residential purposes, and exceeds eight hundred sixty-four (846) square feet of enclosed living area. A modular home shall be considered a "dwelling" or "single-family residence". A "modular home" constructed to International Building Code standards and bearing the gold insignia from the Washington State Department of Labor and Industries shall be considered to be a single-family residence.

(Ord. 93-21 (part), 1993; Ord. 98-22 (part), 1998; Ord. 2007-22, 2007; Ord. 2013-001, 2013)

**§ 17.08.400. Repealed.**

(Res. 83-10, 1983; Ord. 2013-001, 2013)

**§ 17.08.408. Neighborhood electric vehicle.**

"Neighborhood electric vehicle" means a self-propelled, electrically powered four-(4)-wheeled motor vehicle whose speed attainable in one (1) mile is more than twenty (20) miles per hour and

not more than twenty-five (25) miles per hour and conforms to federal regulations under Title 49 C.F.R. Part 571.500.

(Res. 83-10, 1983; Ord. 2011-013, 2011; Ord. 2013-001, 2013)

**§ 17.08.410. Nonconforming use.**

For more information on "nonconforming use" see "Use."

(Res. 83-10, 1983; Ord. 2007-22, 2007; Ord. 2013-001, 2013)

**§ 17.08.412. Non-electric vehicle.**

"Non-electric vehicle" means any motor vehicle that does not meet the definition of "electric vehicle."

(Res. 83-10, 1983; Ord. 2011-013, 2011; Ord. 2013-001, 2013)

**§ 17.08.415. Nurseries.**

An establishment for the growth, display, and/or sale of plants, shrubs, trees, and materials used in indoor or outdoor planting such as but not limited to beauty bark, round landscape rock, topsoil, and mulch, conducted within or without an enclosed building.

(Ord. 2018-021, 2018)

**§ 17.08.420. Nursing home.**

"Nursing home" means a home, place or institution which operates or maintains facilities providing convalescence or chronic care or both for a period in excess of twenty-four (24) consecutive hours for three (3) or more patients not related by blood or marriage to the operator, who by reason of illness or infirmity are unable properly to care for themselves, and is licensed by the State Department of Health as a nursing home.

(Res. 83-10, 1983; Ord. 2013-001, 2013)

**§ 17.08.421. Office.**

"Office" means a place at which the affairs of a business, profession, service, or industry are conducted and generally furnished with desks, tables, files and communication equipment.

(Ord. 2013-001, 2013)

**§ 17.08.424. Off-site hazardous waste facilities.**

"Off-site hazardous waste facilities" means hazardous waste treatment and storage facilities that treat and store waste from generators on properties other than those on which the off-site facilities are located.

(Ord. 93-1 (part), 1993)

**§ 17.08.427. On-site hazardous waste facilities.**

"On-site hazardous waste facilities" means hazardous waste treatment and storage facilities that treat and store waste from generators located on the same property or from contiguous property within Kittitas County.

(Ord. 93-1 (part), 1993)

**§ 17.08.428. Open space.**

"Open space" means land within a development that has been dedicated in common to the ownership within the development or to the public specifically for the purpose of providing places for recreation, conservation or other open space uses. May include public or private lands.  
(Ord. 2013-001, 2013)

**§ 17.08.430. Outdoor advertising signs and billboards.**

1. "Outdoor advertising signs and billboards" means any card, paper, cloth, metal, wooden or other display or device of any kind or character, including but not limiting the same to any poster, bill, printing, painting or other advertisement of any kind whatsoever, including statuary, placed for outdoor advertising purposes on or to the ground or any tree, wall, rack, fence, building, structure or thing.
2. "Outdoor advertising signs and billboards" does not include:
  - a. Official notices issued by any court or public body or officer;
  - b. Notices posted by any public officer in performance of a public duty or by any person in giving legal notice;
  - c. Directional, warning or information structures required by or authorized by law or by federal, state, county or city authority.

(Res. 83-10, 1983)

**§ 17.08.430A. Overlay zone/district.**

"Overlay zone/district" means overlay zones that impose and/or relax requirements of an underlying land use district, or base zone, where characteristics of the land or neighborhood, or the types of development planned for an area, require special regulations.  
(Ord. 2013-001, 2013)

**§ 17.08.430B. Ownership.**

"Ownership" means an ownership is one (1) or more contiguous lots that are owned by the same person, partnership, association, or corporation. Ownership also includes lots that are in common ownership but are separated by a right-of-way.  
(Ord. 2013-001, 2013)

**§ 17.08.431. Park model trailer.**

"Park model trailer" means a trailer designed to provide seasonal or temporary living quarters which may be used with temporary connections to utilities necessary for operation of installed fixtures and appliances. It has a gross trailer area not exceeding four hundred (400) square feet.  
(Ord. 2007-22, 2007; Ord. 2013-001, 2013)

**§ 17.08.440. Parking space.**

"Parking space" means a minimum gross area available for the parking of a standard American automobile.

(Res. 83-10, 1983)

**§ 17.08.445. Parks and playgrounds.**

"Parks and playgrounds" means sites designed or developed for recreational use including, but not limited to playfields, picnic facilities, outdoor activity areas, trails, play structures, and facilities for on-site maintenance.

(Ord. 2005-35, 2005; Ord. 2013-001, 2013; Ord. 2013-012, 2013)

**§ 17.08.450. Planned unit development.**

"Planned unit development" means a development that departs from strict compliance with the zoning and subdivision standards in order to accomplish objectives that serve the public welfare pursuant to standards in KCC Chapter 17.36.

(Ord. 83-Z-2 (part), 1983; Ord. 90-6 (part), 1990; Ord. 2005-35, 2005; Ord. 2013-001, 2013)

**§ 17.08.455. Planning commission or commission.**

"Planning commission" or "commission" means the Kittitas County planning commission.

(Res. 83-10, 1983; Ord. 2005-35, 2005)

**§ 17.08.455A. Plug-in hybrid electric vehicle (PHEV).**

"Plug-in hybrid electric vehicle (PHEV)" means an electric vehicle that (1) contains an internal combustion engine and also allows power to be delivered to drive wheels by an electric motor; (2) charges its battery primarily by connecting to the grid or other off-board electrical source; (3) may additionally be able to sustain battery charge using an on-board internal-combustion-driven generator; and (4) has the ability to travel powered by electricity.

(Res. 83-10, 1983; Ord. 2011-013, 2011)

**§ 17.08.456. Repealed.**

(Ord. 2015-010, 2015)

**§ 17.08.457. Public facilities.**

"Public facilities" means capital improvements and systems to support transportation, law enforcement, fire protection, and recreation. Facilities include but are not limited to fire stations, police stations, and bus stops.

(Ord. 2013-001, 2013)

**§ 17.08.460. Public office building.**

"Public office building" means a structure used as the office or for the purpose of conducting official business by an agency of the federal government, state government or a political subdivision of the state of Washington.

(Res. 83-10, 1983)

**§ 17.08.461. Rapid charging station.**

"Rapid charging station" means an industrial grade electrical outlet that allows for faster

recharging of electric vehicle batteries through higher power levels and that meets or exceeds any standards, codes, and regulations set forth by chapter 19.28 RCW and consistent with rules adopted under RCW 19.27.540

(Ord. 2011-013, 2011)

**§ 17.08.462. Receiving site.**

"Receiving site" means those lots where the procurement of TDR credits facilitate a permissible change in the allowed intensity on the property pursuant to the TDR chapter and all other controlling policies and law.

(Ord. 2009-25, 2009)

**§ 17.08.463. Recreation, indoor.**

"Recreation, indoor" means a place designed and equipped for the conduct of sports and leisure-time activities within an enclosed space. Examples include gymnasium, bowling alley, dance hall, billiard hall, theaters, indoor tennis and racquetball courts, and indoor swimming pools. This definition excludes stadiums. Indoor recreation uses for the private use of the landowner are permitted outright.

(Ord. 2013-012, 2013)

**§ 17.08.464. Recreation, outdoor.**

"Recreation, outdoor" means a place designed and equipped for the conduct of sports and leisure-time activities with little or no enclosed space. Examples include: outdoor theaters, tennis courts, swimming pools, batting cages, amusement parks, miniature golf courses, boat launches and driving ranges. This definition excludes golf courses and stadiums. Outdoor recreation uses for the private use of the landowner are permitted outright.

(Ord. 2013-012, 2013)

**§ 17.08.465. Recreational vehicle.**

"Recreational vehicle" means a vehicular type unit designated as temporary living quarters for recreation camping, travel or seasonal use which has its own power or is mounted on or towed by another vehicle. The vehicle has a gross floor area of not more than three hundred twenty (32) square feet. This definition includes vehicles such as travel trailers, camping trailers, truck campers and motor homes. A recreational vehicle is not considered a mobile or manufactured home and is not constructed to the International Building Code standards. A recreational vehicle has a green and silver insignia from the Department of Labor and Industries.

(Ord. 98-22 (part), 1998; Ord. 2007-22, 2007; Ord. 2013-001, 2013)

**§ 17.08.465A. Recreational vehicle park.**

"Recreational vehicle park" means land designed to accommodate predominantly recreational vehicles (RVs) used as temporary living quarters for recreation or vacation purposes with sewage facilities approved by the County Health Department and a maximum allowable stay of one hundred eighty (180) days in a calendar year.

(Ord. 2013-012, 2013)

**§ 17.08.465B. Recreational vehicle/equipment service and repair.**

This definition is the same as "Vehicle/equipment service and repair" (KCC § 17.08.560A) except that it is limited to recreational vehicles, not limited to motorized vehicles and equipment and does not include gas and service stations stay of one hundred eighty (180) days in a calendar year.  
(Ord. 2019-013, 2019)

**§ 17.08.466. Refuse disposal/recycling.**

"Refuse collection/recycling" means a facility for the collection of solid waste or recyclables for sorting, compaction, composting, processing (including changing the form of materials) or transfer to a landfill. This definition excludes concrete recycling.  
(Ord. 2013-001, 2013)

**§ 17.08.467. Religious institutions.**

"Religious institutions" means churches, synagogues, temples and other places where gathering for worship is the principle purpose of the use.  
(Ord. 2013-001, 2013)

**§ 17.08.468. Resource based industry.**

"Resource based industry" means an industry based on natural resources including but not limited to recreation-related tourism, agriculture, fisheries, forestry and mining.  
(Ord. 2013-001, 2013)

**§ 17.08.469. Restaurant.**

"Restaurant" means a retail establishment selling food and/or drink for consumption on the premises or for take-out, including accessory on-site food preparation, This definition excludes taverns.  
(Ord. 2013-001, 2013)

**§ 17.08.469A. Retail sales.**

"Retail sales" means selling goods or services to the general public for personal or household consumption and rendering services incidental to the sale of such goods. This definition excludes agriculture sales.  
(Ord. 2013-001, 2013; Ord. 2014-004, 2014; Ord. 2014-015, 2014)

**§ 17.08.470. Rezone.**

"Rezone" means an amendment to the zoning ordinance, requiring the same enactment as an original zoning.  
(Res. 83-10, 1983)

**§ 17.08.471. Rock crushing.**

"Rock crushing" means an activity which reduces the size and weight of rock material into useable building or landscaping material.  
(Ord. 2013-001, 2013)

**§ 17.08.471A. RV storage.**

A commercial indoor and or outdoor space/area used to store recreational vehicle for any amount of time.

(Ord. 2018-001, 2013)

**§ 17.08.472. Services.**

"Services" means establishments primarily engaged in providing individual or professional services within the place of business, such as beauty and barber shops, retail laundry and dry-cleaning including coin-operated, garment alterations and repair, photo studios, shoe repair, pet grooming, photography and photo reproduction, real estate offices, personal accountants, entertainment media rental or other indoor rental services, and repair of personal or household items.

(Ord. 2013-001, 2013)

**§ 17.08.480. School, public or private.**

"Public or private school" means an institution which offers instruction and study required to be taught in the public schools of the state of Washington. Trade and vocational schools are included in this definition.

(Res. 83-10, 1983; Ord. 2013-001, 2013)

**§ 17.08.485. Shooting range.**

"Shooting range" means an area or facility designated or operated for archery (including crossbows), and/or the discharging and operation of lawfully possessed, lawful firearms, as defined in RCW Chapter 9.41; with the exception of:

1. Any law enforcement or military shooting range; or
2. Incidental target practice areas on private property.

(Ord. 2009-25, 2009; Ord. 2013-001, 2013)

**§ 17.08.486. Short-term rental.**

"Contact" means the operator or the operator's representative who is the point of contact for any short-term rental guest for the duration of the guest's stay in the short-term rental.

"Department" means the Department of Revenue.

"Dwelling unit" means a residential dwelling of any type, including a single-family residence, apartment, condominium, cooperative unit, or room, in which a person may obtain living accommodations for less than thirty (30) days, but not including duly licensed bed and breakfast, inn, hotel, motel, or timeshare property.

"Fee" means remuneration or anything of economic value that is provided, promised, or donated primarily in exchange for services rendered.

"Guest" means any person or persons renting a short-term rental unit.

"Operator" or "short-term rental operator" means any person who receives payment for owning or operating a dwelling unit, or portion thereof, as a short-term rental unit.

"Owner" means any person who, alone or with others, has title or interest in any building, property, dwelling unit, or portion thereof, with or without accompanying actual possession thereof, and including any person who as agent, executor, administrator, trustee, or guardian of an estate has charge, care, or control of any building, dwelling unit, or portion thereof. A person whose sole interest in any building, dwelling unit, or portion thereof is solely that of a lessee under a lease agreement is not considered an owner.

"Person" has the same meaning as provided in RCW 82.04.030.

"Short-term rental" means a lodging use, that is not a hotel or motel or bed and breakfast, in which a dwelling unit, or portion thereof, that is offered or provided to a guest by a short-term rental operator for a fee for fewer than thirty (30) consecutive nights. "Short-term rental" does not include any of the following: (i) a dwelling unit that is occupied by the owner for at least six (6) months during the calendar year and in which fewer than three (3) rooms are rented at any time; (ii) a dwelling unit, or portion thereof, that is used by the same person for thirty (30) or more consecutive nights; or (iii) a dwelling unit, or portion thereof, that is operated by an organization or government entity that is registered as a charitable organization with the Secretary of State, State of Washington, or is classified by the Federal Internal Revenue Service as a public charity or a private foundation, and provides temporary housing to individuals certified on 9/1/2023 Combined Chapter 64.37 RCW, Page 1, who are being treated for trauma, injury, or disease, or their family members.

"Short-term rental advertisement" means any method of soliciting use of a dwelling unit for short-term rental purposes.

"Short-term rental platform" or "platform" means a person that provides a means through which an operator may offer a dwelling unit, or portion thereof, for short-term rental use, and from which the person or entity financially benefits. Merely publishing a short-term rental advertisement for accommodations does not make the publisher a short-term rental platform.

(Ord. 2025-001, 1/7/2025)

#### **§ 17.08.487. Sending site.**

"Sending site" means designated lot or lots from where landowners may sell their development rights in exchange for placing a conservation easement on the property.

(Ord. 2009-25, 2009)

#### **§ 17.08.490. Small-scale event facility.**

"Small-scale event facility" means a facility that is open to the public for events, seminars, wedding or other social gatherings. May include eating and food preparation facilities provided meals are only served to guests attending events.

(Ord. 98-22 (part), 1998; Ord. 2013-001, 2013; Ord. 2013-012, 2013)

#### **§ 17.08.500. Special care dwelling.**

"Special care dwelling" means a Manufactured Home or Park Model Trailer providing separate living quarters for the purpose of providing care to an immediate family member.

(Ord. O-2006-01, 2006; Ord. 2007-22, 2007; Ord. 2013-001, 2013)

**§ 17.08.510. Structural alteration.**

"Structural alteration" means any change or repair which would tend to prolong the life of the supporting members of a building or of structures, such as bearing walls, columns, beams or girders.

(Res. 83-10, 1983)

**§ 17.08.520. Structure.**

"Structure" means that which is built or constructed, an edifice or building of any kind, or any place of work artificially built up or composed of parts joined together in some definite manner. Fences that are 7 feet or less in height, and retaining walls that are 4 feet or less in height measured from the bottom of the footing to the top of the wall not supporting a surcharge or impounding Class I, II or III-A liquids are excluded from this definition.

(Res. 83-10, 1983; Ord. 2015-010, 2015; Ord. 2022-017, 2022)

**§ 17.08.530. Repealed.**

(Res. 83-10, 1983; Ord. 2013-001, 2013)

**§ 17.08.535. Repealed.**

(Res. 83-10, 1983; Ord. 2013-001, 2013)

**§ 17.08.540. Repealed.**

(Res. 83-10, 1983; Ord. 2013-001, 2013)

**§ 17.08.541. Trails.**

"Trails" means man-made pathways designed and intended for use by pedestrians, bicyclists, equestrians, snowmobiles and other recreational users together with associated parking and trailhead facilities.

(Ord. 2013-012, 2013)

**§ 17.08.542. Transfer of development rights (TDR).**

"Transfer of development rights (TDR)" means the transfer of the right to develop or build from sending sites to receiving sites.

(Ord. 2009-25, 2009; Ord. 2013-001, 2013)

**§ 17.08.543. TDR certificate.**

"TDR certificate" means a form of currency that displays how many TDR credits are available for sale and use.

(Ord. 2009-25, 2009)

**§ 17.08.544. TDR certificate letter of intent.**

"TDR certificate letter of intent" means a document issued to a landowner upon an approved TDR sending site application. The letter contains a determination of the number of development rights calculated for the sending site and an agreement by the County to issue a corresponding number of TDR certificates in conversion for a conservation easement. The sending site owner may use

the TDR certificate letter of intent to market development rights to potential purchasers, but the document has no value itself and cannot be transferred or used to obtain increased development rights within receiving areas.

(Ord. 2009-25, 2009)

**§ 17.08.545. TDR credit.**

"TDR credit" means for the TDR commodity used in receiving sites. TDR credits reflect the number of units a seller has a right to build or sell on a sending site based on zoning. TDR credits may also reflect the number of TDR certificates required for a given development project.

(Ord. 2009-25, 2009; Ord. 2013-001, 2013)

**§ 17.08.546. TDR program.**

"TDR program" means a market-based program that provides a public benefit by permanently conserving rural resource lands by establishing a means to transfer development rights from eligible sending sites to eligible receiving sites through a voluntary process that fairly compensates landowners while providing a public benefit for communities.

(Ord. 2009-25, 2009)

**§ 17.08.547. TDR sending site application.**

"TDR sending site application" means an application that a sending site landowner must file in order to be eligible for consideration for designation as a TDR sending site.

(Ord. 2009-25, 2009)

**§ 17.08.550. Use.**

"Use" means the purpose for which land or building is arranged, designed or intended.

<sup>1</sup>Permitted use" means a use allowed outright within a zone classification.

<sup>2</sup>Permitted Administrative use" means a use which may be permitted within a zone classification following review under the provisions of KCC Chapter 17.60B.

<sup>3</sup>Administrative Conditional use" means a use which may be permitted in a zone classification following review under the provisions of KCC Chapter 17.60A.

<sup>4</sup>Conditional use" means a use which may be permitted in a zone classification following review and hearing under the provisions of KCC Chapter 17.60A.

<sup>5</sup>Nonconforming use" means a use or structure, that was legally established according to the applicable zoning and/or building regulations of the time, but which does not meet current zoning and/or building regulations.

<sup>6</sup>Prohibited use" means those uses not specifically enumerated as allowed uses under the provisions of KCC Chapter 17.15.

(Res. 83-10, 1983; Ord. 2013-001, 2013; Ord. 2013-012, 2013; Ord. 2018-001, 2018)

**§ 17.08.550A. U-Pick/U-Cut operation.**

"U-Pick/U-Cut operation" means farms or orchards where customers come to purchase fruit or agricultural products which they have harvested themselves. Enhanced agricultural sales are allowed.

(Ord. 2014-015, 2014)

**§ 17.08.560. Variance.**

"Variance" means a waiver of the strict interpretation of the requirements. It is a special dispensation given to the petitioner to disregard certain stipulations in the zoning code in order to develop his property.

(Res. 83-10, 1983)

**§ 17.08.560A. Vehicle/equipment service and repair.**

"Vehicle/equipment service and repair" means maintenance of motorized vehicles and equipment including exchange of parts, installation of lubricants, tires, batteries, and similar vehicle accessories, minor customizing and detail operations, and body shops. This definition includes gas and service stations.

(Ord. 2013-001, 2013)

**§ 17.08.560B. Warehouse and distribution.**

A building where bulk raw materials or manufactured goods may be stored and distributed for commercial purposes. Warehouse and Distribution uses do not include on-site manufacturing and generally service manufacturing and retail establishments. Agriculture products and Hay Storage are not included in this definition.

(Ord. 2021-015, 2021)

**§ 17.08.560C. Watershed management facilities.**

"Watershed management facilities" Include, but are not limited to, diversion devices, impoundments, dams for water storage, flood control, fire control, and stock watering.

(Ord. 2013-001, 2013; renamed by Ord. 2021-015, 2021)

**§ 17.08.561. Winery.**

"Winery" means a facility where fruit or other products are processed (i.e., crushed, fermented, decanted, stored, bottled and shipped) into wine. This may include the sale of wine and limited ancillary items, tourist facilities, or tasting rooms.

(Ord. 2007-22, 2007; Ord. 2013-001, 2013)

**§ 17.08.570. Yard.**

"Yard" means an open space, other than a court or a lot, unoccupied and unobstructed from the ground upward, except as otherwise provided in this title.

(Res. 83-10, 1983)

**§ 17.08.580. Yard depth.**

"Yard depth" means the minimum perpendicular distance between any point on a lot line and the nearest part of any structure or building, excluding an 18-inch eave (overhang) no closer than 5 feet to the property line, and excluding retaining walls necessary for access permits as determined by Kittitas County Public Works.

(Res. 83-10, 1983; Ord. 2022-017, 2022)

**§ 17.08.590. Yard, front.**

"Front yard" means any yard with frontage on a public or private street.

(Res. 83-10, 1983; Ord. 2022-017, 2022)

**§ 17.08.600. Yard, rear.**

"Rear yard" means an open unoccupied space on the same lot with a building between the rear line of the building (exclusive of steps, porches and accessory building) and the rear line of the lot.

For triangular lots the rear yard shall be the area of the lot lying within a circle having a radius equal to the depth of the required rear yard and its center at a point therein defined as the rear property line for such lots.

(Res. 83-10, 1983)

**§ 17.08.610. Yard, side.**

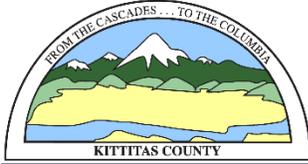
"Side yard" means an open unoccupied space on the same lot with a building, between the side wall line of the building and the side line of the same lot.

(Res. 83-10, 1983)

**§ 17.08.620. Yurt.**

"Yurt" means a circular, domed, portable tent for temporary use.

(Ord. 2007-22, 2007; Ord. 2013-001, 2013)



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

### Item 25-02

#### Non-accessory storage structures

Kittitas County code does not currently have a definition for non-accessory storage structures for residential purposes. The demand for such structures on properties without a residential structure has increased. Staff are proposing a definition and allowances within the use tables of Title 17.

Item 25-02 proposes adding the following definition to Title 17.08.

#### **17.08.409. Non-accessory storage structure.**

**A structure used to store belongings on a lot without a residence, but not for habitation or commercial use.**

In addition to the definition, staff are proposing to add Non-accessory storage structures to all four of the County allowed use tables as a permitted use within all non-commercial and non-industrial zones. The specific proposed changes are indicated in red. A footnote has been added to the "Urban" land use table to reflect specific restrictions within the City of Ellensburg Urban Growth Area due to our Interlocal Agreement.

CHAPTER 17.08  
DEFINITIONS<sup>1</sup>

**§ 17.08.010. Generally.**

Certain terms and words used in this title are defined in the following sections. Words used in the present tense include the future; words in the singular number include the plural number; and words in the plural number include the singular number; the word "building" includes the word "structure," and the word "shall" is mandatory and not directory.  
(Res. 83-10, 1983)

**§ 17.08.011. Definitions within Ellensburg Urban Growth Area (UGA).**

Within the City of Ellensburg UGA, the definitions in KCC § 17.11.036 shall apply. Where terms are not defined KCC § 17.11.036, the definitions in KCC Chapter 17.08 shall apply.  
(Ord. 2022-017, 2022)

**§ 17.08.020. Accessory building or accessory use.**

"Accessory building" or "accessory use" means a subordinate building or use which is incidental to that of the main building or use and located on the same tract or lot as the main building or use.  
(Res. 83-10, 1983; Ord. 2013-001, 2013)

**§ 17.08.022. Accessory dwelling unit.**

"Accessory dwelling unit" means a self-contained, secondary residential unit that is located on the same lot as the primary dwelling and provides independent living facilities for one household.  
(Ord. O-2006-01, 2006; Ord. 2010-014, 2010; Ord. 2013-001, 2013; Ord. 2013-008, 2013; Ord. 2022-017, 2022; Ord. 2023-010, 2023)

**§ 17.08.023. Accessory living quarters.**

"Accessory living quarters" means separate living quarters with an installed cook source (such as a range/oven/hood vent) fully contained within a single structure that contains the primary dwelling.  
(Ord. O-2006-01, 2006; Ord. 2013-001, 2013; Ord. 2013-008, 2013; Ord. 2022-017, 2022)

**§ 17.08.030. Access road.**

"Access road" means any road, public or private, except a county arterial road.  
(Res. 83-10, 1983)

**§ 17.08.030A. Administrative.**

"Administrative" means a discretionary action or permit decision made without a public hearing.  
(Ord. 2013-001, 2013)

**§ 17.08.031. Adult family home.**

"Adult family home" means a residential home in which a person or persons provide personal

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1. Editor's Note: Legislation previously included in Ch. 17.08: Ords. 68-17, 73-3, 75-9, 76-3, 77-1Z, 77-12, 79-Z-3 and 82-Z-2.

care, special care, room, and board to more than one (1) but not more than six (6) adults who are not related by blood or marriage to the person or persons providing the services.  
(Ord. 2007-22, 2007; Ord. 2013-001, 2013)

**§ 17.08.032. Agriculture processing.**

"Agriculture processing" includes but is not limited to feed mills, canneries, preparation of agriculture product (produce washing, boxing, bulk packaging, baling, etc.), animal slaughter and meat preparation.  
(Ord. 2013-001, 2013)

**§ 17.08.033. Agriculture production.**

"Agriculture production" means raising of crops, animals and other agricultural products. Definition excludes feedlots, which are defined separately.  
(Ord. 2013-001, 2013; Ord. 2014-005, 2014)

**§ 17.08.034. Agriculture sales.**

"Agriculture sales" includes, but is not limited to, private or public sales (including auctions) of agricultural products such as fruit/produce, eggs, milk cheese, and livestock that expand beyond the restrictions for "agricultural direct marketing activities."  
(Ord. 2013-001, 2013; Ord. 2021-015, 2021)

**§ 17.08.034A. Agriculture sales-enhanced.**

"Agricultural sales-enhanced" means the selling of agricultural products grown or raised locally that have been enhanced to improve market value. Enhanced agricultural sales activities include, but are not limited to: sales of prepared food or beverages, crafts, floral arrangements; and tasting rooms. Marijuana product sales are excluded. Enhanced agricultural sales operations may also include the retail sale of fresh or unprocessed agricultural products.  
(Ord. 2014-015, 2014)

**§ 17.08.034B. Agricultural enhanced uses (AEU).**

"Agricultural enhanced uses (AEU)" refers to a use that is accessory to a working farm, approved winery, distillery, cider house or brewery or any agricultural, horticultural, or agribusiness operation that is open to the public for the purpose of enjoyment, education, or active involvement in the activities of the agricultural operation. These activities must be related to agriculture, and incidental to the primary operation on the site. The retail sales of agricultural related products is considered accessory and subordinate to the agricultural operation when the products sold are grown or produced on site.  
(Ord. 2016-023, 2016; Ord. 2021-015, 2021)

**§ 17.08.034C. Agricultural direct marketing activities.**

Those accessory activities associated with the retail sale of agricultural products produced on and off the premises. This includes the sale of nonagricultural products (e.g., crafts, antiques, kitchen goods, etc.), educational classes and tours, commercial farm rides on premises, and temporary food services.

(Ord. 2021-015, 2021)

**§ 17.08.034D. Agricultural seasonal harvest festivities.**

Those temporary and accessory activities associated with the sale of annual harvest crops. These accessory activities may include live music, temporary food service establishments, vendors other than the owners or operators of the farm, commercial farm rides on the premises and recreational activities (e.g., corn mazes, craft booths, etc.).

(Ord. 2021-015, 2021)

**§ 17.08.034E. Agricultural expanded seasonal harvest festivities.**

Expanded seasonal harvest festivities allow a farming activity to expand beyond the restrictions for seasonal harvest festivities. The purpose and intent of the conditional use for expanded seasonal harvest festivities is to allow direct marketing of crops to the public. It is not to provide alternative ways to create permanent or semi-permanent sales businesses that would otherwise require a zone reclassification to a commercial zone.

(Ord. 2021-015, 2021)

**§ 17.08.034.F. Agritourism.**

"Agritourism activity" means any activity carried out on a farm or ranch whose primary business activity is agriculture or ranching and that allows members of the general public, for recreational, entertainment, or educational purposes, to view or enjoy rural activities, including, but not limited to: Farming; ranching, historic cultural and on-site educational programs, recreational farming programs that may include on-site hospitality services, guided and self-guided tours, petting zoos, farm festivals, corn mazes, harvest-your-own operations, hayrides, barn parties, horseback riding, fishing, and camping.

"Agritourism professional" means any person in the business of providing one or more agritourism activities, whether or not for compensation.

"Inherent risks of agritourism activity" means those dangers or conditions that are an integral part of an agritourism activity including certain hazards, such as surface and subsurface conditions, natural conditions of land, vegetation, waters, the behavior of wild or domestic animals, and ordinary dangers of structures or equipment ordinarily used in farming and ranching operations. Inherent risks of agritourism activity also include the potential of a participant to act in a negligent manner that may contribute to injury to the participant or others, including failing to follow instructions given by the agritourism professional, or failing to exercise reasonable caution while engaging in the agritourism activity, unless the participant acting in a negligent manner is a minor or is under the influence of alcohol or drugs.

"Participant" means any person, other than the agritourism professional, who engages in an agritourism activity.

"Person" means an individual, fiduciary, firm, association, partnership, limited liability company, corporation, unit of government, or any other group acting as a unit.

(Ord. 2025-001, 1/7/2025)

**§ 17.08.035. Agriculture Study Overlay Zone.**

"Agriculture study overlay zone" means properties containing prime farmland soils, as defined by United States Department of Agriculture Soil Conservation Service in Agriculture Handbook No. 210, and located in the former Thorp Urban Growth Node Boundaries and outside of LAMIRD boundaries.

(Ord. 2009-25, 2009; Ord. 2013-001, 2013)

**§ 17.08.040. Airport.**

"Airport" means any area of land or water designed and set aside for landing and taking off of aircraft.

(Res. 83-10, 1983)

**§ 17.08.050. Alteration.**

"Alteration" means a change in construction or a change of occupancy. Where the term alteration is applied to a change in construction, it is intended to apply to any change, addition or modification in construction. Where the term is used in connection with a change of occupancy, it is intended to apply to changes of occupancy from one (1) trade or use to another or from one (1) division of a trade or use to another.

(Res. 83-10, 1983; Ord. 2013-001, 2013)

**§ 17.08.060. Amendment.**

"Amendment" means a change in the wording, context, boundaries or maps which are a part of this title by the county commissioners in the manner prescribed by law.

(Res. 83-10, 1983)

**§ 17.08.063. Amenity funds.**

"Amenity funds" means cash payments to cities to help offset the costs of taking additional density.

(Ord. 2009-25, 2009)

**§ 17.08.067. Animal boarding.**

"Animal boarding" means a facility where animals are housed, fed, and cared for, excluding a veterinary clinic, for a period greater than twenty-four (24) hours for commercial purposes. Such uses shall include, but are not limited to, kennels and boarding stables.

(Ord. 2007-22, 2007; Ord. 2009-25, 2009; Ord. 2013-001, 2013; Ord. 2019-013, 2019)

**§ 17.08.068. Animal crematory.**

"Animal crematory" means a dedicated area within a building approved for animal cremation services or an accessory building wherein animal remains are cremated.

(Ord. 2021-015, 2021)

**§ 17.08.070. Repealed.**

(Res. 83-10, 1983; Ord. 2013-001, 2013)

**§ 17.08.100. Auto wrecking yard.**

"Auto wrecking yard" means any place in the business of buying, selling or dealing in vehicles of a type required to be licensed under the laws of this state, for the purpose of wrecking, dismantling, disassembling or substantially changing the form of any motor vehicle, or which buys or sells integral secondhand parts of component material thereof.

(Res. 83-10, 1983)

**§ 17.08.101. Battery charging station.**

"Battery charging station" means an electrical component assembly or cluster of component assemblies designed specifically to charge batteries within electric vehicles, which meet or exceed any standards, codes, and regulations set forth by chapter 19.28 RCW and consistent with rules adopted under RCW 19.27.540.

(Res. 83-10, 1983; Ord. 2011-013, 2011)

**§ 17.08.102. Battery electric vehicle (BEV).**

"Battery electric vehicle (BEV)" means any vehicle that operates exclusively on electrical energy from an off-board source that is stored in the vehicle's batteries, and produces zero tailpipe emissions or pollution when stationary or operating.

(Res. 83-10, 1983; Ord. 2011-013, 2011; Ord. 2013-001, 2013)

**§ 17.08.103. Battery exchange station.**

"Battery exchange station" means a fully automated facility that will enable an electric vehicle with a swappable battery to enter a drive lane and exchange the depleted battery with a fully charged battery through a fully automated process, which meets or exceeds any standards, codes, and regulations set forth by chapter 19.27 RCW and consistent with rules adopted under RCW 19.27.540.

(Res. 83-10, 1983; Ord. 2011-013, 2011; Ord. 2013-001, 2013)

**§ 17.08.105. Bed and breakfast.**

"Bed and breakfast" means any establishment located in a structure designed for a single family residence that has more than two (2) rooms for rent on a daily basis and offers a meal as part of the cost of a room, regardless of whether the owner or operator of the establishment resides in any of the structures. Excludes rehabilitation centers, group homes, clinics, nursing homes, church camps, and other similar uses.

(Ord. 93-21 (part), 1993; Ord. 2013-001, 2013)

**§ 17.08.110. Board.**

"Board" means Kittitas County Board of County Commissioners.

(Res. 83-10, 1983; Ord. 2013-001, 2013)

**§ 17.08.120. Repealed.**

(Res. 83-10, 1983; Ord. 2012-009, 2012)

**§ 17.08.130. Building.**

"Building" means a structure having roof supported by columns or walls for the shelter, support or enclosure of persons, animals or chattels.  
(Res. 83-10, 1983)

**§ 17.08.135. Building height.**

"Building height" means the vertical distance from grade plane to the average height of the highest roof surface. Grade plain is the reference plane representing the average of finished ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than six (6) feet (1829 mm) from the building, between the building and a point six (6) feet (1829 mm) from the building.  
(Ord. 2010-014, 2010; Ord. 2013-001, 2013)

**§ 17.08.140. Building line.**

"Building line" means a line established at a minimum distance a building may be located from any property line as determined by the standards of this title.  
(Res. 83-10, 1983)

**§ 17.08.150. Repealed.**

(Res. 83-10, 1983; Ord. 2013-001, 2013)

**§ 17.08.155. Campground.**

"Campground" means any parcel or tract of land under the control of any person, organization, or governmental entity wherein two (2) or more recreational vehicle, recreational park trailer or other camping unit sites are offered for the use of the public or members of an organization. Typically the length of stay for a majority of the guests will range from one (1) to fourteen (14) days. The purpose of a campground use shall relate primarily to vacation, recreation and similar pursuits, and is not a place of permanent residence for the campers. A single-family residence may be allowed for the owner or caretaker. Very limited service commercial activities may be allowed which are intended for campers of the campground and must be approved as part of a conditional use permit. Youth Camps may offer additional education and child-care assistance elements as secondary uses to the Campground. These secondary uses shall comply with all applicable Federal, State and local regulations.  
(Ord. 2007-22, 2007; Ord. 2013-001, 2013; Ord. 2013-012, 2013; Ord. 2021-015, 2021)

**§ 17.08.155A. Campground, primitive.**

"Campground, primitive" means dispersed camping outside of a designated campground or a campground without full amenities. Dispersed camping means there are no designated campsites, no toilets, no picnic tables, no trash cans, no treated water, and no fire grates. Dispersed camping is not allowed in the vicinity of developed recreation sites such as campgrounds, boat ramps, picnic areas, or trailheads. A campground without full amenities means that sanican/vault toilets, campfire rings, picnic tables, and graveled/identified campsites are allowed; however no utilities such as water, septic, and power, or pavement are allowed except for paved road aprons or similar.

(Ord. 2015-010, 2015; Ord. 2018-021, 2018)

**§ 17.08.156. Camp site.**

"Camp site" means a specific area within an RV park or campground that is set aside for use by a camping unit.

(Ord. 2007-22, 2007; Ord. 2013-001, 2013)

**§ 17.08.157. Camping unit.**

"Camping unit" means any portable structure, shelter or vehicle designed and intended for occupancy by persons engaged in RV activities or camping. The basic units are: recreational vehicle, tent, portable camping cabin, teepee, yurt or other portable shelter.

(Ord. 2007-22, 2007; Ord. 2013-001, 2013)

**§ 17.08.158. Charging levels.**

"Charging levels" means the standardized indicators of electrical force, or voltage, at which an electric vehicle's battery is recharged. The terms "1," "2," and "3" are the most common EV charging levels, and include the following specifications:

Level 1 is considered slow charging.

Level 2 is considered medium charging.

Level 3 is considered fast or rapid charging.

(Res. 83-10, 1983; Ord. 2011-013, 2011; Ord. 2013-001, 2013)

**§ 17.08.160. Clinic.**

"Clinic" means any building or portion of any building containing offices for providing medical, dental or psychiatric services for outpatients only.

(Res. 83-10, 1983)

**§ 17.08.161. Clubhouses, fraternities and lodges.**

"Clubhouses, fraternities and lodges" means associations of persons organized for social, education, literary or charitable purposes. This definition includes community meeting halls, clubhouses and lodges for philanthropic institutions, private clubs, fraternal or nonprofit organizations, and social service organizations. This definition excludes religious institutions.

(Ord. 2013-001, 2013)

**§ 17.08.162. Repealed.**

(Ord. 2013-001, 2013; Ord. 2013-012, 2013)

**§ 17.08.163. Repealed.**

(Ord. 2013-001, 2013; Ord. 2013-012, 2013)

**§ 17.08.165. Commercial activities associated with agriculture.**

"Commercial activities associated with agriculture" means any commercial endeavor including the custom fabrication and construction of products or materials, as well as services which are in support of, or supplemental to agricultural activities. Such use 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.

(Ord. 2009-25, 2009; Ord. 2018-001, 2018)

**§ 17.08.170. Commission.**

"Commission" means the Kittitas County Planning Commission.

(Res. 83-10, 1983; Ord. 2013-001, 2013)

**§ 17.08.171. Common area.**

"Common area" means land commonly owned to include open space, landscaping or recreation facilities (e.g., typically owned by a homeowners' association or by the State through conservation easements).

(Ord. 2013-001, 2013)

**§ 17.08.180. Conditional uses.**

For the definition of "Conditional uses" see "Use."

(Res. 83-10, 1983; Ord. 2013-001, 2013)

**§ 17.08.183. Conservation easement.**

"Conservation easement" means a legal agreement between a landlord and a land trust or government agency that permanently limits uses of the land in order to protect its nondevelopment values. It allows the landowner to continue to own and use the land, to sell it, or to pass it on to heirs. A conservation easement is placed on a sending site at the time development rights are sold from the property. The conservation easement typically prohibits any further development of the property but allows resource uses, such as farming and forestry, to continue.

(Ord. 2009-25, 2009)

**§ 17.08.187. Conservation or resource values.**

"Conservation or resource values" means the use and suitability of the land for farm, agricultural, or forest production and the perpetual retention of the land for such purpose.

(Ord. 2009-25, 2009; Ord. 2013-001, 2013)

**§ 17.08.188. County.**

"County" means the County of Kittitas, Washington.

(Ord. 2013-001, 2013)

**§ 17.08.190. County arterial road.**

"County arterial road" means any county road designated by resolution at any time as a county

arterial road by the Board.  
(Res. 83-10, 1983; Ord. 2013-001, 2013)

**§ 17.08.191. Critter pad.**

"Critter pad" means livestock flood sanctuary areas.  
(Ord. 2007-22, 2007; Ord. 2013-001, 2013)

**§ 17.08.195. Day care facilities.**

"Day care facilities" means a licensed establishment for group care of nonresident adults or children.  
(Ord. 90-15 § 1, 1990; Ord. 2013-001, 2013; Ord. 2022-017, 2022)

**§ 17.08.197. Density(ies).**

"Density(ies)" means a measurement of the number of dwelling units in relationship to a specified amount of land. As used in this Code, density is determined based on the gross parcel or lot area, which includes land that will be dedicated as right-of-way through the development process. It does not include land previously dedicated as right-of-way. Density is a measurement used generally for residential uses.  
(Ord. 2007-22, 2007; Ord. 2013-001, 2013)

**§ 17.08.198. Repealed.**

(Ord. 98-22 (part), 1998; Ord. 2007-22, 2007; Ord. 2013-001, 2013; Ord. 2013-012, 2013)

**§ 17.08.198A. Develop.**

"Develop" means to construct or alter a structure or to make a physical change to the land including excavations and fills.  
(Ord. 2013-001, 2013)

**§ 17.08.198B. Development.**

"Development" means all improvements on a site, including buildings, other structures, parking and loading areas, landscaping, paved or graveled areas, and areas devoted to exterior display or storage activities. Development includes improved open areas such as plazas and walkways, but does not include natural geologic forms or unimproved land. See also Exterior Improvements.  
(Ord. 2013-001, 2013; Ord. 2013-008, 2013)

**§ 17.08.199. Development right.**

"Development right" means an interest in and the right under current law to use and subdivide a lot for any and all residential, commercial, and industrial purposes.  
(Ord. 2009-25, 2009)

**§ 17.08.199A. Director.**

"Director" means the director of Kittitas County Community Development Services department or designee.

(Ord. 2013-001, 2013)

**§ 17.08.200. Dwelling.**

"Dwelling" means a building or portion thereof designed exclusively for residential occupancy.  
(Res. 83-10, 1983)

**§ 17.08.210. Dwelling, multiple-family.**

"Multiple-family dwelling" means a dwelling designed or used for occupancy by more than two (2) families.  
(Res. 83-10, 1983; Ord. 2013-001, 2013)

**§ 17.08.211. Dwelling, single-family.**

"Single-family dwelling" means a dwelling designed or used for occupancy by one (1 ) family.  
(Ord. 2013-001, 2013)

**§ 17.08.220. Dwelling, two-family.**

"Two-family dwelling" means a building designed exclusively for occupancy by two (2) families living independently of each other.  
(Res. 83-10, 1983; Ord. 2013-001, 2013)

**§ 17.08.221. Electric scooters and motorcycles.**

"Electric scooters and motorcycles" means any two-(2)-wheel vehicle that operates exclusively on electrical energy from an off-board source that is stored in the vehicle's batteries and produces zero emissions or pollution when stationary or operating.  
(Res. 83-10, 1983; Ord. 2011-013, 2011; Ord. 2013-001, 2013)

**§ 17.08.222. Electric vehicle.**

"Electric vehicle" means any vehicle that operates, either partially or exclusively, on electrical energy from the grid, or an off-board source, that is stored on-board for motive purpose. "Electric vehicle" includes: (1) a battery electric vehicle; (2) a plug-in hybrid electric vehicle; (3) a neighborhood electric vehicle; and (4) a medium-speed electric vehicle.  
(Res. 83-10, 1983; Ord. 2011-013, 2011)

**§ 17.08.223. Electric vehicle charging station.**

"Electric vehicle charging station" means a public or private parking space that is served by battery charging station equipment that has as its primary purpose the transfer of electric energy (by conductive or inductive means) to a battery or other energy storage device in an electric vehicle. An electric vehicle charging station equipped with Level 1 or Level 2 charging equipment is permitted outright as an accessory use to any principal use.  
(Res. 83-10, 1983; Ord. 2011-013, 2011)

**§ 17.08.223A. Electric vehicle charging station - Restricted.**

"Electric vehicle charging station - restricted" means an electric vehicle charging station that is

(1) privately owned and restricted access (e.g., single-family home, executive parking, designated employee parking) or (2) publicly owned and restricted (e.g., fleet parking with no access to the general public).

(Res. 83-10, 1983; Ord. 2011-013, 2011)

**§ 17.08.223B. Electric vehicle charging station - Public.**

"Electric vehicle charging station - public" means an electric vehicle charging station that is (1) publicly owned and publicly available (e.g., Park & Ride parking, public library parking lot, on-street parking) or (2) privately owned and publicly available (e.g., shopping center parking, non-reserved parking in multi-family parking lots).

(Res. 83-10, 1983; Ord. 2011-013, 2011)

**§ 17.08.224. Electric vehicle infrastructure.**

"Electric vehicle infrastructure" means structures, machinery, and equipment necessary and integral to support an electric vehicle, including battery charging stations, rapid charging stations, and battery exchange stations.

(Res. 83-10, 1983; Ord. 2011-013, 2011)

**§ 17.08.224A. Electric vehicle parking space.**

"Electric vehicle parking space" means any marked parking space that identifies the use to be exclusively for the parking of an electric vehicle.

(Res. 83-10, 1983; Ord. 2011-013, 2011)

**§ 17.08.225. Explosives.**

Any chemical compound, mixture, or device, the primary or common purpose of which is to function by explosion. In addition the term "explosives" shall include all material which is classified as division 1.1, 1.2, 1.3, 1.4, 1.5, or 1.6 explosives by the United States department of transportation. For the purposes of this chapter, small arms ammunition, small arms ammunition primers, smokeless powder not exceeding fifty pounds, and black powder not exceeding five pounds shall not be defined as explosives, unless possessed or used for a purpose inconsistent with small arms use or other lawful purpose.

(Ord. 2018-021, 2018)

**§ 17.08.226. Explosives magazine.**

Any building or other structure, other than an explosives process building, used for the storage of explosives. The term "magazine" may be used in KCC to refer to an explosives magazine.

(Ord. 2018-021, 2018)

**§ 17.08.227. Explosives process building.**

Any building or other structure (excepting magazines) containing explosives, in which the manufacturer of explosives, or any processing involving explosives, is carried on, and any building where explosives are used as a component part or ingredient in the manufacture of any article or device.

(Ord. 2018-021, 2018)

**§ 17.08.228. Explosives storage or manufacture.**

Any site, with any explosives process building, and/or magazine situated thereon, used in connection with the manufacturing or processing of explosives or in which any process involving explosives is carried on, or the storage of explosives thereat, as well as any premises where explosives are used as a component part or ingredient in the manufacture of any article or device.  
(Ord. 2018-021, 2018)

**§ 17.08.229. Extremely hazardous waste.**

"Extremely hazardous waste" means those dangerous wastes designated in WAC 173-303-070 through 173-303-103 as extremely hazardous. The abbreviation "EHW" may be used in this title to refer to those dangerous wastes which are extremely hazardous.  
(Ord. 93-1(part), 1993; Ord. 2018-021, 2018)

**§ 17.08.230. Family.**

"Family" means a number of related individuals or unrelated individuals living together as a single housekeeping unit, and doing their cooking on the premises exclusively as one (1) household. This definition excludes group homes and short-term rentals. The amount of individuals living together can not exceed applicable health and safety provision.  
(Res. 83-10, 1983; Ord. 2013-001, 2013; Ord. 2022-017, 2022)

**§ 17.08.240. Repealed.**

(Res. 83-10, 1983; Ord. 2013-001, 2013)

**§ 17.08.250. Farm.**

"Farm" means an area of land devoted to the production of field or truck crops, livestock or livestock products, which constitute the major use of such property.  
(Res. 83-10, 1983)

**§ 17.08.255. Farm labor shelter.**

"Farm labor shelter" means an accessory dwelling unit used exclusively as temporary or seasonal housing of farm laborers who are doing farm labor on the farm on which the shelters are located. This definition shall include all manufactured housing and travel trailers provided all trailers are served by the full range of utilities including water, sewerage and power.  
(Ord. 93-6 (part), 1993; Ord. 2007-22, 2007)

**§ 17.08.255A. Farm visit.**

"Farm visit" means a farm or ranch providing customers a day-use learning experience about the practice of farming or ranching. A Farm Visit operation does not include overnight accommodations. Enhanced agricultural sales are allowed.  
(Ord. 2014-015, 2014)

**§ 17.08.256. Farm stands.**

“Farm stands” means a temporary use which is primarily engaged in the sale of fresh agricultural products, grown on-or off-site, but may include limited prepackaged food products and nonfood items. This use is to be seasonal in duration, open for the duration of the local harvest season. Enhanced agricultural sales are allowed.

(Ord. 2007-22, 2007; Ord. 2013-001, 2013; Ord. 2014-015, 2014; Ord. 2015-010, 2015)

**§ 17.08.260. Feedlot.**

"Feedlot" means any area used for the continuous feeding of five hundred 500 or more head of cattle destined for slaughter, confined at a density of less than five hundred 500 square feet per head on a year round basis. This shall not be interpreted to include dairy operations with a Washington State Grade A license.

(Res. 83-10, 1983; Ord. 91-4, 1991; Ord. 2013-001, 2013)

**§ 17.08.261. Forestry.**

(Ord. 2001-13 (part), 2001; Ord. 2009-25, 2009; Ord. 2013-001, 2013; repealed by Ord. 2009-25)

**§ 17.08.261A. Forest product processing.**

"Forest product processing" means the harvesting and commercial production of forest products including but not limited to saw mills, chippers, log sorting and storage.

(Ord. 2013-001, 2013)

**§ 17.08.261B. Forest product sales.**

"Forest product sales" means wholesaling and retailing of vegetation from forest lands including but not limited to fuel woods, cones, Christmas trees, salal, berries, ferns, greenery, mistletoe, herbs, and mushrooms.

(Ord. 2013-001, 2013)

**§ 17.08.261C. Freight and trucking yard or terminal.**

"Freight and trucking yard or terminal" means an area in which trucks, tractor and/or trailer units, and semitrailers are parked for seventy two (72) hours or less, and dispatched.

(Ord. 2013-001, 2013)

**§ 17.08.262. Golf course.**

"Golf course" means a recreational facility designed and developed for golf activities. May include as accessory uses a pro shop, snack bar (not including restaurants), and caddy shack/ maintenance buildings.

(Ord. 2007-22, 2007; Ord. 2013-001, 2013)

**§ 17.08.262A. Grade.**

"Grade" means the lowest point of elevation of the finished surface of the ground, paving, or sidewalk within the area between the building and the property line or, when the property line is

more than five (5) feet from the building, between the building and a line five (5) feet from the building.

(Ord. 2013-001, 2013)

**§ 17.08.262B. Grading.**

"Grading" means all cuts, fills, embankments, stockpile areas, and equipment maneuvering areas associated with development.

(Ord. 2013-001, 2013)

**§ 17.08.262C. Grazing.**

"Grazing" means providing herbage for cattle, sheep, goats or horses, including the supplementary feeding of such animals, as a discrete activity not part of nor conducted in conjunction with any dairy, livestock feed yard, livestock sales yard, or commercial riding academy.

(Ord. 2013-001, 2013)

**§ 17.08.263. Group care facility.**

"Group care facility" means living quarters for children or adults meeting applicable Federal and State standards that function as a single housekeeping unit and provide supporting services, including but not limited to counseling, rehabilitation, and medical supervision, not exceeding more than twenty (20) residents including staff. If staffed by nonresident staff, each twenty-four (24) staff hours per day equals one (1) full-time residing staff member for purposes of determining number of staff.

(Ord. 2007-22, 2007; Ord. 2013-001, 2013; Ord. 2018-001, 2018)

**§ 17.08.265. Group home.**

"Group home" means a home for at least seven (7) and not more than fifteen (15) persons, plus house parents, providing residential facilities in a homelike environment directed to allow a degree of community participation and human dignity not provided in an institutional atmosphere.

(Ord. 87-9 § 1, 1987; Ord. 2013-001, 2013)

**§ 17.08.266. Guest house.**

"Guest house" means an accessory building designed, constructed, and used for the purpose of providing temporary sleeping accommodations for guests, or for members of the same family as that occupying the main structure, and containing no kitchen facilities.

(Ord. 2007-22, 2007; Ord. 2013-001, 2013)

**§ 17.08.270. Guest ranch or guest farm.**

"Guest ranch or guest farm" means a business or an organization providing overnight lodging, dining and recreational facilities in a rural setting. The purpose of a guest ranch or guest farm shall relate primarily to vacation, recreation and similar pursuits, and does not include rehabilitation centers, group homes, clinics, nursing homes, churches and church camps, and other similar uses. Events such as auctions, barbecues and similar gatherings which do not provide overnight lodging or which are not conducted on a continuous basis shall not be considered as guest ranches or guest farms. Enhanced agricultural sales are allowed.

(Ord. 83-Z-5, 1983; Ord. 93-21 (part), 1993; Ord. 2014-015, 2014)

**§ 17.08.280. Hazardous waste.**

"Hazardous waste" means those solid wastes designated by 40 CFR Part 261 and regulated as hazardous waste by the United States EPA.

(Ord. 93-1 (part), 1993)

**§ 17.08.281. Hazardous waste facility.**

"Hazardous waste facility" means all contiguous land, and structures, other appurtenances, and improvements on the land used for recycling, reusing, reclaiming, transferring, storing, treating, or disposing of dangerous waste. Unless otherwise specific in this chapter, the terms "facility," "treatment," "storage," "disposal facility" or "waste management facility" shall be used interchangeably.

(Ord. 93-1 (part), 1993)

**§ 17.08.282. Hazardous waste storage.**

"Hazardous waste storage" means the holding of dangerous waste for a temporary period. Accumulation of dangerous waste by the generator on the site of generation is not storage as long as the generator complies with the applicable requirements of WAC 173-303-200 and 173-303-201.

(Ord. 93-1 (part), 1993)

**§ 17.08.283. Hazardous waste treatment.**

"Hazardous waste treatment" means the physical, chemical, or biological processing of dangerous waste to make such wastes non-dangerous or less dangerous, safer for transport, amenable for energy or material resource recovery, amenable for storage, or reduced in volume.

(Ord. 93-1 (part), 1993)

**§ 17.08.290. Home occupation.**

"Home occupation" means any lawful profession, craft or service commonly carried on within a dwelling or accessory building provided such activity is secondary to the use of said dwelling for residential purposes, and provided that there is no outdoor display of merchandise. Home occupations include operations that provide care to twelve (12) or fewer individuals in any twenty-four (24) hour period within the caregiver's place of residence. This definition shall not be interpreted to include the sale of firewood, farm produce, or similar activities.

(Res. 83-10, 1983; Ord. 2013-001, 2013)

**§ 17.08.300. Hospital.**

"Hospital" means an institution specializing in and providing facilities and services in surgery, obstetrics, and general medical practice for human beings and licensed by state law for that purpose.

(Res. 83-10, 1983)

**§ 17.08.310. Hospital, animal or veterinary.**

"Animal or veterinary hospital" means an establishment in which veterinary services, clipping, bathing, boarding and other services are rendered to animals and domestic pets.  
(Ord. 2007-22, 2007)

**§ 17.08.320. Impound/towing yard.**

"Impound/towing yard" means a fully enclosed area which is designed to hold and store vehicles for a period not more than ninety (90) days which have been impounded by a jurisdiction or private party.  
(Res. 83-10, 1983; Ord. 2013-001, 2013; Ord. 2014-015, 2014)

**§ 17.08.321. Infill.**

"Infill" means the development of new housing or other buildings on scattered vacant sites in a built-up area.  
(Ord. 2007-22, 2007; Ord. 2013-001, 2013)

**§ 17.08.324. Interlocal agreement.**

"Interlocal agreement" means a legal contract between two (2) or more local jurisdictions (cities and counties) that specifies the condition under which TDR credits may be transferred (typically from an unincorporated county into an incorporated city). Interlocal agreements must be endorsed by the legislative bodies of both jurisdictions.  
(Ord. 2009-25, 2009; Ord. 2013-001, 2013)

**§ 17.08.326. Interpretive center.**

An institution for dissemination of knowledge of natural or cultural heritage of the surrounding area.  
(Ord. 2018-001, 2013)

**§ 17.08.327. Repealed.**

(Ord. 2007-22, 2007; Ord. 2009-25, 2009; Ord. 2013-001, 2013)

**§ 17.08.329. Junk.**

"Junk" means of inoperable motor vehicles or equipment, vehicle or equipment parts, used lumber and building materials, pipe, appliances, demolition waste, or any used material. This shall not be interpreted to include the normal storage or accumulation of viable and/or operable agricultural equipment.  
(Ord. 2007-22, 2007; Ord. 2013-001, 2013)

**§ 17.08.330. Junkyard.**

"Junkyard" means any lot, parcel, building, structure or portion thereof, used for the storage, collection, processing, purchase, sale, exchange, salvage or disposal of junk, including scrap materials, unlicensed or inoperable vehicles, vehicle parts, used appliances, machinery or parts thereof. This shall not be interpreted to include the normal storage or accumulation of viable and/

or operable agricultural equipment.  
(Res. 83-10, 1983; Ord. 2007-22, 2007; Ord. 2013-001, 2013)

**§ 17.08.340. Repealed.**  
(Res. 83-10, 1983; Ord. 2007-22, 2007; Ord. 2013-001, 2013)

**§ 17.08.360. Lot.**

"Lot" means any area, tract or parcel of land owned by or under the control and in the lawful possession of one distinct ownership. The term means any type of land holding and includes, but is not limited to, lots platted in subdivisions.  
(Res. 83-10, 1983)

**§ 17.08.361. Lot, flag.**

"Lot, flag" means a lot with two distinct parts:

- The flag, which is the only building site; and is located behind another lot; and
- The pole, which connects the flag to the street or road, provides the only street frontage for the lot, and is less than the minimum lot width for the zone in which it is located.

(Ord. 2013-001, 2013)

**§ 17.08.370. Lot line, front.**

"Lot line, front" means a lot line with frontage on any public street, private street, right-of-way or other means of vehicular access, other than an alley.  
(Res. 83-10, 1983; Ord. 2019-013, 2019; Ord. 2022-017, 2022)

**§ 17.08.380. Lot line, rear.**

"Rear lot line" means any boundary opposite and most distant from front lot line and not intersecting a front lot line.  
(Res. 83-10, 1983)

**§ 17.08.390. Lot line, side.**

"Side lot line" means any boundary line not a front or rear lot line.  
(Res. 83-10, 1983)

**§ 17.08.390B. Lot, through.**

"Lot, through" means a lot that has frontage on two (2) easements (public or private) for access.  
(Ord. 2013-001, 2013; Ord. 2019-013, 2019)

**§ 17.08.390C. Street frontage.**

"Street frontage" means the linear frontage of a parcel or property abutting a street or vehicular access easement.  
(Ord. 2019-013, 2019)

**§ 17.08.391. Manufactured home.**

"Manufactured home" means a single-family residence constructed after June 15, 1976, and in accordance with the U.S. Department of Housing and Urban Development (HUD) requirements for manufactured housing and bearing the appropriate insignia indication for such compliance. The unit must be transportable in one (1) or more sections, which in the traveling mode, is eight (8) body feet or more in width or forty (40) body width in length, or when erected on site exceeds four hundred (400) square feet and which is built on a permanent chassis. A manufactured home shall be affixed to a foundation system in accordance with Chapter 296-150M WAC as administered by the Washington State Department of Labor and Industries. The manufacturer's requirements shall be followed for placement and if there are no manufacturer instructions, the Kittitas County department of building and fire safety requirements shall be imposed. A manufactured home has a red insignia from the Department of Labor and Industries.  
(Ord. 9822 (part), 1998; Ord. 2013-001, 2013)

**§ 17.08.392. Manufacturing.**

"Manufacturing" includes, but is not limited to, assembly, storage, packaging or treatment of products and merchandise such as drugs, food, beverages, cosmetics and toiletries, and products made from materials such as textiles, metals, paper, plastics, stone, wood, and paint.  
(Ord. 2013-001, 2013)

**§ 17.08.392A. Marijuana processing.**

"Marijuana processing" means the preparation of marijuana products including, but not limited to, boxing, bulk packaging, portioning, labeling, or the creation of marijuana derivative and edible products.  
(Ord. 2014-004, 2014)

**§ 17.08.392B. Marijuana production.**

"Marijuana production" means any operation to raise or produce marijuana.  
(Ord. 2014-004, 2014)

**§ 17.08.392C. Marijuana, retail sales.**

"Marijuana, retail sales" means any operation or business selling, distributing, or dispensing usable marijuana or marijuana-infused products which have been prepared, processed, or packaged for end user consumption.  
(Ord. 2014-015, 2014)

**§ 17.08.393. Medium-speed electric vehicle.**

"Medium-speed electric vehicle" means a self-propelled, electrically powered four-(4)-wheeled motor vehicle, equipped with a roll cage or crush-proof body design, whose speed attainable in one (1) mile is more than twenty-five (25) miles per hour but not more than thirty-five (35) miles per hour and otherwise meets or exceeds the Federal regulations set forth in 49 C.F.R. Sec. 571.500.  
(Res. 83-10, 1983; Ord. 2011-013, 2011; Ord. 2013-001, 2013)

**§ 17.08.395. Repealed.**

(Res. 83-10, 1983; Ord. 2013-001, 2013; Ord. 2014-004, 2014; Ord. 2014-015, 2014)

**§ 17.08.396. Repealed.**

(Ord. 2007-22, 2007; Ord. 2013-001, 2013)

**§ 17.08.397. Mini warehouse.**

"Mini warehouse" means a building or group of buildings containing individual compartmentalized access stalls or lockers for the dead storage of customers' goods or wares.

(Ord. 83-Z-2 (part), 1983; Ord. 2013-001, 2013)

**§ 17.08.397A. Mining and excavation.**

"Mining and excavation" means extraction of earth materials including but not limited to clay, coal, gravel, minerals, metallic substances, peat, sand, stone, topsoil, and any other similar solid material or substance to be excavated from natural deposits on or in the earth for commercial, industrial, or construction use.

(Ord. 2013-001, 2013)

**§ 17.08.398. Mobile home.**

"Mobile home" means a structure transportable in one (1) or more sections that are eight (8) feet or more in width and thirty-two (32) feet or more in length, built on a permanent chassis, designed to be used as a permanent dwelling and constructed before June 15, 1976. Beginning September 1, 1998, mobile homes will no longer be 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.

(Res. 83-10, 1983; Ord. 98-22 (part), 1998; Ord. 2013-001, 2013)

**§ 17.08.399. Modular home.**

"Modular home" means a manufactured structure originally designed for initial movement without benefit of an undercarriage frame or its own wheels to a site of permanent placement on a full perimeter foundation, used for residential purposes, and exceeds eight hundred sixty-four (846) square feet of enclosed living area. A modular home shall be considered a "dwelling" or "single-family residence". A "modular home" constructed to International Building Code standards and bearing the gold insignia from the Washington State Department of Labor and Industries shall be considered to be a single-family residence.

(Ord. 93-21 (part), 1993; Ord. 98-22 (part), 1998; Ord. 2007-22, 2007; Ord. 2013-001, 2013)

**§ 17.08.400. Repealed.**

(Res. 83-10, 1983; Ord. 2013-001, 2013)

**§ 17.08.408. Neighborhood electric vehicle.**

"Neighborhood electric vehicle" means a self-propelled, electrically powered four-(4)-wheeled motor vehicle whose speed attainable in one (1) mile is more than twenty (20) miles per hour and

not more than twenty-five (25) miles per hour and conforms to federal regulations under Title 49 C.F.R. Part 571.500.

(Res. 83-10, 1983; Ord. 2011-013, 2011; Ord. 2013-001, 2013)

**§ 17.08.409. Non-accessory storage structure.**

A structure used to store belongings on a lot without a residence, not to be used for habitation or commercial use.

**§ 17.08.410. Nonconforming use.**

For more information on "nonconforming use" see "Use."

(Res. 83-10, 1983; Ord. 2007-22, 2007; Ord. 2013-001, 2013)

**§ 17.08.412. Non-electric vehicle.**

"Non-electric vehicle" means any motor vehicle that does not meet the definition of "electric vehicle."

(Res. 83-10, 1983; Ord. 2011-013, 2011; Ord. 2013-001, 2013)

**§ 17.08.415. Nurseries.**

An establishment for the growth, display, and/or sale of plants, shrubs, trees, and materials used in indoor or outdoor planting such as but not limited to beauty bark, round landscape rock, topsoil, and mulch, conducted within or without an enclosed building.

(Ord. 2018-021, 2018)

**§ 17.08.420. Nursing home.**

"Nursing home" means a home, place or institution which operates or maintains facilities providing convalescence or chronic care or both for a period in excess of twenty-four (24) consecutive hours for three (3) or more patients not related by blood or marriage to the operator, who by reason of illness or infirmity are unable properly to care for themselves, and is licensed by the State Department of Health as a nursing home.

(Res. 83-10, 1983; Ord. 2013-001, 2013)

**§ 17.08.421. Office.**

"Office" means a place at which the affairs of a business, profession, service, or industry are conducted and generally furnished with desks, tables, files and communication equipment.

(Ord. 2013-001, 2013)

**§ 17.08.424. Off-site hazardous waste facilities.**

"Off-site hazardous waste facilities" means hazardous waste treatment and storage facilities that treat and store waste from generators on properties other than those on which the off-site facilities are located.

(Ord. 93-1 (part), 1993)

**§ 17.08.427. On-site hazardous waste facilities.**

"On-site hazardous waste facilities" means hazardous waste treatment and storage facilities that treat and store waste from generators located on the same property or from contiguous property

within Kittitas County.  
(Ord. 93-1 (part), 1993)

**§ 17.08.428. Open space.**

"Open space" means land within a development that has been dedicated in common to the ownership within the development or to the public specifically for the purpose of providing places for recreation, conservation or other open space uses. May include public or private lands.  
(Ord. 2013-001, 2013)

**§ 17.08.430. Outdoor advertising signs and billboards.**

1. "Outdoor advertising signs and billboards" means any card, paper, cloth, metal, wooden or other display or device of any kind or character, including but not limiting the same to any poster, bill, printing, painting or other advertisement of any kind whatsoever, including statuary, placed for outdoor advertising purposes on or to the ground or any tree, wall, rack, fence, building, structure or thing.
2. "Outdoor advertising signs and billboards" does not include:
  - a. Official notices issued by any court or public body or officer;
  - b. Notices posted by any public officer in performance of a public duty or by any person in giving legal notice;
  - c. Directional, warning or information structures required by or authorized by law or by federal, state, county or city authority.

(Res. 83-10, 1983)

**§ 17.08.430A. Overlay zone/district.**

"Overlay zone/district" means overlay zones that impose and/or relax requirements of an underlying land use district, or base zone, where characteristics of the land or neighborhood, or the types of development planned for an area, require special regulations.  
(Ord. 2013-001, 2013)

**§ 17.08.430B. Ownership.**

"Ownership" means an ownership is one (1) or more contiguous lots that are owned by the same person, partnership, association, or corporation. Ownership also includes lots that are in common ownership but are separated by a right-of-way.  
(Ord. 2013-001, 2013)

**§ 17.08.431. Park model trailer.**

"Park model trailer" means a trailer designed to provide seasonal or temporary living quarters which may be used with temporary connections to utilities necessary for operation of installed fixtures and appliances. It has a gross trailer area not exceeding four hundred (400) square feet.  
(Ord. 2007-22, 2007; Ord. 2013-001, 2013)

**§ 17.08.440. Parking space.**

"Parking space" means a minimum gross area available for the parking of a standard American automobile.

(Res. 83-10, 1983)

**§ 17.08.445. Parks and playgrounds.**

"Parks and playgrounds" means sites designed or developed for recreational use including, but not limited to playfields, picnic facilities, outdoor activity areas, trails, play structures, and facilities for on-site maintenance.

(Ord. 2005-35, 2005; Ord. 2013-001, 2013; Ord. 2013-012, 2013)

**§ 17.08.450. Planned unit development.**

"Planned unit development" means a development that departs from strict compliance with the zoning and subdivision standards in order to accomplish objectives that serve the public welfare pursuant to standards in KCC Chapter 17.36.

(Ord. 83-Z-2 (part), 1983; Ord. 90-6 (part), 1990; Ord. 2005-35, 2005; Ord. 2013-001, 2013)

**§ 17.08.455. Planning commission or commission.**

"Planning commission" or "commission" means the Kittitas County planning commission.

(Res. 83-10, 1983; Ord. 2005-35, 2005)

**§ 17.08.455A. Plug-in hybrid electric vehicle (PHEV).**

"Plug-in hybrid electric vehicle (PHEV)" means an electric vehicle that (1) contains an internal combustion engine and also allows power to be delivered to drive wheels by an electric motor; (2) charges its battery primarily by connecting to the grid or other off-board electrical source; (3) may additionally be able to sustain battery charge using an on-board internal-combustion-driven generator; and (4) has the ability to travel powered by electricity.

(Res. 83-10, 1983; Ord. 2011-013, 2011)

**§ 17.08.456. Repealed.**

(Ord. 2015-010, 2015)

**§ 17.08.457. Public facilities.**

"Public facilities" means capital improvements and systems to support transportation, law enforcement, fire protection, and recreation. Facilities include but are not limited to fire stations, police stations, and bus stops.

(Ord. 2013-001, 2013)

**§ 17.08.460. Public office building.**

"Public office building" means a structure used as the office or for the purpose of conducting official business by an agency of the federal government, state government or a political subdivision of the state of Washington.

(Res. 83-10, 1983)

**§ 17.08.461. Rapid charging station.**

"Rapid charging station" means an industrial grade electrical outlet that allows for faster

recharging of electric vehicle batteries through higher power levels and that meets or exceeds any standards, codes, and regulations set forth by chapter 19.28 RCW and consistent with rules adopted under RCW 19.27.540

(Ord. 2011-013, 2011)

**§ 17.08.462. Receiving site.**

"Receiving site" means those lots where the procurement of TDR credits facilitate a permissible change in the allowed intensity on the property pursuant to the TDR chapter and all other controlling policies and law.

(Ord. 2009-25, 2009)

**§ 17.08.463. Recreation, indoor.**

"Recreation, indoor" means a place designed and equipped for the conduct of sports and leisure-time activities within an enclosed space. Examples include gymnasium, bowling alley, dance hall, billiard hall, theaters, indoor tennis and racquetball courts, and indoor swimming pools. This definition excludes stadiums. Indoor recreation uses for the private use of the landowner are permitted outright.

(Ord. 2013-012, 2013)

**§ 17.08.464. Recreation, outdoor.**

"Recreation, outdoor" means a place designed and equipped for the conduct of sports and leisure-time activities with little or no enclosed space. Examples include: outdoor theaters, tennis courts, swimming pools, batting cages, amusement parks, miniature golf courses, boat launches and driving ranges. This definition excludes golf courses and stadiums. Outdoor recreation uses for the private use of the landowner are permitted outright.

(Ord. 2013-012, 2013)

**§ 17.08.465. Recreational vehicle.**

"Recreational vehicle" means a vehicular type unit designated as temporary living quarters for recreation camping, travel or seasonal use which has its own power or is mounted on or towed by another vehicle. The vehicle has a gross floor area of not more than three hundred twenty (32) square feet. This definition includes vehicles such as travel trailers, camping trailers, truck campers and motor homes. A recreational vehicle is not considered a mobile or manufactured home and is not constructed to the International Building Code standards. A recreational vehicle has a green and silver insignia from the Department of Labor and Industries.

(Ord. 98-22 (part), 1998; Ord. 2007-22, 2007; Ord. 2013-001, 2013)

**§ 17.08.465A. Recreational vehicle park.**

"Recreational vehicle park" means land designed to accommodate predominantly recreational vehicles (RVs) used as temporary living quarters for recreation or vacation purposes with sewage facilities approved by the County Health Department and a maximum allowable stay of one hundred eighty (180) days in a calendar year.

(Ord. 2013-012, 2013)

**§ 17.08.465B. Recreational vehicle/equipment service and repair.**

This definition is the same as "Vehicle/equipment service and repair" (KCC § 17.08.560A) except that it is limited to recreational vehicles, not limited to motorized vehicles and equipment and does not include gas and service stations stay of one hundred eighty (180) days in a calendar year.  
(Ord. 2019-013, 2019)

**§ 17.08.466. Refuse disposal/recycling.**

"Refuse collection/recycling" means a facility for the collection of solid waste or recyclables for sorting, compaction, composting, processing (including changing the form of materials) or transfer to a landfill. This definition excludes concrete recycling.  
(Ord. 2013-001, 2013)

**§ 17.08.467. Religious institutions.**

"Religious institutions" means churches, synagogues, temples and other places where gathering for worship is the principle purpose of the use.  
(Ord. 2013-001, 2013)

**§ 17.08.468. Resource based industry.**

"Resource based industry" means an industry based on natural resources including but not limited to recreation-related tourism, agriculture, fisheries, forestry and mining.  
(Ord. 2013-001, 2013)

**§ 17.08.469. Restaurant.**

"Restaurant" means a retail establishment selling food and/or drink for consumption on the premises or for take-out, including accessory on-site food preparation, This definition excludes taverns.  
(Ord. 2013-001, 2013)

**§ 17.08.469A. Retail sales.**

"Retail sales" means selling goods or services to the general public for personal or household consumption and rendering services incidental to the sale of such goods. This definition excludes agriculture sales.  
(Ord. 2013-001, 2013; Ord. 2014-004, 2014; Ord. 2014-015, 2014)

**§ 17.08.470. Rezone.**

"Rezone" means an amendment to the zoning ordinance, requiring the same enactment as an original zoning.  
(Res. 83-10, 1983)

**§ 17.08.471. Rock crushing.**

"Rock crushing" means an activity which reduces the size and weight of rock material into useable building or landscaping material.  
(Ord. 2013-001, 2013)

**§ 17.08.471A. RV storage.**

A commercial indoor and or outdoor space/area used to store recreational vehicle for any amount of time.

(Ord. 2018-001, 2013)

**§ 17.08.472. Services.**

"Services" means establishments primarily engaged in providing individual or professional services within the place of business, such as beauty and barber shops, retail laundry and dry-cleaning including coin-operated, garment alterations and repair, photo studios, shoe repair, pet grooming, photography and photo reproduction, real estate offices, personal accountants, entertainment media rental or other indoor rental services, and repair of personal or household items.

(Ord. 2013-001, 2013)

**§ 17.08.480. School, public or private.**

"Public or private school" means an institution which offers instruction and study required to be taught in the public schools of the state of Washington. Trade schools are specifically excluded from this definition.

(Res. 83-10, 1983; Ord. 2013-001, 2013)

**§ 17.08.485. Shooting range.**

"Shooting range" means an area or facility designated or operated for archery (including crossbows), and/or the discharging and operation of lawfully possessed, lawful firearms, as defined in RCW Chapter 9.41; with the exception of:

1. Any law enforcement or military shooting range; or
2. Incidental target practice areas on private property.

(Ord. 2009-25, 2009; Ord. 2013-001, 2013)

**§ 17.08.486. Short-term rental.**

"Contact" means the operator or the operator's representative who is the point of contact for any short-term rental guest for the duration of the guest's stay in the short-term rental.

"Department" means the Department of Revenue.

"Dwelling unit" means a residential dwelling of any type, including a single-family residence, apartment, condominium, cooperative unit, or room, in which a person may obtain living accommodations for less than thirty (30) days, but not including duly licensed bed and breakfast, inn, hotel, motel, or timeshare property.

"Fee" means remuneration or anything of economic value that is provided, promised, or donated primarily in exchange for services rendered.

"Guest" means any person or persons renting a short-term rental unit.

"Operator" or "short-term rental operator" means any person who receives payment for owning or operating a dwelling unit, or portion thereof, as a short-term rental unit.

"Owner" means any person who, alone or with others, has title or interest in any building, property, dwelling unit, or portion thereof, with or without accompanying actual possession thereof, and including any person who as agent, executor, administrator, trustee, or guardian of an estate has charge, care, or control of any building, dwelling unit, or portion thereof. A person whose sole interest in any building, dwelling unit, or portion thereof is solely that of a lessee under a lease agreement is not considered an owner.

"Person" has the same meaning as provided in RCW 82.04.030.

"Short-term rental" means a lodging use, that is not a hotel or motel or bed and breakfast, in which a dwelling unit, or portion thereof, that is offered or provided to a guest by a short-term rental operator for a fee for fewer than thirty (30) consecutive nights. "Short-term rental" does not include any of the following: (i) a dwelling unit that is occupied by the owner for at least six (6) months during the calendar year and in which fewer than three (3) rooms are rented at any time; (ii) a dwelling unit, or portion thereof, that is used by the same person for thirty (30) or more consecutive nights; or (iii) a dwelling unit, or portion thereof, that is operated by an organization or government entity that is registered as a charitable organization with the Secretary of State, State of Washington, or is classified by the Federal Internal Revenue Service as a public charity or a private foundation, and provides temporary housing to individuals certified on 9/1/2023 Combined Chapter 64.37 RCW, Page 1, who are being treated for trauma, injury, or disease, or their family members.

"Short-term rental advertisement" means any method of soliciting use of a dwelling unit for short-term rental purposes.

"Short-term rental platform" or "platform" means a person that provides a means through which an operator may offer a dwelling unit, or portion thereof, for short-term rental use, and from which the person or entity financially benefits. Merely publishing a short-term rental advertisement for accommodations does not make the publisher a short-term rental platform.

(Ord. 2025-001, 1/7/2025)

#### **§ 17.08.487. Sending site.**

"Sending site" means designated lot or lots from where landowners may sell their development rights in exchange for placing a conservation easement on the property.

(Ord. 2009-25, 2009)

#### **§ 17.08.490. Small-scale event facility.**

"Small-scale event facility" means a facility that is open to the public for events, seminars, wedding or other social gatherings. May include eating and food preparation facilities provided meals are only served to guests attending events.

(Ord. 98-22 (part), 1998; Ord. 2013-001, 2013; Ord. 2013-012, 2013)

#### **§ 17.08.500. Special care dwelling.**

"Special care dwelling" means a Manufactured Home or Park Model Trailer providing separate living quarters for the purpose of providing care to an immediate family member.

(Ord. O-2006-01, 2006; Ord. 2007-22, 2007; Ord. 2013-001, 2013)

**§ 17.08.510. Structural alteration.**

"Structural alteration" means any change or repair which would tend to prolong the life of the supporting members of a building or of structures, such as bearing walls, columns, beams or girders.

(Res. 83-10, 1983)

**§ 17.08.520. Structure.**

"Structure" means that which is built or constructed, an edifice or building of any kind, or any place of work artificially built up or composed of parts joined together in some definite manner. Fences that are 7 feet or less in height, and retaining walls that are 4 feet or less in height measured from the bottom of the footing to the top of the wall not supporting a surcharge or impounding Class I, II or III-A liquids are excluded from this definition.

(Res. 83-10, 1983; Ord. 2015-010, 2015; Ord. 2022-017, 2022)

**§ 17.08.530. Repealed.**

(Res. 83-10, 1983; Ord. 2013-001, 2013)

**§ 17.08.535. Repealed.**

(Res. 83-10, 1983; Ord. 2013-001, 2013)

**§ 17.08.540. Repealed.**

(Res. 83-10, 1983; Ord. 2013-001, 2013)

**§ 17.08.541. Trails.**

"Trails" means man-made pathways designed and intended for use by pedestrians, bicyclists, equestrians, snowmobiles and other recreational users together with associated parking and trailhead facilities.

(Ord. 2013-012, 2013)

**§ 17.08.542. Transfer of development rights (TDR).**

"Transfer of development rights (TDR)" means the transfer of the right to develop or build from sending sites to receiving sites.

(Ord. 2009-25, 2009; Ord. 2013-001, 2013)

**§ 17.08.543. TDR certificate.**

"TDR certificate" means a form of currency that displays how many TDR credits are available for sale and use.

(Ord. 2009-25, 2009)

**§ 17.08.544. TDR certificate letter of intent.**

"TDR certificate letter of intent" means a document issued to a landowner upon an approved TDR sending site application. The letter contains a determination of the number of development rights calculated for the sending site and an agreement by the County to issue a corresponding number of TDR certificates in conversion for a conservation easement. The sending site owner may use

the TDR certificate letter of intent to market development rights to potential purchasers, but the document has no value itself and cannot be transferred or used to obtain increased development rights within receiving areas.

(Ord. 2009-25, 2009)

**§ 17.08.545. TDR credit.**

"TDR credit" means for the TDR commodity used in receiving sites. TDR credits reflect the number of units a seller has a right to build or sell on a sending site based on zoning. TDR credits may also reflect the number of TDR certificates required for a given development project.

(Ord. 2009-25, 2009; Ord. 2013-001, 2013)

**§ 17.08.546. TDR program.**

"TDR program" means a market-based program that provides a public benefit by permanently conserving rural resource lands by establishing a means to transfer development rights from eligible sending sites to eligible receiving sites through a voluntary process that fairly compensates landowners while providing a public benefit for communities.

(Ord. 2009-25, 2009)

**§ 17.08.547. TDR sending site application.**

"TDR sending site application" means an application that a sending site landowner must file in order to be eligible for consideration for designation as a TDR sending site.

(Ord. 2009-25, 2009)

**§ 17.08.550. Use.**

"Use" means the purpose for which land or building is arranged, designed or intended.

<sup>1</sup>Permitted use" means a use allowed outright within a zone classification.

<sup>2</sup>Permitted Administrative use" means a use which may be permitted within a zone classification following review under the provisions of KCC Chapter 17.60B.

<sup>3</sup>Administrative Conditional use" means a use which may be permitted in a zone classification following review under the provisions of KCC Chapter 17.60A.

<sup>4</sup>Conditional use" means a use which may be permitted in a zone classification following review and hearing under the provisions of KCC Chapter 17.60A.

<sup>5</sup>Nonconforming use" means a use or structure, that was legally established according to the applicable zoning and/or building regulations of the time, but which does not meet current zoning and/or building regulations.

<sup>6</sup>Prohibited use" means those uses not specifically enumerated as allowed uses under the provisions of KCC Chapter 17.15.

(Res. 83-10, 1983; Ord. 2013-001, 2013; Ord. 2013-012, 2013; Ord. 2018-001, 2018)

**§ 17.08.550A. U-Pick/U-Cut operation.**

"U-Pick/U-Cut operation" means farms or orchards where customers come to purchase fruit or agricultural products which they have harvested themselves. Enhanced agricultural sales are allowed.

(Ord. 2014-015, 2014)

**§ 17.08.560. Variance.**

"Variance" means a waiver of the strict interpretation of the requirements. It is a special dispensation given to the petitioner to disregard certain stipulations in the zoning code in order to develop his property.

(Res. 83-10, 1983)

**§ 17.08.560A. Vehicle/equipment service and repair.**

"Vehicle/equipment service and repair" means maintenance of motorized vehicles and equipment including exchange of parts, installation of lubricants, tires, batteries, and similar vehicle accessories, minor customizing and detail operations, and body shops. This definition includes gas and service stations.

(Ord. 2013-001, 2013)

**§ 17.08.560B. Warehouse and distribution.**

A building where bulk raw materials or manufactured goods may be stored and distributed for commercial purposes. Warehouse and Distribution uses do not include on-site manufacturing and generally service manufacturing and retail establishments. Agriculture products and Hay Storage are not included in this definition.

(Ord. 2021-015, 2021)

**§ 17.08.560C. Watershed management facilities.**

"Watershed management facilities" Include, but are not limited to, diversion devices, impoundments, dams for water storage, flood control, fire control, and stock watering.

(Ord. 2013-001, 2013; renamed by Ord. 2021-015, 2021)

**§ 17.08.561. Winery.**

"Winery" means a facility where fruit or other products are processed (i.e., crushed, fermented, decanted, stored, bottled and shipped) into wine. This may include the sale of wine and limited ancillary items, tourist facilities, or tasting rooms.

(Ord. 2007-22, 2007; Ord. 2013-001, 2013)

**§ 17.08.570. Yard.**

"Yard" means an open space, other than a court or a lot, unoccupied and unobstructed from the ground upward, except as otherwise provided in this title.

(Res. 83-10, 1983)

**§ 17.08.580. Yard depth.**

"Yard depth" means the minimum perpendicular distance between any point on a lot line and the nearest part of any structure or building, excluding an 18-inch eave (overhang) no closer than 5 feet to the property line, and excluding retaining walls necessary for access permits as determined by Kittitas County Public Works.

(Res. 83-10, 1983; Ord. 2022-017, 2022)

**§ 17.08.590. Yard, front.**

"Front yard" means any yard with frontage on a public or private street.

(Res. 83-10, 1983; Ord. 2022-017, 2022)

**§ 17.08.600. Yard, rear.**

"Rear yard" means an open unoccupied space on the same lot with a building between the rear line of the building (exclusive of steps, porches and accessory building) and the rear line of the lot.

For triangular lots the rear yard shall be the area of the lot lying within a circle having a radius equal to the depth of the required rear yard and its center at a point therein defined as the rear property line for such lots.

(Res. 83-10, 1983)

**§ 17.08.610. Yard, side.**

"Side yard" means an open unoccupied space on the same lot with a building, between the side wall line of the building and the side line of the same lot.

(Res. 83-10, 1983)

**§ 17.08.620. Yurt.**

"Yurt" means a circular, domed, portable tent for temporary use.

(Ord. 2007-22, 2007; Ord. 2013-001, 2013)

**7.15.050. Allowed uses in resource lands.**

P Permitted	Resource	
PA Permitted Administrative		
CU Conditional Use		
ACU Administrative Conditional Use		
<i>*See KCC Chapter 17.08 Definitions</i>	Commercial Agriculture	Commercial Forest
<b>A. Agriculture</b>		
Animal boarding*	P	P
Animal Crematory*	P	
Agricultural Enhanced Uses*	<a href="#">P30</a>	<a href="#">P30</a>
Agriculture processing*	<a href="#">CU 17</a>	
Agriculture production*	P	P
Agriculture sales*, Produce Farm	P16 / AC28	
Agriculture sales	CU	
Dairy	CU	CU
Feedlot*	CU	CU
Grazing*	P	P
Marijuana Processing*		
Marijuana Production*		
Marijuana, retail sales*		
Nurseries	P	
Riding academies	CU	
Small-scale event facility*	<a href="#">AC 25 / CU</a>	
U-Pick/U-Cut Operations*	<a href="#">AC 29</a>	<a href="#">AC 29</a>
Farm Visit*	<a href="#">AC 29</a>	
Commercial Activities associated with agriculture*	AC	
	Commercial Agriculture	Commercial Forest
<b>B. Civic Cultural Uses</b>		
Cemetery	<a href="#">P 13</a>	<a href="#">P 13</a>
Clubhouses, fraternities and lodges*	<a href="#">AC 24</a>	
Cultural and educational facilities		

Libraries		
Meeting facilities		
Museums and galleries		
Religious institutions*	CU	
School, public or private*	<a href="#">CU 12</a>	
Interpretive Center*		
	Commercial Agriculture	Commercial Forest
<b>C. Commercial</b>		
Auction sales of non-agriculture products		
Bank		
Bed and breakfast*	AC	
Clinic*		
Day care facilities*		
Funeral home/mortuary		
Hospital*		
Hospital, animal or veterinary*		
Hotel/motel		
Office*		
Restaurant		
Retail sales,* general		
Retail sales,* lumber and building materials		
Retail sales,* vehicles and equipment		
Services		
Shooting range*	<a href="#">CU 23</a>	<a href="#">CU 23</a>
Taverns		
Temporary sales office		
Vehicle/equipment service and repair*	<a href="#">P 22</a>	
	Commercial Agriculture	Commercial Forest
<b>D. Industrial</b>		
Airport*	<a href="#">P 20</a>	<a href="#">P 21</a>
Asphalt/concrete plants		

Explosives, storage or manufacture		
Forest product processing* (portable)		P
Forest product processing* (permanent)		CU
Freighting and trucking yard or terminal*		
Hazardous waste storage*		
Hazardous waste treatment*		
Impound/towing yard*		
Junkyard*		
Manufacturing*		
Mini-warehouse		
Refuse disposal/recycle*	CU	CU
Research laboratories		
Wastewater treatment		
Warehousing and distribution	PA 27 /CU 26	
Wholesale business		
	Commercial Agriculture	Commercial Forest
<b>E. Recreation</b>		
Campground*		<a href="#">CU 18</a>
Golf course*		
Guest ranch or Guest Farm*	CU	
Parks and playgrounds*		<a href="#">P 15</a>
Recreation, indoor*		
Recreation, outdoor*		<a href="#">P 18</a>
Recreational vehicle storage		
Stadium		
Trails	PA	PA
	Commercial Agriculture	Commercial Forest
<b>F. Residential</b>		
Accessory dwelling unit*	<a href="#">PA 4</a>	
Accessory living quarters*	<a href="#">P 5</a>	

Adult family home*	<a href="#">P 10</a>	<a href="#">P 10</a>
Boarding house		
Convalescent home		
Dwelling, single-family*	P	P
Dwelling, two-family*	P	
Dwelling, multiple-family*		
Farm labor shelter*	<a href="#">CU 2</a>	
Group home*		
Home occupation*	<a href="#">P 8</a>	<a href="#">P 8</a>
Manufactured home*	P	P
Manufactured home park		
Mobile home	<a href="#">P 6</a>	<a href="#">P 6</a>
Non-accessory storage structure	P	P
Special care dwelling*	<a href="#">P 7</a>	<a href="#">P 7</a>
Temporary trailers	<a href="#">P 11</a>	<a href="#">P 11</a>
	Commercial Agriculture	Commercial Forest
<b>G. Resource</b>		
Forestry*	P	P
Forest product sales*		P
Mining and excavation*	<a href="#">CU 14</a>	P
Rock crushing*		P
	Commercial Agriculture	Commercial Forest
<b>H. Utilities and Public Facilities</b>		
Electric vehicle infrastructure*	<a href="#">P 3</a>	<a href="#">P 3</a>
Public facilities*	<a href="#">PA 19</a>	<a href="#">PA 19</a>
Solar Power Production Facilities	<a href="#">31</a>	<a href="#">31</a>
Utilities	P 1 /ACU 1 /CU 1	P 1 /ACU 1 /CU 1
Watershed management activities*	PA	PA

### **17.15.050.2 Footnotes Associated with Resource Use Table**

1. Pursuant to KCC Chapter 17.61, Utilities.
2. 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.
3. Pursuant to KCC Chapter 17.66, Electric Vehicle Infrastructure.
4. Subject to the following requirements:
  - a. The parcel must be at least 3 acres in size;
  - b. Only one ADU shall be allowed per lot;
  - c. The ADU shall not exceed 1,500 square feet;
  - d. All setback requirements for the zone in which the ADU is located shall apply;
  - e. The ADU shall meet the applicable health department standards for potable water and sewage disposal, including providing adequate water supplies under RCW 19.27.097;
  - f. No mobile homes or recreational vehicles shall be allowed as an ADU;
  - g. The ADU shall provide additional off-street parking;
  - h. An ADU is not permitted on the same lot where a special care dwelling or an Accessory Living Quarters exists;
  - i. The ADU must share the same driveway as the primary dwelling;
  - j. ADUs shall be subject to obtaining an administrative permit.
5. 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.
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.
7. Subject to the following requirements:

The Special Care Dwelling must meet all setback requirements for the zone in which it is located;

  - a. The Special Care Dwelling must meet all applicable health department requirements for potable water and sewage disposal;
  - b. Placement is subject to obtaining a building permit for the manufactured home;
  - c. Owner must record a notice to title prior to the issuance of building permit which indicates the restrictions and removal requirements;
  - d. The Special Care Dwelling unit cannot be used as a rental unit;
  - e. The Special Care Dwelling unit must be removed when the need for care ceases;
  - f. A Special Care Dwelling is not permitted on the same lot where an Accessory Dwelling Unit or Accessory Living Quarter exists.
  - g. Park model trailers shall obtain the same building permit as for placement of a manufactured home.
  - h. Park model trailers shall be inspected and approved by Washington State Department of Labor and Industries.
8. 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 shall be limited to no more than six (6) individuals receiving care in a twenty-four (24) hour period.
9. Maximum of four (4) boarders and two (2) bedrooms dedicated to the use.
10. Pursuant to RCW 70.128.140.
11. When used for temporary occupancy for a period not-to-exceed one (1) year related to permanent home construction or seasonal/temporary employment.
12. Existing schools are permitted; new schools require a conditional use permit.
13. 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.
14. Noncommercial sand and gravel excavation is permitted for on-site use without a conditional use permit.
15. Washington State Natural Area Preserves and Natural Resource Conservation Areas are permitted outright.

16. When located no more than forty-five (45) feet from the centerline of the public street or highway and selling goods produced on site.
17. Hay processing and small-scale processing of agricultural products produced on the premises are permitted outright.
18. Limited to campsites or primitive campgrounds as defined by KCC § 17.08.155A.
19. Pursuant to KCC Chapter 17.62, Public Facilities Permits.
20. When used primarily in conjunction with agricultural activities.
21. For emergency and forest related management uses and practices only.
22. Limited to farm implement repair and maintenance.
23. 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 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.
24. Limited to facilities that serve traditional rural or resource activities (such as granges).
25. Use shall not exceed 10,000 square feet and no more than eight (8) events shall occur within a calendar year.
26. Existing facilities are permitted; new facilities require a conditional use permit. Limited to agricultural products.
27. Limited to seasonal, non-structural hay storage.
28. 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.
29. When enhanced agricultural sales are provided.
30. 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.

31. Pursuant to KCC § 17.61C.050 and § 17.61C.060.

(Ord. 2013-001, 2013; Ord. 2013-008, 2013; Ord. 2013-012, 2013; Ord. 2014-004, 2014; Ord. 2014-005, 2014; Ord. 2014-015, 2014; Ord. 2015-010, 2015; Ord. 2016-023, 2016; Ord. 2018-001, 2018; Ord. 2018-018, 2018; Ord. 2018-021, 2018; Ord. 2021-015, 2021; Ord. 2023-010, 2023)

§ 17.15.060. Allowed uses in rural non-LAMIRD lands.

P Permitted	Rural Non-LAMIRD							
PA Permitted Administrative	Rural Residential		Rural Working		Rural Recreation			Rural Residential & Rural Recreation
CU Conditional Use								
ACU Administrative Conditional Use								
*See KCC Chapter 17.08 Definitions	Ag 5	Rural 5	Ag 20	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD
<b>A. Agriculture</b>								
Agricultural Enhanced Uses*			<a href="#">P55</a>	<a href="#">P55</a>		<a href="#">P55</a>		
Agricultural direct marketing activities*	<a href="#">P62</a>	<a href="#">P62</a>	<a href="#">P62</a>	<a href="#">P62</a>				
Agricultural seasonal harvest festivities*	<a href="#">P63</a>	<a href="#">P63</a>	<a href="#">P63</a>	<a href="#">P63</a>				
Agricultural expanded seasonal harvest festivities*	C	C	C	C				
Animal boarding*	P	P	P	P		CU	CU	
Agriculture processing*	<a href="#">CU 23</a>		<a href="#">CU 23</a>	CU **		P		
Agriculture production*	<a href="#">P24</a>	P	P	<a href="#">P24</a>				
Agriculture sales, 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	<a href="#">CU61</a>	
Riding academies	CU		CU	CU	CU		CU	
Small-scale event facility*	<a href="#">AC 45 /CU</a>							
U-Pick/U-Cut Operations*	<a href="#">P / AC51</a>	CU	<a href="#">P / AC51</a>	<a href="#">P / AC51</a>			CU	
Farm Visit	CU	CU	<a href="#">AC51</a>	<a href="#">AC51</a>	CU	CU	CU	<a href="#">P52</a>
Commercial Activities associated with agriculture*	AC		AC					
	Ag 5	Rural 5	Ag 20	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD
<b>B. Civic Uses / Community Services</b>								
Cemetery	<a href="#">P 21</a>	<a href="#">P 21</a>	<a href="#">P 21</a>	CU **	<a href="#">P 21</a>	<a href="#">P 21</a>	<a href="#">P 21</a>	<a href="#">P 21</a>
Clubhouses, fraternities and lodges*	<a href="#">AC 44</a>	<a href="#">AC 44</a>	<a href="#">AC 3</a>	<a href="#">AC 35</a>	AC		AC	
Cultural and education facilities					P		P	
Libraries			<a href="#">CU 3</a>			CU		
Meeting facilities					P			
Museums and galleries						CU		
Religious institutions	CU		CU	CU	CU	CU	CU	

Schools, public or private *	<a href="#">P 25</a>		<a href="#">P 25</a>	CU			CU	
Interpretive Center			AC	AC			AC	
	Ag 5	Rural 5	Ag 20	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD
<b>C. Commercial</b>								
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					<a href="#">CU 6</a>			
Office*						<a href="#">P 17</a>		
Restaurant				<a href="#">CU 36</a>	P	CU	CU	
Retail sales,* general				<a href="#">CU 36</a>	P	<a href="#">CU 18</a>	<a href="#">CU 18</a>	
Retail sales,* lumber and building materials								
Retail sales,* vehicles								
Services					<a href="#">P 20</a>	<a href="#">CU 50</a>		
Shooting range*			<a href="#">CU 31</a>	<a href="#">CU ** 31</a>			<a href="#">CU 31</a>	
Tavern				<a href="#">CU 36</a>	P	CU		

Temporary sales office					P			
Vehicle/equipment service and repair*	<a href="#">P 16</a>		<a href="#">P 16</a>	<a href="#">CU 36</a>	<a href="#">P 42</a>	<a href="#">P 42</a>		
	Ag 5	Rural 5	Ag 20	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD
<b>D. Industrial</b>								
Airport*	CU		CU	CU	CU	CU	CU	
Asphalt/Concrete plants				<a href="#">CU 37</a>				
Explosives, storage or manufacture								
Forest product processing* (portable)	P	P	CU	<a href="#">CU 35</a>				
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				<a href="#">CU 59</a>		<a href="#">CU 14</a>		
Refuse disposal/recycle *			<a href="#">CU 19</a>	<a href="#">CU 58</a>				
Research								

laboratories								
Wastewater treatment								
Warehousing and distribution	<a href="#">PA 47</a>	<a href="#">PA 47</a>	PA 47 /CU 46	<a href="#">PA 47</a>				
Wholesale business								
	Ag 5	Rural 5	Ag 20	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD
<b>E. Recreation</b>								
Campground*	<a href="#">CU 12</a>	<a href="#">CU 12</a>	<a href="#">CU 12</a>	CU12 P 54 **	<a href="#">CU 13</a>	<a href="#">CU 12</a>	<a href="#">CU 12</a>	CU
Golf course*	CU	CU	CU	CU **	CU		CU	
Guest ranch or guest farm*	CU	CU	CU	CU **			CU	
Parks and playgrounds*	P	P	<a href="#">P 3</a>	P	P	P	P	P
Recreation, indoor*					P	CU	CU	P
Recreation , outdoor*	AC	AC	CU	CU	AC	AC	AC	P
Recreational vehicle park*	CU	CU			CU		CU	CU
Recreational vehicle/equipment service and repair*				<a href="#">CU 60</a>				
Recreational vehicle storage				<a href="#">CU 26</a>			<a href="#">CU 26</a>	<a href="#">P 26</a>
Stadiums								
Trails	PA	PA	PA	PA	PA	PA	PA	PA
	Ag 5	Rural 5	Ag 20	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD
<b>F. Residential</b>								
Accessory dwelling unit*	<a href="#">PA 27</a>	<a href="#">PA 27</a>	<a href="#">PA 27</a>	<a href="#">PA 27 **</a>			<a href="#">PA 27</a>	<a href="#">PA 27</a>

Accessory living quarters*	<a href="#">P 28</a>	<a href="#">P 28</a>	<a href="#">P 28</a>	<a href="#">P 28 **</a>	<a href="#">P 28</a>		<a href="#">P 28</a>	<a href="#">P 28</a>
Adult family home*	<a href="#">P 41</a>	<a href="#">P 41</a>	<a href="#">P 41</a>	<a href="#">P 41</a>	<a href="#">P 41</a>	<a href="#">P 41</a>	<a href="#">P 41</a>	<a href="#">P 41</a>
Boarding house			<a href="#">CU 29</a>	<a href="#">CU 29 **</a>				
Convalescent home			CU	CU **				
Dwelling, single-family*	<a href="#">P 33</a>	<a href="#">P 40</a>	P	<a href="#">P 34</a>	<a href="#">P 1</a>	<a href="#">PA 2</a>	P	P
Dwelling, two-family*	P		<a href="#">P 3</a>	<a href="#">P 34</a>	<a href="#">P 1</a>		CU	P
Dwelling, multiple-family*					<a href="#">P 1</a>			P
Farm labor shelter*	<a href="#">CU 4</a>		<a href="#">CU 4</a>	<a href="#">CU 4 **</a>				
Group home*	CU	CU					CU	
Group Care Facility*	<a href="#">CU56</a>	CU	<a href="#">CU56</a>	CU			CU	
Home occupation*	<a href="#">P/CU 5</a>	<a href="#">P/CU 5</a>	<a href="#">P/CU 5</a>	<a href="#">P/CU 5 **</a>	<a href="#">P/CU 5</a>		<a href="#">P/CU 5</a>	<a href="#">P/CU 5</a>
Manufactured home*	P	P	P	P **	P	<a href="#">PA 2</a>	P	P
Manufactured home park								
Mobile home	<a href="#">P 38</a>	<a href="#">P 38</a>		<a href="#">P 34</a>				
Non-accessory storage structure	P	P	P	P	P		P	P
Special care dwelling*	<a href="#">P30</a>	<a href="#">P30</a>	<a href="#">P30</a>	<a href="#">P30</a>			<a href="#">CU30</a>	<a href="#">P30</a>
Temporary trailer	<a href="#">P 7</a>	<a href="#">P 7</a>	<a href="#">P 7</a>	<a href="#">P 7 **</a>	<a href="#">P 7</a>	<a href="#">P 7</a>	<a href="#">P 7</a>	<a href="#">P 7</a>
	Ag 5	Rural 5	Ag 20	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD
<b>G. Resource</b>								
Forestry*	P	P	P	<a href="#">P 34</a>				
Forest product sales*				P				

Mining and excavation*	CU	<a href="#">CU 39</a>	CU	<a href="#">P 34</a>				
Rock crushing*		<a href="#">CU 39</a>		<a href="#">P 34</a>				
	Ag 5	Rural 5	Ag 20	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD
<b>H. Utilities and Public Facilities</b>								
Electric vehicle infrastructure*	<a href="#">P 32</a>	<a href="#">P 32</a>	<a href="#">P 32</a>	<a href="#">P 32</a>	<a href="#">P 32</a>	<a href="#">P 32</a>	<a href="#">P 32</a>	<a href="#">P 26</a>
Public facilities*	<a href="#">PA53</a>	<a href="#">PA53</a>	<a href="#">PA53</a>	<a href="#">PA53</a>	<a href="#">PA53</a>	<a href="#">PA53</a>	<a href="#">PA53</a>	<a href="#">PA53</a>
Solar Power Production Facilities	<a href="#">57</a>	<a href="#">57</a>	<a href="#">57</a>	<a href="#">57</a>	<a href="#">57</a>	<a href="#">57</a>	<a href="#">57</a>	<a href="#">57</a>
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	



#### 17.15.0060.2 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;

**17.15.0060.2 Footnotes Associated with Rural Non-LAMIRD Use Table.**

- 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:

**17.15.0060.2 Footnotes Associated with Rural Non-LAMIRD Use Table.**

- a. The parcel must be at least 3 acres in size;
  - b. Only one ADU shall be allowed per lot;
  - c. The ADU shall not exceed 1,500 square feet;
  - d. All setback requirements for the zone in which the ADU is located shall apply;
  - e. The ADU shall meet the applicable health department standards for potable water and sewage disposal, including providing adequate water supplies under RCW 19.27.097;
  - f. No mobile homes or recreational vehicles shall be allowed as an ADU;
  - g. The ADU shall provide additional off-street parking;
  - h. An ADU is not permitted on the same lot where a special care dwelling or an Accessory Living Quarters exists;
  - i. The ADU must share the same driveway as the primary dwelling;
  - j. ADUs shall be subject to obtaining an administrative permit.
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:

#### 17.15.0060.2 Footnotes Associated with Rural Non-LAMIRD Use Table.

- 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.

**17.15.0060.2 Footnotes Associated with Rural Non-LAMIRD Use Table.**

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. (Removed per Ord. 2022-017, 2022)
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 sight 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.

**17.15.0060.2 Footnotes Associated with Rural Non-LAMIRD Use Table.**

- 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. 2013-001, 2013; Ord. 2013-008, 2013; Ord. 2013-012, 2013; Ord. 2014-004, 2014; Ord. 2014-005, 2014; Ord. 2014-015, 2014; Ord. 2015-010, 2015; Ord. 2016-023, 2016; Ord. 2018-001, 2018; Ord. 2018-018, 2018; Ord. 2018-021, 2018; Ord. 2019-013, 2019; Ord. 2021-015, 2021; Ord. 2022-017, 2022; Ord. 2023-010, 2023)

**§ 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.

P Permitted	Rural LAMIRD													
PA Permitted Administrative	Type 1 LAMIRD <a href="#">49</a>										Type 3 LAMIRD <a href="#">50,52</a>			
CU Conditional Use														
ACU Administrative 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
<b>A. Agriculture</b>														
Animal boarding*	<a href="#">CU 1</a>	P	P	P	P				P			P		
Agriculture processing*				<a href="#">P 2</a>	<a href="#">P/CU 4</a>		<a href="#">P/CU 4</a>	<a href="#">P/CU 4</a>	CU		<a href="#">P/CU 4</a>	<a href="#">P/CU 4</a>	<a href="#">P/CU 4</a>	<a href="#">P/CU 4</a>

Agriculture production*	<a href="#">CU 1</a>		P	<a href="#">P 5</a>			<a href="#">P 4</a>	<a href="#">P 4</a>	<a href="#">P 5</a>					<a href="#">P 4</a>
Agriculture sales,* Farm stand*				<a href="#">P 7/AC</a>	P	P					P	P	P	
Agriculture sales				CU										
Feedlot*														
Grazing*			P	P	P	P	P	P	P		P	P	P	P
Marijuana Processing*							<a href="#">ACU56</a>	<a href="#">ACU56</a>						
Marijuana Production*							<a href="#">ACU56</a>	<a href="#">ACU56</a>						
Marijuana, retail sales*														
Nurseries	CU	CU		P	P	P			CU		P	P	P	CU
Riding academies				CU					CU					
Small-scale event														

facility*														
U-Pick/Cut Operations*														
Farm Visit*														
Commercial Activities associated with agriculture*				AC										
	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
<b>B. Civil and Cultural</b>														
Cemetery	<a href="#">P9</a>	<a href="#">P9</a>	<a href="#">P9</a>	<a href="#">P9</a>	<a href="#">P9</a>	<a href="#">P9</a>	<a href="#">P9</a>	<a href="#">P9</a>	CU	<a href="#">P9</a>				
Clubhouses, fraternities and lodges*	CU		P	<a href="#">P10</a>					CU					
Cultural and education	CU													

facilities														
Libraries	CU			CU	CU									
Meeting facilities														
Museums and galleries	CU			CU	P	CU			CU			CU	CU	
Religious institutions*	CU	CU		CU					CU					
Schools, public and private*	CU	CU	CU	CU	CU				CU					
Interpretive Center*														
	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
<b>C. Commercial</b>														
Auction sales of non-agriculture											P	P		

products														
Bank					PA	PA								
Bed and breakfast*	CU	CU	CU	CU	CU	CU			CU	CU	<a href="#">CU51</a>	<a href="#">CU51</a>	<a href="#">CU51</a>	
Clinic*	<a href="#">CU12</a>			CU	CU									
Day care facilities*	<a href="#">P/CU61</a>	<a href="#">P/CU61</a>		CU	CU							CU		
Funeral home/mortuary					CU									
Hospital*														
Hospital, animal or Veterinary*					CU						CU	CU		
Hotel/motel					CU	CU				P		<a href="#">CU53</a>	<a href="#">CU53</a>	
Office*					PA	<a href="#">PA13</a>						PA	<a href="#">PA13</a>	
Restaurant					PA	PA				P	P	P	P	
Retail sales,* general					<a href="#">P48</a>	<a href="#">P14</a>				P	<a href="#">P48</a>	<a href="#">P48</a>	<a href="#">P14</a>	
Retail sales,* lumber					<a href="#">P15</a>							<a href="#">P15</a>		

and building materials														
Retail sales,* vehicles												PA		
Services					<a href="#">P 45</a>	P					<a href="#">P 45</a>	<a href="#">P 45</a>		
Shooting range*					<a href="#">CU 40</a>							<a href="#">CU 40</a>		
Tavern					P	P				P		P	P	
Temporary sales office														
Vehicle/equipment service and repair*					<a href="#">P 11</a>	<a href="#">P 19</a>					<a href="#">P 18</a>	<a href="#">P 11</a>	<a href="#">P 19</a>	
	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
<b>D. Industrial</b>														
Airport *				CU										<a href="#">CU46</a>
Asphalt/Concrete plants									CU					

Explosives, storage or manufacture							CU	CU						CU
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
Hazardous waste treatment*														

Impound/Towing Yard*						<a href="#">CU 60</a>	<a href="#">P 60</a>			<a href="#">CU 60</a>				
Junkyard*														
Manufacturing*												P		P
Mini-warehouse					<a href="#">CU 22</a>		P		<a href="#">CU 22</a>		<a href="#">P 22</a>	<a href="#">P 22</a>		P
Refuse disposal/recycle*														
Research laboratories											CU			P
Waste water treatment														
Warehousing and distribution														
Wholesale businesses											<a href="#">CU54</a>	<a href="#">P54</a>		<a href="#">P54</a>
	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			<a href="#">CU 21</a>	<a href="#">CU 21</a>	<a href="#">CU 21</a>	<a href="#">CU 21</a>			CU21 P 57				<a href="#">CU 21</a>	
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				<a href="#">P 35</a>		P	P	
Recreation, outdoor*					CU	CU				<a href="#">P 35</a>		CU	CU	
Recreational vehicle park*										<a href="#">P 35</a>				
Recreational vehicle storage*										<a href="#">P 35</a>				
Stadiums														
Trails	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA

	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
<b>F. Residential</b>														
Accessory dwelling unit	<a href="#">PA 24</a>	<a href="#">PA 24</a>	<a href="#">PA 24</a>	<a href="#">PA 24</a>	<a href="#">P 25</a>					<a href="#">P 24</a>				
Accessory living quarter	<a href="#">P 36</a>	<a href="#">P 36</a>	<a href="#">P 36</a>	<a href="#">P 36</a>	<a href="#">P 25</a>					<a href="#">P 36</a>	<a href="#">P 36</a>	<a href="#">P 36</a>		
Adult family home	<a href="#">P 42</a>	<a href="#">P 42</a>	<a href="#">P 42</a>	<a href="#">P 42</a>	<a href="#">P 42</a>	<a href="#">P 42</a>			<a href="#">P 42</a>	<a href="#">P 42</a>	<a href="#">P 42</a>	<a href="#">P 42</a>	<a href="#">P 42</a>	
Boarding house	<a href="#">CU 37</a>			<a href="#">CU 37</a>					<a href="#">CU 37</a>					
Convalescent home				CU					CU					
Dwelling, single-family	P	P	P	P	P				P	P	<a href="#">P 25</a>	<a href="#">P 25</a>		
Dwelling, two-family	P	P		P	<a href="#">P 25</a>				P	P				
Dwelling, multiple-family	CU									P				
Farm Labor Shelter				<a href="#">CU 26</a>					<a href="#">CU 26</a>					

Group Home Facility *			CU											
Group Care			CU						CU					
Home occupation	<a href="#">P/CU 27</a>	<a href="#">P/CU 28</a>												
Manufactured home	P	P	P	P	P				P	P	<a href="#">P25</a>	<a href="#">P25</a>		
Manufactured home park	<a href="#">CU58</a>		<a href="#">CU58</a>	<a href="#">CU58</a>	P				<a href="#">CU58</a>	P		P		
Mobile homes		<a href="#">P 38</a>	<a href="#">P 6</a>						P					
Non-accessory storage structure	P	P	P	P					P	P				
Special care dwelling	<a href="#">P 39</a>					P	<a href="#">P 39</a>	<a href="#">P 39</a>						
Temporary trailers	<a href="#">P 29</a>		<a href="#">P 29</a>		<a href="#">P 29</a>									
	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
<b>G. Resource</b>														
Forestr			P	P					P					

y*														
Forest product sales*									P					
Mining and excavation*												CU		CU
Rock crushing*												CU		CU
	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
<b>H. Utilities and Public Facilities</b>														
Electric vehicle infrastructure	<a href="#">P 23</a>	<a href="#">P 35</a>	<a href="#">P 23</a>	<a href="#">P 23</a>	<a href="#">P 23</a>	<a href="#">P 23</a>								
Public facilities	<a href="#">PA55</a>	PA55, 32	<a href="#">PA55</a>	PA55, 32										
Solar Power Production Facilities	<a href="#">59</a>													
Utilities	P 33 /A CU 33 / CU 33													
Watershed manag	PA													



**Footnotes Associated with Rural LAMIRD Use Table.**

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 within established cemetery boundaries as of the date of amendment adoption, and 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 ten thousand (10,000) 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. Reduction or disposal of garbage, offal or similar refuse;
  - h. Oil refining; alternative energy refinery (i.e. biofuels, ethanol)
  - i. Rubber reclaiming;
  - j. Feed yards, livestock sales yards or slaughterhouses;
  - k. Smelting, reduction or refining of metallic ores;
  - l. Tanneries;
  - m. Wineries;
  - n. Manufacturing of industrial or household adhesives, glues, cements, or component parts thereof, from vegetable, animal or synthetic plastic materials;
  - o. Waste (refuse) recycling and processing;

**Footnotes Associated with Rural LAMIRD Use Table.**

p. 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:

- a. 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;
- b. 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. Only one (1) ADU shall be allowed per lot;
- b. Lot size must be at least 6,000 square feet;
- c. The ADU shall not exceed 1,500 square feet;
- d. All setback requirements for the zone in which the ADU is located shall apply;
- e. The ADU shall meet the applicable health department standards for potable water and sewage disposal, including providing adequate water supplies under RCW 19.27.097;
- f. No mobile homes or recreational vehicles shall be allowed as an ADU;
- g. The ADU shall provide additional off-street parking;
- h. An ADU is not permitted on the same lot where a special care dwelling or an Accessory Living Quarters exists;
- i. The ADU must share the same driveway as the primary dwelling;
- j. ADUs shall be subject to obtaining an administrative permit.

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:

**Footnotes Associated with Rural LAMIRD Use Table.**

- 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;

**Footnotes Associated with Rural LAMIRD Use Table.**

- 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.
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.
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. (Removed per Ord. 2022-017, 2022)
48. Permitted when conducted wholly within an enclosed building (excluding off-street parking and loading areas), provided the use does not exceed ten thousand (10,000) 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. Limited to primitive campgrounds as defined by KCC § 17.08.155A.
58. Subject to the following requirements:
- a. Manufactured home parks shall require approval of a binding site plan pursuant to KCC Title 16.
  - b. Manufactured home park density shall not to exceed twelve (12) units per acre. A minimum of five (5) manufactured home spaces shall be required per park.
  - c. Manufactured home parks shall provide not less than ten percent (10%) of the gross area of the park for common open space for the use of its residents.
  - d. Each manufactured home space shall have direct frontage on a public or private street.

**Footnotes Associated with Rural LAMIRD Use Table.**

- e. The minimum setbacks shall be consistent with the zoning classification they are located in.
- 59. Pursuant to KCC § 17.61C.050 and § 17.61C.060.
- 60. Applies only to Snoqualmie Pass LAMIRD.
- 61. Day Care Facilities servicing 13 or more adults or children within a 24-hour period require a Conditional Use Permit. All Day Care Facilities must comply with all State licensing requirements.

(Ord. 2013-001, 2013; Ord. 2013-008, 2013; Ord. 2013-012, 2013; Ord. 2014-004, 2014; Ord. 2014-005, 2014; Ord. 2014-015, 2014; Ord. 2015-010, 2015; Ord. 2018-001, 2018; Ord. 2018-018, 2018; Ord. 2018-021, 2018; Ord. 2021-015, 2021; Ord. 2022-017, 2022; Ord. 2023-010, 2023; Ord. 2025-001, 1/7/2025)

**§ 17.15.080. Allowed uses in urban lands.**

(See KCC § 17.11.037(4)(a), § 17.11.037(4)(b), and § 17.11.037(4)(c) for allowed uses within the Ellensburg UGA which are zoned Residential (R), Urban Residential (UR), Highway Commercial (C-H), Limited Commercial (C-L), Light Industrial (I-L), General Industrial (I-G)), and PUD (Bender/Reecer and the Verge).

P Permit ted	Urban													
PA Permit ted Admin istrativ e														
CU Condit ional Use														
ACU Admin istrativ e Condit ional Use														
*See KCC	Resident ial		Hi sto	Agricult ure 3	Rural 3	Rural 5			Highwa y			Forest & Range	PUD	

<i>Chapt er 17.08 Definit ions</i>		Urban Resident ial	ric Tr ail er Co urt				Limited Commer cial	General Commer cial	Commer cial	Light Industria l	General Industria l			
<b>A. Agriculture</b>														
Anima l boardi ng*	<u>CU 1</u>			CU				CU					CU	
Agricu ltural Enhan ced Uses*								<u>P49</u>					<u>P49</u>	
Agricu lture proces sing*				<u>P 2</u>				P		<u>P 4</u>	<u>P 4</u>		CU	
Agricu lture produc tion*	<u>CU 1</u>	<u>CU 5</u>		<u>P 5</u>	P	P				<u>P 4</u>	<u>P 4</u>		<u>P 5</u>	
Agricu lture sales,* Produc e Farm stand				P7 / AC46					P				P7 / AC46	
Agricu lture sales		CU		CU					CU				CU	
Dairy														
Feedlo t*				<u>CU 8</u>									<u>CU 8</u>	

Grazing*		P		P	P	P	P	P	P	P	P	P		
Marijuana Processing*										<a href="#">ACU44</a>	<a href="#">ACU44</a>			
Marijuana Production*										<a href="#">ACU44</a>	<a href="#">ACU44</a>			
Marijuana, retail sales*														
Nurseries	CU	CU		P	P	P	P	P	P				CU	
Riding Academies		CU		CU		CU							CU	
Small-scale event facility*				<a href="#">AC42/C</a> <a href="#">U</a>	<a href="#">AC42/C</a> <a href="#">U</a>	<a href="#">AC42/C</a> <a href="#">U</a>							<a href="#">AC42/C</a> <a href="#">U</a>	
U-Cut/U-Pick operation*				<a href="#">P / AC45</a>										
Farm Visit*				CU	CU	CU	CU	CU	CU				CU	
Commercial Activities associated with		AC		AC										

agricul ture*														
	Resident ial	Urban Resident ial	Hi sto ric Tr ail er Co urt	Agricult ure 3	Rural 3	Rural 5	Limited Commer cial	General Commer cial	Highwa y Commer cial	Light Industria l	General Industria l	Forest & Range	PUD	
<b>B. Civic and Cultural</b>														
Cemet ery	<u>P 9</u>	<u>P 9</u>	<u>P 9</u>	<u>P 9</u>	<u>P 9</u>	<u>P 9</u>	<u>P 9</u>	<u>P 9</u>	<u>P 9</u>	<u>P 9</u>	<u>P 9</u>	CU	<u>P 9</u>	
Clubh ouses, fratern ities and lodges *	AC	AC		P	P	P						AC		
Cultur al and educat ional faciliti es	CU													
Librari es				CU			P	P						
Meetin g faciliti es														
Museu ms and galleri es	CU	CU		CU				<u>P 11</u>	P			CU		

Religious institutions*	CU	CU		CU								CU		
Schools, public or private*		CU		CU			P	P				CU		
Interpretive Center*														
	Residential	Urban Residential	Historic Trailer Court	Agriculture 3	Rural 3	Rural 5	Limited Commercial	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD	
<b>C. Commercial</b>														
Auction sales of non-agriculture products				CU				P				CU		
Bank								P	P					
Bed and breakfast*				AC		AC						AC		

Clinic*	<a href="#">CU 12</a>													
Day care facilities*	<a href="#">P/CU52</a>	<a href="#">P/CU52</a>		CU	<a href="#">P/CU52</a>	<a href="#">P/CU52</a>	CU	CU	CU			CU		
Funeral home/mortuary								CU						
Hospital*	CU			CU				P				CU		
Hospital, animal or veterinary*								CU						
Hotel/motel								P	P				P	
Office*								P	<a href="#">P 13</a>					
Restaurant							P	P	P				P	
Retail sales,* general							<a href="#">P 11</a>	<a href="#">P 11</a>	<a href="#">P 14</a>				P	
Retail sales,* lumber and building materials								<a href="#">P 15</a>					P	

Retail sales,* vehicles								P					P	
Services							<u>P 11</u>	<u>P 11</u>	<u>P 11</u>					
Shooting range*								<u>CU 6</u>				<u>CU 6</u>		
Tavern								P	P				P	
Temporary sales office														
Vehicle/ equipment service and repair*							<u>P 18</u>	<u>P 11</u>	<u>P 19</u>	<u>P 19</u>				
	Residential	Urban Residential	Historic Trailer Court	Agriculture 3	Rural 3	Rural 5	Limited Commercial	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD	
<b>D. Industrial</b>														
Airport*				CU				CU		CU		CU		
Asphalt/Concrete plants												CU		

Explosives, storage or manufacture										CU	CU			
Forest product processing* (portable)				P	P	P							P	
Forest product processing* (permanent)				CU									CU	
Freighting and trucking yard or terminal*								CU		P	P		CU	
Hazardous waste storage*								CU		CU	<u>CU 20</u>			
Hazardous waste treatment*								CU		CU	<u>CU 20</u>			

Impound/To wing Yard*								ACU	ACU	P	P			
Junkyard*								CU			<u>CU 20</u>			
Manufacturing*								P		P	<u>P 20</u>			
Mini-Warehouse					<u>CU 22</u>	<u>CU 22</u>	<u>P 11</u>	<u>P 11</u>		P		<u>CU 22</u>		
Refuse disposal/recycle*										CU	<u>CU 20</u>	CU		
Research laboratories										P	P			
Waste water treatment														
Warehousing and distribution	<u>PA43</u>	<u>PA43</u>	<u>PA 43</u>	<u>PA43</u>	<u>PA43</u>	<u>PA43</u>	<u>PA43</u>	<u>PA43</u>	<u>PA43</u>	P	P	<u>PA43</u>		
Wholesale businesses								P		P	P			
	Residential	Urban Residential	Historic Trail	Agriculture 3	Rural 3	Rural 5	Limited Commercial	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD	

			er Co urt											
<b>E. Recreation</b>														
Camp ground *				<a href="#">CU 21</a>	<a href="#">CU 21</a>	<a href="#">CU 21</a>		<a href="#">CU 21</a>	<a href="#">CU 21</a>				CU21 P 48	
Golf course *				CU	CU	CU							CU	
Guest ranch or guest farm*				AC	AC	AC							AC	
Parks and playgr ounds *	P	P		P	P	P	P	P					P	P
Recrea tion, indoor *				CU	CU	CU		P	P				CU	<a href="#">P 35</a>
Recrea tion, outdoo r*				AC	AC	AC		<a href="#">P 39</a>	<a href="#">P 39</a>				AC	<a href="#">P 35</a>
Recrea tional vehicl e park*														
Recrea tional vehicl e														P

storage														
Stadiums								CU						
Trails	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA
	Residential	Urban Residential	Historic Trailer Court	Agriculture 3	Rural 3	Rural 5	Limited Commercial	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD	

**F. Residential**

Accessory dwelling unit*	<a href="#">PA 24</a>	<a href="#">PA 24</a>		<a href="#">PA 24</a>	<a href="#">PA 24</a>	<a href="#">PA 24</a>		<a href="#">P 25</a>				<a href="#">PA 24</a>	<a href="#">PA 24</a>	
Accessory living quarters*	<a href="#">P 36</a>	<a href="#">P 36</a>		<a href="#">P 36</a>	<a href="#">P 36</a>	<a href="#">P 36</a>		<a href="#">P 25</a>					<a href="#">P 36</a>	
Adult family home*	<a href="#">P 41</a>	<a href="#">P 41</a>	<a href="#">P 41</a>	<a href="#">P 41</a>	<a href="#">P 41</a>	<a href="#">P 41</a>	<a href="#">P 41</a>	<a href="#">P 41</a>	<a href="#">P 41</a>			<a href="#">P 41</a>	<a href="#">P 41</a>	
Boarding house	<a href="#">CU 37</a>			<a href="#">CU 37</a>								<a href="#">CU 37</a>		
Convalescent home												CU		
Dwelling, single-	P	P	<a href="#">P 40</a>	P	P	P	P	<a href="#">P25</a>				P	P	

family *														
Dwelling, two-family *	P	P		P			P	<u>P25</u>				P	P	
Dwelling, multiple-family *	AC												P	
Farm labor shelter *				<u>CU26</u>								<u>CU26</u>		
Group home*					CU	CU						CU		
Group Care Facility*						CU						CU		
Home occupation*	<u>P/CU27</u>	<u>P/CU28</u>		<u>P/CU28</u>	<u>P/CU28</u>	<u>P/CU28</u>						<u>P/CU28</u>	<u>P/CU28</u>	
Manufactured home*	P	P	P	P	P	P	P	P				P	P	
Manufactured home park	<u>CU50</u>	<u>CU50</u>		<u>CU50</u>	<u>CU50</u>	<u>CU50</u>		P				<u>CU50</u>	<u>CU50</u>	
Mobile home		<u>P 38</u>	<u>P 40</u>		<u>P 38</u>							<u>P 38</u>	<u>P 38</u>	

Non-accessory storage structure	<u>P53</u>	<u>P53</u>	<u>P53</u>	<u>P53</u>	<u>P53</u>	<u>P53</u>						<u>P53</u>	<u>P53</u>	
Special care dwelling*	<u>P 17</u>	<u>P 17</u>		<u>P 17</u>	<u>P 17</u>	<u>P 17</u>	<u>P 17</u>						<u>P 17</u>	
Temporary trailer	<u>P 29</u>	<u>P 29</u>	<u>P 29</u>	<u>P 29</u>	<u>P 29</u>	<u>P 29</u>	<u>P 29</u>	<u>P 29</u>	<u>P 29</u>	<u>P 29</u>	<u>P 29</u>		<u>CU 29</u>	
	Residential	Urban Residential	Historic Trailer Court	Agriculture 3	Rural 3	Rural 5	Limited Commercial	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD	
<b>G. Resource</b>														
Forestry*				P	P	P						P		
Forest product sales*												P		
Mining and excavation*				<u>CU 30</u>	<u>CU 31</u>	<u>CU 31</u>						P		
Rock crushing"					<u>CU 31</u>	<u>CU 31</u>						P		
					Rural 3	Rural 5							PUD	

	Residential	Urban Residential	Historic Trailer Court	Agriculture 3			Limited Commercial	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range		
<b>H. Utilities and Public Facilities</b>														
Electric vehicle infrastructure*	<u>P 10</u>	<u>P 10</u>	<u>P 10</u>	<u>P 10</u>	<u>P 10</u>	<u>P 10</u>	<u>P 10</u>	<u>P 10</u>	<u>P 10</u>	<u>P 10</u>	<u>P 10</u>	<u>P 10</u>	<u>P 10</u>	<u>P 10</u>
Public facilities*	<u>PA47</u>	<u>PA47</u>	<u>PA47</u>	<u>PA47</u>	<u>PA47</u>	<u>PA47</u>	<u>PA47</u>	<u>PA47</u>	PA32, 47	<u>PA47</u>	<u>PA47</u>	<u>PA47</u>	<u>PA47</u>	<u>PA47</u>
Solar Power Production Facilities	<u>51</u>	<u>51</u>	<u>51</u>	<u>51</u>	<u>51</u>	<u>51</u>	<u>51</u>	<u>51</u>	<u>51</u>	<u>51</u>	<u>51</u>	<u>51</u>	<u>51</u>	<u>51</u>
Utilities	P 33 /A CU 33 / CU 33	P 33 /A CU 33 / CU 33		P 33 /A CU 33 / CU 33										
Watershed management activities*	PA	PA		PA										

**Footnotes Associated with Urban 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. Feed yards, livestock sales yards, and 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 except for the raising of swine specific to youth educational projects. Raising of mink is prohibited.
  - a. Fencing and housing adequate to fully contain swine shall be provided when permitted.
6. 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 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."

**Footnotes Associated with Urban Use Table.**

- 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.
7. When located not less 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 within established cemetery boundaries as of the date of amendment adoption, and in compliance with applicable standards and regulations.
10. Subject to provisions of KCC Chapter 17.66, Electric Vehicle Infrastructure.
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. 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.
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;

**Footnotes Associated with Urban Use Table.**

- g. Reduction or disposal of garbage, offal or similar refuse;
- h. Oil refining; alternative energy refinery (i.e. biofuels, ethanol)
- i. Rubber reclaiming;
- j. Feed yards, livestock sales yards or slaughterhouses;
- k. Smelting, reduction or refining of metallic ores;
- l. Tanneries;
- m. Wineries;
- n. Manufacturing of industrial or household adhesives, glues, cements, or component parts thereof, from vegetable, animal or synthetic plastic materials;
- o. Waste (refuse) recycling and processing;
- p. 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:

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

- a. 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;
- b. 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 such 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;

23. Subject to all state and/or county health regulations and to regulations in this title, provided a minimum of one (1) acre is available. Excluding swine and mink.

24. Accessory Dwelling Unit (ADU) subject to the following requirements:

- a. The lot size shall be at least 6,000 square feet;
- b. There shall be no more than two (2) ADUs on the lot;
- c. The ADU shall not exceed 1,500 square feet;
- d. All setback requirements for the zone in which the ADU is located shall apply;

**Footnotes Associated with Urban Use Table.**

- e. The ADU shall meet the applicable health department standards for potable water and sewage disposal, including providing adequate water supplies under RCW 19.27.097;
  - f. No mobile homes or recreational vehicles shall be allowed as an ADU;
  - g. The ADU shall provide additional off-street parking;
  - h. An ADU is not permitted on the same lot where a special care dwelling or an Accessory Living Quarters exists;
  - i. ADUs shall be subject to obtaining an administrative permit.
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. No sign advertising a home occupation shall exceed sixteen (16) square feet in size.
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.
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 two (2) 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 two (2) Accessory Dwelling Units or Special Care Dwellings exist.
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. Outdoor recreation activities that cause noise require a conditional use permit.

40 Pursuant to KCC Chapter 17.24, Historic Trailer Court Zones.

41 Pursuant to RCW 70.128.140.

42 Use shall not exceed 10,000 square feet and no more than eight (8) events shall occur within a calendar year.

43 Limited to seasonal, non-structural hay storage.

**Footnotes Associated with Urban Use Table.**

44 Required to meet all the review criteria requirements for conditional use permits found in KCC § 17.60A.015.

45 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.

46 When enhanced agricultural sales are provided.

47 Pursuant to KCC Chapter 17.62, Public Facilities Permits.

48 Limited to primitive campgrounds as defined by KCC § 17.08.155A.

49 Agricultural Enhanced Uses which include eating and drinking establishments and/or event facilities for seminars or other social gatherings are limited to 10,000 square feet of total indoor floor area.

50 Subject to the following requirements:

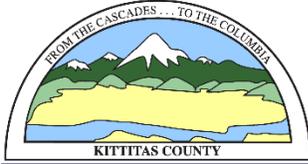
- a. Manufactured home parks shall require approval of a binding site plan pursuant to KCC Title 16.
- b. Manufactured home park density shall not to exceed twelve (12) units per acre. A minimum of five (5) manufactured home spaces shall be required per park.
- c. Manufactured home parks shall provide not less than ten percent (10%) of the gross area of the park for common open space for the use of its residents.
- d. Each manufactured home space shall have direct frontage on a public or private street.
- e. The minimum setbacks shall be consistent with the zoning classification they are located in.

51 Pursuant to KCC § 17.61C.050 and § 17.61C.060.

52 Day Care Facilities servicing 13 or more adults or children within a 24-hour period require a Conditional Use Permit. All Day Care Facilities must comply with all State licensing requirements.

53. Permissions and standards for projects developed within the City of Ellensburg Urban Growth Area are subject to KCC section 17.11 Urban Growth Areas and the most recent version of the Kittitas County/City of Ellensburg Interlocal Agreement.

(Ord. 2013-001, 2013; Ord. 2013-008, 2013; Ord. 2013-012, 2013; Ord. 2014-004, 2014; Ord. 2014-005, 2014; Ord. 2014-015, 2014; Ord. 2015-002, 2015; Ord. 2015-010, 2015; Ord. 2016-023, 2016; Ord. 2018-001, 2018; Ord. 2018-018, 2018; Ord. 2019-013, 2019; Ord. 2021-015, 2021; Ord. 2022-017, 2022; Ord. 2023-010, 2023)



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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“Building Partnerships – Building Communities”

### **Item 25-03**

#### **HB 1337 Updates**

On July 23, 2023, HB 1337 became effective in Washington State. HB 1337 provides new guidance and requirements associated with the development of Accessory Dwelling Units (ADU’s). The Bill is intended to encourage ADU development through lowering development standards and increasing allowances in Cities, Urban Growth Areas, and LAMIRD’s. The Bill requires local jurisdictions to adopt complying regulations within 6 months of their next Periodic Comprehensive Plan Update.

Item 25-03 involves updates to the following Kittitas County code sections.

17.08 – Definitions, 17.15.050 – Allowed uses in Resource lands, 17.15.060- Allowed uses in rural non-LAMIRD lands, 17.15.070- Allowed uses in rural LAMIRD lands, 17.15.080- Allowed uses in Urban lands, and 17.36.015 Applicability.

Many of the provisions in HB 1337 involve development standards more frequently associated with city jurisdictions. Limitations on design standards, impact fees, parking requirements, size, and setbacks from alleyways make up much of the bill. Current ADU regulations in Kittitas County are largely compliant with HB 1337, but some changes are necessary to ensure consistency.

The proposed updates will amend all four allowed use tables and the footnotes associated with each use table. The updates will remove the “Accessory Living Quarters” definition and use within all applicable code sections. The Accessory Living Quarters use has not been completely removed, but relocated under the “Accessory Dwelling Unit” definition, to ensure consistency with HB 1337, which makes no distinction between the two.

Additionally, the update will change the standards for ADU development, as expressed in the footnote section of each use table. It will increase permissions for up to 2 ADU’s within UGA and LAMIRD designations when general development standards can be met. It will maintain an off-street parking requirement of one spot per ADU and eliminate minimum lot size requirements for ADU development within the Urban Growth Areas and LAMIRDS.

While preparing this update, staff discovered an errant footnote (#51) within the Rural Non-LAMIRD use table that applied to all lots within the Ag-5, Rural-5, Ag-20, and Forest and Range zones. The footnote states, “When enhanced agriculture sales are provided.” While this change is not associated with HB 1337, the footnote did not make any sense, so we are suggesting removal of this as part of this update.

**CHAPTER 17.08  
DEFINITIONS<sup>1</sup>**

**§ 17.08.010. Generally.**

Certain terms and words used in this title are defined in the following sections. Words used in the present tense include the future; words in the singular number include the plural number; and words in the plural number include the singular number; the word "building" includes the word "structure," and the word "shall" is mandatory and not directory.  
(Res. 83-10, 1983)

**§ 17.08.011. Definitions within Ellensburg Urban Growth Area (UGA).**

Within the City of Ellensburg UGA, the definitions in KCC § 17.11.036 shall apply. Where terms are not defined KCC § 17.11.036, the definitions in KCC Chapter 17.08 shall apply.  
(Ord. 2022-017, 2022)

**§ 17.08.020. Accessory building or accessory use.**

"Accessory building" or "accessory use" means a subordinate building or use which is incidental to that of the main building or use and located on the same tract or lot as the main building or use.  
(Res. 83-10, 1983; Ord. 2013-001, 2013)

**§ 17.08.022. Accessory dwelling unit.**

"Accessory dwelling unit" means a self-contained, secondary residential unit that is located on the same lot as the primary dwelling and provides independent living facilities for one household. Accessory dwelling units may be attached to the primary residence or detached. (Ord. O-2006-01, 2006; Ord. 2010-014, 2010; Ord. 2013-001, 2013; Ord. 2013-008, 2013; Ord. 2022-017, 2022; Ord. 2023-010, 2023)

~~**§ 17.08.023. Accessory living quarters.**~~

~~"Accessory living quarters" means separate living quarters with an installed cook source (such as a range/oven/hood vent) fully contained within a single structure that contains the primary dwelling. (Ord. O-2006-01, 2006; Ord. 2013-001, 2013; Ord. 2013-008, 2013; Ord. 2022-017, 2022)~~

**§ 17.08.030. Access road.**

"Access road" means any road, public or private, except a county arterial road.  
(Res. 83-10, 1983)

**§ 17.08.030A. Administrative.**

"Administrative" means a discretionary action or permit decision made without a public hearing.  
(Ord. 2013-001, 2013)

**§ 17.08.031. Adult family home.**

"Adult family home" means a residential home in which a person or persons provide personal

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care, special care, room, and board to more than one (1) but not more than six (6) adults who are not related by blood or marriage to the person or persons providing the services.  
(Ord. 2007-22, 2007; Ord. 2013-001, 2013)

**§ 17.08.032. Agriculture processing.**

"Agriculture processing" includes but is not limited to feed mills, canneries, preparation of agriculture product (produce washing, boxing, bulk packaging, baling, etc.), animal slaughter and meat preparation.  
(Ord. 2013-001, 2013)

**§ 17.08.033. Agriculture production.**

"Agriculture production" means raising of crops, animals and other agricultural products. Definition excludes feedlots, which are defined separately.  
(Ord. 2013-001, 2013; Ord. 2014-005, 2014)

**§ 17.08.034. Agriculture sales.**

"Agriculture sales" includes, but is not limited to, private or public sales (including auctions) of agricultural products such as fruit/produce, eggs, milk cheese, and livestock that expand beyond the restrictions for "agricultural direct marketing activities."  
(Ord. 2013-001, 2013; Ord. 2021-015, 2021)

**§ 17.08.034A. Agriculture sales-enhanced.**

"Agricultural sales-enhanced" means the selling of agricultural products grown or raised locally that have been enhanced to improve market value. Enhanced agricultural sales activities include, but are not limited to: sales of prepared food or beverages, crafts, floral arrangements; and tasting rooms. Marijuana product sales are excluded. Enhanced agricultural sales operations may also include the retail sale of fresh or unprocessed agricultural products.  
(Ord. 2014-015, 2014)

**§ 17.08.034B. Agricultural enhanced uses (AEU).**

"Agricultural enhanced uses (AEU)" refers to a use that is accessory to a working farm, approved winery, distillery, cider house or brewery or any agricultural, horticultural, or agribusiness operation that is open to the public for the purpose of enjoyment, education, or active involvement in the activities of the agricultural operation. These activities must be related to agriculture, and incidental to the primary operation on the site. The retail sales of agricultural related products is considered accessory and subordinate to the agricultural operation when the products sold are grown or produced on site.  
(Ord. 2016-023, 2016; Ord. 2021-015, 2021)

**§ 17.08.034C. Agricultural direct marketing activities.**

Those accessory activities associated with the retail sale of agricultural products produced on and off the premises. This includes the sale of nonagricultural products (e.g., crafts, antiques, kitchen goods, etc.), educational classes and tours, commercial farm rides on premises, and temporary food services.

(Ord. 2021-015, 2021)

**§ 17.08.034D. Agricultural seasonal harvest festivities.**

Those temporary and accessory activities associated with the sale of annual harvest crops. These accessory activities may include live music, temporary food service establishments, vendors other than the owners or operators of the farm, commercial farm rides on the premises and recreational activities (e.g., corn mazes, craft booths, etc.).

(Ord. 2021-015, 2021)

**§ 17.08.034E. Agricultural expanded seasonal harvest festivities.**

Expanded seasonal harvest festivities allow a farming activity to expand beyond the restrictions for seasonal harvest festivities. The purpose and intent of the conditional use for expanded seasonal harvest festivities is to allow direct marketing of crops to the public. It is not to provide alternative ways to create permanent or semi-permanent sales businesses that would otherwise require a zone reclassification to a commercial zone.

(Ord. 2021-015, 2021)

**§ 17.08.034.F. Agritourism.**

"Agritourism activity" means any activity carried out on a farm or ranch whose primary business activity is agriculture or ranching and that allows members of the general public, for recreational, entertainment, or educational purposes, to view or enjoy rural activities, including, but not limited to: Farming; ranching, historic cultural and on-site educational programs, recreational farming programs that may include on-site hospitality services, guided and self-guided tours, petting zoos, farm festivals, corn mazes, harvest-your-own operations, hayrides, barn parties, horseback riding, fishing, and camping.

"Agritourism professional" means any person in the business of providing one or more agritourism activities, whether or not for compensation.

"Inherent risks of agritourism activity" means those dangers or conditions that are an integral part of an agritourism activity including certain hazards, such as surface and subsurface conditions, natural conditions of land, vegetation, waters, the behavior of wild or domestic animals, and ordinary dangers of structures or equipment ordinarily used in farming and ranching operations. Inherent risks of agritourism activity also include the potential of a participant to act in a negligent manner that may contribute to injury to the participant or others, including failing to follow instructions given by the agritourism professional, or failing to exercise reasonable caution while engaging in the agritourism activity, unless the participant acting in a negligent manner is a minor or is under the influence of alcohol or drugs.

"Participant" means any person, other than the agritourism professional, who engages in an agritourism activity.

"Person" means an individual, fiduciary, firm, association, partnership, limited liability company, corporation, unit of government, or any other group acting as a unit.

(Ord. 2025-001, 1/7/2025)

**§ 17.08.035. Agriculture Study Overlay Zone.**

"Agriculture study overlay zone" means properties containing prime farmland soils, as defined by United States Department of Agriculture Soil Conservation Service in Agriculture Handbook No. 210, and located in the former Thorp Urban Growth Node Boundaries and outside of LAMIRD boundaries.

(Ord. 2009-25, 2009; Ord. 2013-001, 2013)

**§ 17.08.040. Airport.**

"Airport" means any area of land or water designed and set aside for landing and taking off of aircraft.

(Res. 83-10, 1983)

**§ 17.08.050. Alteration.**

"Alteration" means a change in construction or a change of occupancy. Where the term alteration is applied to a change in construction, it is intended to apply to any change, addition or modification in construction. Where the term is used in connection with a change of occupancy, it is intended to apply to changes of occupancy from one (1) trade or use to another or from one (1) division of a trade or use to another.

(Res. 83-10, 1983; Ord. 2013-001, 2013)

**§ 17.08.060. Amendment.**

"Amendment" means a change in the wording, context, boundaries or maps which are a part of this title by the county commissioners in the manner prescribed by law.

(Res. 83-10, 1983)

**§ 17.08.063. Amenity funds.**

"Amenity funds" means cash payments to cities to help offset the costs of taking additional density.

(Ord. 2009-25, 2009)

**§ 17.08.067. Animal boarding.**

"Animal boarding" means a facility where animals are housed, fed, and cared for, excluding a veterinary clinic, for a period greater than twenty-four (24) hours for commercial purposes. Such uses shall include, but are not limited to, kennels and boarding stables.

(Ord. 2007-22, 2007; Ord. 2009-25, 2009; Ord. 2013-001, 2013; Ord. 2019-013, 2019)

**§ 17.08.068. Animal crematory.**

"Animal crematory" means a dedicated area within a building approved for animal cremation services or an accessory building wherein animal remains are cremated.

(Ord. 2021-015, 2021)

**§ 17.08.070. Repealed.**

(Res. 83-10, 1983; Ord. 2013-001, 2013)

**§ 17.08.100. Auto wrecking yard.**

"Auto wrecking yard" means any place in the business of buying, selling or dealing in vehicles of a type required to be licensed under the laws of this state, for the purpose of wrecking, dismantling, disassembling or substantially changing the form of any motor vehicle, or which buys or sells integral secondhand parts of component material thereof.

(Res. 83-10, 1983)

**§ 17.08.101. Battery charging station.**

"Battery charging station" means an electrical component assembly or cluster of component assemblies designed specifically to charge batteries within electric vehicles, which meet or exceed any standards, codes, and regulations set forth by chapter 19.28 RCW and consistent with rules adopted under RCW 19.27.540.

(Res. 83-10, 1983; Ord. 2011-013, 2011)

**§ 17.08.102. Battery electric vehicle (BEV).**

"Battery electric vehicle (BEV)" means any vehicle that operates exclusively on electrical energy from an off-board source that is stored in the vehicle's batteries, and produces zero tailpipe emissions or pollution when stationary or operating.

(Res. 83-10, 1983; Ord. 2011-013, 2011; Ord. 2013-001, 2013)

**§ 17.08.103. Battery exchange station.**

"Battery exchange station" means a fully automated facility that will enable an electric vehicle with a swappable battery to enter a drive lane and exchange the depleted battery with a fully charged battery through a fully automated process, which meets or exceeds any standards, codes, and regulations set forth by chapter 19.27 RCW and consistent with rules adopted under RCW 19.27.540.

(Res. 83-10, 1983; Ord. 2011-013, 2011; Ord. 2013-001, 2013)

**§ 17.08.105. Bed and breakfast.**

"Bed and breakfast" means any establishment located in a structure designed for a single family residence that has more than two (2) rooms for rent on a daily basis and offers a meal as part of the cost of a room, regardless of whether the owner or operator of the establishment resides in any of the structures. Excludes rehabilitation centers, group homes, clinics, nursing homes, church camps, and other similar uses.

(Ord. 93-21 (part), 1993; Ord. 2013-001, 2013)

**§ 17.08.110. Board.**

"Board" means Kittitas County Board of County Commissioners.

(Res. 83-10, 1983; Ord. 2013-001, 2013)

**§ 17.08.120. Repealed.**

(Res. 83-10, 1983; Ord. 2012-009, 2012)

**§ 17.08.130. Building.**

"Building" means a structure having roof supported by columns or walls for the shelter, support or enclosure of persons, animals or chattels.  
(Res. 83-10, 1983)

**§ 17.08.135. Building height.**

"Building height" means the vertical distance from grade plane to the average height of the highest roof surface. Grade plain is the reference plane representing the average of finished ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than six (6) feet (1829 mm) from the building, between the building and a point six (6) feet (1829 mm) from the building.  
(Ord. 2010-014, 2010; Ord. 2013-001, 2013)

**§ 17.08.140. Building line.**

"Building line" means a line established at a minimum distance a building may be located from any property line as determined by the standards of this title.  
(Res. 83-10, 1983)

**§ 17.08.150. Repealed.**

(Res. 83-10, 1983; Ord. 2013-001, 2013)

**§ 17.08.155. Campground.**

"Campground" means any parcel or tract of land under the control of any person, organization, or governmental entity wherein two (2) or more recreational vehicle, recreational park trailer or other camping unit sites are offered for the use of the public or members of an organization. Typically the length of stay for a majority of the guests will range from one (1) to fourteen (14) days. The purpose of a campground use shall relate primarily to vacation, recreation and similar pursuits, and is not a place of permanent residence for the campers. A single-family residence may be allowed for the owner or caretaker. Very limited service commercial activities may be allowed which are intended for campers of the campground and must be approved as part of a conditional use permit. Youth Camps may offer additional education and child-care assistance elements as secondary uses to the Campground. These secondary uses shall comply with all applicable Federal, State and local regulations.

(Ord. 2007-22, 2007; Ord. 2013-001, 2013; Ord. 2013-012, 2013; Ord. 2021-015, 2021)

**§ 17.08.155A. Campground, primitive.**

"Campground, primitive" means dispersed camping outside of a designated campground or a campground without full amenities. Dispersed camping means there are no designated campsites, no toilets, no picnic tables, no trash cans, no treated water, and no fire grates. Dispersed camping is not allowed in the vicinity of developed recreation sites such as campgrounds, boat ramps, picnic areas, or trailheads. A campground without full amenities means that sanican/vault toilets, campfire rings, picnic tables, and graveled/identified campsites are allowed; however no utilities such as water, septic, and power, or pavement are allowed except for paved road aprons or similar.

(Ord. 2015-010, 2015; Ord. 2018-021, 2018)

**§ 17.08.156. Camp site.**

"Camp site" means a specific area within an RV park or campground that is set aside for use by a camping unit.

(Ord. 2007-22, 2007; Ord. 2013-001, 2013)

**§ 17.08.157. Camping unit.**

"Camping unit" means any portable structure, shelter or vehicle designed and intended for occupancy by persons engaged in RV activities or camping. The basic units are: recreational vehicle, tent, portable camping cabin, teepee, yurt or other portable shelter.

(Ord. 2007-22, 2007; Ord. 2013-001, 2013)

**§ 17.08.158. Charging levels.**

"Charging levels" means the standardized indicators of electrical force, or voltage, at which an electric vehicle's battery is recharged. The terms "1," "2," and "3" are the most common EV charging levels, and include the following specifications:

Level 1 is considered slow charging.

Level 2 is considered medium charging.

Level 3 is considered fast or rapid charging.

(Res. 83-10, 1983; Ord. 2011-013, 2011; Ord. 2013-001, 2013)

**§ 17.08.160. Clinic.**

"Clinic" means any building or portion of any building containing offices for providing medical, dental or psychiatric services for outpatients only.

(Res. 83-10, 1983)

**§ 17.08.161. Clubhouses, fraternities and lodges.**

"Clubhouses, fraternities and lodges" means associations of persons organized for social, education, literary or charitable purposes. This definition includes community meeting halls, clubhouses and lodges for philanthropic institutions, private clubs, fraternal or nonprofit organizations, and social service organizations. This definition excludes religious institutions.

(Ord. 2013-001, 2013)

**§ 17.08.162. Repealed.**

(Ord. 2013-001, 2013; Ord. 2013-012, 2013)

**§ 17.08.163. Repealed.**

(Ord. 2013-001, 2013; Ord. 2013-012, 2013)

**§ 17.08.165. Commercial activities associated with agriculture.**

"Commercial activities associated with agriculture" means any commercial endeavor including the custom fabrication and construction of products or materials, as well as services which are in support of, or supplemental to agricultural activities. Such use 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.

(Ord. 2009-25, 2009; Ord. 2018-001, 2018)

**§ 17.08.170. Commission.**

"Commission" means the Kittitas County Planning Commission.

(Res. 83-10, 1983; Ord. 2013-001, 2013)

**§ 17.08.171. Common area.**

"Common area" means land commonly owned to include open space, landscaping or recreation facilities (e.g., typically owned by a homeowners' association or by the State through conservation easements).

(Ord. 2013-001, 2013)

**§ 17.08.180. Conditional uses.**

For the definition of "Conditional uses" see "Use."

(Res. 83-10, 1983; Ord. 2013-001, 2013)

**§ 17.08.183. Conservation easement.**

"Conservation easement" means a legal agreement between a landlord and a land trust or government agency that permanently limits uses of the land in order to protect its nondevelopment values. It allows the landowner to continue to own and use the land, to sell it, or to pass it on to heirs. A conservation easement is placed on a sending site at the time development rights are sold from the property. The conservation easement typically prohibits any further development of the property but allows resource uses, such as farming and forestry, to continue.

(Ord. 2009-25, 2009)

**§ 17.08.187. Conservation or resource values.**

"Conservation or resource values" means the use and suitability of the land for farm, agricultural, or forest production and the perpetual retention of the land for such purpose.

(Ord. 2009-25, 2009; Ord. 2013-001, 2013)

**§ 17.08.188. County.**

"County" means the County of Kittitas, Washington.

(Ord. 2013-001, 2013)

**§ 17.08.190. County arterial road.**

"County arterial road" means any county road designated by resolution at any time as a county

arterial road by the Board.  
(Res. 83-10, 1983; Ord. 2013-001, 2013)

**§ 17.08.191. Critter pad.**

"Critter pad" means livestock flood sanctuary areas.  
(Ord. 2007-22, 2007; Ord. 2013-001, 2013)

**§ 17.08.195. Day care facilities.**

"Day care facilities" means a licensed establishment for group care of nonresident adults or children.  
(Ord. 90-15 § 1, 1990; Ord. 2013-001, 2013; Ord. 2022-017, 2022)

**§ 17.08.197. Density(ies).**

"Density(ies)" means a measurement of the number of dwelling units in relationship to a specified amount of land. As used in this Code, density is determined based on the gross parcel or lot area, which includes land that will be dedicated as right-of-way through the development process. It does not include land previously dedicated as right-of-way. Density is a measurement used generally for residential uses.  
(Ord. 2007-22, 2007; Ord. 2013-001, 2013)

**§ 17.08.198. Repealed.**

(Ord. 98-22 (part), 1998; Ord. 2007-22, 2007; Ord. 2013-001, 2013; Ord. 2013-012, 2013)

**§ 17.08.198A. Develop.**

"Develop" means to construct or alter a structure or to make a physical change to the land including excavations and fills.  
(Ord. 2013-001, 2013)

**§ 17.08.198B. Development.**

"Development" means all improvements on a site, including buildings, other structures, parking and loading areas, landscaping, paved or graveled areas, and areas devoted to exterior display or storage activities. Development includes improved open areas such as plazas and walkways, but does not include natural geologic forms or unimproved land. See also Exterior Improvements.  
(Ord. 2013-001, 2013; Ord. 2013-008, 2013)

**§ 17.08.199. Development right.**

"Development right" means an interest in and the right under current law to use and subdivide a lot for any and all residential, commercial, and industrial purposes.  
(Ord. 2009-25, 2009)

**§ 17.08.199A. Director.**

"Director" means the director of Kittitas County Community Development Services department or designee.

(Ord. 2013-001, 2013)

**§ 17.08.200. Dwelling.**

"Dwelling" means a building or portion thereof designed exclusively for residential occupancy.  
(Res. 83-10, 1983)

**§ 17.08.210. Dwelling, multiple-family.**

"Multiple-family dwelling" means a dwelling designed or used for occupancy by more than two (2) families.  
(Res. 83-10, 1983; Ord. 2013-001, 2013)

**§ 17.08.211. Dwelling, single-family.**

"Single-family dwelling" means a dwelling designed or used for occupancy by one (1) family.  
(Ord. 2013-001, 2013)

**§ 17.08.220. Dwelling, two-family.**

"Two-family dwelling" means a building designed exclusively for occupancy by two (2) families living independently of each other.  
(Res. 83-10, 1983; Ord. 2013-001, 2013)

**§ 17.08.221. Electric scooters and motorcycles.**

"Electric scooters and motorcycles" means any two-(2)-wheel vehicle that operates exclusively on electrical energy from an off-board source that is stored in the vehicle's batteries and produces zero emissions or pollution when stationary or operating.  
(Res. 83-10, 1983; Ord. 2011-013, 2011; Ord. 2013-001, 2013)

**§ 17.08.222. Electric vehicle.**

"Electric vehicle" means any vehicle that operates, either partially or exclusively, on electrical energy from the grid, or an off-board source, that is stored on-board for motive purpose. "Electric vehicle" includes: (1) a battery electric vehicle; (2) a plug-in hybrid electric vehicle; (3) a neighborhood electric vehicle; and (4) a medium-speed electric vehicle.  
(Res. 83-10, 1983; Ord. 2011-013, 2011)

**§ 17.08.223. Electric vehicle charging station.**

"Electric vehicle charging station" means a public or private parking space that is served by battery charging station equipment that has as its primary purpose the transfer of electric energy (by conductive or inductive means) to a battery or other energy storage device in an electric vehicle. An electric vehicle charging station equipped with Level 1 or Level 2 charging equipment is permitted outright as an accessory use to any principal use.  
(Res. 83-10, 1983; Ord. 2011-013, 2011)

**§ 17.08.223A. Electric vehicle charging station - Restricted.**

"Electric vehicle charging station - restricted" means an electric vehicle charging station that is

(1) privately owned and restricted access (e.g., single-family home, executive parking, designated employee parking) or (2) publicly owned and restricted (e.g., fleet parking with no access to the general public).

(Res. 83-10, 1983; Ord. 2011-013, 2011)

**§ 17.08.223B. Electric vehicle charging station - Public.**

"Electric vehicle charging station - public" means an electric vehicle charging station that is (1) publicly owned and publicly available (e.g., Park & Ride parking, public library parking lot, on-street parking) or (2) privately owned and publicly available (e.g., shopping center parking, non-reserved parking in multi-family parking lots).

(Res. 83-10, 1983; Ord. 2011-013, 2011)

**§ 17.08.224. Electric vehicle infrastructure.**

"Electric vehicle infrastructure" means structures, machinery, and equipment necessary and integral to support an electric vehicle, including battery charging stations, rapid charging stations, and battery exchange stations.

(Res. 83-10, 1983; Ord. 2011-013, 2011)

**§ 17.08.224A. Electric vehicle parking space.**

"Electric vehicle parking space" means any marked parking space that identifies the use to be exclusively for the parking of an electric vehicle.

(Res. 83-10, 1983; Ord. 2011-013, 2011)

**§ 17.08.225. Explosives.**

Any chemical compound, mixture, or device, the primary or common purpose of which is to function by explosion. In addition the term "explosives" shall include all material which is classified as division 1.1, 1.2, 1.3, 1.4, 1.5, or 1.6 explosives by the United States department of transportation. For the purposes of this chapter, small arms ammunition, small arms ammunition primers, smokeless powder not exceeding fifty pounds, and black powder not exceeding five pounds shall not be defined as explosives, unless possessed or used for a purpose inconsistent with small arms use or other lawful purpose.

(Ord. 2018-021, 2018)

**§ 17.08.226. Explosives magazine.**

Any building or other structure, other than an explosives process building, used for the storage of explosives. The term "magazine" may be used in KCC to refer to an explosives magazine.

(Ord. 2018-021, 2018)

**§ 17.08.227. Explosives process building.**

Any building or other structure (excepting magazines) containing explosives, in which the manufacturer of explosives, or any processing involving explosives, is carried on, and any building where explosives are used as a component part or ingredient in the manufacture of any article or device.

(Ord. 2018-021, 2018)

**§ 17.08.228. Explosives storage or manufacture.**

Any site, with any explosives process building, and/or magazine situated thereon, used in connection with the manufacturing or processing of explosives or in which any process involving explosives is carried on, or the storage of explosives thereat, as well as any premises where explosives are used as a component part or ingredient in the manufacture of any article or device. (Ord. 2018-021, 2018)

**§ 17.08.229. Extremely hazardous waste.**

"Extremely hazardous waste" means those dangerous wastes designated in WAC 173-303-070 through 173-303-103 as extremely hazardous. The abbreviation "EHW" may be used in this title to refer to those dangerous wastes which are extremely hazardous. (Ord. 93-1(part), 1993; Ord. 2018-021, 2018)

**§ 17.08.230. Family.**

"Family" means a number of related individuals or unrelated individuals living together as a single housekeeping unit, and doing their cooking on the premises exclusively as one (1) household. This definition excludes group homes and short-term rentals. The amount of individuals living together can not exceed applicable health and safety provision. (Res. 83-10, 1983; Ord. 2013-001, 2013; Ord. 2022-017, 2022)

**§ 17.08.240. Repealed.**

(Res. 83-10, 1983; Ord. 2013-001, 2013)

**§ 17.08.250. Farm.**

"Farm" means an area of land devoted to the production of field or truck crops, livestock or livestock products, which constitute the major use of such property. (Res. 83-10, 1983)

**§ 17.08.255. Farm labor shelter.**

"Farm labor shelter" means an accessory dwelling unit used exclusively as temporary or seasonal housing of farm laborers who are doing farm labor on the farm on which the shelters are located. This definition shall include all manufactured housing and travel trailers provided all trailers are served by the full range of utilities including water, sewerage and power. (Ord. 93-6 (part), 1993; Ord. 2007-22, 2007)

**§ 17.08.255A. Farm visit.**

"Farm visit" means a farm or ranch providing customers a day-use learning experience about the practice of farming or ranching. A Farm Visit operation does not include overnight accommodations. Enhanced agricultural sales are allowed. (Ord. 2014-015, 2014)

**§ 17.08.256. Farm stands.**

"Farm stands" means a temporary use which is primarily engaged in the sale of fresh agricultural products, grown on-or off-site, but may include limited prepackaged food products and nonfood items. This use is to be seasonal in duration, open for the duration of the local harvest season. Enhanced agricultural sales are allowed.

(Ord. 2007-22, 2007; Ord. 2013-001, 2013; Ord. 2014-015, 2014; Ord. 2015-010, 2015)

**§ 17.08.260. Feedlot.**

"Feedlot" means any area used for the continuous feeding of five hundred 500 or more head of cattle destined for slaughter, confined at a density of less than five hundred 500 square feet per head on a year round basis. This shall not be interpreted to include dairy operations with a Washington State Grade A license.

(Res. 83-10, 1983; Ord. 91-4, 1991; Ord. 2013-001, 2013)

**§ 17.08.261. Forestry.**

(Ord. 2001-13 (part), 2001; Ord. 2009-25, 2009; Ord. 2013-001, 2013; repealed by Ord. 2009-25)

**§ 17.08.261A. Forest product processing.**

"Forest product processing" means the harvesting and commercial production of forest products including but not limited to saw mills, chippers, log sorting and storage.

(Ord. 2013-001, 2013)

**§ 17.08.261B. Forest product sales.**

"Forest product sales" means wholesaling and retailing of vegetation from forest lands including but not limited to fuel woods, cones, Christmas trees, salal, berries, ferns, greenery, mistletoe, herbs, and mushrooms.

(Ord. 2013-001, 2013)

**§ 17.08.261C. Freight and trucking yard or terminal.**

"Freight and trucking yard or terminal" means an area in which trucks, tractor and/or trailer units, and semitrailers are parked for seventy two (72) hours or less, and dispatched.

(Ord. 2013-001, 2013)

**§ 17.08.262. Golf course.**

"Golf course" means a recreational facility designed and developed for golf activities. May include as accessory uses a pro shop, snack bar (not including restaurants), and caddy shack/ maintenance buildings.

(Ord. 2007-22, 2007; Ord. 2013-001, 2013)

**§ 17.08.262A. Grade.**

"Grade" means the lowest point of elevation of the finished surface of the ground, paving, or sidewalk within the area between the building and the property line or, when the property line is

more than five (5) feet from the building, between the building and a line five (5) feet from the building.

(Ord. 2013-001, 2013)

**§ 17.08.262B. Grading.**

"Grading" means all cuts, fills, embankments, stockpile areas, and equipment maneuvering areas associated with development.

(Ord. 2013-001, 2013)

**§ 17.08.262C. Grazing.**

"Grazing" means providing herbage for cattle, sheep, goats or horses, including the supplementary feeding of such animals, as a discrete activity not part of nor conducted in conjunction with any dairy, livestock feed yard, livestock sales yard, or commercial riding academy.

(Ord. 2013-001, 2013)

**§ 17.08.263. Group care facility.**

"Group care facility" means living quarters for children or adults meeting applicable Federal and State standards that function as a single housekeeping unit and provide supporting services, including but not limited to counseling, rehabilitation, and medical supervision, not exceeding more than twenty (20) residents including staff. If staffed by nonresident staff, each twenty-four (24) staff hours per day equals one (1) full-time residing staff member for purposes of determining number of staff.

(Ord. 2007-22, 2007; Ord. 2013-001, 2013; Ord. 2018-001, 2018)

**§ 17.08.265. Group home.**

"Group home" means a home for at least seven (7) and not more than fifteen (15) persons, plus house parents, providing residential facilities in a homelike environment directed to allow a degree of community participation and human dignity not provided in an institutional atmosphere.

(Ord. 87-9 § 1, 1987; Ord. 2013-001, 2013)

**§ 17.08.266. Guest house.**

"Guest house" means an accessory building designed, constructed, and used for the purpose of providing temporary sleeping accommodations for guests, or for members of the same family as that occupying the main structure, and containing no kitchen facilities.

(Ord. 2007-22, 2007; Ord. 2013-001, 2013)

**§ 17.08.270. Guest ranch or guest farm.**

"Guest ranch or guest farm" means a business or an organization providing overnight lodging, dining and recreational facilities in a rural setting. The purpose of a guest ranch or guest farm shall relate primarily to vacation, recreation and similar pursuits, and does not include rehabilitation centers, group homes, clinics, nursing homes, churches and church camps, and other similar uses. Events such as auctions, barbecues and similar gatherings which do not provide overnight lodging or which are not conducted on a continuous basis shall not be considered as guest ranches or guest farms. Enhanced agricultural sales are allowed.

(Ord. 83-Z-5, 1983; Ord. 93-21 (part), 1993; Ord. 2014-015, 2014)

**§ 17.08.280. Hazardous waste.**

"Hazardous waste" means those solid wastes designated by 40 CFR Part 261 and regulated as hazardous waste by the United States EPA.

(Ord. 93-1 (part), 1993)

**§ 17.08.281. Hazardous waste facility.**

"Hazardous waste facility" means all contiguous land, and structures, other appurtenances, and improvements on the land used for recycling, reusing, reclaiming, transferring, storing, treating, or disposing of dangerous waste. Unless otherwise specific in this chapter, the terms "facility," "treatment," "storage," "disposal facility" or "waste management facility" shall be used interchangeably.

(Ord. 93-1 (part), 1993)

**§ 17.08.282. Hazardous waste storage.**

"Hazardous waste storage" means the holding of dangerous waste for a temporary period. Accumulation of dangerous waste by the generator on the site of generation is not storage as long as the generator complies with the applicable requirements of WAC 173-303-200 and 173-303-201.

(Ord. 93-1 (part), 1993)

**§ 17.08.283. Hazardous waste treatment.**

"Hazardous waste treatment" means the physical, chemical, or biological processing of dangerous waste to make such wastes non-dangerous or less dangerous, safer for transport, amenable for energy or material resource recovery, amenable for storage, or reduced in volume.

(Ord. 93-1 (part), 1993)

**§ 17.08.290. Home occupation.**

"Home occupation" means any lawful profession, craft or service commonly carried on within a dwelling or accessory building provided such activity is secondary to the use of said dwelling for residential purposes, and provided that there is no outdoor display of merchandise. Home occupations include operations that provide care to twelve (12) or fewer individuals in any twenty-four (24) hour period within the caregiver's place of residence. This definition shall not be interpreted to include the sale of firewood, farm produce, or similar activities.

(Res. 83-10, 1983; Ord. 2013-001, 2013)

**§ 17.08.300. Hospital.**

"Hospital" means an institution specializing in and providing facilities and services in surgery, obstetrics, and general medical practice for human beings and licensed by state law for that purpose.

(Res. 83-10, 1983)

**§ 17.08.310. Hospital, animal or veterinary.**

"Animal or veterinary hospital" means an establishment in which veterinary services, clipping, bathing, boarding and other services are rendered to animals and domestic pets.  
(Ord. 2007-22, 2007)

**§ 17.08.320. Impound/towing yard.**

"Impound/towing yard" means a fully enclosed area which is designed to hold and store vehicles for a period not more than ninety (90) days which have been impounded by a jurisdiction or private party.  
(Res. 83-10, 1983; Ord. 2013-001, 2013; Ord. 2014-015, 2014)

**§ 17.08.321. Infill.**

"Infill" means the development of new housing or other buildings on scattered vacant sites in a built-up area.  
(Ord. 2007-22, 2007; Ord. 2013-001, 2013)

**§ 17.08.324. Interlocal agreement.**

"Interlocal agreement" means a legal contract between two (2) or more local jurisdictions (cities and counties) that specifies the condition under which TDR credits may be transferred (typically from an unincorporated county into an incorporated city). Interlocal agreements must be endorsed by the legislative bodies of both jurisdictions.  
(Ord. 2009-25, 2009; Ord. 2013-001, 2013)

**§ 17.08.326. Interpretive center.**

An institution for dissemination of knowledge of natural or cultural heritage of the surrounding area.  
(Ord. 2018-001, 2013)

**§ 17.08.327. Repealed.**

(Ord. 2007-22, 2007; Ord. 2009-25, 2009; Ord. 2013-001, 2013)

**§ 17.08.329. Junk.**

"Junk" means of inoperable motor vehicles or equipment, vehicle or equipment parts, used lumber and building materials, pipe, appliances, demolition waste, or any used material. This shall not be interpreted to include the normal storage or accumulation of viable and/or operable agricultural equipment.  
(Ord. 2007-22, 2007; Ord. 2013-001, 2013)

**§ 17.08.330. Junkyard.**

"Junkyard" means any lot, parcel, building, structure or portion thereof, used for the storage, collection, processing, purchase, sale, exchange, salvage or disposal of junk, including scrap materials, unlicensed or inoperable vehicles, vehicle parts, used appliances, machinery or parts thereof. This shall not be interpreted to include the normal storage or accumulation of viable and/

or operable agricultural equipment.  
(Res. 83-10, 1983; Ord. 2007-22, 2007; Ord. 2013-001, 2013)

**§ 17.08.340. Repealed.**  
(Res. 83-10, 1983; Ord. 2007-22, 2007; Ord. 2013-001, 2013)

**§ 17.08.360. Lot.**  
"Lot" means any area, tract or parcel of land owned by or under the control and in the lawful possession of one distinct ownership. The term means any type of land holding and includes, but is not limited to, lots platted in subdivisions.  
(Res. 83-10, 1983)

**§ 17.08.361. Lot, flag.**  
"Lot, flag" means a lot with two distinct parts:  
  
The flag, which is the only building site; and is located behind another lot; and  
The pole, which connects the flag to the street or road, provides the only street frontage for the lot, and is less than the minimum lot width for the zone in which it is located.  
(Ord. 2013-001, 2013)

**§ 17.08.370. Lot line, front.**  
"Lot line, front" means a lot line with frontage on any public street, private street, right-of-way or other means of vehicular access, other than an alley.  
(Res. 83-10, 1983; Ord. 2019-013, 2019; Ord. 2022-017, 2022)

**§ 17.08.380. Lot line, rear.**  
"Rear lot line" means any boundary opposite and most distant from front lot line and not intersecting a front lot line.  
(Res. 83-10, 1983)

**§ 17.08.390. Lot line, side.**  
"Side lot line" means any boundary line not a front or rear lot line.  
(Res. 83-10, 1983)

**§ 17.08.390B. Lot, through.**  
"Lot, through" means a lot that has frontage on two (2) easements (public or private) for access.  
(Ord. 2013-001, 2013; Ord. 2019-013, 2019)

**§ 17.08.390C. Street frontage.**  
"Street frontage" means the linear frontage of a parcel or property abutting a street or vehicular access easement.  
(Ord. 2019-013, 2019)

**§ 17.08.391. Manufactured home.**

"Manufactured home" means a single-family residence constructed after June 15, 1976, and in accordance with the U.S. Department of Housing and Urban Development (HUD) requirements for manufactured housing and bearing the appropriate insignia indication for such compliance. The unit must be transportable in one (1) or more sections, which in the traveling mode, is eight (8) body feet or more in width or forty (40) body width in length, or when erected on site exceeds four hundred (400) square feet and which is built on a permanent chassis. A manufactured home shall be affixed to a foundation system in accordance with Chapter 296-150M WAC as administered by the Washington State Department of Labor and Industries. The manufacturer's requirements shall be followed for placement and if there are no manufacturer instructions, the Kittitas County department of building and fire safety requirements shall be imposed. A manufactured home has a red insignia from the Department of Labor and Industries. (Ord. 9822 (part), 1998; Ord. 2013-001, 2013)

**§ 17.08.392. Manufacturing.**

"Manufacturing" includes, but is not limited to, assembly, storage, packaging or treatment of products and merchandise such as drugs, food, beverages, cosmetics and toiletries, and products made from materials such as textiles, metals, paper, plastics, stone, wood, and paint. (Ord. 2013-001, 2013)

**§ 17.08.392A. Marijuana processing.**

"Marijuana processing" means the preparation of marijuana products including, but not limited to, boxing, bulk packaging, portioning, labeling, or the creation of marijuana derivative and edible products. (Ord. 2014-004, 2014)

**§ 17.08.392B. Marijuana production.**

"Marijuana production" means any operation to raise or produce marijuana. (Ord. 2014-004, 2014)

**§ 17.08.392C. Marijuana, retail sales.**

"Marijuana, retail sales" means any operation or business selling, distributing, or dispensing usable marijuana or marijuana-infused products which have been prepared, processed, or packaged for end user consumption. (Ord. 2014-015, 2014)

**§ 17.08.393. Medium-speed electric vehicle.**

"Medium-speed electric vehicle" means a self-propelled, electrically powered four-(4)-wheeled motor vehicle, equipped with a roll cage or crush-proof body design, whose speed attainable in one (1) mile is more than twenty-five (25) miles per hour but not more than thirty-five (35) miles per hour and otherwise meets or exceeds the Federal regulations set forth in 49 C.F.R. Sec. 571.500. (Res. 83-10, 1983; Ord. 2011-013, 2011; Ord. 2013-001, 2013)

**§ 17.08.395. Repealed.**

(Res. 83-10, 1983; Ord. 2013-001, 2013; Ord. 2014-004, 2014; Ord. 2014-015, 2014)

**§ 17.08.396. Repealed.**

(Ord. 2007-22, 2007; Ord. 2013-001, 2013)

**§ 17.08.397. Mini warehouse.**

"Mini warehouse" means a building or group of buildings containing individual compartmentalized access stalls or lockers for the dead storage of customers' goods or wares.

(Ord. 83-Z-2 (part), 1983; Ord. 2013-001, 2013)

**§ 17.08.397A. Mining and excavation.**

"Mining and excavation" means extraction of earth materials including but not limited to clay, coal, gravel, minerals, metallic substances, peat, sand, stone, topsoil, and any other similar solid material or substance to be excavated from natural deposits on or in the earth for commercial, industrial, or construction use.

(Ord. 2013-001, 2013)

**§ 17.08.398. Mobile home.**

"Mobile home" means a structure transportable in one (1) or more sections that are eight (8) feet or more in width and thirty-two (32) feet or more in length, built on a permanent chassis, designed to be used as a permanent dwelling and constructed before June 15, 1976. Beginning September 1, 1998, mobile homes will no longer be 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.

(Res. 83-10, 1983; Ord. 98-22 (part), 1998; Ord. 2013-001, 2013)

**§ 17.08.399. Modular home.**

"Modular home" means a manufactured structure originally designed for initial movement without benefit of an undercarriage frame or its own wheels to a site of permanent placement on a full perimeter foundation, used for residential purposes, and exceeds eight hundred sixty-four (846) square feet of enclosed living area. A modular home shall be considered a "dwelling" or "single-family residence". A "modular home" constructed to International Building Code standards and bearing the gold insignia from the Washington State Department of Labor and Industries shall be considered to be a single-family residence.

(Ord. 93-21 (part), 1993; Ord. 98-22 (part), 1998; Ord. 2007-22, 2007; Ord. 2013-001, 2013)

**§ 17.08.400. Repealed.**

(Res. 83-10, 1983; Ord. 2013-001, 2013)

**§ 17.08.408. Neighborhood electric vehicle.**

"Neighborhood electric vehicle" means a self-propelled, electrically powered four-(4)-wheeled motor vehicle whose speed attainable in one (1) mile is more than twenty (20) miles per hour and

not more than twenty-five (25) miles per hour and conforms to federal regulations under Title 49 C.F.R. Part 571.500.  
(Res. 83-10, 1983; Ord. 2011-013, 2011; Ord. 2013-001, 2013)

**§ 17.08.410. Nonconforming use.**

For more information on "nonconforming use" see "Use."  
(Res. 83-10, 1983; Ord. 2007-22, 2007; Ord. 2013-001, 2013)

**§ 17.08.412. Non-electric vehicle.**

"Non-electric vehicle" means any motor vehicle that does not meet the definition of "electric vehicle."  
(Res. 83-10, 1983; Ord. 2011-013, 2011; Ord. 2013-001, 2013)

**§ 17.08.415. Nurseries.**

An establishment for the growth, display, and/or sale of plants, shrubs, trees, and materials used in indoor or outdoor planting such as but not limited to beauty bark, round landscape rock, topsoil, and mulch, conducted within or without an enclosed building.  
(Ord. 2018-021, 2018)

**§ 17.08.420. Nursing home.**

"Nursing home" means a home, place or institution which operates or maintains facilities providing convalescence or chronic care or both for a period in excess of twenty-four (24) consecutive hours for three (3) or more patients not related by blood or marriage to the operator, who by reason of illness or infirmity are unable properly to care for themselves, and is licensed by the State Department of Health as a nursing home.  
(Res. 83-10, 1983; Ord. 2013-001, 2013)

**§ 17.08.421. Office.**

"Office" means a place at which the affairs of a business, profession, service, or industry are conducted and generally furnished with desks, tables, files and communication equipment.  
(Ord. 2013-001, 2013)

**§ 17.08.424. Off-site hazardous waste facilities.**

"Off-site hazardous waste facilities" means hazardous waste treatment and storage facilities that treat and store waste from generators on properties other than those on which the off-site facilities are located.  
(Ord. 93-1 (part), 1993)

**§ 17.08.427. On-site hazardous waste facilities.**

"On-site hazardous waste facilities" means hazardous waste treatment and storage facilities that treat and store waste from generators located on the same property or from contiguous property within Kittitas County.  
(Ord. 93-1 (part), 1993)

**§ 17.08.428. Open space.**

"Open space" means land within a development that has been dedicated in common to the ownership within the development or to the public specifically for the purpose of providing places for recreation, conservation or other open space uses. May include public or private lands.  
(Ord. 2013-001, 2013)

**§ 17.08.430. Outdoor advertising signs and billboards.**

1. "Outdoor advertising signs and billboards" means any card, paper, cloth, metal, wooden or other display or device of any kind or character, including but not limiting the same to any poster, bill, printing, painting or other advertisement of any kind whatsoever, including statuary, placed for outdoor advertising purposes on or to the ground or any tree, wall, rack, fence, building, structure or thing.
2. "Outdoor advertising signs and billboards" does not include:
  - a. Official notices issued by any court or public body or officer;
  - b. Notices posted by any public officer in performance of a public duty or by any person in giving legal notice;
  - c. Directional, warning or information structures required by or authorized by law or by federal, state, county or city authority.

(Res. 83-10, 1983)

**§ 17.08.430A. Overlay zone/district.**

"Overlay zone/district" means overlay zones that impose and/or relax requirements of an underlying land use district, or base zone, where characteristics of the land or neighborhood, or the types of development planned for an area, require special regulations.  
(Ord. 2013-001, 2013)

**§ 17.08.430B. Ownership.**

"Ownership" means an ownership is one (1) or more contiguous lots that are owned by the same person, partnership, association, or corporation. Ownership also includes lots that are in common ownership but are separated by a right-of-way.  
(Ord. 2013-001, 2013)

**§ 17.08.431. Park model trailer.**

"Park model trailer" means a trailer designed to provide seasonal or temporary living quarters which may be used with temporary connections to utilities necessary for operation of installed fixtures and appliances. It has a gross trailer area not exceeding four hundred (400) square feet.  
(Ord. 2007-22, 2007; Ord. 2013-001, 2013)

**§ 17.08.440. Parking space.**

"Parking space" means a minimum gross area available for the parking of a standard American automobile.

(Res. 83-10, 1983)

**§ 17.08.445. Parks and playgrounds.**

"Parks and playgrounds" means sites designed or developed for recreational use including, but not limited to playfields, picnic facilities, outdoor activity areas, trails, play structures, and facilities for on-site maintenance.

(Ord. 2005-35, 2005; Ord. 2013-001, 2013; Ord. 2013-012, 2013)

**§ 17.08.450. Planned unit development.**

"Planned unit development" means a development that departs from strict compliance with the zoning and subdivision standards in order to accomplish objectives that serve the public welfare pursuant to standards in KCC Chapter 17.36.

(Ord. 83-Z-2 (part), 1983; Ord. 90-6 (part), 1990; Ord. 2005-35, 2005; Ord. 2013-001, 2013)

**§ 17.08.455. Planning commission or commission.**

"Planning commission" or "commission" means the Kittitas County planning commission.

(Res. 83-10, 1983; Ord. 2005-35, 2005)

**§ 17.08.455A. Plug-in hybrid electric vehicle (PHEV).**

"Plug-in hybrid electric vehicle (PHEV)" means an electric vehicle that (1) contains an internal combustion engine and also allows power to be delivered to drive wheels by an electric motor; (2) charges its battery primarily by connecting to the grid or other off-board electrical source; (3) may additionally be able to sustain battery charge using an on-board internal-combustion-driven generator; and (4) has the ability to travel powered by electricity.

(Res. 83-10, 1983; Ord. 2011-013, 2011)

**§ 17.08.456. Repealed.**

(Ord. 2015-010, 2015)

**§ 17.08.457. Public facilities.**

"Public facilities" means capital improvements and systems to support transportation, law enforcement, fire protection, and recreation. Facilities include but are not limited to fire stations, police stations, and bus stops.

(Ord. 2013-001, 2013)

**§ 17.08.460. Public office building.**

"Public office building" means a structure used as the office or for the purpose of conducting official business by an agency of the federal government, state government or a political subdivision of the state of Washington.

(Res. 83-10, 1983)

**§ 17.08.461. Rapid charging station.**

"Rapid charging station" means an industrial grade electrical outlet that allows for faster

recharging of electric vehicle batteries through higher power levels and that meets or exceeds any standards, codes, and regulations set forth by chapter 19.28 RCW and consistent with rules adopted under RCW 19.27.540  
(Ord. 2011-013, 2011)

**§ 17.08.462. Receiving site.**

"Receiving site" means those lots where the procurement of TDR credits facilitate a permissible change in the allowed intensity on the property pursuant to the TDR chapter and all other controlling policies and law.  
(Ord. 2009-25, 2009)

**§ 17.08.463. Recreation, indoor.**

"Recreation, indoor" means a place designed and equipped for the conduct of sports and leisure-time activities within an enclosed space. Examples include gymnasium, bowling alley, dance hall, billiard hall, theaters, indoor tennis and racquetball courts, and indoor swimming pools. This definition excludes stadiums. Indoor recreation uses for the private use of the landowner are permitted outright.  
(Ord. 2013-012, 2013)

**§ 17.08.464. Recreation, outdoor.**

"Recreation, outdoor" means a place designed and equipped for the conduct of sports and leisure-time activities with little or no enclosed space. Examples include: outdoor theaters, tennis courts, swimming pools, batting cages, amusement parks, miniature golf courses, boat launches and driving ranges. This definition excludes golf courses and stadiums. Outdoor recreation uses for the private use of the landowner are permitted outright.  
(Ord. 2013-012, 2013)

**§ 17.08.465. Recreational vehicle.**

"Recreational vehicle" means a vehicular type unit designated as temporary living quarters for recreation camping, travel or seasonal use which has its own power or is mounted on or towed by another vehicle. The vehicle has a gross floor area of not more than three hundred twenty (32) square feet. This definition includes vehicles such as travel trailers, camping trailers, truck campers and motor homes. A recreational vehicle is not considered a mobile or manufactured home and is not constructed to the International Building Code standards. A recreational vehicle has a green and silver insignia from the Department of Labor and Industries.  
(Ord. 98-22 (part), 1998; Ord. 2007-22, 2007; Ord. 2013-001, 2013)

**§ 17.08.465A. Recreational vehicle park.**

"Recreational vehicle park" means land designed to accommodate predominantly recreational vehicles (RVs) used as temporary living quarters for recreation or vacation purposes with sewage facilities approved by the County Health Department and a maximum allowable stay of one hundred eighty (180) days in a calendar year.  
(Ord. 2013-012, 2013)

**§ 17.08.465B. Recreational vehicle/equipment service and repair.**

This definition is the same as "Vehicle/equipment service and repair" (KCC § 17.08.560A) except that it is limited to recreational vehicles, not limited to motorized vehicles and equipment and does not include gas and service stations stay of one hundred eighty (180) days in a calendar year. (Ord. 2019-013, 2019)

**§ 17.08.466. Refuse disposal/recycling.**

"Refuse collection/recycling" means a facility for the collection of solid waste or recyclables for sorting, compaction, composting, processing (including changing the form of materials) or transfer to a landfill. This definition excludes concrete recycling. (Ord. 2013-001, 2013)

**§ 17.08.467. Religious institutions.**

"Religious institutions" means churches, synagogues, temples and other places where gathering for worship is the principle purpose of the use. (Ord. 2013-001, 2013)

**§ 17.08.468. Resource based industry.**

"Resource based industry" means an industry based on natural resources including but not limited to recreation-related tourism, agriculture, fisheries, forestry and mining. (Ord. 2013-001, 2013)

**§ 17.08.469. Restaurant.**

"Restaurant" means a retail establishment selling food and/or drink for consumption on the premises or for take-out, including accessory on-site food preparation, This definition excludes taverns. (Ord. 2013-001, 2013)

**§ 17.08.469A. Retail sales.**

"Retail sales" means selling goods or services to the general public for personal or household consumption and rendering services incidental to the sale of such goods. This definition excludes agriculture sales. (Ord. 2013-001, 2013; Ord. 2014-004, 2014; Ord. 2014-015, 2014)

**§ 17.08.470. Rezone.**

"Rezone" means an amendment to the zoning ordinance, requiring the same enactment as an original zoning. (Res. 83-10, 1983)

**§ 17.08.471. Rock crushing.**

"Rock crushing" means an activity which reduces the size and weight of rock material into useable building or landscaping material. (Ord. 2013-001, 2013)

**§ 17.08.471A. RV storage.**

A commercial indoor and or outdoor space/area used to store recreational vehicle for any amount of time.

(Ord. 2018-001, 2013)

**§ 17.08.472. Services.**

"Services" means establishments primarily engaged in providing individual or professional services within the place of business, such as beauty and barber shops, retail laundry and dry-cleaning including coin-operated, garment alterations and repair, photo studios, shoe repair, pet grooming, photography and photo reproduction, real estate offices, personal accountants, entertainment media rental or other indoor rental services, and repair of personal or household items.

(Ord. 2013-001, 2013)

**§ 17.08.480. School, public or private.**

"Public or private school" means an institution which offers instruction and study required to be taught in the public schools of the state of Washington. Trade schools are specifically excluded from this definition.

(Res. 83-10, 1983; Ord. 2013-001, 2013)

**§ 17.08.485. Shooting range.**

"Shooting range" means an area or facility designated or operated for archery (including crossbows), and/or the discharging and operation of lawfully possessed, lawful firearms, as defined in RCW Chapter 9.41; with the exception of:

1. Any law enforcement or military shooting range; or
2. Incidental target practice areas on private property.

(Ord. 2009-25, 2009; Ord. 2013-001, 2013)

**§ 17.08.486. Short-term rental.**

"Contact" means the operator or the operator's representative who is the point of contact for any short-term rental guest for the duration of the guest's stay in the short-term rental.

"Department" means the Department of Revenue.

"Dwelling unit" means a residential dwelling of any type, including a single-family residence, apartment, condominium, cooperative unit, or room, in which a person may obtain living accommodations for less than thirty (30) days, but not including duly licensed bed and breakfast, inn, hotel, motel, or timeshare property.

"Fee" means remuneration or anything of economic value that is provided, promised, or donated primarily in exchange for services rendered.

"Guest" means any person or persons renting a short-term rental unit.

"Operator" or "short-term rental operator" means any person who receives payment for owning or operating a dwelling unit, or portion thereof, as a short-term rental unit.

"Owner" means any person who, alone or with others, has title or interest in any building, property, dwelling unit, or portion thereof, with or without accompanying actual possession thereof, and including any person who as agent, executor, administrator, trustee, or guardian of an estate has charge, care, or control of any building, dwelling unit, or portion thereof. A person whose sole interest in any building, dwelling unit, or portion thereof is solely that of a lessee under a lease agreement is not considered an owner.

"Person" has the same meaning as provided in RCW 82.04.030.

"Short-term rental" means a lodging use, that is not a hotel or motel or bed and breakfast, in which a dwelling unit, or portion thereof, that is offered or provided to a guest by a short-term rental operator for a fee for fewer than thirty (30) consecutive nights. "Short-term rental" does not include any of the following: (i) a dwelling unit that is occupied by the owner for at least six (6) months during the calendar year and in which fewer than three (3) rooms are rented at any time; (ii) a dwelling unit, or portion thereof, that is used by the same person for thirty (30) or more consecutive nights; or (iii) a dwelling unit, or portion thereof, that is operated by an organization or government entity that is registered as a charitable organization with the Secretary of State, State of Washington, or is classified by the Federal Internal Revenue Service as a public charity or a private foundation, and provides temporary housing to individuals certified on 9/1/2023 Combined Chapter 64.37 RCW, Page 1, who are being treated for trauma, injury, or disease, or their family members.

"Short-term rental advertisement" means any method of soliciting use of a dwelling unit for short-term rental purposes.

"Short-term rental platform" or "platform" means a person that provides a means through which an operator may offer a dwelling unit, or portion thereof, for short-term rental use, and from which the person or entity financially benefits. Merely publishing a short-term rental advertisement for accommodations does not make the publisher a short-term rental platform.  
(Ord. 2025-001, 1/7/2025)

#### **§ 17.08.487. Sending site.**

"Sending site" means designated lot or lots from where landowners may sell their development rights in exchange for placing a conservation easement on the property.  
(Ord. 2009-25, 2009)

#### **§ 17.08.490. Small-scale event facility.**

"Small-scale event facility" means a facility that is open to the public for events, seminars, wedding or other social gatherings. May include eating and food preparation facilities provided meals are only served to guests attending events.  
(Ord. 98-22 (part), 1998; Ord. 2013-001, 2013; Ord. 2013-012, 2013)

#### **§ 17.08.500. Special care dwelling.**

"Special care dwelling" means a Manufactured Home or Park Model Trailer providing separate living quarters for the purpose of providing care to an immediate family member.  
(Ord. O-2006-01, 2006; Ord. 2007-22, 2007; Ord. 2013-001, 2013)

**§ 17.08.510. Structural alteration.**

"Structural alteration" means any change or repair which would tend to prolong the life of the supporting members of a building or of structures, such as bearing walls, columns, beams or girders.

(Res. 83-10, 1983)

**§ 17.08.520. Structure.**

"Structure" means that which is built or constructed, an edifice or building of any kind, or any place of work artificially built up or composed of parts joined together in some definite manner. Fences that are 7 feet or less in height, and retaining walls that are 4 feet or less in height measured from the bottom of the footing to the top of the wall not supporting a surcharge or impounding Class I, II or III-A liquids are excluded from this definition.

(Res. 83-10, 1983; Ord. 2015-010, 2015; Ord. 2022-017, 2022)

**§ 17.08.530. Repealed.**

(Res. 83-10, 1983; Ord. 2013-001, 2013)

**§ 17.08.535. Repealed.**

(Res. 83-10, 1983; Ord. 2013-001, 2013)

**§ 17.08.540. Repealed.**

(Res. 83-10, 1983; Ord. 2013-001, 2013)

**§ 17.08.541. Trails.**

"Trails" means man-made pathways designed and intended for use by pedestrians, bicyclists, equestrians, snowmobiles and other recreational users together with associated parking and trailhead facilities.

(Ord. 2013-012, 2013)

**§ 17.08.542. Transfer of development rights (TDR).**

"Transfer of development rights (TDR)" means the transfer of the right to develop or build from sending sites to receiving sites.

(Ord. 2009-25, 2009; Ord. 2013-001, 2013)

**§ 17.08.543. TDR certificate.**

"TDR certificate" means a form of currency that displays how many TDR credits are available for sale and use.

(Ord. 2009-25, 2009)

**§ 17.08.544. TDR certificate letter of intent.**

"TDR certificate letter of intent" means a document issued to a landowner upon an approved TDR sending site application. The letter contains a determination of the number of development rights calculated for the sending site and an agreement by the County to issue a corresponding number of TDR certificates in conversion for a conservation easement. The sending site owner may use

the TDR certificate letter of intent to market development rights to potential purchasers, but the document has no value itself and cannot be transferred or used to obtain increased development rights within receiving areas.  
(Ord. 2009-25, 2009)

**§ 17.08.545. TDR credit.**

"TDR credit" means for the TDR commodity used in receiving sites. TDR credits reflect the number of units a seller has a right to build or sell on a sending site based on zoning. TDR credits may also reflect the number of TDR certificates required for a given development project.  
(Ord. 2009-25, 2009; Ord. 2013-001, 2013)

**§ 17.08.546. TDR program.**

"TDR program" means a market-based program that provides a public benefit by permanently conserving rural resource lands by establishing a means to transfer development rights from eligible sending sites to eligible receiving sites through a voluntary process that fairly compensates landowners while providing a public benefit for communities.  
(Ord. 2009-25, 2009)

**§ 17.08.547. TDR sending site application.**

"TDR sending site application" means an application that a sending site landowner must file in order to be eligible for consideration for designation as a TDR sending site.  
(Ord. 2009-25, 2009)

**§ 17.08.550. Use.**

"Use" means the purpose for which land or building is arranged, designed or intended.

**1**Permitted use" means a use allowed outright within a zone classification.

**2**Permitted Administrative use" means a use which may be permitted within a zone classification following review under the provisions of KCC Chapter 17.60B.

**3**Administrative Conditional use" means a use which may be permitted in a zone classification following review under the provisions of KCC Chapter 17.60A.

**4**Conditional use" means a use which may be permitted in a zone classification following review and hearing under the provisions of KCC Chapter 17.60A.

**5**Nonconforming use" means a use or structure, that was legally established according to the applicable zoning and/or building regulations of the time, but which does not meet current zoning and/or building regulations.

**6**Prohibited use" means those uses not specifically enumerated as allowed uses under the provisions of KCC Chapter 17.15.

(Res. 83-10, 1983; Ord. 2013-001, 2013; Ord. 2013-012, 2013; Ord. 2018-001, 2018)

**§ 17.08.550A. U-Pick/U-Cut operation.**

"U-Pick/U-Cut operation" means farms or orchards where customers come to purchase fruit or agricultural products which they have harvested themselves. Enhanced agricultural sales are allowed.

(Ord. 2014-015, 2014)

**§ 17.08.560. Variance.**

"Variance" means a waiver of the strict interpretation of the requirements. It is a special dispensation given to the petitioner to disregard certain stipulations in the zoning code in order to develop his property.

(Res. 83-10, 1983)

**§ 17.08.560A. Vehicle/equipment service and repair.**

"Vehicle/equipment service and repair" means maintenance of motorized vehicles and equipment including exchange of parts, installation of lubricants, tires, batteries, and similar vehicle accessories, minor customizing and detail operations, and body shops. This definition includes gas and service stations.

(Ord. 2013-001, 2013)

**§ 17.08.560B. Warehouse and distribution.**

A building where bulk raw materials or manufactured goods may be stored and distributed for commercial purposes. Warehouse and Distribution uses do not include on-site manufacturing and generally service manufacturing and retail establishments. Agriculture products and Hay Storage are not included in this definition.

(Ord. 2021-015, 2021)

**§ 17.08.560C. Watershed management facilities.**

"Watershed management facilities" Include, but are not limited to, diversion devices, impoundments, dams for water storage, flood control, fire control, and stock watering.

(Ord. 2013-001, 2013; renamed by Ord. 2021-015, 2021)

**§ 17.08.561. Winery.**

"Winery" means a facility where fruit or other products are processed (i.e., crushed, fermented, decanted, stored, bottled and shipped) into wine. This may include the sale of wine and limited ancillary items, tourist facilities, or tasting rooms.

(Ord. 2007-22, 2007; Ord. 2013-001, 2013)

**§ 17.08.570. Yard.**

"Yard" means an open space, other than a court or a lot, unoccupied and unobstructed from the ground upward, except as otherwise provided in this title.

(Res. 83-10, 1983)

**§ 17.08.580. Yard depth.**

"Yard depth" means the minimum perpendicular distance between any point on a lot line and the nearest part of any structure or building, excluding an 18-inch eave (overhang) no closer than 5 feet to the property line, and excluding retaining walls necessary for access permits as determined by Kittitas County Public Works.

(Res. 83-10, 1983; Ord. 2022-017, 2022)

**§ 17.08.590. Yard, front.**

"Front yard" means any yard with frontage on a public or private street.

(Res. 83-10, 1983; Ord. 2022-017, 2022)

**§ 17.08.600. Yard, rear.**

"Rear yard" means an open unoccupied space on the same lot with a building between the rear line of the building (exclusive of steps, porches and accessory building) and the rear line of the lot.

For triangular lots the rear yard shall be the area of the lot lying within a circle having a radius equal to the depth of the required rear yard and its center at a point therein defined as the rear property line for such lots.

(Res. 83-10, 1983)

**§ 17.08.610. Yard, side.**

"Side yard" means an open unoccupied space on the same lot with a building, between the side wall line of the building and the side line of the same lot.

(Res. 83-10, 1983)

**§ 17.08.620. Yurt.**

"Yurt" means a circular, domed, portable tent for temporary use.

(Ord. 2007-22, 2007; Ord. 2013-001, 2013)

### 17.15.050.1 Resource Use Table

P Permitted PA Permitted Administrative  CU Conditional Use ACU Admin. Conditional Use  <a href="#">*See KCC Chapter 17.08 Definitions</a>	Resource	
	Commercial Agriculture	Commercial Forest
<b>A. Agriculture</b>		
Animal boarding*	P	P
Animal Crematory*	P	
Agricultural Enhanced Uses*	<a href="#">P2930</a>	<a href="#">P2930</a>
Agriculture processing*	<a href="#">CU 167</a>	
Agriculture production*	P	P
Agriculture sales*, Produce Farm	<a href="#">P156</a> / <a href="#">AC278</a>	
Agriculture sales	CU	
Dairy	CU	CU
Feedlot*	CU	CU
Grazing*	P	P
Marijuana Processing*		
Marijuana Production*		
Marijuana, retail sales*		
Nurseries	P	
Riding academies	CU	
Small-scale event facility*	<a href="#">AC 245</a> / <a href="#">CU</a>	
U-Pick/U-Cut Operations*	<a href="#">AC 289</a>	<a href="#">AC 289</a>

Farm Visit*	<a href="#">AC 289</a>	
Commercial Activities associated with agriculture*	AC	
	Commercial Agriculture	Commercial Forest
<b>B. Civic Cultural Uses</b>		
Cemetery	<a href="#">P 123</a>	<a href="#">P 123</a>
Clubhouses, fraternities and lodges*	<a href="#">AC 234</a>	
Cultural and educational facilities		
Libraries		
Meeting facilities		
Museums and galleries		
Religious institutions*	CU	
School, public or private*	<a href="#">CU 112</a>	
Interpretive Center*		
	Commercial Agriculture	Commercial Forest
<b>C. Commercial</b>		
Auction sales of non-agriculture products		
Bank		
Bed and breakfast*	AC	
Clinic*		
Day care facilities*		
Funeral home/mortuary		
Hospital*		
Hospital, animal or veterinary*		

Hotel/motel		
Office*		
Restaurant		
Retail sales,* general		
Retail sales,* lumber and building materials		
Retail sales,* vehicles and equipment		
Services		
Shooting range*	CU 223	CU 223
Taverns		
Temporary sales office		
Vehicle/equipment service and repair*	P 212	
	Commercial Agriculture	Commercial Forest
<b>D. Industrial</b>		
Airport*	P 1920	P 201
Asphalt/concrete plants		
Explosives, storage or manufacture		
Forest product processing* (portable)		P
Forest product processing* (permanent)		CU
Freighting and trucking yard or terminal*		
Hazardous waste storage*		
Hazardous waste treatment*		
Impound/towing yard*		

Junkyard*		
Manufacturing*		
Mini-warehouse		
Refuse disposal/recycle*	CU	CU
Research laboratories		
Wastewater treatment		
Warehousing and distribution	PA <del>267</del> /CU <del>256</del>	
Wholesale business		
	Commercial Agriculture	Commercial Forest
<b>E. Recreation</b>		
Campground*		CU <del>178</del>
Golf course*		
Guest ranch or Guest Farm*	CU	
Parks and playgrounds*		P <del>145</del>
Recreation, indoor*		
Recreation, outdoor*		P <del>178</del>
Recreational vehicle storage		
Stadium		
Trails	PA	PA
	Commercial Agriculture	Commercial Forest
<b>F. Residential</b>		
Accessory dwelling unit*	PA <del>4</del>	PA <del>4</del>
<del>Accessory living quarters*</del>	P <del>5</del>	
Adult family home*	P <del>910</del>	P <del>910</del>
Boarding house		

Convalescent home		
Dwelling, single-family*	P	P
Dwelling, two-family*	P	
Dwelling, multiple-family*		
Farm labor shelter*	<a href="#">CU 2</a>	
Group home*		
Home occupation*	<a href="#">P 78</a>	<a href="#">P 78</a>
Manufactured home*	P	P
Manufactured home park		
Mobile home	<a href="#">P 56</a>	<a href="#">P 56</a>
Special care dwelling*	<a href="#">P 67</a>	<a href="#">P 67</a>
Temporary trailers	<a href="#">P 10±</a>	<a href="#">P 10±</a>
	Commercial Agriculture	Commercial Forest
<b>G. Resource</b>		
Forestry*	P	P
Forest product sales*		P
Mining and excavation*	<a href="#">CU 134</a>	P
Rock crushing*		P
	Commercial Agriculture	Commercial Forest
<b>H. Utilities and Public Facilities</b>		
Electric vehicle infrastructure*	<a href="#">P 3</a>	<a href="#">P 3</a>
Public facilities*	<a href="#">PA 189</a>	<a href="#">PA 189</a>
Solar Power Production Facilities	<a href="#">30±</a>	<a href="#">30±</a>
Utilities	P 1 /ACU 1 /CU 1	P 1 /ACU 1 /CU 1

Watershed management activities*	PA	PA
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**17.15.050.2 Footnotes Associated with Resource Use Table.**

1. Pursuant to KCC Chapter [17.61](#), Utilities.
2. 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.
3. Pursuant to KCC Chapter [17.66](#), Electric Vehicle Infrastructure.
4. Subject to the following requirements:
  - a. The parcel must be at least 3 acres in size;
  - b. Only one ADU shall be allowed per lot;
  - c. The ADU shall not exceed 1,500 square feet;
  - d. All setback requirements for the zone in which the ADU is located shall apply;
  - e. The ADU shall meet the applicable health department standards for potable water and sewage disposal, including providing adequate water supplies under [RCW 19.27.097](#);
  - f. No mobile homes or recreational vehicles shall be allowed as an ADU;
  - g. The ADU shall provide additional off-street parking;
  - h. An ADU is not permitted on the same lot where a special care dwelling or an Accessory Living Quarters exists;
  - i. The ADU must share the same driveway as the primary dwelling;
  - j. ADUs shall be subject to obtaining an administrative permit.

~~5. 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.~~

~~6.5.~~ 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.

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7.6. Subject to the following requirements:

The Special Care Dwelling must meet all setback requirements for the zone in which it is located;

- a. The Special Care Dwelling must meet all applicable health department requirements for potable water and sewage disposal;
- b. Placement is subject to obtaining a building permit for the manufactured home;
- c. Owner must record a notice to title prior to the issuance of building permit which indicates the restrictions and removal requirements;
- d. The Special Care Dwelling unit cannot be used as a rental unit;
- e. The Special Care Dwelling unit must be removed when the need for care ceases;
- f. A Special Care Dwelling is not permitted on the same lot where an Accessory Dwelling Unit ~~or Accessory Living Quarter~~ exists.
- g. Park model trailers shall obtain the same building permit as for placement of a manufactured home.
- h. Park model trailers shall be inspected and approved by Washington State Department of Labor and Industries.

8.7. 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 shall be limited to no more than six (6) individuals receiving care in a twenty-four (24) hour period.

9.8. Maximum of four (4) boarders and two (2) bedrooms dedicated to the use.

10.9. Pursuant to RCW [70.128.140](#).

11.10. When used for temporary occupancy for a period not-to-exceed one (1) year related to permanent home construction or seasonal/temporary employment.

12.11. Existing schools are permitted; new schools require a conditional use permit.

13.12. 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.

14.13. Noncommercial sand and gravel excavation is permitted for on-site use without a conditional use permit.

15.14. Washington State Natural Area Preserves and Natural Resource Conservation Areas are permitted outright.

16.15. When located no more than forty-five (45) feet from the centerline of the public street or highway and selling goods produced on site.

17.16. Hay processing and small-scale processing of agricultural products produced on the premises are permitted outright.

18.17. Limited to campsites or primitive campgrounds as defined by KCC [17.08.155A](#).

19.18. Pursuant to KCC Chapter [17.62](#), Public Facilities Permits.

20.19. When used primarily in conjunction with agricultural activities.

21.20. For emergency and forest related management uses and practices only.

22.21. Limited to farm implement repair and maintenance.

23.22. 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 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.

~~24-23~~. Limited to facilities that serve traditional rural or resource activities (such as granges).

~~25-24~~. Use shall not exceed 10,000 square feet and no more than eight (8) events shall occur within a calendar year.

~~26-25~~. Existing facilities are permitted; new facilities require a conditional use permit. Limited to agricultural products.

~~27-26~~. Limited to seasonal, non-structural hay storage.

~~28-27~~. 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.

~~29-28~~. When enhanced agricultural sales are provided.

~~30-29~~. 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.

~~31-30~~. Pursuant to KCC [17.61C.050](#) and [17.61C.060](#).

**17.15.060.1 Rural Non-LAMIRD Use Table**

Rural Non-LAMIRD								
P Permitted  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 549	Rural 549	Ag 2049	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD
<b>A. Agriculture</b>								
Agricultural Enhanced Uses*			P545	P545		P545		
Agricultural direct marketing activities*	P612	P612	P612	P612				
Agricultural seasonal harvest festivities*	P623	P623	P623	P623				
Agricultural expanded seasonal harvest festivities*	C	C	C	C				

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Animal boarding*	P	P	P	P		CU	CU	
Agriculture processing*	<a href="#">CU 23</a>		<a href="#">CU 23</a>	CU **		P		
Agriculture production*	<a href="#">P24</a>	P	P	<a href="#">P24</a>	<a href="#">P24</a>	<a href="#">P24</a>	<a href="#">P24</a>	<a href="#">P24</a>
Farm Stand,*	<a href="#">P22 / AC50±</a>	P	<a href="#">P22 / AC50±</a>	<a href="#">P22 / AC50±</a>				
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	<a href="#">CU61</a>	
Riding academies	CU		CU	CU	CU		CU	
Small-scale event facility*	<a href="#">AC 445 /CU</a>							
U-Pick/U-Cut Operations*	<a href="#">P / AC50±</a>	CU	<a href="#">P / AC50±</a>	<a href="#">P / AC50±</a>			CU	
Farm Visit	CU	CU	<a href="#">AC50±</a>	<a href="#">AC50±</a>	CU	Cu	CU	<a href="#">P51±</a>

Commercial Activities associated with agriculture*	AC		AC					
	<a href="#">Ag 55±</a>	<a href="#">Rural 55±</a>	<a href="#">Ag 205±</a>	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD
<b>B. Civic Uses / Community Services</b>								
Cemetery	<a href="#">P 21</a>	<a href="#">P 21</a>	<a href="#">P 21</a>	CU **	<a href="#">P 21</a>	<a href="#">P 21</a>	<a href="#">P 21</a>	<a href="#">P 21</a>
Clubhouses, fraternities and lodges*	<a href="#">AC 43±</a>	<a href="#">AC 43±</a>	<a href="#">AC 3</a>	<a href="#">AC 345</a>	AC		AC	
Cultural and education facilities					P		P	
Libraries			<a href="#">CU 3</a>			CU		
Meeting facilities					P			
Museums and galleries						CU		
Religious institutions	CU		CU	CU	CU	CU	CU	
Schools, public or private*	<a href="#">P 25</a>		<a href="#">P 25</a>	CU			CU	
Interpretive Center*			AC	AC			AC	
	<a href="#">Ag 55±</a>	<a href="#">Rural 55±</a>	<a href="#">Ag 205±</a>	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD
<b>C. Commercial</b>								

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					<a href="#">CU 6</a>			
Office*						<a href="#">P 17</a>		
Restaurant				<a href="#">CU 356</a>	P	CU	CU	
Retail sales,* general				<a href="#">CU 356</a>	P	<a href="#">CU 18</a>	<a href="#">CU 18</a>	
Retail sales,* lumber and building materials								
Retail sales,* vehicles								
Services					<a href="#">P 20</a>	<a href="#">CU 4950</a>		

Shooting range*			<a href="#">CU 301</a>	<a href="#">CU ** 301</a>			<a href="#">CU 301</a>	
Tavern				<a href="#">CU 356</a>	P	CU		
Temporary sales office					P			
Vehicle/equipment service and repair*	<a href="#">P 16</a>		<a href="#">P 16</a>	<a href="#">CU 356</a>	<a href="#">P 412</a>	<a href="#">P 412</a>		
	<a href="#">Ag 551</a>	<a href="#">Rural 551</a>	<a href="#">Ag 2051</a>	Forest & <a href="#">Range 51</a>	Master Planned	General Commercial	Rural Recreation	PUD
<b>D. Industrial</b>								
Airport*	CU		CU	CU	CU	CU	CU	
Asphalt/Concrete plants				<a href="#">CU 367</a>				
Explosives, storage or manufacture								
Forest product processing* (portable)	P	P	CU	<a href="#">CU 345</a>				
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				<a href="#">CU 589</a>		<a href="#">CU 14</a>		
Refuse disposal/recycle*			<a href="#">CU 19</a>	<a href="#">CU 578</a>				
Research laboratories								
Wastewater treatment								
Warehousing and distribution	<a href="#">PA 47</a>	<a href="#">PA 47</a>	PA 47 /CU 46	<a href="#">PA 47</a>				
Wholesale business								
	<a href="#">Ag 55±</a>	<a href="#">Rural 55±</a>	<a href="#">Ag 205±</a>	Forest & <a href="#">Range 5±</a>	Master Planned	General Commercial	Rural Recreation	PUD
<b>E. Recreation</b>								
Campground*	<a href="#">CU 12</a>	<a href="#">CU 12</a>	<a href="#">CU 12</a>	CU12 P 534 **	<a href="#">CU 13</a>	<a href="#">CU 12</a>	<a href="#">CU 12</a>	CU
Golf course*	CU	CU	CU	CU **	CU		CU	
Guest ranch or guest farm*	CU	CU	CU	CU **			CU	
Parks and playgrounds*	P	P	<a href="#">P 3</a>	P	P	P	P	P
Recreation, indoor*					P	CU	CU	P

Recreation , outdoor*	AC	AC	CU	CU	AC	AC	AC	P
Recreational vehicle park*	CU	CU			CU		CU	CU
Recreational vehicle/equipment service and repair*				<del>CU 5960</del>				
Recreational vehicle storage				CU 26			CU 26	P 26
Stadiums								
Trails	PA	PA	PA	PA	PA	PA	PA	PA
	<del>Ag 55±</del>	<del>Rural 55±</del>	<del>Ag 205±</del>	Forest & <del>Range 5±</del>	Master Planned	General Commercial	Rural Recreation	PUD
<b>F. Residential</b>								
Accessory dwelling unit*	PA 27	PA 27	PA 27	PA 27 **			PA 27	PA 27
<del>Accessory living quarters*</del>	<del>P 28</del>	<del>P 28</del>	<del>P 28</del>	<del>P 28 **</del>	<del>P 28</del>		<del>P 28</del>	<del>P 28</del>
Adult family home*	<del>P 40±</del>	<del>P 40±</del>	<del>P 40±</del>	<del>P 40±</del>	<del>P 40±</del>	<del>P 40±</del>	<del>P 40±</del>	<del>P 40±</del>
Boarding house			<del>CU 289</del>	<del>CU 289 **</del>				
Convalescent home			CU	CU **				
Dwelling, single-family*	<del>P 323</del>	<del>P 3940</del>	P	<del>P 334</del>	<del>P 1</del>	<del>PA 2</del>	P	P
Dwelling, two-family*	P		<del>P 3</del>	<del>P 334</del>	<del>P 1</del>		CU	P
Dwelling, multiple-family*					<del>P 1</del>			P

Farm labor shelter*	<a href="#">CU 4</a>		<a href="#">CU 4</a>	<a href="#">CU 4 **</a>				
Group home*	CU	CU					CU	
Group Care Facility*	<a href="#">CU556</a>	CU	<a href="#">CU556</a>	CU			CU	
Home occupation*	<a href="#">P/CU 5</a>	<a href="#">P/CU 5</a>	<a href="#">P/CU 5</a>	<a href="#">P/CU 5 **</a>	<a href="#">P/CU 5</a>		<a href="#">P/CU 5</a>	<a href="#">P/CU 5</a>
Manufactured home*	P	P	P	P **	P	<a href="#">PA2</a>	P	P
Manufactured home park								
Mobile home	<a href="#">P 378</a>	<a href="#">P 378</a>		<a href="#">P 334</a>				
Special care dwelling*	<a href="#">P2930</a>	<a href="#">P2930</a>	<a href="#">P2930</a>	<a href="#">P2930</a>			<a href="#">CU2930</a>	<a href="#">P2930</a>
Temporary trailer	<a href="#">P 7</a>	<a href="#">P 7</a>	<a href="#">P 7</a>	<a href="#">P 7 **</a>	<a href="#">P 7</a>	<a href="#">P 7</a>	<a href="#">P 7</a>	<a href="#">P 7</a>
	<a href="#">Ag 551</a>	<a href="#">Rural 551</a>	<a href="#">Ag 2051</a>	Forest & <a href="#">Range 51</a>	Master Planned	General Commercial	Rural Recreation	PUD
<b>G. Resource</b>								
Forestry*	P	P	P	<a href="#">P 334</a>				
Forest product sales*				P				
Mining and excavation*	CU	<a href="#">CU 389</a>	CU	<a href="#">P 334</a>				
Rock crushing*		<a href="#">CU 389</a>		<a href="#">P 334</a>				
	<a href="#">Ag 551</a>	<a href="#">Rural 551</a>	<a href="#">Ag 2051</a>	Forest & <a href="#">Range 51</a>	Master Planned	General Commercial	Rural Recreation	PUD
<b>H. Utilities and Public Facilities</b>								
Electric vehicle infrastructure*	<a href="#">P 312</a>	<a href="#">P 312</a>	<a href="#">P 312</a>	<a href="#">P 312</a>	<a href="#">P 312</a>	<a href="#">P 312</a>	<a href="#">P 312</a>	<a href="#">P 26</a>

Public facilities*	<del>PA523</del>	<del>PA523</del>	<del>PA523</del>	<del>PA523</del>	<del>PA523</del>	<del>PA523</del>	<del>PA523</del>	<del>PA523</del>
Solar Power Production Facilities	<del>567</del>	<del>567</del>	<del>567</del>	<del>567</del>	<del>567</del>	<del>567</del>	<del>567</del>	<del>567</del>
Utilities	P 9 /ACU 9 /C U 9	P 9 /ACU 9 /C U 9	P 10 /ACU 10 /CU 10	P 9 /ACU 9 /C U 9	P 11 /ACU 11 /CU 11	P 9 /ACU 9 /C U 9	P 9 /ACU 9 /C U 9	P 9 /ACU 9 /C U 9
Watershed management activities*	PA	PA	PA	PA	PA	PA	PA	

#### **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. The parcel must be at least 3 acres in size;
  - b. Only one ADU shall be allowed per lot;
  - c. The ADU shall not exceed 1,500 square feet;
  - d. All setback requirements for the zone in which the ADU is located shall apply;

- e. The ADU shall meet the applicable health department standards for potable water and sewage disposal, including providing adequate water supplies under [RCW 19.27.097](#);
- f. No mobile homes or recreational vehicles shall be allowed as an ADU;
- g. The ADU shall provide additional off-street parking;
- h. An ADU is not permitted on the same lot where a special care dwelling ~~or an Accessory Living Quarters~~ exists;
- i. The ADU must share the same driveway as the primary dwelling;
- j. ADUs shall be subject to obtaining an administrative permit.

~~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.~~28. Maximum of four (4) boarders and two (2) bedrooms dedicated to the use.

~~30.~~29. 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.~~30. 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.

~~32-31~~. Subject to the provisions of KCC Chapter [17.66](#), Electric Vehicle Infrastructure.

~~33-32~~. 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.

~~34-33~~. When located in the Liberty Historic Overlay Zone, this use is subject to the provisions of KCC Chapter [17.59](#).

~~35-34~~. 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](#).

~~36-35~~. Allowed only as a conditional use in the Liberty Historic Overlay Zone, subject to the provisions of KCC Chapter [17.59](#).

~~37-36~~. Prohibited in the Liberty Historic Overlay Zone. Temporary asphalt plants only.

~~38-37~~. 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.

~~39-38~~. Permitted when located within an established mining district; conditional use permit required when located outside established mining district.

~~40-39~~. 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.

~~41-40~~. Pursuant to [RCW 70.128.140](#).

~~42-41~~. Permitted when conducted wholly within an enclosed building (excluding off-street parking and loading areas).

~~43-42~~. Includes truck stop operations. Minor repair work permitted.

~~44-43~~. Limited to facilities that serve traditional rural or resource activities (such as granges).

~~45-44~~. Use shall not exceed 10,000 square feet and no more than eight (8) events shall occur within a calendar year.

~~46-45~~. Existing facilities are permitted; new facilities require a conditional use permit. Limited to agricultural products.

~~47-46~~. Limited to seasonal, non-structural hay storage.

~~48-47~~. Services limited to resource based industries

[49.48.](#) All lots greater than one-half (1/2) acre will not have more than fifty percent (50%) of the lot covered by impervious surface.

[50.49.](#) 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.

[51.50.](#) When enhanced agricultural sales are provided.

[52.51.](#) When approved as part of the PUD development plan.

[53.52.](#) Pursuant to KCC Chapter [17.62](#), Public Facilities Permits.

[54.53.](#) Limited to primitive campgrounds as defined by KCC [17.08.155A](#).

[55.54.](#) 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.

[56.55.](#) Only allowed as a conditional use when primary use of land is agriculture.

[57.56.](#) Pursuant to KCC [17.61C.050](#) and [17.61C.060](#).

[58.57.](#) (Removed per [Ord. 2022-017](#), 2022)

[59.58.](#) 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 sight 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.

[60.59.](#) 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:

- d. 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.
- e. 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.
- f. Measures shall be taken to protect ground and surface water.

~~61-60.~~ 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.

~~62-61.~~ 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.

~~63-62.~~ 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. 2023-010](#), 2023; [Ord. 2022-017](#), 2022; [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  *See KCC Chapter 17.08	Rural LAMIRD <sup>49</sup> (Type 1 LAMIRDs)									Rural Employment Centers <sup>50,52</sup> (Type 3 LAMIRDs)			
	Residential			Agriculture			Forest			Limited			
	Residential 2	5	3	Commercial	Commercial	Industrial	Industrial	Range	PUD	Commercial	Commercial	Commercial	Industrial
<b>Definitions</b>	Residential 2	5	3	Commercial	Commercial	Industrial	Industrial	Range	PUD	Commercial	Commercial	Commercial	Industrial
<b>A. Agriculture</b>													
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 <sup>4</sup>
Agriculture production*	CU <sup>1</sup>		P	P <sup>5</sup>		P <sup>4</sup>	P <sup>4</sup>	P <sup>5</sup>					P <sup>4</sup>
Agriculture sales,* Farm stand*				P <sup>7/AC</sup>	P	P				P	P	P	
Agriculture sales				CU									
Feedlot*													
Grazing*			P	P	P	P	P	P		P	P	P	P
Marijuana Processing*						ACU <sup>55</sup>	ACU <sup>56</sup>						
Marijuana Production*						<sup>6</sup>	ACU <sup>56</sup>						
Marijuana, retail sales*						ACU <sup>55</sup>							
Nurseries	CU	CU		P	P				CU	P	P	P	CU
Riding academies				CU		P			CU				
Small-scale event facility*													
U-Pick/Cut Operations*													
Farm Visit*													
Commercial Activities associated with agriculture*				AC									
<b>B. Civil and Cultural</b>													
Cemetery	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	CU	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>
Clubhouses, and lodges*	CU		P	P <sup>10</sup>					CU				
Cultural and education facilities	CU												
Libraries	CU			CU	CU								
Meeting facilities													
Museums and galleries	CU			CU	P	CU			CU		CU	CU	
Religious institutions*	CU	CU		CU					CU				
Schools, public and private*	CU	CU	CU	CU	CU				CU				
Interpretive Center*													

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>99</sup> (Type 1 LAMIRDs)										Rural Employment Centers <sup>50,52</sup> (Type 3 LAMIRDs)			
	Resident	Residential 2	Rural 5	Agricultural 3	General Commercial	Highway Commercial	Light Industrial	General & Industrial	Forest & Rural	Forest	PU	Limited Commercial	General Commercial	Highway Commercial
<b>C. Commercial</b>														
Auction sales of non-agriculture products												P	P	
Bank					PA	PA								
Bed and breakfast*	CU	CU	CU	CU	CU	CU			CU	CU	CU <sup>51</sup>	CU <sup>51</sup>	CU <sup>51</sup>	
Clinic*	CU <sup>12</sup>			CU	CU									
Day care facilities*	P/CU <sup>60</sup>	P/CU <sup>60</sup>		CU	CU							CU		
Funeral home/mortuary					CU									
Hospital*														
Hospital, animal or Veterinary*					CU						CU	CU		
Hotel/motel					CU	CU				P		CU <sup>52</sup>	CU <sup>52</sup>	
Office*					PA	PA <sup>13</sup>						PA	PA <sup>13</sup>	
Restaurant					PA	PA				P	P	P	P	
Retail sales,* general					P	P <sup>14</sup>				P	P	P <sup>47a</sup>	P <sup>14</sup>	
Retail sales,* lumber and building materials					P <sup>47a</sup>	P <sup>15</sup>					P <sup>47a</sup>	P <sup>15</sup>		
Retail sales,* vehicles												PA		
Services					P <sup>41b</sup>	P					P <sup>41b</sup>	P		
Shooting range*					CU							P <sup>41b</sup>		
Tavern					CU <sup>224b</sup>	P				P		CU <sup>324b</sup>	P	
Temporary sales office					P							P		
Vehicle/equipment service and repair*						P <sup>19</sup>					P <sup>18</sup>	P <sup>11</sup>	P <sup>19</sup>	
<b>D. Industrial</b>														
Airport*				CU										CU <sup>145c</sup>
Asphalt/Concrete plants									CU					
Explosives, storage or manufacture								CU	CU					CU
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
Hazardous waste treatment*														
Impound/Towing Yard*											CU <sup>224b</sup>	P <sup>224b</sup>		CU <sup>224b</sup>

17.15.070.1 Rural LAMIRD Use Table														
P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use *See KCC Chapter 17.08 Definitions	Rural LAMIRD <sup>49</sup> (Type 1 LAMIRDs)										Rural Employment Centers <sup>50,52</sup> (Type 3 LAMIRDs)			
	Residential	Residential 2	Residential 5	Agri-cultural	General Commercial	Highway Commercial	Light Industrial	General & Industrial	Forest & Recreation	Professional	Limited Commercial	General Commercial	Highway Commercial	Light Industrial
Junkyard*														
Manufacturing*												P		P
Mini-warehouse					CU <sup>22</sup>		P		CU <sup>22</sup>		P <sup>22</sup>	P <sup>22</sup>		P
Refuse disposal/recycle*														
Research laboratories											CU			P
Wastewater treatment														
Warehousing and distribution														
Wholesale business											CU <sup>53,54</sup>	P <sup>54</sup>		P <sup>54</sup>
<b>E. Recreation</b>														
Campgrounds				CU <sup>21</sup>	CU <sup>21</sup>	CU <sup>21</sup>	CU <sup>21</sup>			CU <sup>21</sup>	P <sup>55</sup>			CU <sup>21</sup>
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	P
Recreation, indoor*					P	P				P <sup>35</sup>		P	P	
Recreation, outdoor*					CU	CU				P <sup>35</sup>		CU	CU	
Recreational vehicle park*										P <sup>35</sup>				
Recreational vehicle storage*										P <sup>35</sup>				
Stadiums														
Trails	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA
<b>F. Residential</b>														
Accessory dwelling unit	PA <sup>24</sup>	PA <sup>24</sup>	PA <sup>24</sup>	PA <sup>24</sup>	P <sup>25</sup>						P <sup>24</sup>			
Accessory living quarter	P <sup>24</sup>	P <sup>24</sup>	P <sup>24</sup>	P <sup>24</sup>	P <sup>25</sup>					P <sup>24</sup>	P <sup>24</sup>	P <sup>24</sup>	P <sup>24</sup>	
Adult family home	P <sup>41,2</sup>	P <sup>41,2</sup>	P <sup>41,2</sup>	P <sup>41,2</sup>	P <sup>41,2</sup>	P <sup>41,2</sup>			P <sup>41,2</sup>	P <sup>41,2</sup>	P <sup>41,2</sup>	P <sup>41,2</sup>	P <sup>41,2</sup>	
Boarding house	CU <sup>36,2</sup>			CU <sup>36,2</sup>						CU <sup>36,2</sup>				
Convalescent home				CU						CU				
Dwelling, single-family	P	P	P	P	P				P	P	P <sup>25</sup>	P <sup>25</sup>		
Dwelling, two-family	P	P		P	P <sup>25</sup>				P	P				
Dwelling, multiple-family	CU									P				
Farm Labor Shelter				CU <sup>26</sup>						CU <sup>26</sup>				
Group Home Facility*			CU											
Group Care			CU							CU				

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)			
	Resident	Residential	Residential	Agricultural	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Rural	Forest	Limited Commercial	General Commercial	Highway Commercial	Light Industrial
Home occupation	P/CU <sup>27</sup>	P/CU <sup>28</sup>	P/CU <sup>28</sup>	P/CU <sup>28</sup>	P/CU <sup>28</sup>									
Manufactured home	P	P	P	P	P				P	P	P <sup>25</sup>	P <sup>25</sup>		
Manufactured home park	CU <sup>52a</sup>		CU <sup>52a</sup>	CU <sup>52a</sup>	P				CU <sup>52a</sup>	P		P		
Mobile homes		P <sup>32a</sup>	P <sup>6</sup>						P					
Special care dwelling	P <sup>30a</sup>					P	P <sup>30a</sup>	P <sup>30a</sup>						
Temporary trailers	P <sup>29</sup>		P <sup>29</sup>	P <sup>29</sup>		P <sup>29</sup>								
<b>G. Resource</b>														
Forestry*			P	P					P					
Forest product sales*									P					
Mining and excavation*												CU		CU
Rock crushing*												CU		CU
<b>H. Utilities and Public Facilities</b>														
Electric vehicle infrastructure	P <sup>23</sup>	P <sup>35</sup>	P <sup>23</sup>	P <sup>23</sup>	P <sup>23</sup>	P <sup>23</sup>								
Public facilities	PA <sup>51a</sup>	PA <sup>51a</sup>	PA <sup>51a</sup>		PA <sup>51a</sup>	PA <sup>51a</sup>	PA <sup>51a,3</sup>	PA <sup>51a</sup>	PA <sup>51a</sup>	PA <sup>51a</sup>	PA <sup>51a</sup>	PA <sup>51a</sup>	PA <sup>51a</sup>	PA <sup>51a,3</sup>
Solar Power Production Facilities			PA <sup>51a</sup>						PA <sup>51a</sup>					
Utilities	P <sup>33</sup> /ACU <sup>33</sup> /CU <sup>33</sup>	P <sup>33</sup> /ACU <sup>33</sup> /CU <sup>33</sup>	P <sup>33</sup> /ACU <sup>33</sup> /CU <sup>33</sup>	P <sup>33</sup> /ACU <sup>33</sup> /CU <sup>33</sup>										
Watershed management activities	PA	PA	PA	PA										

**Footnotes Associated with Rural LAMIRD Use Table.**

- 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.
- Limited to products produced on the premises.
- Hay processing and small-scale processing of agricultural products produced on the premises are permitted outright.
- Slaughterhouses require a conditional use permit.
- 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.
- 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.
- When located no more than forty-five (45) feet from the centerline of the public street or highway and selling goods produced on site.
- 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.

**Footnotes Associated with Rural LAMIRD Use Table.**

9. 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.
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 ten thousand (10,000) 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. Reduction or disposal of garbage, offal or similar refuse;
  - h. Oil refining; alternative energy refinery (i.e. biofuels, ethanol)
  - i. Rubber reclaiming;
  - j. Feed yards, livestock sales yards or slaughterhouses;
  - k. Smelting, reduction or refining of metallic ores;
  - l. Tanneries;
  - m. Wineries;
  - n. Manufacturing of industrial or household adhesives, glues, cements, or component parts thereof, from vegetable, animal or synthetic plastic materials;
  - o. Waste (refuse) recycling and processing;
  - p. 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:

  - a. 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;
  - b. 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;

**Footnotes Associated with Rural LAMIRD Use Table.**

- 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. ~~A maximum of two~~Only one (2+) ADU's shall be allowed per lot;
  - b. ~~ADU's must be able to comply with all applicable development standards~~Lot size must be at least 6,000 square feet;
  - c. The ADU shall not exceed 1,500 square feet;
  - d. All setback requirements for the zone in which the ADU is located shall apply;
  - e. The ADU shall meet the applicable health department standards for potable water and sewage disposal, including providing adequate water supplies under RCW 19.27.097;
  - f. No mobile homes or recreational vehicles shall be allowed as an ADU;
  - g. ~~The ADU development~~ shall provide ~~one~~additional off-street parking ~~space per unit;~~
  - h. ~~Only one (1)~~An ADU is not permitted on the same lot where a special care dwelling ~~or an Accessory Living Quarters~~ exists;
  - i. The ADU must share the same driveway as the primary dwelling;
  - j. ADUs shall be subject to obtaining an administrative permit.
- 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.

**Footnotes Associated with Rural LAMIRD Use Table.**

~~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.~~

~~367.~~ Maximum of four (4) boarders and two (2) bedrooms dedicated to the use.

~~378.~~ 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.

~~389.~~ 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.~~

~~3940.~~ 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.~~

~~401.~~ Outdoor recreation activities that cause noise require a conditional use permit.

~~412.~~ Subject to provisions of RCW 70.128.140.

~~423.~~ Use shall not exceed 10,000 square feet and no more than eight (8) events shall occur within a calendar year.

~~434.~~ Existing facilities are permitted; new facilities require a conditional use permit. Limited to agricultural products.

~~445.~~ 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.\*

~~456.~~ No new airports. Existing airports may expand or enlarge in compliance with applicable standards and regulations.\*

~~467.~~ (Removed per Ord. 2022-017, 2022)

~~478.~~ Permitted when conducted wholly within an enclosed building (excluding off-street parking and loading areas), provided the use does not exceed ten thousand (10,000) square feet.\*

~~489.~~ 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).\*

~~4950.~~ 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).\*

~~504.~~ Allowed only in existing residences.\*

**Footnotes Associated with Rural LAMIRD Use Table.**

- 512.** 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.\*
- 523.** Permitted only within existing Type 3 LAMIRDs.\*
- 534.** Wholesale activity will not exceed 4000 square feet in space.\*
- 545.** Pursuant to KCC Chapter 17.62, Public Facilities Permits.
- 556.** Required to meet all the review criteria requirements for conditional use permits found in KCC § 17.60A.015.
- 567.** Limited to primitive campgrounds as defined by KCC § 17.08.155A.
- 578.** Subject to the following requirements:
- a. Manufactured home parks shall require approval of a binding site plan pursuant to KCC Title 16.
  - b. Manufactured home park density shall not to exceed twelve (12) units per acre. A minimum of five (5) manufactured home spaces shall be required per park.
  - c. Manufactured home parks shall provide not less than ten percent (10%) of the gross area of the park for common open space for the use of its residents.
  - d. Each manufactured home space shall have direct frontage on a public or private street.
  - e. The minimum setbacks shall be consistent with the zoning classification they are located in.
- 589.** Pursuant to KCC § 17.61C.050 and § 17.61C.060.
- 5960** Applies only to Snoqualmie Pass LAMIRD.
- 604.** Day Care Facilities servicing 13 or more adults or children within a 24-hour period require a Conditional Use Permit. All Day Care Facilities must comply with all State licensing requirements.

(Ord. 2013-001, 2013; Ord. 2013-008, 2013; Ord. 2013-012, 2013; Ord. 2014-004, 2014; Ord. 2014-005, 2014; Ord. 2014-015, 2014; Ord. 2015-010, 2015; Ord. 2018-001, 2018; Ord. 2018-018, 2018; Ord. 2018-021, 2018; Ord. 2021-015, 2021; Ord. 2022-017, 2022; Ord. 2023-010, 2023; Ord. 2025-001, 1/7/2025)

**§ 17.15.080. Allowed uses in urban lands.**

(See KCC § 17.11.037(4)(a), § 17.11.037(4)(b), and § 17.11.037(4)(c) for allowed uses within the Ellensburg UGA which are zoned Residential (R), Urban Residential (UR), Highway Commercial (C-H), Limited Commercial (C-L), Light Industrial (I-L), General Industrial (I-G)), and PUD (Bender/Reecer and the Verge).

17.15.080.1 Urban Use Table														
P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use <i>*See KCC Chapter 17.08 Definitions</i>	Urban													
	Resident	Urban	Histori Trailer aClour	Agri- culture 3	Rural 3	Rural 5	Limited Commer	General Commer	Highway Commer	Light Industri	General Industri	Forest & IRange	PUD	
<b>A. Agriculture</b>														
Animal boarding*	CU <sup>1</sup>			CU				CU				CU		
Agricultural Enhanced Uses*								P <sup>10</sup>				P <sup>10</sup>		
Agriculture processing*				P <sup>2</sup>				P		P <sup>4</sup>	P <sup>4</sup>	CU		
Agriculture production*	CU <sup>1</sup>	CU <sup>5</sup>		P <sup>5</sup>	P	P				P <sup>4</sup>	P <sup>4</sup>	P <sup>5</sup>		
Agriculture sales,* Produce Farm stand				P <sup>7</sup> / AC <sup>6</sup>					P			P <sup>7</sup> / AC <sup>6</sup>		
Agriculture sales		CU		CU				CU				CU		
Dairy														
Feedlot*				CU <sup>8</sup>								CU <sup>8</sup>		
Grazing*		P		P	P	P	P	P	P	P	P	P		
Marijuana Processing*									ACU <sup>13</sup>	ACU <sup>13</sup>				
Marijuana Production*									+	+				
Marijuana, retail sales*									+	+				
Nurseries	CU	CU		P	P	P	P	P				CU		
Riding Academies		CU		CU		CU						CU		
									P					
Small-scale event facility*				AC <sup>12</sup> /CUAC <sup>12</sup> /C <sup>12</sup> /C <sup>12</sup> /C <sup>12</sup> /C <sup>12</sup>								AC <sup>12</sup> /CU		
U-Cut/U-Pick operation*				P/ AC <sup>4</sup>										
Farm Visit*				CU	CU	CU	CU	CU	CU			CU		
Commercial Activities associated with agriculture*		AC		AC										
<b>B. Civic and Cultural</b>														
Cemetery		P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	CU	P <sup>9</sup>

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Kittitas County, WA

Clubhouses,  
fraternities and  
lodges\*

AC

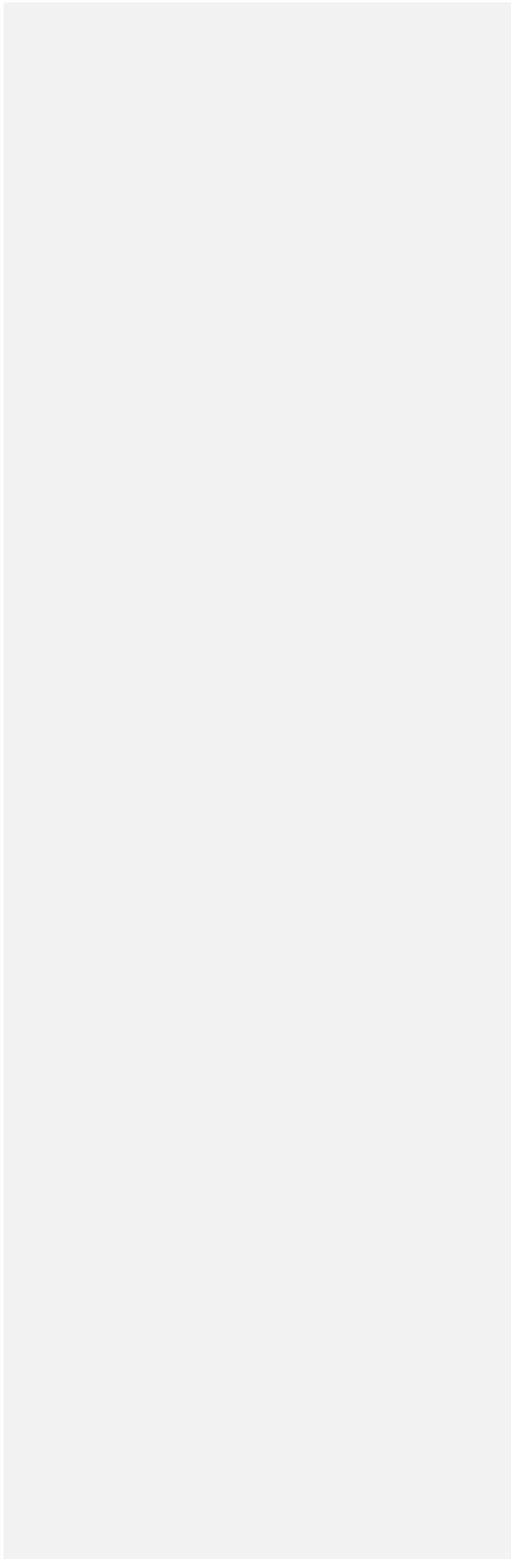
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17.15.080.1 Urban Use Table

P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use <i>*See KCC Chapter 17.08 Definitions</i>	Urban												PUD	
	Resident	Urban	Histori	Agri-	Rural	Rural	Limited	General	Highway	Light	General	Forest		
	a	a	a	3	3	5	Commer	Commer	Commer	Industri	Industri	Range		
Cultural and educational facilities	CU													
Libraries				CU			P	P						
Meeting facilities														
Museums and galleries	CU	CU		CU				P <sup>11</sup>	P				CU	
Religious institutions*	CU	CU		CU									CU	
Schools, public or private*		CU		CU			P	P					CU	
Interpretive Center*														
<b>C. Commercial</b>														
Auction sales of non-agriculture products				CU				P					CU	
Bank								P	P					
Bed and breakfast*				AC		AC							AC	
Clinic*	CU <sup>12</sup>													
Day care facilities*	P/CU <sup>12</sup>	P/CU <sup>12</sup>		CU	P/	P/	CU	CU	CU				CU	
Funeral home/mortuary					CU <sup>13</sup>	CU <sup>13</sup>				CU				
Hospital*	CU			CU				P					CU	
Hospital, animal or veterinary*								CU						
Hotel/motel								P	P					P
Office*								P	P <sup>13</sup>					
Restaurant							P	P	P					P
Retail sales,* general							P <sup>11</sup>	P <sup>11</sup>	P <sup>14</sup>					P
Retail sales,* lumber and building materials								P <sup>15</sup>						P
Retail sales,* vehicles								P						P
Services							P <sup>11</sup>	P <sup>11</sup>	P <sup>11</sup>					
Shooting range*								CU <sup>6</sup>					CU <sup>6</sup>	
Tavern								P	P					P
Temporary sales office														
Vehicle/equipment service and repair*							P <sup>18</sup>	P <sup>11</sup>	P <sup>19</sup>	P <sup>19</sup>				
<b>D. Industrial</b>														
Airport*				CU				CU		CU			CU	

17.15.080.1 Urban Use Table

P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use <i>*See KCC Chapter 17.08 Definitions</i>	Urban												
	Resident	Urban Resident	Histori Trailer Clou	Agri- culture 3	Rural 3	Rural 5	Limited Commer	General Commer	Highway Commer	Light Industri	General Industri	Forest & Range	PUD
Asphalt/Concrete plants												CU	
Explosives, storage or manufacture										CU	CU		
Forest product processing* (portable)				P	P	P						P	
Forest product processing* (permanent)				CU								CU	
Freighting and trucking yard or terminal*								CU		P	P	CU	
Hazardous waste storage*								CU		CU	CU <sup>20</sup>		
Hazardous waste treatment*								CU		CU	CU <sup>20</sup>		
Impound/Towing Yard*								ACU	ACU	P	P		
Junkyard*								CU			CU <sup>20</sup>		
Manufacturing*								P		P	P <sup>20</sup>		
Mini-Warehouse					CU <sup>22</sup>	CU <sup>22</sup>	P <sup>11</sup>	P <sup>11</sup>		P		CU <sup>22</sup>	
Refuse disposal/ recycle*										CU	CU <sup>20</sup>	CU	
Research laboratories										P	P		
Wastewater treatment	PA <sup>42</sup>	PA <sup>42</sup>	PA <sup>42</sup>	PA <sup>42</sup>	PA <sup>42</sup>	PA <sup>42</sup>	PA <sup>42</sup>	PA <sup>42</sup>	PA <sup>42</sup>	P	P	PA <sup>42</sup>	
Warehousing and distribution								P		P	P		
Wholesale business													
<b>E. Recreation</b>													
Campground*				CU <sup>21</sup>	CU <sup>21</sup>	CU <sup>21</sup>		CU <sup>21</sup>	CU <sup>21</sup>			CU <sup>21</sup>	P <sup>21</sup>
Golf course*				CU	CU	CU						CU	
Guest ranch or guest farm*				AC	AC	AC						AC	
Parks and playgrounds*	P	P		P	P	P	P	P				P	P
Recreation, indoor*				CU	CU	CU		P	P			CU	P <sup>35</sup>
Recreation, outdoor*				AC	AC	AC		P <sup>30</sup>	P <sup>30</sup>			AC	P <sup>35</sup>
Recreational vehicle park*													
Recreational vehicle storage													P

17.15.080.1 Urban Use Table													
P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use <i>*See KCC Chapter 17.08 Definitions</i>	Urba												
	Resident	Urban	Histori Trailer	Agri- culture	Rural 3	Rural 3	Rural 5	Limited Commer	General Commer	Highway Commer	Light Industri	General Industri	Forest & Range
Stadiums													
Trails	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA
<b>F. Residential</b>													
Accessory dwelling unit*	PA <sup>24</sup>	PA <sup>24</sup>		PA <sup>24</sup>	PA <sup>24</sup>	PA <sup>24</sup>		P <sup>25</sup>				PA <sup>24</sup>	PA <sup>24</sup>
Accessory living quarters <sup>25</sup>	P <sup>24</sup>	P <sup>24</sup>		P <sup>24</sup>	P <sup>24</sup>	P <sup>24</sup>		P <sup>24</sup>					P <sup>24</sup>
Adult family home*	P <sup>42</sup>	P <sup>42</sup>	P <sup>42</sup>	P <sup>42</sup>			P <sup>42</sup>	P <sup>42</sup>					
Boarding house	CU <sup>32</sup>			CU <sup>32</sup>								CU <sup>32</sup>	
Convalescent home												CU	
Dwelling, single-family*	P	P	P <sup>220</sup>	P	P	P	P	P <sup>25</sup>				P	P
Dwelling, two-family*	P	P		P			P	P <sup>25</sup>				P	P
Dwelling, multiple-family*	AC												P
Farm labor shelter*				CU <sup>26</sup>								CU <sup>26</sup>	
Group home*					CU	CU						CU	
Group Care Facility*						CU						CU	
Home occupation*	P/CU <sup>27</sup>	P/CU <sup>28</sup>		P/CU <sup>28</sup>	P/CU <sup>28</sup>	P/CU <sup>28</sup>						P/CU <sup>28</sup>	P/CU <sup>28</sup>
Manufactured home*	P	P	P	P	P	P	P	P				P	P
Manufactured home park	CU <sup>2200</sup>	CU <sup>2200</sup>		CU <sup>2200</sup>	CU <sup>2200</sup>	CU <sup>2200</sup>		P				CU <sup>2200</sup>	CU <sup>2200</sup>
Mobile home		P <sup>324</sup>	P <sup>2200</sup>		P <sup>324</sup>							P <sup>324</sup>	P <sup>324</sup>
Special care dwelling*	P <sup>17</sup>	P <sup>17</sup>		P <sup>17</sup>	P <sup>17</sup>	P <sup>17</sup>	P <sup>17</sup>						P <sup>17</sup>
Temporary trailer	P <sup>29</sup>	P <sup>29</sup>	P <sup>29</sup>	P <sup>29</sup>	P <sup>29</sup>	P <sup>29</sup>		CU <sup>29</sup>					
<b>G. Resource</b>													
Forestry*				P	P	P							P
Forest product sales*													P
Mining and excavation*				CU <sup>30</sup>	CU <sup>31</sup>	CU <sup>31</sup>							P
Rock crushing"					CU <sup>31</sup>	CU <sup>31</sup>							P
<b>H. Utilities and Public Facilities</b>													
Electric vehicle infrastructure*	P <sup>10</sup>	P <sup>10</sup>	P <sup>10</sup>	P <sup>10</sup>	P <sup>10</sup>	P <sup>10</sup>	P <sup>10</sup>	P <sup>10</sup>					
Public facilities*	PA <sup>42</sup>	PA <sup>42</sup>	PA <sup>42</sup>	PA <sup>42</sup>	PA <sup>42</sup>	PA <sup>42</sup>	PA <sup>42</sup>	PA <sup>42</sup>					

17.15.080.1 Urban Use Table														
P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use <i>*See KCC Chapter 17.08 Definitions</i>	Urban													
	Residential	Residential	Court	Historic Agriculture			Limited	General	Highway	Light	General	Forest &		PUD
				Urban	Trailer	3						3	5	
Solar Power Production Facilities	51	51	51	51	51	51	51	51	51	51	51	51	51	51
Utilities	P <sup>33</sup> /ACU <sup>33</sup> /CIJ <sup>33</sup>	P <sup>33</sup> /ACU <sup>33</sup> /CIJ <sup>33</sup>		P <sup>33</sup> /ACU <sup>33</sup> /CU <sup>33</sup>	P <sup>33</sup> /ACU <sup>33</sup> /CIJ <sup>33</sup>	P <sup>33</sup> /ACU <sup>33</sup> /CIJ <sup>33</sup>	P <sup>33</sup> /ACU <sup>33</sup> /CIJ <sup>33</sup>	P <sup>33</sup> /ACU <sup>33</sup> /CU <sup>33</sup>	P <sup>33</sup> /ACU <sup>33</sup> /CU <sup>33</sup>					
Watershed management activities*	PA	PA		PA	PA	PA	PA	PA						

- Footnotes Associated with Urban Use Table.**
- 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.
  - Limited to products produced on the premises.
  - Hay processing and small-scale processing of agricultural products produced on the premises are permitted outright.
  - Feed yards, livestock sales yards, and slaughterhouses require a conditional use permit.
  - Provided the lot contains one (1) acre or more, Agriculture production on smaller lots requires a conditional use permit except for the raising of swine specific to youth educational projects. Raising of mink is prohibited.
    - Fencing and housing adequate to fully contain swine shall be provided when permitted.
  - 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 review of said site plan and the proposal as a whole shall include, but not be limited to the following criteria:
    - The general health, safety, and welfare of surrounding property owners, their livestock, their agricultural products, and their property.
    - Adherence to the practices and recommendations of the "NRA Range Sourcebook."
    - Adherence to the practices and recommendations of the "EPA Best Management Practices for Lead at Outdoor Shooting Ranges."
    - 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.
  - When located not less than forty-five (45) feet from the centerline of the public street or highway and selling goods produced on site.
  - 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.
  - 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.
  - Subject to provisions of KCC Chapter 17.66, Electric Vehicle Infrastructure.
  - Permitted when conducted wholly within an enclosed building (excluding off-street parking and loading areas).
  - Provided the minimum lot size shall be fifteen thousand (15,000) square feet.
  - When the office activities are directly related to tourism and recreation.
  - 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.
  - 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.
  - Not to exceed two (2) years.
  - Subject to the following requirements:

**Footnotes Associated with Urban Use Table.**

- 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.
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. Reduction or disposal of garbage, offal or similar refuse;
  - h. Oil refining; alternative energy refinery (i.e. biofuels, ethanol)
  - i. Rubber reclaiming;
  - j. Feed yards, livestock sales yards or slaughterhouses;
  - k. Smelting, reduction or refining of metallic ores;
  - l. Tanneries;
  - m. Wineries;
  - n. Manufacturing of industrial or household adhesives, glues, cements, or component parts thereof, from vegetable, animal or synthetic plastic materials;
  - o. Waste (refuse) recycling and processing;
  - p. 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:
- In considering the issuance of conditional use permits for the foregoing listed uses, the Board shall:
- a. 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;
  - b. 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 such 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)

**Footnotes Associated with Urban Use Table.**

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;
23. Subject to all state and/or county health regulations and to regulations in this title, provided a minimum of one (1) acre is available. Excluding swine and mink.
24. Accessory Dwelling Unit (ADU) subject to the following requirements:
- a. ~~ADU development standards for properties located within the City of Ellensburg's Urban Growth Area shall be subject to the Interlocal Agreement established in Resolution 2022-013 and any subsequent amendments therein. The lot size shall be at least 6,000 square feet;~~
  - b. There shall be no more than two (2) ADUs on the lot;
  - c. The ADU shall not exceed 1,500 square feet;
  - d. All setback requirements for the zone in which the ADU is located shall apply;
  - e. The ADU shall meet the applicable health department standards for potable water and sewage disposal, including providing adequate water supplies under RCW 19.27.097;
  - f. No mobile homes or recreational vehicles shall be allowed as an ADU;
  - g. ~~The ADU development shall require provide one additional off-street parking space per unit;~~
  - h. An ADU is not permitted on the same lot where a special care dwelling ~~or an Accessory Living Quarters~~ exists;
  - i. ADUs shall be subject to obtaining an administrative permit.
  - j. ~~Legally established structures that are non-conforming due to inadequate setbacks may be converted to ADU's with applicable building permits.~~
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. No sign advertising a home occupation shall exceed sixteen (16) square feet in size.
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.
- ~~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.~~

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<b>Footnotes Associated with Urban Use Table</b>	
<del>d.</del>	<del>Only two (2) Accessory Living Quarters shall be allowed per lot.</del>
<del>e.</del>	<del>Accessory Living Quarters are to provide additional off-street parking.</del>
<del>f.</del>	<del>Accessory Living Quarters are not allowed where two (2) Accessory Dwelling Units or Special Care Dwellings exist.</del>
367.	Maximum of four (4) boarders and two (2) bedrooms dedicated to the use.
378.	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.
389.	Outdoor recreation activities that cause noise require a conditional use permit.
3940	Pursuant to KCC Chapter 17.24, Historic Trailer Court Zones.
404.	Pursuant to RCW 70.128.140.
412.	Use shall not exceed 10,000 square feet and no more than eight (8) events shall occur within a calendar year.
423.	Limited to seasonal, non-structural hay storage.
434.	Required to meet all the review criteria requirements for conditional use permits found in KCC § 17.60A.015.
445.	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.
456.	When enhanced agricultural sales are provided.
467.	Pursuant to KCC Chapter 17.62, Public Facilities Permits.
478.	Limited to primitive campgrounds as defined by KCC § 17.08.155A.
489.	Agricultural Enhanced Uses which include eating and drinking establishments and/or event facilities for seminars or other social gatherings are limited to 10,000 square feet of total indoor floor area.
4950	Subject to the following requirements:
	a. Manufactured home parks shall require approval of a binding site plan pursuant to KCC Title 16.
	b. Manufactured home park density shall not to exceed twelve (12) units per acre. A minimum of five (5) manufactured home spaces shall be required per park.
	c. Manufactured home parks shall provide not less than ten percent (10%) of the gross area of the park for common open space for the use of its residents.
	d. Each manufactured home space shall have direct frontage on a public or private street.
	e. The minimum setbacks shall be consistent with the zoning classification they are located in.
504.	Pursuant to KCC § 17.61C.050 and § 17.61C.060.
512.	Day Care Facilities servicing 13 or more adults or children within a 24-hour period require a Conditional Use Permit. All Day Care Facilities must comply with all State licensing requirements.

(Ord. 2013-001, 2013; Ord. 2013-008, 2013; Ord. 2013-012, 2013; Ord. 2014-004, 2014; Ord. 2014-005, 2014; Ord. 2014-015, 2014; Ord. 2015-002, 2015; Ord. 2015-010, 2015; Ord. 2016-023, 2016; Ord. 2018-001, 2018; Ord. 2018-018, 2018; Ord. 2019-013, 2019; Ord. 2021-015, 2021; Ord. 2022-017, 2022; Ord. 2023-010, 2023)

**17.36.015 Applicability.**

- 1. Inside the Urban Growth Area (UGA) and Rural LAMIRDs: The provisions of this chapter can be used for any property over two (2) acres in size.
- 2. Outside the Urban Growth Area (UGA) and Rural LAMIRDs: The provisions of this chapter can be used for properties over twenty (20) acres in size, except that PUDs are prohibited on Resource Lands and Rural Lands in the Rural Working Land Use Designation.

(Ord. 2013-001, 2013)

**17.36.016 Development within the Ellensburg Urban Growth Area (UGA) – Bender/Reecer and the Verge PUDs.**

For properties located within the Bender/Reecer and the Verge PUDs which are located within the City of Ellensburg UGA, the uses and development standards in KCC [17.11.030](#) through [17.11.039](#) shall be utilized. Where KCC 17.11.030 through 17.11.039 does not identify uses and development standards to be utilized for development within the Ellensburg UGA, this chapter shall apply. (Ord. 2022-017, 2022)

**17.36.020 Allowed uses.**

- 1. Inside the Urban Growth Area and Rural LAMIRDs, uses may include
  - a. All residential uses including multifamily structures;
  - b. Manufactured home parks;
  - c. Hotels and motels;
  - d. Fractionally-owned units;
  - e. Retail businesses;
  - f. Commercial-recreation businesses, parks and playgrounds;
  - g. Restaurants, cafes, taverns, cocktail bars;
  - h. Electric vehicle infrastructure. pursuant to See KCC Chapter [17.66](#); and;
  - i. The following uses where they are only serving a residential PUD and where all other applicable standards are met:
    - i. Community buildings;
    - ii. Indoor recreation facilities including athletic clubs, fitness centers, sports courts, swimming pools, and other similar uses;
    - iii. Outdoor recreation facilities including swimming pools, sports courts or similar uses; and
    - iv. Recreation vehicle storage areas.
- 2. Outside the Urban Growth Area, uses may include:
  - a. The following residential uses;
    - i. Accessory dwelling unit;
    - ~~ii. Accessory living quarters;~~
    - ~~iii.ii.~~ Dwelling, single-family;
    - ~~iv.iii.~~ Dwelling, two-family;
    - ~~v.iv.~~ Dwelling, multiple-family;
    - ~~vi.v.~~ Special care dwelling;
    - ~~vii.vi.~~ Parks and playgrounds; and
  - b. The following uses where they are only serving a residential PUD and where all other applicable standards are met:
    - i. Community buildings;

- ii. Indoor recreation facilities including athletic clubs, fitness centers, sports courts, swimming pools, and other similar uses;
- iii. Outdoor recreation facilities including swimming pools, sports courts or similar uses;
- iv. Electrical vehicle infrastructure, pursuant to KCC Chapter [17.66](#); and
- v. Recreation vehicle storage areas. ([Ord. 2016-023](#), 2016; [Ord. 2013-001](#), 2013; [Ord. 2011-013](#), 2011; Ord. 2007-22, 2007; Ord. 90-6 (part), 1990; Res. 83-10, 1983)



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

### **Item 25-04**

#### Title 12 Updates

KC Public Works submitted requested changes to several Title 12 sections to reflect updates in their Standard Plans referenced in Article XI. The requested changes will impact the following subsections in Title 12.

12.03.030 – Road Classifications, 12.04.03.030- Road Survey Monuments, 12.04.04.040 Public Roads, 12.04.07.030 - Driveway Classifications, and Article XI.

Pubic Works proposes eliminating 12.04.11.020 Typical roadway details and adding "Standard Plans" to Title 12 with a hyperlink to the plans. Eight standard plans have been added to County Code including Public and Private Road standards, turnaround standards, driveway standards, and survey monument standards. The Standard Plans we're developed as a part of the 2024 Title 12 Update, but were unintentionally left out of the update. In addition to referencing these standard drawings within the Code, Public Works proposes adding, amending, and altering several other references to the standard drawings within Title 12.

### § 12.03.030. Road classifications.

The classification of a roadway is a designation relating to the major role served within the overall road network and includes arterial, collectors, and local access streets. For the County, the roadway hierarchy is based on functional classification of roads based on distinct travel movements and the service they provide. Roadways are categorized by ownership (county and private), location (rural, primitive and unimproved), and by function (arterial, collector or local access). General definitions of roadway classifications are presented below. These definitions serve as a guide in classifying roads in Kittitas County.

1. County roads. County roads are those that are on county owned right of way, have been adopted into the county road system, and are continuously open for public use. New roadways that are to be dedicated to the public shall become a county road according to the processes outlined in KCC § 12.01.100. A complete inventory of Kittitas County roads is available in the most current, as amended version of the Kittitas County Road Log.
  - a. County urban roads. Urban roads within the county serve high density areas. Except in special circumstances, county urban roads are located in UGA's as they exist within the County adopted land use map. Roadway elements may include curb and gutter, sidewalks, bicycle facilities, landscape features, and underground storm drainage systems. Proposed urban roads within the county may be located within an adopted urban growth area.
  - b. County roads on easements. Public roads constructed within an easement dedicated to the County may be accepted on the County Road network as approved by BOCC resolution.
  - c. County rural roads. Rural roads within the county serve low density areas with larger lot sizes that are not in or near an urban area, and are not within an adopted urban growth area (UGA) or LAMIRD. They typically lack urban elements such as curb and gutter, sidewalks, and underground storm drainage systems, but may include other pedestrian and bicycle facilities. Storm drainage systems for rural roads typically utilize ditches and culverts.
    - i. County rural arterial. Rural arterials (principal and minor) are typically state routes and major county roads which carry the highest volumes in the nonurban areas. Rural arterials are designed for longer distance travel, provide for intercounty travel and connect the county roadway system to interstate freeways. State Routes and major county roads are typically classified as Rural **Principal** Arterials. See KC Standard Plan [14](#).
    - ii. County rural collector. Rural collectors (major and minor) are the main county roads in the nonurban areas. The predominant function of rural collectors is the movement of through traffic, but they also provide connections to traffic generators such as schools, shipping points, parks, important agricultural areas, etc. Rural collectors provide for considerable local traffic that originates or is destined to points along the corridor and provide links to nearby towns or cities or with other routes of higher classification. Collectors allow for more emphasis on land access than major and minor arterials. See KC Standard Plan [25](#).



**§ 12.04.03.030. Road survey monuments.**

The following criteria shall apply to all public road survey monuments:

1. All existing survey control monuments, which are disturbed, lost or destroyed during surveying or construction; shall be replaced by a land surveyor registered in the State of Washington at the expense of the contractor, applicant, or other responsible party.
2. Survey control monuments shall be placed or replaced by a licensed land surveyor as shown on the approved construction plans in accordance with recognized good practice in land surveying, in accordance with all applicable federal, state and local regulations, and in accordance with KC Standard Plan 8~~the approved details for survey monuments.~~
3. Survey monuments are required at all road intersections, at horizontal points of curvature (PC's), horizontal points of tangency (PT's), centers of cul-de-sacs, as needed for inter-visibility, and other appropriate locations as determined necessary by the county. Monuments at PC's and PT's may be eliminated and replaced with a monument at the Point of Intersection (PI), if the PI falls within the paved roadway surface.
4. All paved road monumentation shall use Kittitas County standard monuments and cases, available through private distributors. A monument as required above shall be placed in paved roads at all points of curve, points of tangent, intersections and as needed for inter-visibility and at the intersection of road centerlines and at the center of cul-de-sacs within plat boundaries. No monumentation is required for unpaved roads except at the intersection with a paved road.
5. A signed and sealed statement from the applicant's land surveyor that all monuments and corners indicated on the plat or construction plans have been set and are in good condition will be required before final acceptance of the road by the County.
6. All permits to remove, destroy or replace monuments shall be filed with the State Department of Natural Resources pursuant to Washington Administrative Code.
7. For the establishment of new monuments, a record of survey shall be made in accordance with the Survey Recording Act, Chapter 58.09 RCW, and filed with the county auditor showing methods used to establish the monument's position.

(Ord. 2023-010, 2023)

**§ 12.04.04.040. Public roads.**

Public Roads shall comply with the following conditions:

1. Road surfacing requirements shall be in accordance with the KC Standard Plans and the WSDOT Pavement Guide, Volume 1 Pavement Policy, current edition.
2. The minimum design speed for all roads shall be 25 MPH. Design speeds shall be based upon WSDOT Design Manual, current edition. Entire road segments shall be designed at the same speed. Minimum design speeds for classified roads are included in the Typical Roadway Sections according to road way classification. See KC Standard Plans 1-8.
3. Intersections.
  - a. Location of new arterial and collector streets shall be in accordance with the WSDOT Design Manual, current edition.
  - b. All new intersections will have a minimum straight tangent length prior to beginning any curves in accordance with the WSDOT Design Manual, current edition.
  - c. The design of intersections on arterial streets shall be in accordance with the WSDOT Design Manual, current edition.
  - d. Separation of intersections shall be in accordance with WSDOT Design Manual, current edition.
4. Residential streets should be designed to direct traffic to collector streets and adequately provide for circulation and movement within the subdivision.
5. Vertical alignment - Connection with existing streets shall be smooth transitions and existing grades shall be shown for at least 150 ft on all sides of the connection. Vertical alignment designs shall be in accordance with the applicable WSDOT or AASHTO Design Manual.
6. The grade and ground lines of all streets that dead end, except cul-de-sacs, shall be continued for 500 ft beyond the proposed construction, unless that property is under different ownership. The grade and ground lines of all arterials shall be designed to continue 1000 ft beyond the end of proposed construction unless that property is under different ownership.
7. Sight triangle standards shall be in accordance with the WSDOT Design Manual, current edition. Site triangles shall be shown on the preliminary and final land segregation documents. Site triangles shall apply to all private and public roads. Plat notes and covenants shall reflect that site triangles shall be kept free of all trees, bushes, landscaping, fences or obstacles.
8. Street projections into future adjoining subdivisions.
  - a. The location of proposed streets shall allow for the proper conveyance of the storm drainage system.
  - b. Where a street is indicated to dead end into an adjacent unplatted area, the applicant shall provide easements or written approval from the adjacent landowner to discharge his storm drainage from the street onto the adjacent land.

~~e. Stub streets shall end at the property line with a temporary cul-de-sac or other turnaround per KC Standard Plan 9-10.~~

~~d.c.~~ Type III barricades shall be permanently installed at the end of all stub streets that do not end in a cul-de-sac or turnaround.

9. The County Engineer may determine that the AASHTO's Policy on Geometric Design of Highway and Streets, current edition, can be substituted for the WSDOT Design Manual on a case-by-case basis.

(Ord. 2023-010, 2023)

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**§ 12.04.07.030. Driveway classifications.**

The following criteria shall be used for the classification and design of driveways in Kittitas County:

1. Driveway approaches are broken into four general classifications:
  - a. Residential driveway approach,
  - b. Commercial driveway approach,
  - c. Temporary construction approach,
  - d. Agricultural access.
2. A residential driveway approach is classified into two types:
  - a. Single family residential driveway,
  - b. Shared residential driveway.
3. Single-family residential driveways serve no more than one single-family residences (primary or accessory residences).
4. Shared residential driveways serve no more than four single-family residences (primary or accessory residences). The shared residential driveway standard shall be used on the common shared portion of a driveway.
5. A commercial approach is used for multifamily and commercial uses with approach traffic volumes of more than forty or more vehicle trips per day. When multi-access points are desired to serve one site then each driveway approach shall conform to the applicable use criteria. See KC Standard Plans [7](#). Approved turnaround features shall be constructed per KCC § 12.04.04.090 and KC Standard Plan 5-6.
6. A temporary construction approach is used for access to a county or private road from a construction site. Commercial approach design criteria shall be used with the addition of measures for preventing mud and construction debris from being deposited on the county road.
7. An agricultural approach is used for access to a county or private road from unimproved agricultural land. This access shall be designed and constructed to the same standard as single-family residential driveways.
8. An access permit that is a prerequisite for a building permit will have an expiration that runs concurrent with the building permit expiration.
9. Access approved through an access review during platting process will adhere to requirements of road standards in place from date plat was recorded.  
(Ord. 2023-010, 2023)

**§ 12.04.07.030. Driveway classifications.**

The following criteria shall be used for the classification and design of driveways in Kittitas County:

1. Driveway approaches are broken into four general classifications:
    - a. Residential driveway approach,
    - b. Commercial driveway approach,
    - c. Temporary construction approach,
    - d. Agricultural access.
  2. A residential driveway approach is classified into two types:
    - a. Single family residential driveway,
    - b. Shared residential driveway.
  3. Single-family residential driveways serve no more than one single-family residences (primary or accessory residences).
  4. Shared residential driveways serve no more than four single-family residences (primary or accessory residences). The shared residential driveway standard shall be used on the common shared portion of a driveway.
  5. A commercial approach is used for multifamily and commercial uses with approach traffic volumes of more than forty or more vehicle trips per day. When multi-access points are desired to serve one site then each driveway approach shall conform to the applicable use criteria. See KC Standard Plans. Approved turnaround features shall be constructed per KCC § 12.04.04.090 and KC Standard Plan 5-6.
  6. A temporary construction approach is used for access to a county or private road from a construction site. Commercial approach design criteria shall be used with the addition of measures for preventing mud and construction debris from being deposited on the county road.
  7. An agricultural approach is used for access to a county or private road from unimproved agricultural land. This access shall be designed and constructed to the same standard as single-family residential driveways.
  8. An access permit that is a prerequisite for a building permit will have an expiration that runs concurrent with the building permit expiration.
  9. Access approved through an access review during platting process will adhere to requirements of road standards in place from date plat was recorded.
- (Ord. 2023-010, 2023)

Kittitas County, WA  
§ 12.04.11.010

§ 12.04.11.020

Article XI  
Standard Plans

§ 12.04.11.010. Typical roadway sections.  
(Ord. 2023-010, 2023)

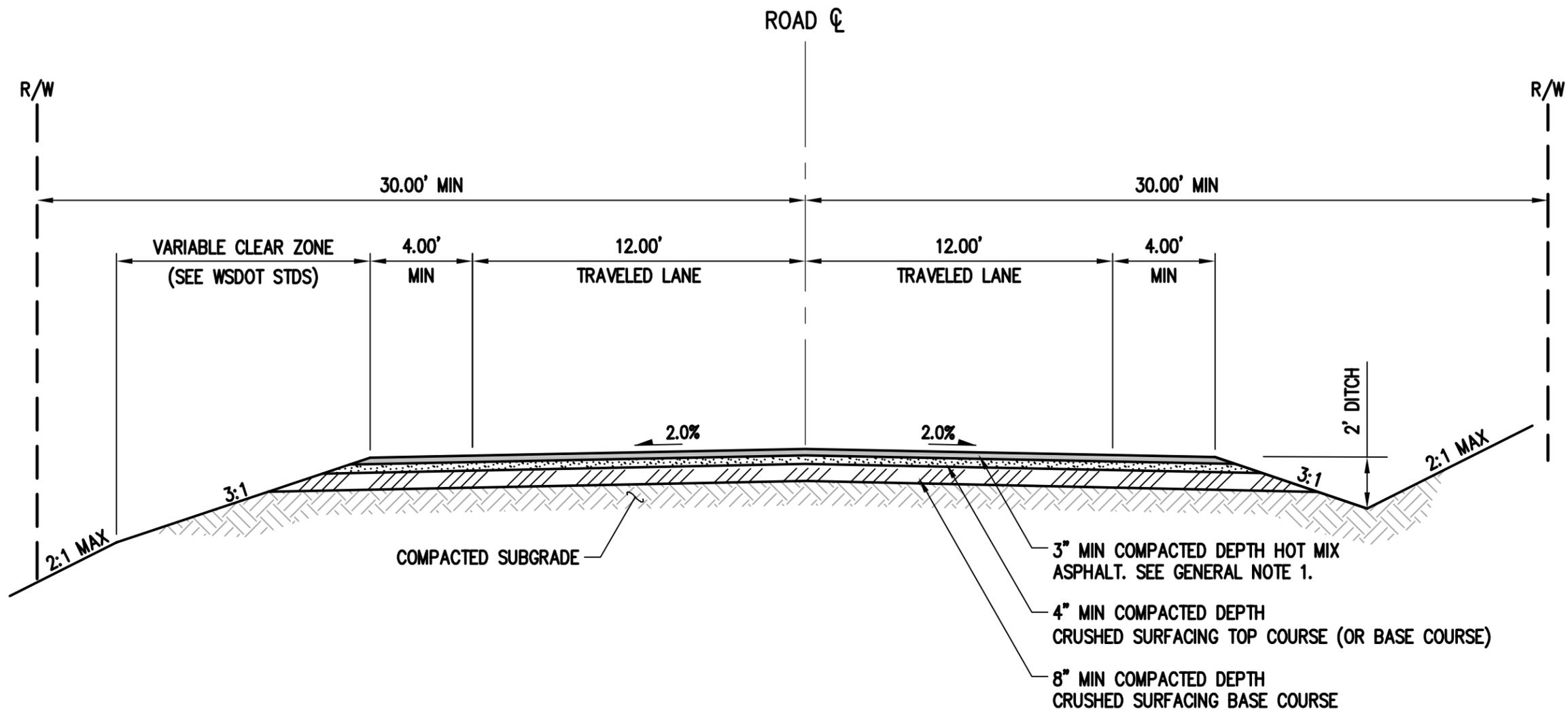
~~§ 12.04.11.020. Typical roadway details.~~

~~(Ord. 2023-010, 2023)~~

Commented [JJ1]: Add hyperlink to Standard Plans below

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**GENERAL NOTES**

1. IF TRUCK TRAFFIC IS PROJECTED TO EXCEED 30%, THE MINIMUM HOT MIX ASPHALT DEPTH SHALL BE 6".
2. ADEQUATE STORMWATER DRAINAGE IMPROVEMENTS SHALL BE PROVIDED.

DESIGN REQUIREMENTS	
MINIMUM DESIGN SPEED (MPH)	55
MAXIMUM ROAD GRADE (%)	10
MINIMUM ROAD GRADE (%)	0.5
MINIMUM ROAD WIDTH (FEET)	32
MINIMUM RIGHT-OF-WAY WIDTH (FEET)	60
ROADWAY GEOMETRICS	PER AASHTO AND WSDOT STDS

FILE NAME:	TYP_SEC_ROADWAYS
DATE:	06/30/2023
DESIGNED BY:	
ENTERED BY:	
COUNTY ENGINEER:	
P. W. DIRECTOR:	
REVISION	DATE BY

FEDERAL AID PROJECT NO.	
C.R.P. NO.	

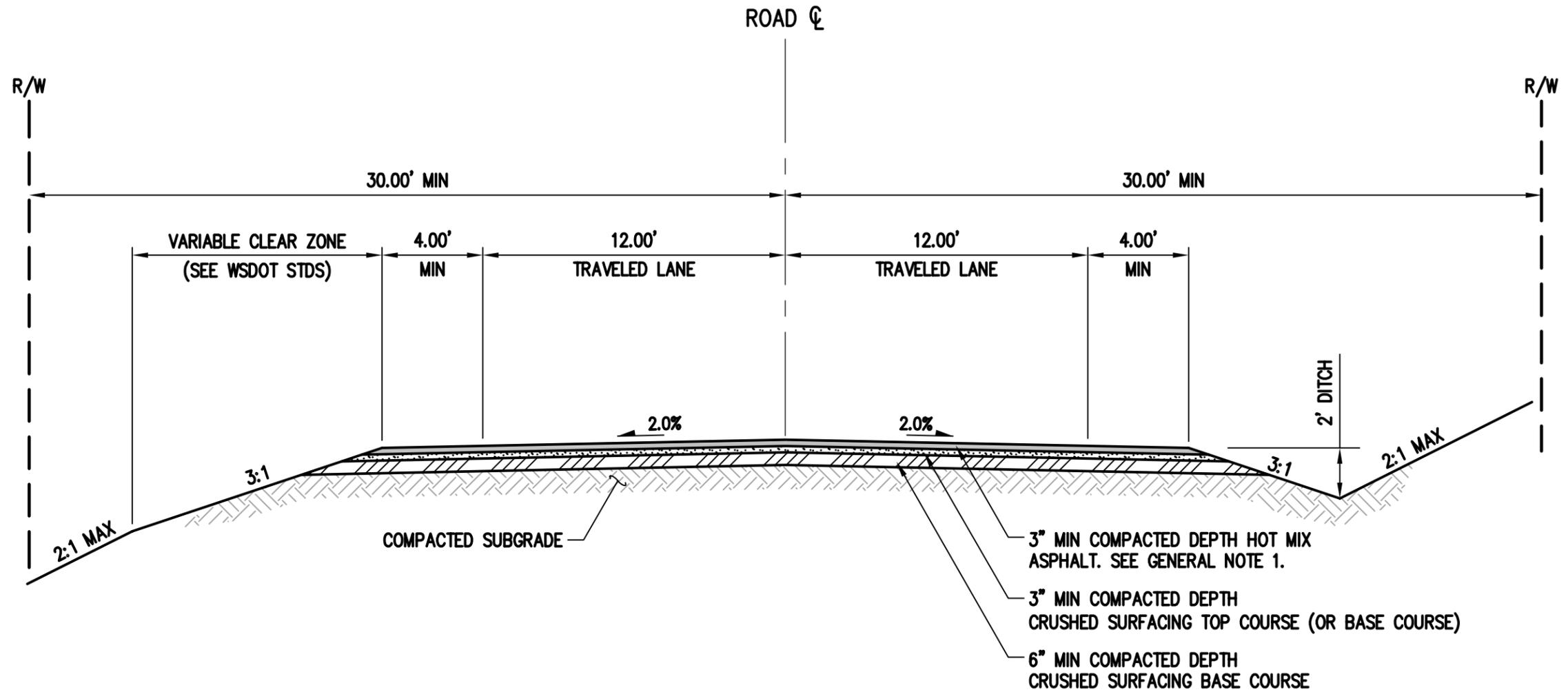
DEPARTMENT OF PUBLIC WORKS

KITTITAS COUNTY  
411 N. RUBY ST., ELLENSBURG WA 98926  
(509) 962-7523 www.co.kittitas.wa.us



STANDARD PLANS  
Typical Roadway Section  
Kittitas County, Washington  
County Rural Arterial

PLAN REF NO Std. 1
OF 8



**GENERAL NOTES**

1. IF TRUCK TRAFFIC IS PROJECTED TO EXCEED 30%, THE MINIMUM HOT MIX ASPHALT DEPTH SHALL BE 6".
2. ADEQUATE STORMWATER DRAINAGE IMPROVEMENTS SHALL BE PROVIDED.

**DESIGN REQUIREMENTS**

MINIMUM DESIGN SPEED (MPH)	50
MAXIMUM ROAD GRADE (%)	10
MINIMUM ROAD GRADE (%)	0.5
MINIMUM ROAD WIDTH (FEET)	32
MINIMUM RIGHT-OF-WAY WIDTH (FEET)	60
ROADWAY GEOMETRICS	PER AASHTO AND WSDOT STDS

FILE NAME:	TYP_SEC_ROADWAYS
DATE:	06/30/2023
DESIGNED BY:	
ENTERED BY:	
COUNTY ENGINEER:	
P. W. DIRECTOR:	
REVISION	DATE BY

FEDERAL AID PROJECT NO.	
N/A	
C.R.P. NO.	
N/A	

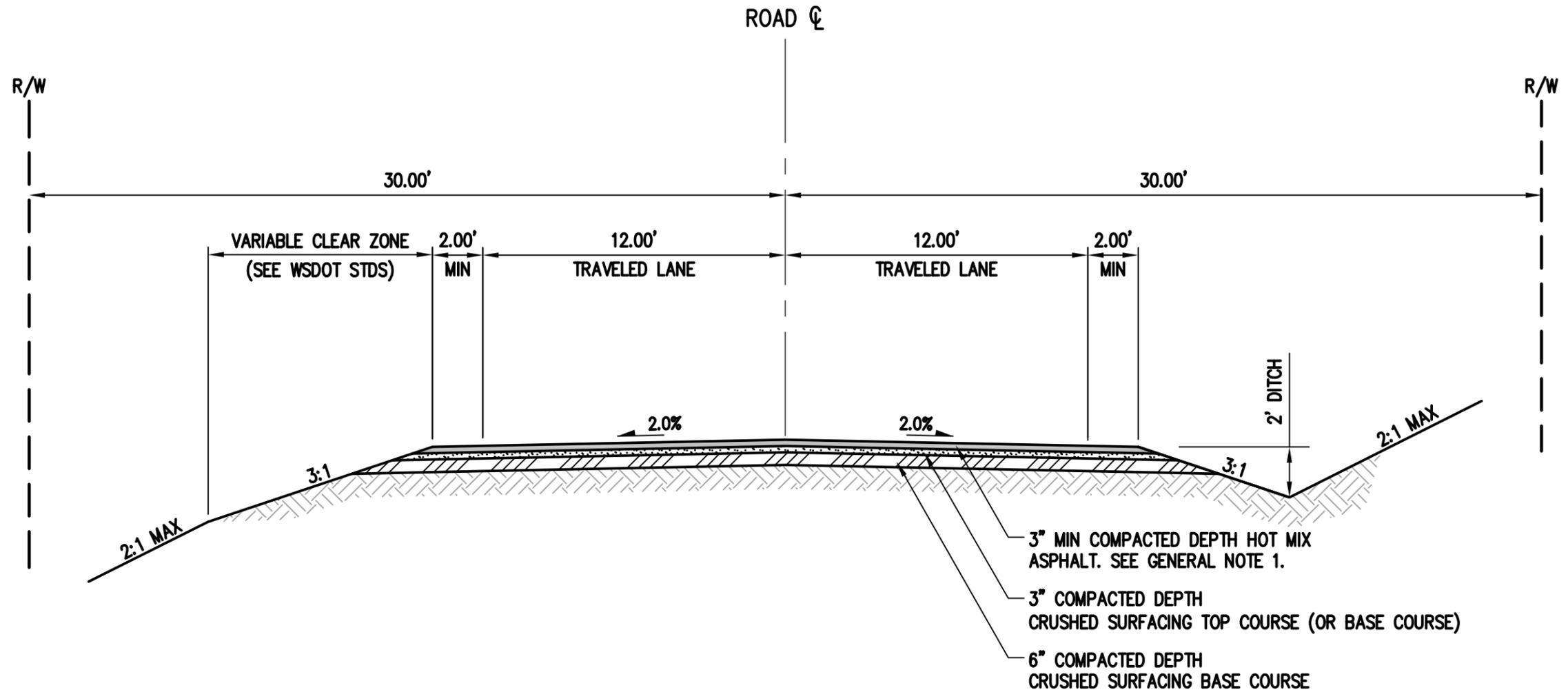
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STANDARD PLANS  
Typical Roadway Section  
Kittitas County, Washington  
County Rural Collector

PLAN REF NO	Std. 2
2	OF
8	



**GENERAL NOTES**

1. IF TRUCK TRAFFIC IS PROJECTED TO EXCEED 30%, THE MINIMUM HOT MIX ASPHALT DEPTH SHALL BE 6".
2. ADEQUATE STORMWATER DRAINAGE IMPROVEMENTS SHALL BE PROVIDED.

**DESIGN REQUIREMENTS**

MINIMUM DESIGN SPEED (MPH)	35
MAXIMUM ROAD GRADE (%)	12
MINIMUM ROAD GRADE (%)	0.5
MINIMUM ROAD WIDTH (FEET)	28
MINIMUM EASEMENT WIDTH (FEET)	60
ROADWAY GEOMETRICS	PER AASHTO AND WSDOT STDS

FILE NAME:	TYP_SEC_ROADWAYS
DATE:	06/30/2023
DESIGNED BY:	
ENTERED BY:	
COUNTY ENGINEER:	
P. W. DIRECTOR:	
REVISION	DATE BY

FEDERAL AID PROJECT NO.	
N/A	
C.R.P. NO.	
N/A	
DATE	

DEPARTMENT OF PUBLIC WORKS

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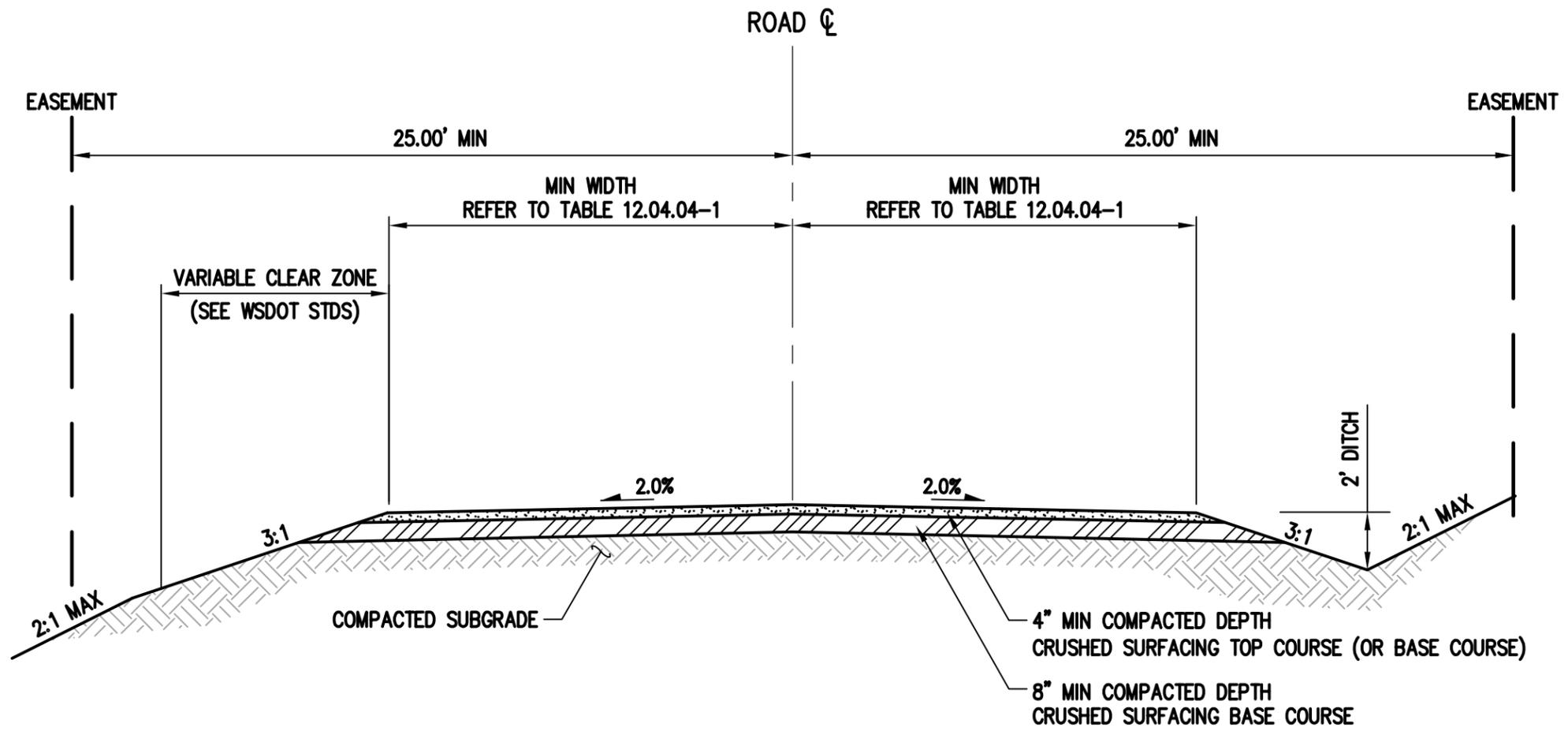
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Know what's below.  
Call before you dig.

STANDARD PLANS Typical Roadway Section
Kittitas County, Washington
County Rural Local Access

PLAN REF NO Std. 3
3 OF 8



**GENERAL NOTES**

1. ADEQUATE STORMWATER DRAINAGE IMPROVEMENTS SHALL BE PROVIDED.
2. IF PAVED WITH HOT MIX ASPHALT, ADJUST CRUSHED SURFACING DEPTH TO MAINTAIN 12" MIN TOTAL ROADWAY SECTION DEPTH.

**DESIGN REQUIREMENTS**

MINIMUM DESIGN SPEED (MPH)	35
MAXIMUM ROAD GRADE (%)	10
MINIMUM ROAD GRADE (%)	0.5
MINIMUM ROAD WIDTH (FEET)	22
MINIMUM EASEMENT WIDTH (FEET)	50
ROADWAY GEOMETRICS	PER AASHTO AND WSDOT STDS

FILE NAME:	TYP_SEC_ROADWAYS		
DATE:	06/30/23		
DESIGNED BY:			
ENTERED BY:			
COUNTY ENGINEER:			
P. W. DIRECTOR:	REVISION	DATE	BY

FEDERAL AID PROJECT NO.	N/A	DATE	DATE
C.R.P. NO.	N/A		

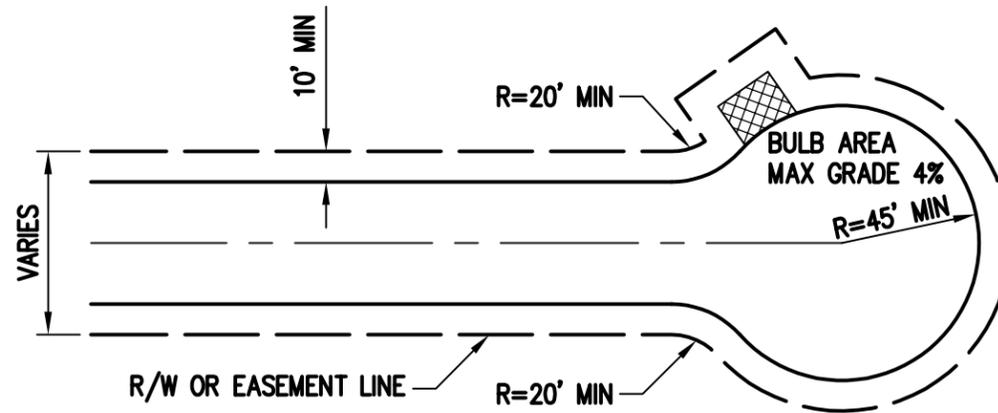
DEPARTMENT OF PUBLIC WORKS

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(509) 962-7523      www.co.kittitas.wa.us

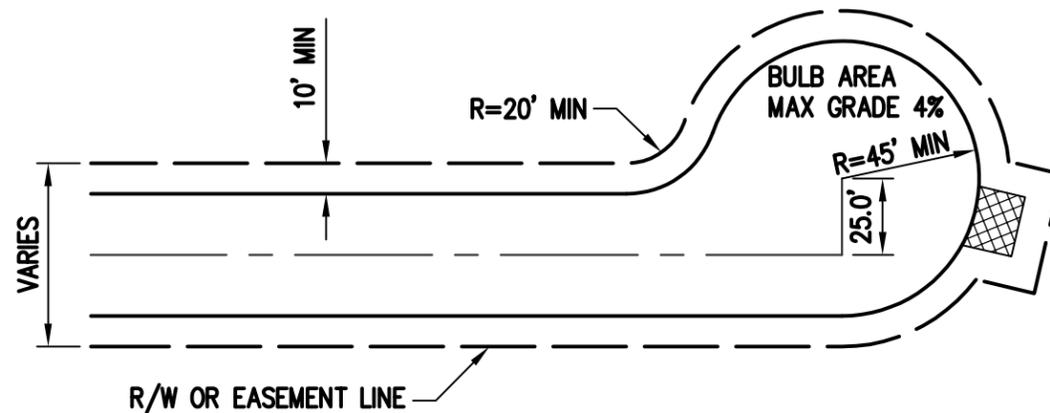


STANDARD PLANS Typical Roadway Section
Kittitas County, Washington
Private Rural Road

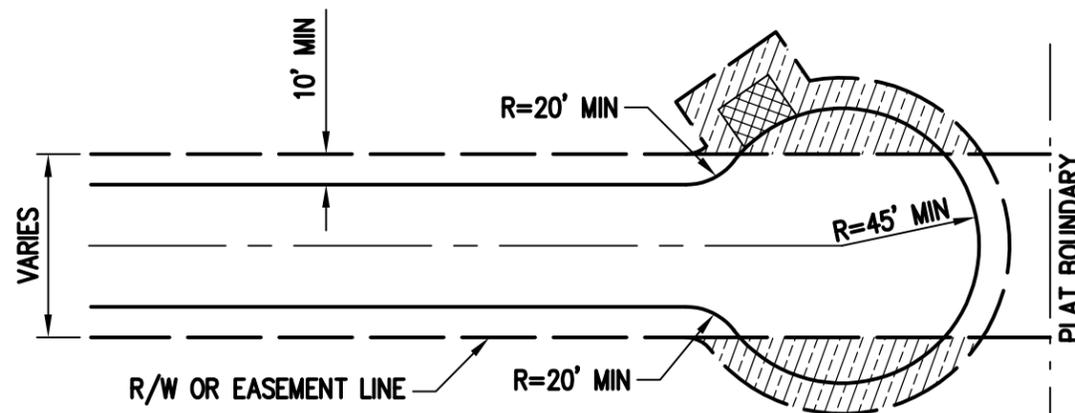
PLAN REF NO Std. 4	4
	OF
	8



**CONCENTRIC CUL-DE-SAC**  
NTS



**ECCENTRIC CUL-DE-SAC**  
NTS



**TEMPORARY CUL-DE-SAC**  
(CONCENTRIC CUL-DE-SAC SHOWN)  
NTS

**GENERAL DEAD END & TURNAROUND NOTES**

1. WHEN A DEAD END ROAD OR DRIVEWAY EXTENDS MORE THAN 150' FROM THE CENTERLINE INTERSECTION OF ANOTHER COUNTY OR PRIVATE ROAD, A TURNAROUND SHALL BE PROVIDED PER KITITAS COUNTY CODE 12.04.04.090.
2. SNOW STORAGE SHALL BE DESIGNED TO ACCOMMODATE EXPECTED SNOW REMOVAL VOLUME. LOCATION AND CONFIGURATION MAY VARY.

**LEGEND**



TEMPORARY EASEMENT



TYPICAL SNOW STORAGE, 300 SF MIN

FILE NAME:	TYP_DET_ROAD_DEAD ENDS		
DATE:	06/30/2023		
DESIGNED BY:			
ENTERED BY:			
COUNTY ENGINEER:			
P. W. DIRECTOR:	REVISION	DATE	BY

FEDERAL AID PROJECT NO.	
N/A	
C.R.P. NO.	
N/A	

DEPARTMENT OF PUBLIC WORKS



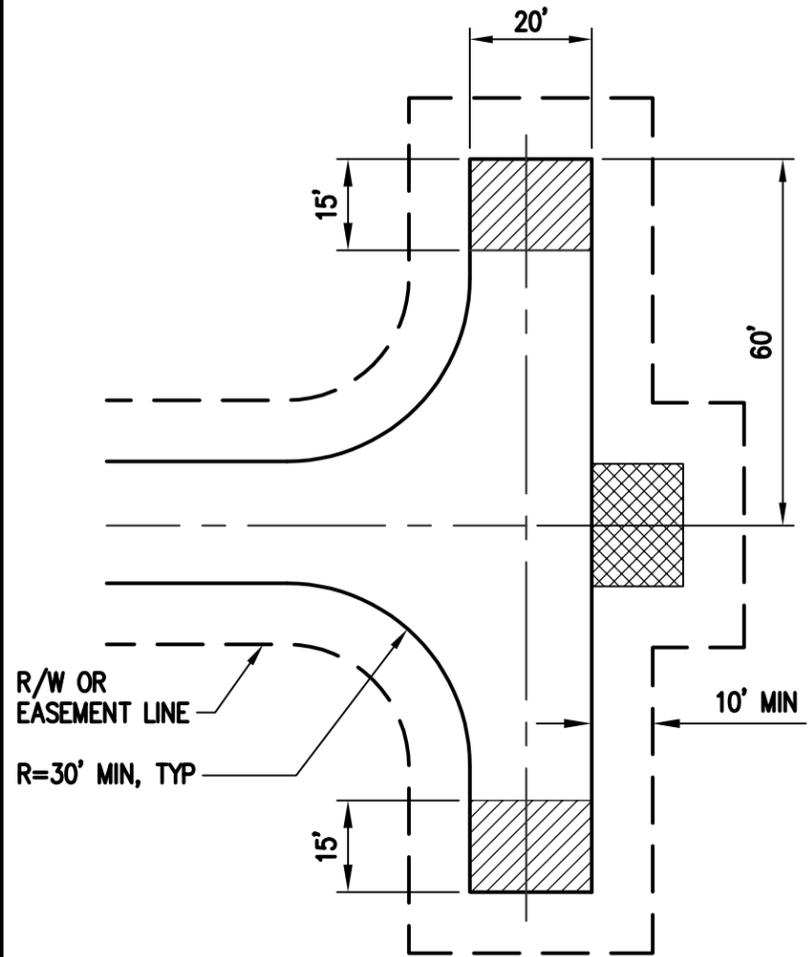
411 N. RUBY ST., ELLENSBURG WA 98926  
(509) 962-7523 www.co.kittitas.wa.us



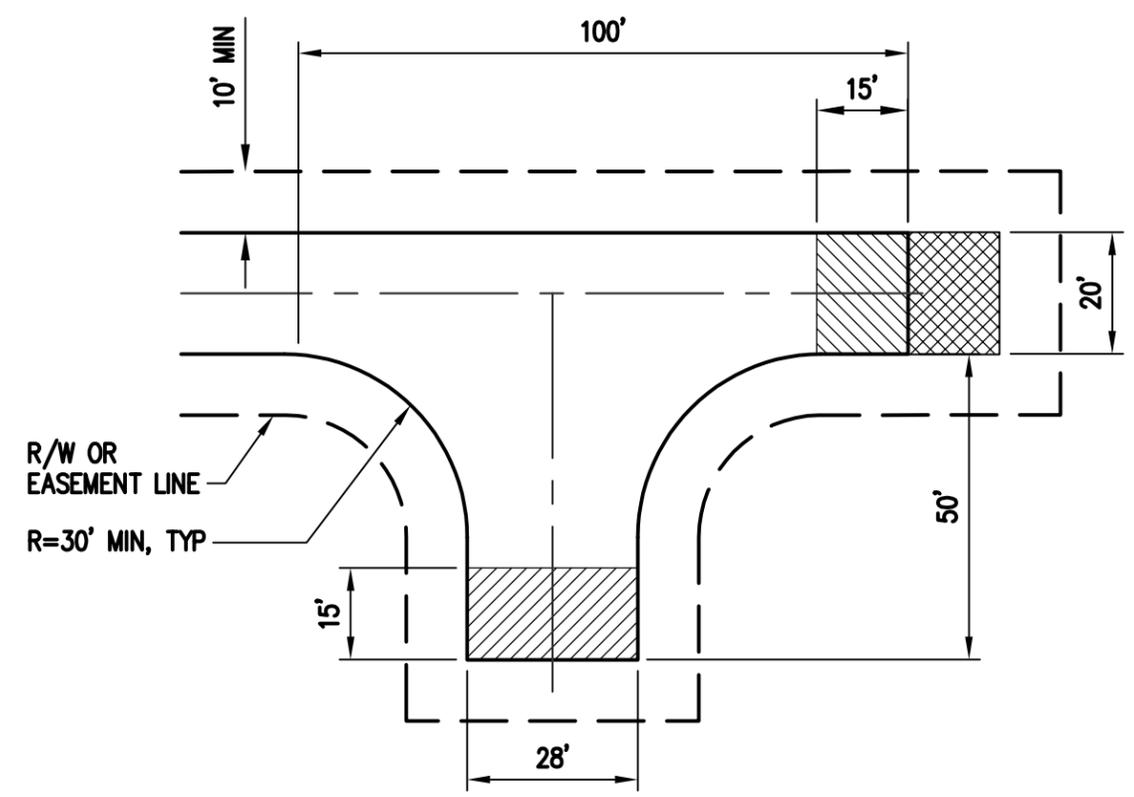
Know what's below.  
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STANDARD PLANS Typical Roadway Details
Kittitas County, Washington
Dead Ends and Turnarounds (1 of 2)

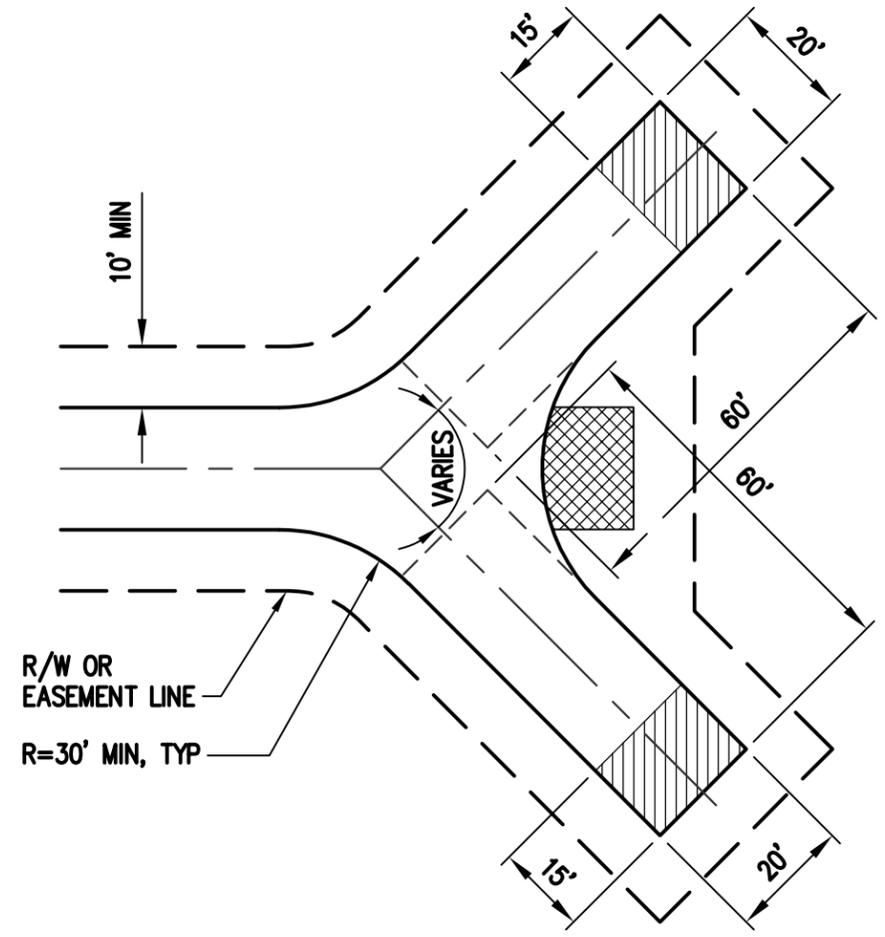
PLAN REF NO Std. 5
5 OF 8



**STANDARD HAMMERHEAD**  
NTS



**ALTERNATE HAMMERHEAD**  
NTS

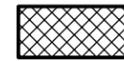


**"Y" TURNAROUND**  
NTS

**GENERAL DEAD END & TURNAROUND NOTES**

1. WHEN A DEAD END ROAD OR DRIVEWAY EXTENDS MORE THAN 150' FROM THE CENTERLINE INTERSECTION OF ANOTHER COUNTY OR PRIVATE ROAD, A TURNAROUND SHALL BE PROVIDED PER KITTITAS COUNTY CODE 12.04.04.090.
2. SNOW STORAGE SHALL BE DESIGNED TO ACCOMMODATE EXPECTED SNOW REMOVAL VOLUME. LOCATION AND CONFIGURATION MAY VARY.

**LEGEND**

-  OVERHANG AREA – DRIVING SURFACE IN THIS AREA IS NOT REQUIRED. NO OBSTRUCTIONS GREATER THAN 6 INCHES HEIGHT ARE ALLOWED
-  TYPICAL SNOW STORAGE, 300 SF MIN

FILE NAME:	TYP DET_ROAD_DEAD ENDS	FEDERAL AID PROJECT NO.	
DATE:	06/30/2023	N/A	
DESIGNED BY:		C.R.P. NO.	
ENTERED BY:		N/A	
COUNTY ENGINEER:			
P. W. DIRECTOR:			
	REVISION	DATE	BY

DATE	
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DEPARTMENT OF PUBLIC WORKS



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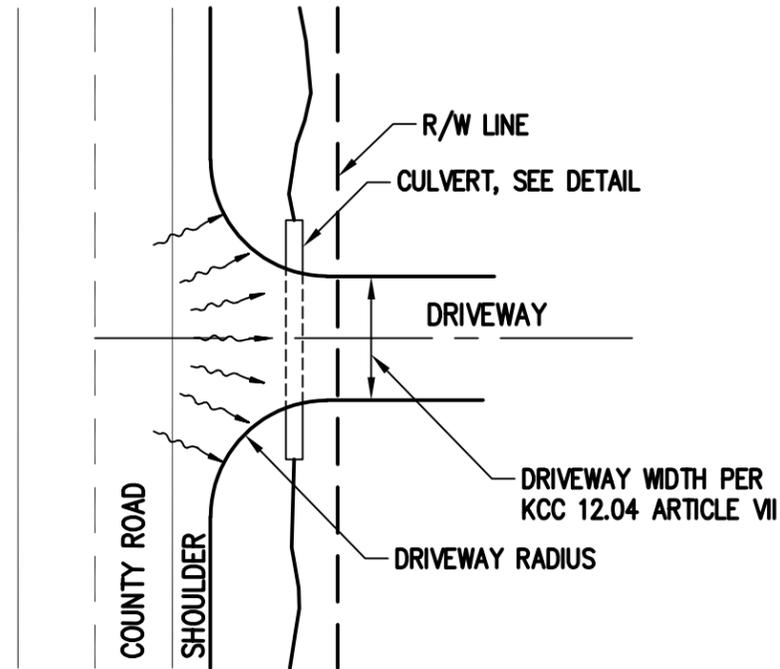


Know what's below.  
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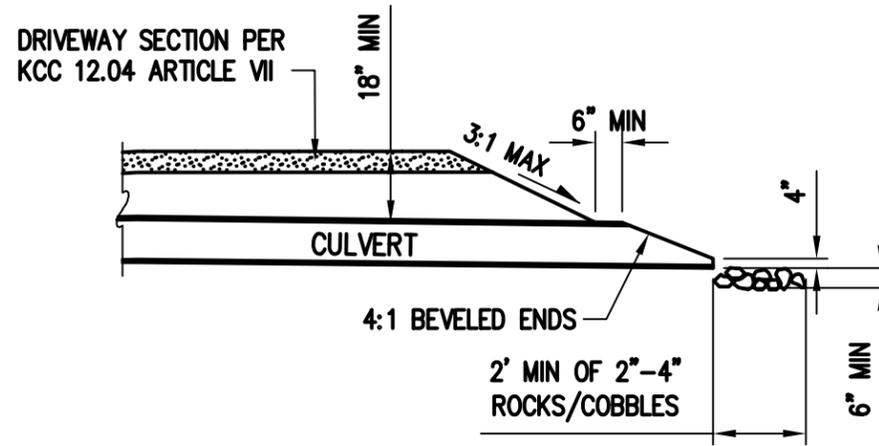
STANDARD PLANS  
Typical Roadway Details  
Kittitas County, Washington

Dead Ends and Turnarounds (2 of 2)

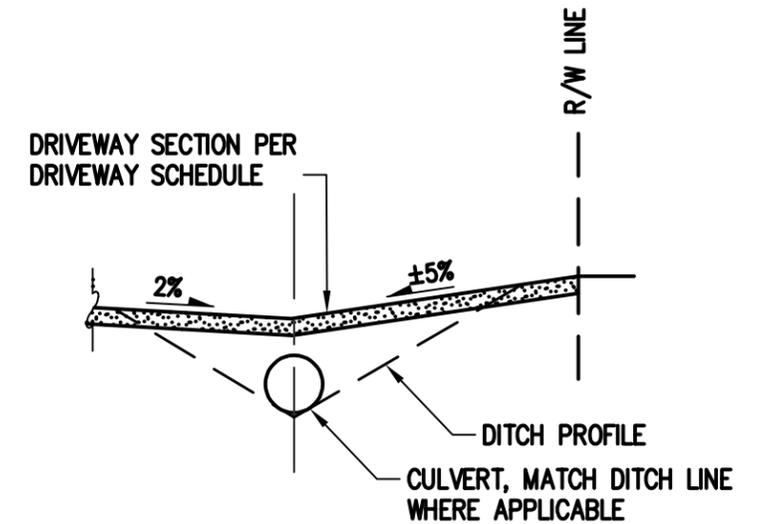
PLAN REF NO	Std. 6
	6
	OF
	8



**TYPICAL DRIVEWAY PLAN**  
NTS



**CULVERT PROFILE**  
NTS



**DRIVEWAY PROFILE**  
NTS

**DRIVEWAY APPROACH NOTES**

1. DRIVEWAY APPROACHES SHALL NOT BE SPACED CLOSER THAN 70' FROM CENTERLINE TO CENTERLINE WITHOUT COUNTY ENGINEER APPROVAL.
2. DRIVEWAY APPROACHES SHALL BE CONSTRUCTED AT A MAXIMUM DISTANCE PRACTICAL, BUT IN NO EVENT, LESS THAN 125' FROM A COLLECTOR OR LOCAL ACCESS ROAD INTERSECTION WITHOUT COUNTY ENGINEER'S APPROVAL.
3. APPROACH SHALL BE AT 90 DEGREES TO ROAD CENTERLINE, BUT NOT LESS THAN 75 DEGREES OR MORE THAN 105 DEGREES TO THE ROAD WITHOUT APPROVAL FROM THE COUNTY ENGINEER.
4. ALL DRIVEWAY RUNOFF SHALL BE DIRECTED TOWARDS THE OPEN DITCH.
5. SEE DRIVEWAY SIGHT DISTANCE TABLE AND DETAIL.

**CULVERT NOTES**

1. THE CULVERT SHALL HAVE A MINIMUM DIAMETER OF 18" OR PER AN APPROVED HYDRAULIC DESIGN ANALYSIS. LARGER OR SMALLER CULVERTS MAY BE REQUIRED OR ALLOWED AT THE DISCRETION OF THE COUNTY ENGINEER.
2. MINIMUM COVER OVER TOP OF CULVERT TO FINISHED GROUND SURFACE SHALL BE 18" OR AS RECOMMENDED BY THE MANUFACTURER.
3. CULVERT MATERIAL SHALL BE CORRUGATED METAL OR ADS N-12 IF APPROVED BY THE COUNTY ENGINEER.
4. ALL JOINTS SHALL BE GASKETED.

**GENERAL NOTES**

1. DRIVEWAYS SHALL BE DESIGNED AND CONSTRUCTED PER KCC CHAPTER 4, ARTICLE VII.

**LEGEND**

~ FLOW ARROW - SLOPE AWAY FROM ROADWAY FOR STORM-WATER RUNOFF

FILE NAME:	TYP_DET_ROAD_DRIVEWAYS		
DATE:	06/30/2023		
DESIGNED BY:			
ENTERED BY:			
COUNTY ENGINEER:			
P. W. DIRECTOR:			
	REVISION	DATE	BY

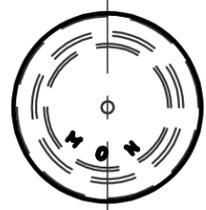
FEDERAL AID PROJECT NO.	
N/A	
C.R.P. NO.	
N/A	

DEPARTMENT OF PUBLIC WORKS

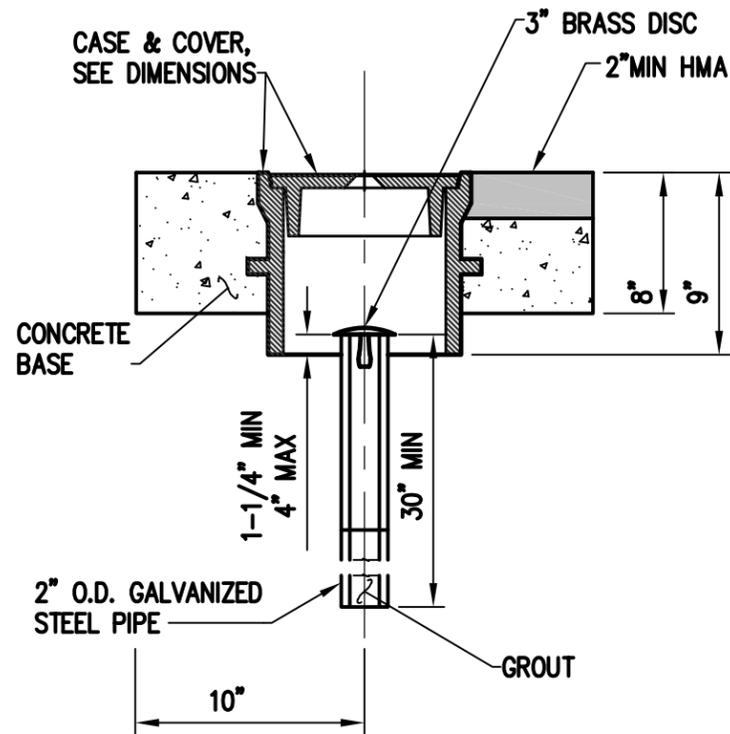
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STANDARD PLANS  
Typical Roadway Details  
Kittitas County, Washington  
Driveway Access

PLAN REF NO	Std. 7
	7
OF	8

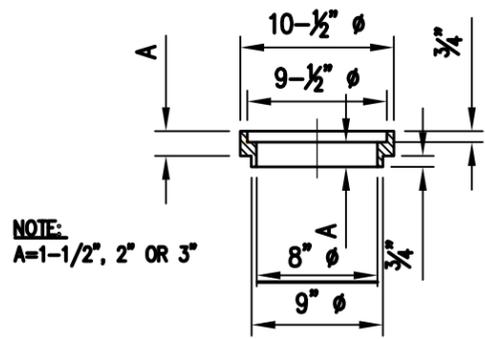


PLAN OF COVER

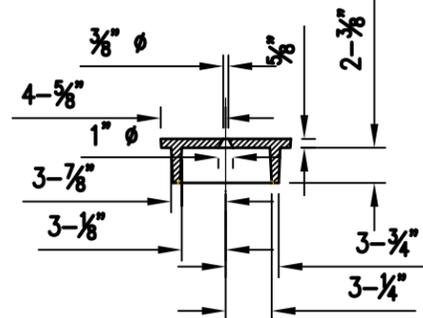


SECTION

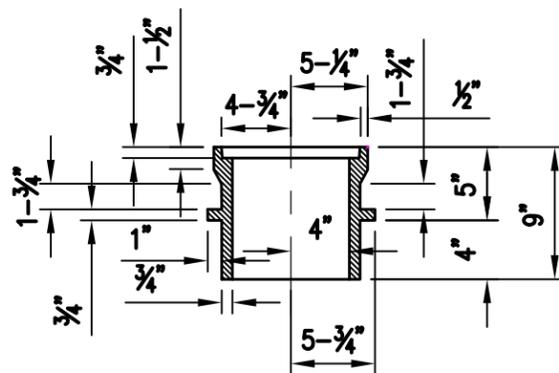
MONUMENT CASE & COVER INSTALLATION  
NTS



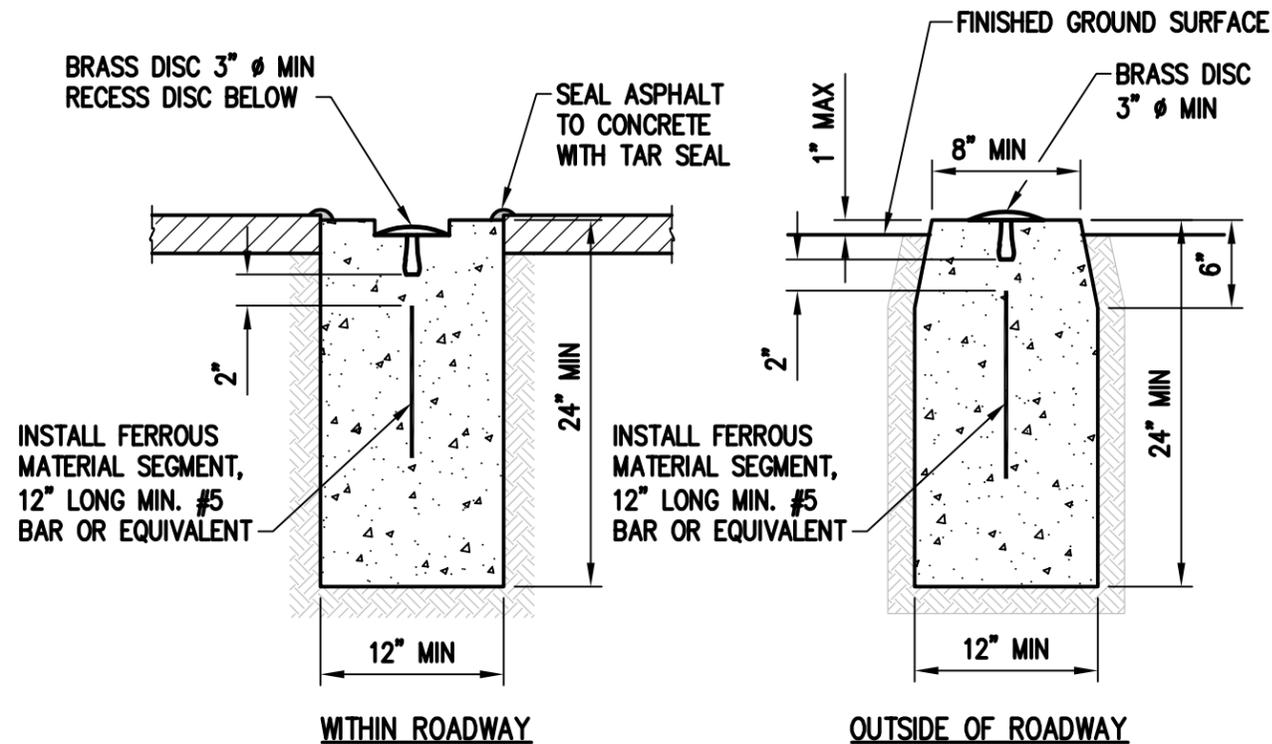
RISER SECTION



COVER SECTION



CASE SECTION



SURVEY MONUMENT  
NTS

GENERAL MONUMENT DETAIL NOTES

- BRASS DISCS SHALL BE SET BY A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF WASHINGTON AND SHALL BEAR THE LICENSE NUMBER OF THE LAND SURVEYOR RESPONSIBLE FOR SETTING THE MONUMENT.
- MONUMENT CASE AND COVER SHALL BE CAST IRON ASTM A48 CLASS 30.
- LEGEND ON COVER SHALL BE 1/8" RAISED INTEGRALLY CAST 1" LETTER HEIGHT WITH A MIN FACE WIDTH OF 3/16".
- THE BRASS DISC SHALL BE ORIENTATED SO IT CAN BE READ WHILE THE OBSERVER IS FACING NORTH.

FILE NAME: TYP_DET_SURVEY_MONUMENTS	FEDERAL AID PROJECT NO.	DEPARTMENT OF PUBLIC WORKS		STANDARD PLANS	PLAN REF NO
DATE: 06/30/2023	N/A			Survey Details	Std. 8
DESIGNED BY:	C.R.P. NO.	411 N. RUBY ST., ELLENSBURG WA 98926		Kittitas County, Washington	8
ENTERED BY:	N/A	(509) 962-7523 www.co.kittitas.wa.us		Survey Monuments	228
COUNTY ENGINEER:	REVISION	DATE	DATE		OF
P. W. DIRECTOR:	DATE	DATE	DATE		8