

## **Chapter 17.56C**

### **RURAL OUTLYING-80 ZONE**

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#### **17.56C.010 Purpose and intent.**

These areas are remote or have been historically rural in character. Large tracts of undeveloped open space exist. It is recognized that this area may have agriculture or forest land practices of small scale and/or commercial significance. Area may also be adjacent to designated resource lands. In many cases public roads and infrastructure are not available to serve the area.

#### **17.56C.020 Uses permitted.**

The following uses are permitted:

1. Single-family homes,;
2. Lodges and community clubhouses;
3. In home daycare services;
4. Bed and breakfast business that has less than or equal to three guest bedrooms;
5. Agriculture, livestock, poultry or hog raising, and other customary agricultural uses traditionally found in Kittitas County, provided that such operations shall comply with all state and/or county health regulations;
6. Greenhouses, nurseries;
7. Forestry, including the management, growing and harvesting of forest products, and including the processing of locally harvested forest crops using portable equipment;
8. Sawmills;
9. Log sorting yards;
10. Kennels;
11. All buildings and structures not listed above which existed prior to the adoption of the ordinance codified in this chapter;
12. Mining and associated activities;
13. Quarry mining, sand and gravel excavation, and rock crushing operations;
14. Uses customarily incidental to any of the uses set forth in this section;
15. Home occupations which do not produce noise;
16. Any use not listed which is nearly identical to a permitted use, as judged by the administrative official, may be permitted. In such cases, all adjacent property owners will be given official notification for an opportunity to appeal such

decisions to the county board of adjustment within 10 working days of notification pursuant to KCC Title 15A, Project Permit Application Process;

17. Cluster subdivisions, when approved as a platted subdivision.

**17.56C.030 Conditional uses.**

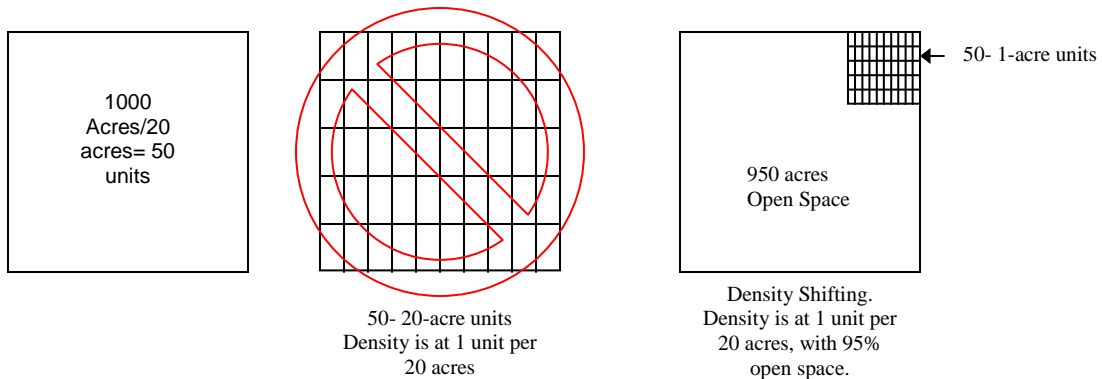
The following uses are conditional:

1. Campgrounds;
2. Private trail clubs (snowmobiles, motorcycles);
3. Airports;
4. Firing ranges;
5. Cemeteries;
6. Asphalt plants (temporary only);
7. Public sanitary landfill;
8. Trailers, for an extended period not to exceed one year, when used for temporary occupancy related to permanent home construction or to seasonal or temporary employment;
9. Feedlots;
10. The commercial raising of fur bearing animals;
11. Public Utility substations and transmission towers;
12. Riding academies;
13. Schools, public and private;
14. Governmental uses essential to residential neighborhoods;
15. Day care facilities;
16. Bed and breakfast business with more than three guest bedrooms;
17. Feed mills, canneries and processing plants for agricultural products;
18. Livestock sales yard;
19. Temporary offices and warehouses of a contractor engaged in construction (not to exceed two years);
20. Golf courses;
21. Auction sales of personal property, other than livestock;
22. Feedlot. 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;
23. Guest ranches, group homes, retreat centers;
24. Home occupations which involve outdoor work or activities, or which produce noise, such as engine repair, etc. This shall not include the cutting and sale of firewood which is not regulated by this code;
25. Gas and oil exploration and production; and
26. Farm labor shelters, 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 per twenty acre parcel;
- 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.

**17.56C.040 Density and Lot Size.**

1. The maximum density shall be an average of 1 dwelling unit per 80 acres excluding non-conforming lots existing at the time of adoption of this ordinance in the Rural Outlying-80 zone.
2. Minimum lot size shall be 80 acres unless developed per section 3 below.
3. Maximum lot size is 1 acre for lots developed using innovative techniques unless otherwise determined by Environmental Health and Department of Health Requirements.
4. Density Shifting. Implementation of density shifting can occur as long as the average density across the contiguous land shall not exceed 1 unit per 80 acres. Parcels may be created with a maximum lot size of 1 acre through density shifting.



Density Shifting Example

**17.56C.065 Yard requirements – Zones Adjacent to Commercial Forest Zone.**

Properties bordering or adjacent to the Commercial Forest zone are subject to a 200’ setback from the Commercial Forest Zone. (KCC 17. 57.050(1)). For properties where such setback isn’t feasible, development shall comply with Kittitas County Code 17.57.050(2).

**17.56C.070 Structure height.**

No structure shall exceed thirty-five feet in height . This limit does not apply to agricultural buildings or transmission structures.

**17.56C.080 Nonconforming uses.**

No structure or uses existing legally at the time of adoption of the ordinance codified in this chapter shall be considered a nonconforming use or subject to restrictions applied to nonconforming uses. (Ord. 92-6 (part), 1992; Res. 83-10, 1983).

**17.56C.090 Fire protection.**

All new structures shall comply with the applicable standards contained in: (1) "Fire Safety Considerations for Developments in Forested Areas: Fire Hazard Severity Rating and Recommended Standards" (Northwest Interagency Fire Prevention Group) Washington Department of Natural Resources Severity Type Rating System; (2) standards adopted by Kittitas County Fire Protection Cooperative - "Recommendations For Fire Safety and Prevention of Forest and Range Land in Kittitas County Including Rural, Commercial and Private Developments"; and/or (3) Urban Wildland Interface Code for structures outside a fire district.