

Rural Lands Table

Rural Lands

Listed Uses	Rural (R)	Rural Agriculture (RA)	Rural Forest (RF)	Commercial Agriculture (CA)	Parks (PK)	References	APZ		
	(R)	(RA)	(RF)	(CA)	(PK)		Clear Zone	APZ I	APZ II
Residential Uses									
Accessory living quarters	P/I	P/I	P/I	P/I		17.03.180.I	No	No	Yes
Accessory use or building	P/I ¹ C/II ^{1,2}	P/I	P/I	P/I			No	Yes	Yes
Farm worker housing		P/I		P/I			No	No	Yes
Group home	P/I C/II ²	P/I C/II ²	P/I C/II ²	P/I C/II ²		17.03.180.L(4),(5)	No	No	No
Guest cottage	P/I	P/I	P/I	P/I		17.03.180.I	No	No	Yes
Mobile/ manufactured home(s)	P/I	P/I	P/I	P/I		17.03.180.N	No	Yes	Yes
Mobile/manufactured home park	C/III		C/III			17.03.180.O	No	No	No
Single family dwelling	P/I	P/I	P/I	P/I	P/I ²³		No	Yes	Yes
Commercial Uses									
Home occupation	P/I	P/I	P/I	P/I		17.03.180.K	No	No	Yes
Home industries	C/II C/III ³	C/II C/III ³	C/II C/III ³	C/II C/III ³		17.03.180.J	No	No	Yes
Bed and breakfast rooms	P/I	P/I	P/I	P/I		17.03.180.J	No	Yes	Yes
Bed and breakfast inn	C/II	C/II	C/II	C/II		17.03.180.B	No	No	No
Country inn	C/III ⁴					17.03.180.D	No	No	No
Marijuana processor	C/II	C/II	C/II	C/II		17.03.180.BB(2)	No	Yes	Yes
Marijuana producer	P/I C/II C/III	P/I C/II C/III	P/I C/II C/III	P/I C/II C/III		17.03.180.BB(1)	No	Yes	Yes
Temporary uses	P/I	P/I	P/I	P/I		17.03.180.V	No	No	Yes
Surface mining	C/III	C/III	C/III	X		17.03.180.U	No	Yes	Yes
Mini storage	C/III					17.03.180.C	No	Yes	Yes
Special Events, Rural Commercial Events	P/I C/II	P/I C/II	P/I C/II	P/I C/II	P/I C/II	17.03.180.EE		*	
Rural event center	C/II C/III	C/II C/III				17.03.180.EE	No	No	No
Rural Winery, Cidery, Distillery facilities	C/II C/III ¹⁵	C/II C/III ¹⁴		P/I C/II ¹⁵		17.03.180.DD	No	No	No ¹⁵
Parks, Small-Scale Recreational and Tourist Uses									
Small scale recreation and tourist uses	C/II C/III				C/II	17.03.180.T	No	No	No
Buildings normally associated with low intensity park development					P/I ²²			*	
Campground and recreation vehicle park	C/II		C/II			17.03.180.T(4)	No	No	No
Community center					C/II			*	
Critical areas archaeological or historical education and/or interpretative areas					P/I C/II			*	
Equestrian center	C/II C/III ⁷	C/II C/III ⁷	C/II C/III ⁷	C/II C/III ⁷		17.03.180.T(5)	No	No	No
Gun club and shooting range	C/III	C/III	C/III			17.03.180.T(6)	No	No	No
Recreation area or use					P/I ²⁴			*	
Public/community boat launch	C/II		C/II				No	Yes	Yes
Recreational aerial activities		C/II	C/II	C/II		17.03.180.T(7)	No	No	No
Unenclosed stadium					C/II			*	
Institutional Uses									
Animal shelter	C/II	C/II	C/II			17.03.180.L(10)	No	No	Yes
Church	C/III ⁵	C/III ⁵	C/III ⁵			17.03.180.L.1	No	No	No
Communication tower	C/II C/III	C/II C/III	C/II C/III	C/II C/III		17.03.180.L(8)	No	No	Yes
Day care center (small)	C/II	C/II	C/II	C/II		17.03.180.L(5)	No	No	No
Day care nursery (6 or fewer persons)	P/I	P/I	P/I	P/I		17.03.180.L(4)	No	No	No
Fire station	P/I C/II ⁶					17.03.180.L(9)	No	No	Yes
Kennel	C/II ⁷	C/II	C/II	C/II		17.03.180.L(10)	No	No	Yes
Libraries and museums					C/II			*	
Schools, public and private	P/I C/II C/III	P/I C/II C/III	P/I C/II C/III	P/I C/II C/III		17.03.180.L(2)	No	No	No
Veterinarian clinic					P/I		No	No	No
Agriculture and Forestry Uses									
Agricultural products—Growing, harvesting, managing, selling and processing	P/I ¹⁰ C/II ^{11,12}	P/I ¹²	P/I ¹²	P/I ¹²			Clear Zone	APZ I	APZ II
Forest products—Growing, harvesting, managing, selling and processing	P/I C/II ¹⁴	P/I ¹²	P/I	P/I ¹⁵			Yes ²⁰	Yes	Yes
Facilities for the performance and teaching of arts and crafts					C/II		No	Yes	Yes
Farm equipment storage and repair facilities				P/I			No	Yes	Yes
Farm or forest products stand	P/I	P/I ¹³	P/I ¹³	P/I ¹³		17.03.180.H	No	No	Yes
Livestock husbandry	P/I	P/I	P/I	P/I			No	Yes	Yes
Seasonal Farmers Market	P/I	P/I	P/I	P/I		17.03.180.H	No	No	No
Utilities/General Uses									
Essential public facilities	C/III	C/III				17.03.180.CC	No	No	No
Utilities (Major and Minor)	P/I C/II ¹⁷	P/I ¹⁸	P/I ¹⁸	P/I ¹⁸			No	Yes	Yes
Water tank	P/I C/II ¹⁹	P/I	P/I C/II	P/I		17.03.180.L.3	No	Yes	Yes
Parking					P/I			*	

* Use is currently not identified in the Accident Potential Zone 17.03.180

Ministerial Decision/Permitted= Type I
 Administrative Decision/Conditional= Type II
 Quasi- Judicial Decision/Conditional= Type III
 Prohibited= X

- 1) Accessory uses are allowed without existing permitted uses in the Rural Zone only
- 2) For uninhabitable structures > 800 square feet (gross floor area) on lots >2.5 acres in size that do not have existing permitted uses
- 3) Group homes (seven (7) to twelve (12) persons) 17.03.180.L(5)
- 4) Community meeting is not required
- 5) Community meeting is not required if seating capacity is ≤ 150 persons or a 2,000 square foot assembly area is proposed
- 6) Community meeting is not required if the number of rooms is ≤ 20
- 7) Covered Equestrian centers
- 8) > 2 bays or ≥ 4,000 square feet (gross floor area)
- 9) Subject to the Standards of Home Industry 17.03.180.J and Institutional uses 17.03.180.L.10
- 10) Agricultural processing in structures ≥ 4,000 square feet (gross floor area)
- 11) Including livestock, provided raising of large livestock on >2.5 acres in size requires approval of an animal management plan
- 12) Including Seasonal Sales
- 13) Farm Product Stands are limited to produce
- 14) Forest products processing in structures ≥ 4,000 square feet (gross floor area)
- 15) Forest products processing not permitted in RA or CA zone
- 16) Structure area utilized to support winery, cidery and distillery manufacturing, production, sales, or tasting is ≥ 8,000 square feet (gross floor area)
- 17) Major Utilities require a conditional use and are only allowed in the Rural Zone
- 18) Major Utilities not allowed
- 19) Winery allowed in APZ II
- 20) Seasonal sale of produce and Agricultural processing are not allowed in the APZ Clear Zone.
- 22) Example: Restrooms, picnic shelters, tool and equipment storage, and similar
- 23) Limited to use as a caretaker's residence
- 24) Example: ramps, docks, fishing piers, swimming docks and floats; Outdoor tennis and basketball, baseball, soccer, rugby courts for day use; Hiking, jogging, walking and bicycle paths; Playgrounds
- 25) Interpretive centers require a conditional use permit.

Original Code Section (Proposed for Consolidation)	Original Corresponding Language	Nature of Change to Original Language	Reasoning for Change	New Language
17.03.035A 17.03.035B 17.03.035D 17.03.060.A(18) 17.03.090.A(13) 17.03.090.A(16) 17.03.100.A(17) 17.03.110.A(15)	<i>Accessory living quarters</i>	Simple Migration	<p>Simple Migration: Uses with the same language moved from different sections to the comprehensive Rural Lands use table.</p>	Accessory living quarters
17.03.090.A(1) 17.03.100.A(1) 17.03.110.A(1) 17.03.035A 17.03.035B 17.03.035D 17.03.060.A(1) 17.03.060.B.1(a) 17.03.060.A(2) 17.03.060.A(3)	<p><i>Accessory uses</i></p> <p><i>Accessory uses and buildings on lots with existing permitted uses</i></p> <p><i>Accessory uses and uninhabitable buildings 800 square feet of gross floor area or greater in size on lots less than two and one-half (2.5) acres in size that do not have existing permitted uses</i></p> <p><i>Accessory uses in uninhabitable buildings less than 800 square feet in size on lots less than two and one-half (2.5) acres in size that do not have existing permitting uses</i></p> <p><i>All accessory uses in uninhabitable buildings on lots two and one-half (2.5) acres in size or larger that do not have existing permitted uses</i></p>	<p>Consolidation of Similar Uses</p> <p>Previous code writing errors</p> <p>Decoupling of Use and Standards</p> <p>Definition Disconnect</p>	<p>Cons Consolidation of Similar Uses: Consolidated all separate instances of similar or same language and moved to the comprehensive Rural Lands use table.</p> <p>Previous code writing errors: All sections of the Use Tables (17.03.035) include the language "Accessory Uses". This is inconsistent with the listed uses in the Rural Zone (17.03.060) which include standards that trigger a conditional use. A requirement for a conditional use is not outlined in the Use Tables.</p> <p>Decoupling of Use and Standards: Accessory Uses in the Rural Zone has three categories of uses that are Type I permitted uses: <i>Accessory uses and buildings on lots with existing permitted uses</i> <i>Accessory uses and uninhabitable buildings 800 square feet of gross floor area or greater in size on lots less than two and one-half (2.5) acres in size that do not have existing permitted uses</i> <i>All accessory uses in uninhabitable buildings on lots two and one-half (2.5) acres in size or larger that do not have existing permitted uses</i></p> <p><i>Accessory uses in uninhabitable buildings less than 800 square feet in size on lots less than two and one-half (2.5) acres in size that do not have existing permitting uses</i></p> <p>Footnote This issue was resolved through the creation of a footnote. Accessory Uses are permitted in all zones. Some of the above criteria will trigger a conditional use permit in the Rural Zone only. This is reflected in the table, and a footnote references the criteria.</p> <p>Definition Disconnect: Accessory use is defined in 17.03.040 as "Accessory use or building"</p>	Accessory use or building
17.03.090.A(4) 17.03.100.A(4) 17.03.035A 17.03.040	<p><i>Dwelling units for farm workers employed by the farm operator</i></p> <p><i>Dwelling units for farm workers</i></p> <p><i>Farm Housing</i></p>	<p>Consolidation of Similar Uses</p> <p>Previous code writing errors</p> <p>Definition Disconnect</p>	<p>Consolidation of Similar Uses: Consolidated all separate instances of similar or same language and moved to the comprehensive Rural Lands use table.</p> <p>Previous code writing errors: <i>"Dwelling units for farm workers employed by the farm operator"</i> Is the language used in the listed uses 17.03.090 and 17.03.100 <i>"Dwelling units for farm workers"</i> is the language used in the RA and CA combined use table 17.03.035A.</p> <p>Definition Disconnect: Both uses are defined in 17.03.040 using the term "<i>Farm Housing</i>". This definition will be changed to "<i>Farm worker housing</i>" through the <i>Freeland code creation</i>. Staff is recommending that the language be</p>	Farm worker housing

			consistent with the pending changes in the definition section.	
<p>17.03.035A 17.03.035B 17.03.035D 17.03.060.A(10) 17.03.090.A(15) 17.03.110.A(14) 17.03.060.B.1(g)</p>	<p><i>Group home</i></p> <p><i>Group home (no more than six (6) persons)</i></p> <p><i>Group home and small day care center (greater than six (6) but less than twelve (12) children or adults)</i></p>	<p>Consolidation of Similar Uses</p> <p>Previous code writing errors</p> <p>Decoupling of Use and Standards</p>	<p>Consolidation of Similar Uses: Consolidated all separate instances of similar or same language and moved to the comprehensive Rural Lands use table.</p> <p>Previous code writing errors: The combination of “Group home” and “small day care center” only occurs in a single instance within the zoning code. While these uses are held to the same standards in 17.03.180.L. They are separate uses, with separate definitions and completely different purposes. The required permit levels will not be changed by separating the uses.</p> <p>Decoupling of Use and Standards: <u>Reference</u> A Reference was created in the Table for Land Use Standards for Group Homes ICC17.03.180.L(4), (5)</p> <p><u>Footnote</u> A footnote has been created for the standards that trigger a conditional use "(greater than six (6) but less than twelve (12) children or adults)"</p>	Group home
<p>17.03.035A 17.03.035B 17.03.035D 17.03.060.A(12) 17.03.090.A(8) 17.03.100.A(8) 17.03.110.A(6)</p>	<i>Guest Cottage</i>	<p>Simple Migration</p> <p>Decoupling of Use and Standards</p>	<p>Simple Migration: Uses with the same language moved from different sections to the comprehensive Rural Lands use table.</p> <p><u>Reference</u> Referenced land use standards for Guest Cottage in 17.03.180.I</p>	Guest Cottage
<p>17.03.035A 17.03.035B 17.03.035D 17.03.060.B.1(i) 17.03.090.B.1(c) 17.03.100.B.1(b) 17.03.110.B.1(e) 17.03.060.B.2(i) 17.03.090.B.2(f) 17.03.100.B.2(b) 17.03.110.B.2(f)</p>	<p><i>Home Industry</i></p> <p><i>Home industries as specified in section 17.03.180</i></p> <p><i>Home industry as specified in section 17.03.180</i></p> <p><i>Home industries as specified in section 17.03.180, except that a community meeting is not required</i></p>	<p>Consolidation of Similar Uses</p> <p>Decoupling of Use and Standards</p>	<p>Consolidation of Similar Uses Consolidated all separate instances of similar or same language and moved to the comprehensive Rural Lands use table.</p> <p>Decoupling of Use and Standards: <u>Referenced</u> use and given a reference to the home industry standards in 17.03.180.J</p> <p><u>Footnote</u> Footnote was created to identify that a community meeting is not required for Type III conditional use.</p>	Home Industry
<p>17.03.035A 17.03.035B 17.03.035D 17.03.060.A(7) 17.03.090.A(9) 17.03.100.A(9) 17.03.110.A(7)</p>	<i>Home Occupation</i>	<p>Simple Migration</p> <p>Referenced</p>	<p>Simple Migration: Uses with the same language moved from different sections to the comprehensive Rural Lands use table.</p> <p><u>Reference</u> Referenced use standards in 17.03.180.k</p>	Home Occupation
<p>17.03.035A 17.03.035B 17.03.035D</p>	<p><i>Mobile homes</i></p> <p><i>Mobile homes (for single wide homes—Must have at least 2.5 acres)</i></p>	<p>Consolidation of Similar Uses</p> <p>Simple Migration</p> <p>Previous code writing errors</p>	<p>Consolidation of Similar Uses: Consolidated all separate instances of similar or same language and moved to the comprehensive Rural Lands use table.</p> <p>Previous code writing errors: Use language is inconsistent with the Land Use Standards. Standards for mobile and manufactured homes are combined in 17.03.180. Both uses are permitted (lowest review level) in all allowed zoning designations. Staff has changed this language to be consistent with the Land Use Standards.</p> <p>Decoupling of Use and Standards: <u>Referenced</u></p>	Mobile/Manufactured home(s)

			Standards for mobile/manufactured homes in 17.03.180.N. The requirement “ <i>or single wide homes—Must have at least 2.5 acres</i> ” can be found in the land use standards.	
17.03.035B 17.03.035D 17.03.060.B.2(f)	<i>Mobile/manufactured home park</i>	Simple Migration	Simple Migration: Uses with the same language moved from different sections to the comprehensive Rural Lands use table.	Mobile/manufactured home park
17.03.035A 17.03.035B 17.03.035D 17.03.060.A(17) 17.03.090.A(11) 17.03.100.A(11) 17.03.110.A(10) 17.03.072.A.6	<i>Single family dwelling</i> <i>Single family dwelling unit</i> <i>Single family dwelling used as a caretaker's residence;</i>	Consolidation of Similar Uses Decoupling of Use and Standards	Consolidation of Similar Uses: Consolidated all separate instances of similar or same language and moved to the comprehensive Rural Lands use table. Decoupling of Use and Standards: <u>Footnote</u> The language “ <i>used as a caretaker's residence;</i> ” is only relevant to the Parks Zone. A footnote was created with that language to maintain a qualifier for the allowance of a single family residence in the Parks Zone.	Single family dwelling
17.03.035A 17.03.035B 17.03.035D 17.03.060.B.1(p)	<i>Animal shelter</i>	Simple Migration	Simple Migration: Uses with the same language moved from different sections to the comprehensive Rural Lands use table. <u>Reference</u> Referenced standards in 17.03.180.L	Animal shelter
17.03.060.B.1(b) 17.03.090.B.1(e) 17.03.100.B.1(e) 17.03.110.B.1(g) 17.03.035A 17.03.035B 17.03.035D	<i>Bed and breakfast inn</i> <i>Bed and breakfast inn (3 to 6 rooms)</i>	Consolidation of Similar Uses Decoupling of Use and Standards	Consolidation of Similar Uses: Consolidated all separate instances of similar or same language and moved to the comprehensive Rural Lands use table. Decoupling of Use and Standards: <u>Referenced</u> Standards for each are outlined in 17.03.180.B.	Bed and Breakfast inn
17.03.035A 17.03.035B 17.03.035D 17.03.060.A(4) 17.03.090.A(3) 17.03.100.A(3) 17.03.110.A(3)	<i>Bed and breakfast room (no more than 2 rooms)</i> <i>Bed and breakfast room</i>	Consolidation of Similar Uses Decoupling of Use and Standards	Consolidation of Similar Uses: Consolidated all separate instances of similar or same language and moved to the comprehensive Rural Lands use table. Decoupling of Use and Standards: <u>Referenced</u> Standards for each are outlined in 17.03.180.B.	Bed and breakfast room
17.03.060.B.1(d) 17.03.110.B.1(b) 17.03.035B 17.03.035D	<i>Campground and recreation vehicle park which do not exceed three (3) sites per gross acre of the parcel;</i> <i>Campground and recreation vehicle park</i>	Consolidation of Similar Uses Decoupling of Use and Standards	Consolidation of Similar Uses: Consolidated all separate instances of similar or same language and moved to the comprehensive Rural Lands use table. Decoupling of Use and Standards: <u>Referenced</u> The Language "which do not exceed three (3) sites per gross acre of the parcel;" is outlined in 17.03.180.T(4). This language has been removed from the use and a reference to the Land Use Standards	Campground and recreation vehicle park
17.03.035A 17.03.035B 17.03.035D 17.03.090.B.2(c) 17.03.110.B.2(d) 17.03.060.B.2(a)	<i>Church</i> <i>Church except that a community meeting is not required if seating capacity is no more than 150 or fewer persons or a 2,000 square foot assembly area is</i>	Consolidation of Similar Uses Decoupling of Use and Standards	Consolidation of Similar Uses: Consolidated all separate instances of similar or same language and moved to the comprehensive Rural Lands use table. Decoupling of Use and Standards: <u>Footnote</u> The language" except that a community	Church

	<i>proposed</i>		meeting is not required if seating capacity is no more than 150 or fewer persons or a 2,000 square foot assembly area is proposed" was moved to a footnote	
17.03.035A 17.03.035B 17.03.035D 17.03.060.B.1(e) 17.03.090.B.1(a) 17.03.100.B.1(a) 17.03.110.B.1(c)	<i>Communication Tower</i>	Simple Migration	Simple Migration: Uses with the same language moved from different sections to the comprehensive Rural Lands use table. <u>Referenced</u> Referenced standards for Communication Towers in 17.03.180.L	Communication Tower
17.03.035D 17.03.060.B.2(b)	<i>Country inn (7 to 40 rooms)</i> <i>Country inn, except that a community meeting is not required if twenty (20) or less rooms are proposed</i>	Consolidation of Similar Uses Decoupling of Use and Standards	Consolidation of Similar Uses: Consolidated all separate instances of similar or same language and moved to the comprehensive Rural Lands use table. Decoupling of Use and Standards: <u>Referenced</u> Referenced land use standards for Country Inn (17.03.180.D). <u>Footnote</u> Footnote created for language outlining a specific stipulation "except that a community meeting is not required if twenty (20) or less rooms are proposed"	Country inn
17.03.035A 17.03.035B 17.03.035D 17.03.100.A(16)	<i>Day care nursery (6 or fewer persons)</i> <i>Day care nursery and small day care center (no more than six (6) persons)</i>	Simple Migration Previous code writing errors Decoupling of Use and Standards	Simple Migration: Consolidated all separate instances of similar or same language Previous code writing errors: The use "Day care nursery and small day care center (no more than six (6) persons)" listed under the permitted uses in the CA zone is the only instance of this specific language in the code. <i>Small day care center</i> is defined in the Land Use standards (17.03.180.L.5) as 7-12 persons and is listed as a conditional use in all Rural zoning designations. "Day care nursery" has a definition in 17.03.040 that includes the limitation of 6 or fewer persons. The combination of these two uses is inconsistent and conflicting with how each use is defined. Day care nursery is a permitted use in the all Rural zones (17.03.035A, 17.035B, 17.03.035D). Small day care center is allowed as a conditional use in all Rural zones. These two uses are be separated. Decoupling of Use and Standards: "Day care nursery" has a definition in 17.03.040 that includes the limitation of 6 or fewer persons. Therefore this language was removed from the use. <u>Referenced</u> Referenced Land use standards for Day care nursery in 17.03.180.L.5.	Day care nursery
17.03.035A 17.03.090.B.3 17.03.100.B.3	<i>Earned development units after approval by the board of a commercial agriculture farm management plan as set forth in section 17.03.180.G</i>	Previous code writing errors	Previous code writing errors: Earned development units are not a use to be permitted, this is an incentive program for property owners allowable by specific zoning designations. The program requirements are outlined in 17.03.180.F Earned Development Units will no longer be listed as a use, they will remain as a program with requirements listed in the	17.03.180.F

			land use standards.	
<p>17.03.035A 17.03.035B 17.03.035D 17.03.060.B.1(f) 17.03.090.B.1(b) 17.03.100.B.1(c) 17.03.110.B.1(d) 17.03.060.B.2(c) 17.03.090.B.2(d) 17.03.100.B.2(a) 17.03.110.B.2(c)</p>	<p><i>Equestrian center</i></p> <p><i>Equestrian center as specified in section 17.03.180</i></p> <p><i>Covered equestrian center as specified in section 17.03.180</i></p>	<p>Consolidation of Similar Uses</p> <p>Decoupling of Use and Standards</p>	<p>Consolidation of Similar Uses: Consolidated all separate instances of similar or same language and moved to the comprehensive Rural Lands use table.</p> <p>Decoupling of Use and Standards:</p> <p><u>Referenced</u> Referenced land use standards for Equestrian Centers 17.03.180.T(5)</p> <p><u>Footnote</u> Footnote created for Type III conditional use which is triggered by the "Covered equestrian center" use.</p>	Equestrian center
<p>17.03.060.A(6) 17.03.060.B.1(h)</p>	<p><i>Fire station (two (2) bays or smaller or less than 4,000 square feet) of gross floor area</i></p> <p><i>Fire station (larger than two (2) bays or 4,000 square feet or larger of gross floor area)</i></p>	<p>Consolidation of Similar Uses</p> <p>Decoupling of Use and Standards</p>	<p>Consolidation of Similar Uses: Consolidated all separate instances of similar or same language and moved to the comprehensive Rural Lands use table.</p> <p>Decoupling of Use and Standards:</p> <p><u>Footnote</u> a footnote was created for conditional use permit trigger "(larger than two (2) bays or 4,000 square feet or larger of gross floor area)"</p> <p><u>Referenced</u> Referenced Land use standards in 17.03.180.L(9).</p>	Fire station
<p>17.03.035A 17.03.035B 17.03.035D 17.03.060.B.2(e) 17.03.090.B.2(a) 17.03.110.B.2(a)</p>	<p><i>Gun club and shooting range</i></p>	<p>Simple Migration</p>	<p>Simple Migration: Uses with the same language moved from different sections to the comprehensive Rural Lands use table.</p>	Gun club and shooting range
<p>17.03.035A 17.03.035B 17.03.035D 17.03.110.B.1(f) 17.03.090.B(d) 17.03.060.B.1(j)</p>	<p><i>Kennel</i></p> <p><i>Kennels</i></p> <p><i>Kennel, subject to the home industry standards in section 17.03.180.J. as well as applicable institutional uses standards in section 17.03.180.L.10.</i></p>	<p>Consolidation of Similar Uses</p> <p>Decoupling of Use and Standards</p>	<p>Consolidation of Similar Uses: Consolidated all separate instances of similar or same language and moved to the comprehensive Rural Lands use table.</p> <p>Decoupling of Use and Standards:</p> <p><u>Referenced</u> Referenced land use standards for Kennels 17.03.180.L.10</p> <p><u>Footnote</u> Footnote created to reference the required Home Industry standards for the Rural Zone in 17.03.180.J</p>	Kennel
<p>17.03.035A 17.03.035B 17.03.035D 17.03.100.B.1(g) 17.03.090.B.1(i) 17.03.060.B.1(q)</p>	<p><i>Marijuana processor</i></p> <p><i>Marijuana producer and/or processor deemed a Type II land use decision in section 17.03.180.BB</i></p>	<p>Consolidation of Similar Uses</p> <p>Previous code writing errors</p> <p>Decoupling of Use and Standards</p>	<p>Consolidation of Similar Uses: Consolidated all separate instances of similar or same language and moved to the comprehensive Rural Lands use table.</p> <p>Previous code writing errors: The language "Marijuana producer and/or processor" only appears in the listed uses for each zone. Both the use tables in 17.03.035 and Land Use Standards in 17.03.180.BB separate the uses and their associated review requirements. Staff is recommending these uses remain as separate as Marijuana producer, Marijuana processor.</p> <p>Decoupling of Use and Standards:</p> <p><u>Referenced</u> Land Use standards for marijuana processor are referenced (17.03.180.BB)</p>	Marijuana processor

<p>17.03.035A 17.03.035B 17.03.035D 17.03.060.A(20) 17.03.100.A(18) 17.03.110.A(16) 17.03.100.B.1(g) 17.03.090.B.1(i) 17.03.060.B.1(q) 17.03.090.B.2(h) 17.03.100.B.2(c) 17.03.110.B.2(g)</p>	<p><i>Marijuana producer</i></p> <p><i>Marijuana producer deemed a Type I land use decision in section 17.03.180.BB</i></p> <p><i>Marijuana producer and/or processor deemed a Type II land use decision in section 17.03.180.BB</i></p> <p><i>Marijuana producer and processor deemed a Type III land use decision in section 17.03.180.BB;</i></p>	<p>Consolidation of Similar Uses</p> <p>Previous code writing errors</p> <p>Decoupling of Use and Standards</p>	<p>Consolidation of Similar Uses: Consolidated all separate instances of similar or same language and moved to the comprehensive Rural Lands use table.</p> <p>Previous code writing errors: The language “<i>Marijuana producer and/or processor</i>” only appears in the listed uses for each zone. Both the use tables in 17.03.035 and Land Use Standards in 17.03.180.BB separate the uses and their associated review requirements. Staff is recommending these uses remain as separate as Marijuana producer, Marijuana processor.</p>	<p>Marijuana producer</p>
<p>17.03.035D 17.03.060.B.2(l)</p>	<p><i>Mini Storage</i></p> <p><i>Mini storage facility</i></p>	<p>Consolidation of Similar Uses</p> <p>Referenced</p>	<p>Consolidation of Similar Uses: Consolidated all separate instances of similar or same language and moved to the comprehensive Rural Lands use table.</p> <p><u>Referenced</u> 17.03.180.C lists the minimum requirements and standards for Mini Storage. Mini storage is the name of the listed use within the Land Use Standards.</p>	<p>Mini Storage</p>
<p>17.03.035B 17.03.035D 17.03.060.B.1(c)</p>	<p><i>Public/community boat launch</i></p>	<p>Simple Migration</p>	<p>Simple Migration: Uses with the same language moved from different sections to the comprehensive Rural Lands use table.</p>	<p>Public/community boat launch</p>
<p>17.03.035A 17.03.035B 17.03.090.B.1(g) 17.03.100.B.1(f) 17.03.110.B.1(i)</p>	<p><i>Recreational aerial activities</i></p> <p><i>Recreational aerial activities as specified in section 17.03.180</i></p>	<p>Consolidation of Similar Uses</p> <p>Referenced</p>	<p>Consolidation of Similar Uses: Consolidated all separate instances of similar or same language and moved to the comprehensive Rural Lands use table.</p> <p>Decoupling of Use and Standards:</p> <p><u>Referenced</u> Created a reference to 17.03.180.T(7).</p>	<p>Recreational aerial activities</p>
<p>17.03.035A 17.03.035B 17.03.035D</p>	<p><i>Schools, public and private</i></p>	<p>Simple Migration</p>	<p>Simple Migration: Uses with the same language moved from different sections to the comprehensive Rural Lands use table.</p> <p>The use, “Schools” are referenced in the land use standards under the <i>Institutional Uses</i> section and the <i>Essential Public Facilities</i> section. These sections have some conflicting standards that have created some confusion in determining the required review levels for this use. Staff recommends that this issue is addressed.</p>	<p><i>Schools, public and private</i></p>
<p>17.03.035A 17.03.035B 17.03.035D</p>	<p><i>Small day care center (7 to 12 persons)</i></p>	<p>Simple Migration</p>	<p>Simple Migration: Uses with the same language moved from different sections to the comprehensive Rural Lands use table.</p> <p>Definition Disconnect: The language used to describe “<i>Small day care center (7 to 12 persons)</i>” in 17.03.040 is “<i>Day care center (small)</i>”. The definition also outlines the standard, “(7 to 12 persons)”.</p> <p>Decoupling of Use and Standards: The definition of “<i>Small day care center (7 to 12 persons)</i>” outlines the standard “(7 to 12 persons)”. Staff recommends removing the standard from the use and using the use language found in the definitions section.</p>	<p>Day care center (small)</p>

			Referenced Referenced Land use standards (17.03.180.L(7))	
17.03.035D 17.03.060.B.1.m 17.03.035D 17.03.060.B.1.n 17.03.072.B.1	<i>Small scale recreation use</i> <i>Small scale tourist use</i> All uses described in section 17.03.180.T. (small scale recreation and tourist uses);	Consolidation of Similar Uses	Consolidation of Similar Uses: Consolidated all separate instances of similar or same language and moved to the comprehensive Rural Lands use table. Combined uses “Small scale tourist use” and “Small scale recreation use” to reflect the title of the use in the land use standards 17.03.180.T. Both uses are conditional uses in the Rural Zone. There are no proposed changes to the level of review.	Small scale recreation and tourist uses
17.03.035A 17.03.035B 17.03.035D 17.03.060.B.2(h) 17.03.090.B.2(b) 17.03.110.B.2(b)	<i>Surface mine</i>	Simple Migration Definition Disconnect	Simple Migration: Uses with the same language moved from different sections to the comprehensive Rural Lands use table. Definition Disconnect: The definitions section 17.03.040 uses the term “Surface Mining”. Staff recommends changing language to match the language in the definitions section. Referenced Referenced Land use standards in 17.03.180.U.	Surface mining
17.03.035A 17.03.035B 17.03.035D 17.03.060.A(14) 17.03.090.A(12) 17.03.100.A(12) 17.03.110.A(11)	<i>Temporary uses</i>	Simple Migration	Simple Migration: Uses with the same language moved from different sections to the comprehensive Rural Lands use table. Referenced Referenced standards in 17.03.180.V	Temporary uses
17.03.035D 17.03.035A 17.03.100.A(2) 17.03.035A 17.03.035C 17.03.035D 17.03.060.B.1(l) 17.03.060.A(15) 17.03.060.A(16) 17.03.035A 17.03.035B 17.03.035D 17.03.060.A(16)	<i>Agriculture or forest products processing</i> <i>Agriculture products processing</i> All uses which are necessary to the production, harvesting, sale or processing of agricultural products or have the principal purpose of carrying out or facilitating the practice of farming and farm activities <i>Agricultural products—Growing, harvesting, managing and selling</i> The processing of agricultural or forest products in structures that are 4,000 square feet or larger of gross floor area The processing of agricultural or forest products in structures that are less than 4,000 square feet of gross floor area Seasonal sale of farm produce, with any associated structures subject to the accessory building requirements stated herein and signage requirements set pursuant to section 17.03.180 Seasonal sale of farm produce Seasonal sale of farm produce, with any associated structures subject to the accessory building requirements stated herein and signage requirements set pursuant to	Consolidation of Similar Uses Decoupling of Use and Standards	Consolidation of Similar Uses: Consolidated all separate instances of similar or same language and moved to the comprehensive Rural Lands use table. Staff has recognized an opportunity to consolidate this list of separate permitted uses into a new use that covers all of these uses: Agricultural products—Growing, harvesting, managing, selling and processing This use would capture the all uses currently listed as separate. A similar use has been created for forest products to capture any uses that are combined. "Seasonal sale of farm produce" use is included as a footnote to the new use with new language "Including seasonal sale of farm produce" Decoupling of Use and Standards: Footnote Two footnotes have been created for requirements triggering a conditional use for structures over 4000 square feet and additional requirements for accessory structures.	Agricultural products—Growing, harvesting, managing, selling and processing

	<i>section 17.03.180</i>			
<p>17.03.035A 17.03.035B 17.03.035D 17.03.035B 17.03.060.A(9) 17.03.110.A(5) 17.03.060.B.1(l) 17.03.060.A(15)</p>	<p><i>Forest products—Growing, harvesting, managing and selling</i></p> <p><i>Forest products processing—Harvesting and processing of timber</i></p> <p><i>The growing, harvesting, sale and managing of forest products or any forest crop, in accordance with the Washington Forest Practices Act and regulations adopted pursuant thereto, including, but not limited to, timber, Christmas trees, nursery stock, and floral vegetation</i></p> <p><i>The processing of agricultural or forest products in structures that are 4,000 square feet or larger of gross floor area</i></p> <p><i>The processing of agricultural or forest products in structures that are less than 4,000 square feet of gross floor area</i></p>	<p>Consolidation of Similar Uses</p> <p>Decoupling of Use and Standards</p>	<p>Consolidation of Similar Uses: Consolidated all separate instances of similar or same language and moved to the comprehensive Rural Lands use table.</p> <p>Staff has recognized an opportunity to consolidate this list of separate permitted uses into a new use that covers all of these uses: Forest products—Growing, harvesting, managing, selling <u>and processing</u></p> <p>This use would capture the all uses currently listed as separate. A similar use has been created for Agricultural products.</p> <p>Decoupling of Use and Standards:</p> <p><u>Footnote</u> Two footnotes have been created for requirements triggering a conditional use for structures over 4000 square feet and outlining limitations for zoning districts in which forest product processing is not allowed.</p>	<p>Forest Products—Growing, harvesting, managing, selling and processing</p>
17.03.035A 17.03.100.A(14)	<i>Farm equipment storage and repair facilities</i>	Simple Migration	Simple Migration: Uses with the same language moved from different sections to the comprehensive Rural Lands use table.	Farm equipment storage and repair facilities
17.03.035A 17.03.090.B.4 17.03.100.B.3	<i>Farm management plan</i>	Previous code writing errors	Previous code writing errors: Farm Management Plans are not a use to be permitted; this is an incentive program for property owners allowable by specific zoning designations. The program requirements are outlined in 17.03.180.G <i>Farm management plan</i> will no longer be listed as a use, they will remain as a program with requirements listed in the land	17.03.180.G
17.03.060 17.03.035A 17.03.035B 17.03.035D	<p><i>Farm or forest products stand</i></p> <p><i>Farm produce stand and forest product stand</i></p>	Simple Migration	<p>Consolidation of Similar Uses: Consolidated all separate instances of similar or same language and moved to the comprehensive Rural Lands use table.</p> <p><u>Footnote</u> Footnote created to outline that RF, RA and CA zones are limited to Farm product stands that sell produce.</p>	Farm produce stand and forest product stand
17.03.035A 17.03.035B 17.03.035D 17.03.110.A(8)	<i>Livestock husbandry</i>	Simple Migration	Simple Migration: Uses with the same language moved from different sections to the comprehensive Rural Lands use table.	Livestock husbandry

<p>17.03.035A 17.03.035D 17.03.060.B.1(s) 17.03.090.B.1(k) 17.03.100.A(20) 17.03.060.B.2(o) 17.03.090.B.2(j) 17.03.060.B.1(t) 17.03.090.B.1(l) 17.03.100.A(21) 17.03.060.B.2(q) 17.03.090.B.2(k) 17.03.100.B.1(j) 17.03.060.B.2(n) 17.03.090.B.2(i) 17.03.100.B.1(h) 17.03.060.B.1(r) 17.03.090.B.1(j) 17.03.100.A.(19)</p>	<p><i>Rural winery, rural cidery, rural distillery</i></p> <p><i>Rural cidery facilities where the gross floor area utilized to support cider manufacture, production, sales, or tasting is less than 8,000 square feet as specified in section 17.03.180.DD;</i></p> <p><i>Rural cidery facilities where the gross floor area utilized to support cider manufacture, production, sales, or tasting is equal to or more than 8,000 square feet as specified in section 17.03.180.DD</i></p> <p><i>Rural distillery facilities where the gross floor area utilized to support distilled spirits manufacture, production, sales, or tasting is less than 8,000 square feet as specified in section 17.03.180.DD</i></p> <p><i>Rural distillery facilities where the gross floor area utilized to support distilled spirits manufacture, production, sales, or tasting is equal to or more than 8,000 square feet as specified in section 17.03.180.DD</i></p> <p><i>Rural winery facilities where the gross floor area utilized to support wine manufacture, production, sales, or tasting is equal to or more than 8,000 square feet as specified in section 17.03.180.DD</i></p> <p><i>Rural winery facilities where the gross floor area utilized to support wine manufacture, production, sales, or tasting is less than 8,000 square feet as specified in section 17.03.180.DD</i></p>	<p>Consolidation of Similar Uses</p> <p>Decoupling of Use and Standards</p>	<p>Consolidation of Similar Uses: Consolidated all separate instances of similar or same language and moved to the comprehensive Rural Lands use table.</p> <p>All separate uses were combined into the use “<u>Rural winery, cidery, distillery facilities</u>”. A footnote was created to outline the building size requirements that trigger a higher level of review.</p> <p>Decoupling of Use and Standards: <u>Footnote</u> Created a footnote to outline size limitations on structures that trigger different review criteria.</p> <p><u>Referenced</u> Land use standards in 17.03.180DD</p>	<p>Rural winery, cidery, distillery facilities</p>
<p>17.03.035A 17.03.035B 17.03.035C 17.03.060.A.21 17.03.072.A.10 17.03.090.A.18 17.03.100.A.22 17.03.110.A.17 17.03.060.B.1.u 17.03.072.B.7 17.03.090.B.1.m 17.03.100.B.1.k 17.03.110.B.1.k 17.03.060.B.2.u 17.03.090.B.2.l</p>	<p>Special interest events, rural commercial events, rural event center (RA only)</p> <p>Special events, rural commercial events</p> <p>Special events, rural commercial events, rural event center</p> <p>Events deemed a Type I land use decision in section 17.03.180.EE.</p> <p>Events deemed a Type II decision in section 17.03.180.EE.</p> <p>Events deemed a Type III decision in section 17.03.180.EE.</p>	<p>Consolidation of Similar Uses</p> <p>Previous code writing errors</p> <p>Decoupling of Use and Standards</p>	<p>Consolidation of Similar Uses: Consolidated all separate instances of similar or same language and moved to the comprehensive Rural Lands use table.</p> <p>Previous code writing errors: Separated “Special events, Rural commercial events” from “Rural event center” to create separate uses to clarify where each use is allowed.</p> <p>Decoupling of Use and Standards: <u>Referenced</u> Referenced Land use standards in 17.03.180.EE.</p>	<p>Special events, Rural commercial events</p>
<p>17.03.035A 17.03.090.B.1(h) 17.03.090.B.2(g) 17.03.060.A.21 17.03.072.A.10 17.03.090.A.18 17.03.100.A.22 17.03.110.A.17 17.03.060.B.1.u 17.03.072.B.7 17.03.090.B.1.m 17.03.100.B.1.k 17.03.110.B.1.k 17.03.060.B.2.u 17.03.090.B.2.l</p>	<p>Special events, rural commercial events, rural event center</p> <p>Rural event center as specified in section 17.03.180.T.8.a. as a Type II decision</p> <p>Rural event center as specified in section 17.03.180.T.8.a. as a Type III decision</p> <p>Events deemed a Type I land use decision in section</p>	<p>Consolidation of Similar Uses</p> <p>Previous code writing errors</p> <p>Decoupling of Use and Standards</p>	<p>Consolidation of Similar Uses: Consolidated all separate instances of similar or same language and moved to the comprehensive Rural Lands use table.</p> <p>Previous code writing errors: Separated “Special events, Rural commercial events” from “Rural event center” to create separate uses to clarify where each use is allowed.</p> <p>Decoupling of Use and Standards: <u>Referenced</u></p>	<p>Rural event center</p>

	<p>17.03.180.EE.</p> <p>Events deemed a Type II decision in section 17.03.180.EE.</p> <p>Events deemed a Type III decision in section 17.03.180.EE.</p> <p>Events deemed a Type II decision in section 17.03.180.EE</p> <p>Events deemed a Type III decision in section 17.03.180.EE..</p>		Referenced Land use standards in 17.03.180.EE.	
17.03.035A 17.03.035B 17.03.035D	<i>Seasonal farmer's market</i>	Simple Migration	Simple Migration: Uses with the same language moved from different sections to the comprehensive Rural Lands use table.	Seasonal farmer's market
17.03.035A 17.03.035B 17.03.035D 17.03.060.A.16	<i>Seasonal sale of farm produce</i> Seasonal sale of farm produce, with any associated structures subject to the accessory building requirements stated herein and signage	Consolidation of Similar Uses	Consolidation of Similar Uses: Consolidated all separate instances of similar or same language and moved to the comprehensive Rural Lands use table. Combined into the use "Agricultural products—Growing, harvesting, managing, selling and processing"	Agricultural products—Growing, harvesting, managing, selling and processing
17.03.060.B.2(d) 17.03.090.B.2(e) 17.03.110.B.2(e)	<i>Essential public facilities</i>	Simple Migration	Simple Migration: Uses with the same language moved from different sections to the comprehensive Rural Lands use table.	Essential public facilities
17.03.035A 17.03.035B 17.03.035D 17.03.060.A(13) 17.03.090.A(10) 17.03.100.A(10) 17.03.110.A(9) 17.03.035D 17.03.060.1(k)	<i>Minor utilities</i> <i>Major utilities</i>	Consolidation of Similar Uses	Consolidation of Similar Uses: Consolidated all separate instances of similar or same language and moved to the comprehensive Rural Lands use table. Created new use Utilities (minor, major) to consolidate two separate uses. <u>Footnote</u> Created footnote to outline the requirements for Major Utilities.	Utilities (Major, Minor)
17.03.035A 17.03.035B 17.03.035D 17.03.060.A.19 17.03.060.B.1(o)	<i>Water tank</i> <i>Water tanks thirty-two (32) feet or smaller in diameter or height and if not cylindrical in shape, then the surface area shall not exceed the ground area encompassed by a tank thirty-two (32) feet in diameter;</i> <i>Water tanks (larger than a permitted use)</i>	Consolidation of Similar Uses Decoupling of Use and Standards	Consolidation of Similar Uses: Consolidated all separate instances of similar or same language and moved to the comprehensive Rural Lands use table. Decoupling of Use and Standards: Footnote: Created footnote to outline the requirements that trigger a conditional use permit requirement. From: Water tanks thirty-two (32) feet or smaller in diameter or height and if not cylindrical in shape, then the surface area shall not exceed the ground area encompassed by a tank thirty-two (32) feet in diameter; To: Water Tanks thirty-two (32) feet or larger in diameter or height or if not cylindrical in shape, then the surface area that exceeds the ground area encompassed by a tank thirty-two (32) feet in diameter	Water tank
17.03.072.A.5	Restrooms, picnic shelters, tool and equipment storage, and similar buildings normally associated with low intensity park development	Decoupling of Use and Standards	Decoupling of Use and Standards: Separated language related to the standards of the use into a footnote. Remaining language: "buildings normally associated with low intensity park development" <u>Footnote</u> Language "Restrooms, picnic shelters, tool and equipment storage" taken from the use and turned into a footnote.	Buildings normally associated with low intensity park development

17.03.072.B.2	Community center	Simple Migration	Simple Migration: Uses with the same language moved from different sections to the comprehensive Rural Lands use table.	Community center
17.03.072.A.2 17.03.072.A.5 17.03.072.A.7 17.03.072.A.8 17.03.072.A.9	<i>Outdoor tennis and basketball, baseball, soccer, rugby courts for day use</i> <i>Hiking, jogging, walking and bicycle paths</i> <i>Playgrounds</i> Public boat launching ramps, docks, fishing piers, swimming docks and floats;	Consolidation of Similar Uses	Consolidation of Similar Uses: Consolidated all separate instances of similar or same language and moved to the comprehensive Rural Lands use table. Definition in 17.03.040 for "Recreational area or use" is broad enough to encompass all separate uses in the Parks Zone. <u>Footnote</u> Footnote created to outline specific examples of allowed uses.	Recreation area or use
17.03.072.A.4 17.03.072.B.5	Critical areas education and/or interpretative areas Critical areas, archaeological or historical interpretive centers;	Consolidation of Similar Uses	Consolidation of Similar Uses: Each use is related with slightly different language. This action will combined the two uses to be more inclusive, consolidated and simplified. A footnote was created to identify requirements for a conditional use. <u>Footnote</u> Footnote created to differentiate the requirements for a conditional use permit as outlined in the current code. "Interpretative Centers" require a conditional use permit.	Critical areas archaeological or historical education and/or interpretative areas
17.03.072.B.3	Unenclosed stadium	Simple Migration	Simple Migration: Uses with the same language moved from different sections to the comprehensive Rural Lands use table.	Unenclosed stadium
17.03.072.B.6	Libraries and museums	Simple Migration	Simple Migration: Uses with the same language moved from different sections to the comprehensive Rural Lands use table.	Libraries and museums
17.03.072.B.4	Facilities for the performance and teaching of arts and crafts	Simple Migration	Simple Migration: Uses with the same language moved from different sections to the comprehensive Rural Lands use table.	Facilities for the performance and teaching of arts and crafts
17.03.072.A.3	Parking	Simple Migration	Simple Migration: Uses with the same language moved from different sections to the comprehensive Rural Lands use table.	Parking