

PROPOSED AMENDMENTS TO SPOKANE COUNTY ZONING CODE

(Additions are underlined, deletions are ~~lined out~~)

Chapter 14.616 – Resource Lands

14.616.210 Types of Uses

The uses for the resource lands shall be as permitted in table 616-1, Resource Lands Matrix. ~~Accessory uses and structures ordinarily associated with a permitted use shall be allowed.~~ Multiple uses are allowed per lot, except that only one residential use is allowed per lot unless otherwise specified. The uses are categorized as follows:

- 1. Permitted Uses:** Permitted uses are designated in table 616-1 with the letter “P”. These uses are allowed if they comply with the development standards of the zone.
- 2. Accessory Uses:** Accessory uses shall be consistent with the requirements for accessory uses identified in Section 14.616.230.
- 32. Limited Uses:** Limited uses are designated in table 616-1 with the letter “L”. These uses are allowed if they comply with the development standards of the zone and specific performance standards in section 14.616.230
- 43. Conditional Uses:** Conditional Uses are designated in table 616-1 with the letters “CU”. These uses require approval of a conditional use permit as set forth in Chapter 14.404, Conditional Use Permits. Conditional uses are also subject to standards and criteria as may be required under Section 14.616.240, Conditional Use Permits. Conditional use permits require a public hearing before the Hearing Examiner.
- 54. Not Permitted:** Uses designated in table 616-1 with the letter “N” are not permitted. All uses not specifically authorized by this Code are prohibited.
- 65. Essential Public Facilities (EPF):** Facilities that may have statewide or regional/countywide significance are designated in table 616-1 with the letters “EPF”. These uses shall be evaluated to determine applicability with the “Essential Public Facility Siting Process”, as amended.
- 76. Use Determinations:** It is recognized that all possible uses and variations of uses cannot be reasonably listed in a use matrix. The Director may classify uses not specifically addressed in the matrix consistent with section 14.604.160. Classifications shall be consistent with Comprehensive Plan policies.

14.616.220 Resource Lands Matrix

Table 616-1, Resource Lands Matrix

<i>Agricultural Uses</i>	<i>Large Tract Agricultural</i>	<i>Small Tract Agricultural</i>	<i>Forest Lands</i>
<u>Accessory Uses</u>	<u>L</u>	<u>L</u>	<u>L</u>

14.616.230 Uses with Specific Standards

Uses that are categorized with an "L" in table 616-1, Resource Lands Matrix, are subject to the corresponding standards of this section. In the case of inconsistencies between section 14.616.220 (Resource Lands Matrix) and section 14.616.230, section 14.616.230 shall govern.

- x. Accessory uses (LTA, STA, F zones)
 - a. Accessory uses in the LTA and STA zones shall be located, designed, and operated to not interfere with, and to support the continuation of, the overall agricultural use of the property and neighboring properties. Accessory uses may include the following:
 - i. Agricultural accessory uses and activities, including but not limited to the storage, distribution, and marketing of regional agricultural products from one or more producers, agriculturally related experiences, or the production, marketing, and distribution of value-added agricultural products, including support services that facilitate these activities; and
 - ii. Nonagricultural accessory uses and activities as long as they are consistent with the size, scale, and intensity of the existing agricultural use of the property and the existing buildings on the site. Nonagricultural accessory uses and activities, including new buildings, parking, or supportive uses, shall not be located outside the general area already developed for buildings and residential uses and shall not otherwise convert more than one acre of agricultural land to nonagricultural uses.
 - b. Accessory uses in the Forestry zone may include those uses and structures ordinarily associated with a permitted use.

Note: Numbering in Section 14.616.230 will be revised to reflect the addition of the above.

Reference RCW 36.70A.177 and SHB 2917, 2007