

Attachment – Proposed Text Amendments

Proposed new language is underlined, language to be deleted is crossed out. Language in brackets ([]) is to be replaced as appropriate at the time of adoption or codification. Bold-faced text does not itself represent changes in current language.

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. It may also include some recreational vehicle storage, including the outdoor storage of vehicles, provided that such use is not otherwise prohibited or restricted.

17.08.4 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.

17.15.060.1 Allowed Uses in Rural Non-LAMIRD Lands

	Forest & Range ⁵¹	Rural Recreation	PUD
<u>Mini warehouse*</u>	<u>CU^[x]</u>		
<u>Recreational vehicle/equipment service and repair*</u>	<u>CU^[x]</u>		
Recreational vehicle Storage	<u>CU²⁶</u>	<u>CU²⁶</u>	<u>p²⁶</u>

17.15.060.2 Footnotes Associated with Rural Non-LAMIRD Use Table

[New Footnote]. 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 governmental 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 [x];
- 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.

[New Footnote]. Recreational vehicle/equipment service and repair is permitted by conditional use permit in the Forest and Range zoning district.

The site shall either be:

1. Contiguous to a State Highway, or
2. Contiguous to a designated urban arterial or rural collector road located near a highway intersection or freeway interchange.
3. 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:

1. Buildings shall not exceed 18 feet in height.
2. 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.
3. 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.
4. Measures shall be taken to protect ground and surface water.

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 where subject to the following all applicable standards and conditions are met:

1. All stored vehicles must be licensed if required by law, and operational. This land use category does not include vehicle sales.
2. 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.
3. 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 [x].
4. In the Forest and Range zoning district, and when not limited to serving a recreational planned unit development, 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.

5. Recreational vehicle storage shall be designed to be compatible with the surrounding rural character, subject to the following standards:
 - a. 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.
 - 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. Buildings shall not exceed 18 feet in height.
 - d. 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.
 - e. Measures shall be taken to protect ground and surface water.

Electric Vehicle Infrastructure subject to the provisions of KCC Chapter 17.66.