

AMENDMENTS TO THE UDC
 [Consistent with May 1, 2002 preferred alternative Brinnon Subarea Plan]

SECTION 1 INTRODUCTORY PROVISIONS

**Table 1-1. *Comprehensive Plan*
 Land Use District Designations**

<u>Abbreviation</u>	<u>Land Use District</u>
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Overlay Designations	
ESA	Environmentally Sensitive Areas
MRL	Mineral Resource Lands
WEPA WEPA-RR	West End West End Planning Area—Remote Rural
BPA-RR	Brinnon Planning Area—Remote Rural
A	Airport Essential Public Facility
<u>SRT</u>	<u>Small-scale Recreation and Tourist</u>

SECTION 3 LAND USE DISTRICTS

3.6 Overlay Districts

3.6.1 Purpose.

Overlay Districts provide regulations in addition to those of other sections in this Code for certain land areas and for uses which warrant specific recognition and management. See the Official Maps for the location of the Overlay Districts. Except as otherwise provided in this Section, the provisions of an overlay District shall prevail over any conflicting provisions of this Code for the duration of the overlay district, subject to Chapter 36, RCW. All other provisions of this Code shall remain in full force and effect within the Overlay District. The following types of Overlay Districts are provided by this Code:

1. Mineral Resource Lands (MRL);
2. Environmentally Sensitive Areas (ESA);
3. Airport Essential Public Facility District (A);
4. Remote Rural (RR) overlay for West End Planning Area (WEPA) and Brinnon Planning Area (BRPA), and
5. Planned Rural Residential Development (PRRD); and
6. Small-scale Recreation & Tourist (SRT)

3.6.12 Remote Rural Overlay Districts for the West End Planning Area and the Brinnon Planning Area.

~~This~~ The Remote Rural (RR) overlay district encompasses two distinct subareas of the County: the first is the area designated as "West Jefferson County" (hereafter, West End Planning Area or WEPA) on the Jefferson County Comprehensive Plan Land Use Map (the Official Map); and the second is Planning Area 11, known as the Brinnon Planning Area or BRPA in South Jefferson County. The BRPA is designated in the Brinnon Subarea Plan (see UDC Section 3.7.2). The specific provisions for regulating home business, cottage industry, and small-scale recreation and tourist uses in the WEPA and BRPA RR overlay districts are similar but not identical. Notation is made in the following sections where the provisions differ.

The intent of this designation is to allow for expanded rural-compatible employment opportunities in a sparsely populated rural unique areas that is are isolated and remotely located from commercial and urban growth areas. ~~This region is~~ These areas are characterized by high unemployment, a distressed traditional resource-based economies, low residential densities, and a total very limited projected 20-year population growth of only 43 persons.

- a. **Home-Based Businesses.** ~~In West Jefferson County (hereafter, West End)~~ the RR overlay districts, home-based businesses shall be regulated according to the following provisions.

- (1) Home-based businesses in the West End WEPA RR overlay shall be EXEMPT from the following provisions of Section 4, Performance and Use-Specific Standards:
 - i. The number of non-resident employees permitted pursuant to the requirements of Section 4.20;
 - ii. The types of on-site retail sales allowed pursuant to Section 4.20;
 - iii. The hours of operation as specified in Section 4.20;
 - iv. The expansion limitations of the home-based business as specified in Section 4.20. Instead, home-based businesses in the West End WEPA RR overlay may be permitted conditionally at a non-residential location under provisions of RCW 36.70A.070(5)(d)iii, which relate to the siting of isolated small-scale businesses.
- (2) Home-based businesses in the BRPA RR overlay district shall be EXEMPT from the following provisions of Section 4, Performance and Use-Specific Standards:
 - i. The number of non-resident employees permitted pursuant to the requirements of Section 4.20. Instead, the number of non-resident employees allowed is four (4) and a number exceeding four (4) may be allowed with a conditional use permit;
 - ii. The types of on-site retail sales allowed pursuant to Section 4.20, provided that on-site retail sales are not unreasonably disruptive to the use of adjacent properties (per (3)(i) below);
 - iii. The hours of operation as specified in Section 4.20;

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(3) ~~(2)~~ Exemptions allowed under this Section shall be regulated according to the following standards:

- i. The home-based businesses shall not be disruptive to the use of adjacent properties and no equipment or process shall be used in the home-based business which creates excessive noise, vibration, glare, fumes, odors, or electrical to the detriment of the quiet use and enjoyment of adjoining property.

(4) ~~(3)~~ Any public hearings associated with requirements under this Section shall be held in the ~~West End~~ local area, close to the residents who may be affected.

b. **Cottage Industries.** In the ~~West End~~ RR overlay districts, cottage industries shall be regulated according to the following provisions.

(1) Cottage industries in the ~~West End~~ WEPA RR overlay shall be EXEMPT from the following provisions of Section 4, Performance and Use-Specific Standards:

- i. The number of non-resident employees permitted pursuant to the requirements of Section 4.17;
- ii. The prohibition on specific occupations named in Section 4.17;
- iii. The indoor use and retail sales provisions of Section 4.17;
- iv. The hours of operation as specified in Section 4.17;
- v. The outdoor storage/parking provisions of Section 4.17;
- vi. The restrictions on expansion of a cottage industry as specified in Section 4.17. Instead, cottage industries in the ~~West End~~ WEPA RR overlay may be permitted conditionally at a non-residential location under provisions of RCW 36.70A.070(5)(d)iii, which relate to the siting of isolated cottage industries.

(2) Cottage industries in the BRPA RR overlay shall be EXEMPT from the following provisions of Section 4, Performance and Use-Specific Standards:

- i. The number of non-resident employees permitted pursuant to the requirements of Section 4.17. Instead, the number of non-resident employees allowed is four (8) and a number exceeding four (8) may be allowed through a new or revised conditional use permit;
- ii. The prohibition on specific occupations named and as qualified in Section 4.17;
- iii. The indoor use and retail sales provisions of Section 4.17, provided that on-site retail sales are not unreasonably disruptive to the use of adjacent properties (per (3)(i) below);
- iv. The hours of operation as specified in Section 4.17;
- v. The outdoor storage/parking provisions of Section 4.17;
- vi. The restrictions on expansion of a cottage industry as specified in Section 4.17. Cottage industries in the ~~West End~~ BRPA RR overlay may be permitted conditionally under provisions of RCW 36.70A.070(5)(d)iii, which relate to the siting of isolated cottage industries.

~~(2)~~(3) Exemptions allowed under this Section shall be regulated according to the following standard:

- i. The cottage industry shall not be disruptive to the use of adjacent properties and no equipment or process shall be used in the cottage industry which creates excessive noise, vibration, glare, fumes, odors, or electrical interference to the detriment of the quiet use and enjoyment of adjoining property.

~~(3)~~(4) Any public hearings associated with requirements under this Section shall be held in the ~~West End~~ local area, close to the residents who may be affected.

c. **Small-Scale Recreational and Tourist Uses.** In the ~~West End~~ WEPA RR overlay only, small-scale recreation and tourist uses shall be regulated according to the following provisions.

(1) The list of illustrative small-scale recreation and tourist uses, as defined in Section 4, Performance and Use-Specific Standards, shall be interpreted to include the following additional uses in the West End only:

- i. Small-scale grocery, convenience or general stores and shops or offices that provide basic goods and/or personal and professional services to meet the needs of the local population. Buildings containing such uses shall not exceed 5,000 square feet of gross floor area and shall be subject to all

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performance standards required pursuant to Section 4.14, Commercial Uses, Standards for Site Development, and the development standards contained in Section 6 of this Code.

- ii. The small-scale recreational and tourist uses specified in this Section shall be regulated as conditional uses subject to the provisions of this Code. Any public hearings associated with requirements under this Section shall be held in the West End close to the residents who may be affected.

3.6.14 Small-Scale Recreation and Tourist (SRT) Overlay District

- a. **Purpose.** The purpose of this Section 3.6.14 is to implement the *Brinnon Subarea Plan*, a chapter of the Jefferson County *Comprehensive Plan*, by establishing a small-scale recreation and tourist (SRT) overlay district at WaWa Point. The intent of this section is to encourage small-scale recreation and tourist development consistent with the needs, scale and rural character of the Brinnon Planning Area and in compliance with the provisions of RCW 36.70A.070. This Section provides for certain exemptions, review criteria and other requirements to encourage compatible rural economic development in the Brinnon Planning Area. The provisions of this section allow for flexible application of the SRT standards to recognize the unique economic development characteristics and needs of this remote rural area.
- b. **Applicability.** This Section 3.6.14 shall apply to all small-scale recreation and tourist uses identified in Table 3-1 of this UDC and subject to the performance standards identified in Section 4.35, *infra*. The WaWa Point SRT Overlay District shall encompass those areas within the Brinnon Planning Area identified on Figure BR-9 of the Brinnon Subarea Plan. The provisions of this section constitute an overlay district (i.e., floating zone) over the underlying rural residential districts at WaWa Point. All other provisions of this UDC shall apply to such uses in the SRT Overlay unless otherwise exempted by this Section 3.6.14.
- c. **Small-Scale Recreational and Tourist Uses.** In the WaWa Point SRT Overlay District, small-scale recreation and tourist uses shall be regulated according to the following provisions.
 - (1) The list of illustrative small-scale recreation and tourist uses in Rural Residential districts, as defined in Table 3-1, Allowable & Prohibited Uses and Section 4, Performance and Use-Specific Standards, shall be classified as Type II permit uses within the SRT Overlay District only, unless otherwise classified by this Section 3.6.14.
 - (2) Outdoor commercial amusement facilities, outdoor shooting ranges, and off-road vehicle (ORV) and all-terrain vehicle (ATV) parks and recreational uses shall be prohibited within the SRT Overlay.
 - (3) Unnamed uses, if classified as an SRT use by the Administrator—consistent with the requirements of UDC Section 4.35.2—shall be treated as “Cd” (Conditional discretionary) uses within the SRT Overlay.
 - (4) All allowed uses within the SRT Overlay shall be exempt from the general minimum lot size requirements of Section 4.35.3.b, provided they are located on legal lots of record. However, other use-specific minimum lot size requirements of Section 4.35 shall apply unless otherwise exempted by this Section.
 - (5) The use-specific minimum lot size requirements of UDC Section 4.35 for equestrian centers, conference center/retreat facilities, and for rural recreational lodging shall not apply to such uses when located within the SRT Overlay.
 - (6) All allowed uses within the SRT Overlay shall have a site plan approved by the Administrator consistent with the requirements of the UDC generally and Section 4.35.3.j specifically.
 - (7) Setbacks and other development standards shall be consistent with those required in the underlying Rural Residential District, except as may be modified by UDC Section 4.35.3 or by the provisions of this Section.
 - (8) Expansion of existing SRT uses and facilities within the SRT Overlay shall be exempt from the requirements of UDC Section 4.35.4.a (which requires a conditional use permit), but shall be subject to a Type II permit process.

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- (9) Rural recreational lodging or cabins for overnight rental and conference center/retreat facilities—when located within the SRT Overlay—shall be exempt from the requirements of UDC Section 4.35.9.f (which requires a conditional use permit), but shall be subject to a Type II permit process.
- (10) The maximum size provisions for rural recreational lodging or cabins for overnight rental, and conference center/retreat facilities—specified in UDC Section 4.35.9.b—shall be amended to read as follows when such uses are located within the SRT Overlay:
 - i. Fifteen (15) built cabins or bedrooms for overnight lodging comprising up to seven thousand five hundred (7,500) square feet of gross floor area are allowed for up to every ten (10) acres of parcel area devoted to SRT use, or as allowed in UDC Section 4.35.9.b., whichever is greater. A maximum of thirty (30) rooms or cabins comprising no more than twelve thousand (12,000) square feet of total building area over the entire site, excluding a caretaker's or manager's residence, shall apply to rural recreational lodging uses in areas greater than ten (10) acres when located in the SRT Overlay.
 - ii. In projects involving both conference center/retreat facilities and lodging facilities, total building coverage shall not exceed the maximum impervious surface coverage allowed by UDC Table 6-1 for the underlying Rural Residential district and other requirements of the UDC, as applicable.
 - iii. The Administrator may also modify the maximum building size of the SRT use(s) allowed under this section based on the authority granted under UDC Section 4.35.3.i.
- (11) Rural restaurants—when located within the SRT Overlay—shall be exempt from the provisions of UDC Section 4.35.10.a (which requires co-location with another primary SRT use).
- (12) All SRT uses allowed within the SRT overlay shall be subject to all performance standards required pursuant to Section 4.14, Commercial Uses, Standards for Site Development, and the development standards contained in Section 6 of this Code.
- (13) The public notice requirements of the Type II permit process in Section 8 of this UDC shall be required to ensure that adjacent and surrounding property owners receive adequate and timely public notice and comment periods for proposed SRT uses within the SRT Overlay District.
- (14) During site plan review of proposed SRT uses within the SRT Overlay, the Administrator shall consider site and building design standards including, but not necessarily limited to, building material types, building mass and orientation, architectural treatment, and the use of existing vegetation and landscaping as means to ensure compatibility with the surrounding rural character.

3.7 Subarea Plans [RESERVED FOR FUTURE USE]

- a. The Brannon Subarea Plan is a chapter of the Jefferson County *Comprehensive Plan* that established policies and regulations specific to the Brannon Planning Area (Planning Area #11). Unless modified by the Brannon Subarea Plan, all other policies and regulations of the *Comprehensive Plan* and this Unified Development Code apply to project proposals in the Brannon Planning Area. Brannon Subarea Plan measures specific to the Brannon Planning Area are incorporated into this Code in the following subsections:
 - (1) 3.6 Overlay Districts
 - i. 3.6.12 Remote Rural Overlay Districts (provisions for Home Business and Cottage Industry)
 - ii. 3.6.14 Small-Scale Recreation and Tourist (SRT) Overlay District (provisions for SRT uses in the WaWa Point SRT overlay)

SECTION 4 PERFORMANCE AND USE-SPECIFIC STANDARDS

4.17 Cottage Industry.

1. **Purpose:** To provide for small-scale economic development activities on residential parcels, subordinate to the primary residential use, if the Administrator finds that such activities can be conducted without substantial adverse impact on the residential environment and rural character in the vicinity. The scale and intensity of cottage industries are typically greater than could be accommodated as a Home Business, but less than would require a land use district designation of Commercial or Industrial.
2. The following list of uses allowable as Cottage Industries, include, but are not necessarily limited to:
 - a. Sales of antiques and collectibles;
 - b. Art or photography studios;
 - c. Computer software development;
 - d. Handicrafts;
 - e. Ironworking or blacksmith shop;
 - f. Construction office;
 - g. Furniture repair or refinishing;
 - h. Pottery shop;
 - i. Real estate sales office;
 - j. Small equipment repair; and
 - k. Woodworking shop.
 - l. Excavating contractors.
 - m. Small engine and boat repair.

The following occupations are prohibited as cottage industries, except EXCEPT in the West End Planning Area—Remote Rural (WEPA RR) Overlay District overlay district (Section 3.6.12) and when located on parcels with direct access to a principal arterial (i.e., Highway 101) in the Brinnon Planning Area—Remote Rural (BRPA RR) overlay district:

- a. Auto, truck, or heavy equipment repair shop;
 - b. Autobody work or paint shop; and
 - c. Large-scale furniture stripping.
3. All cottage industries shall be subject to the following standards, except as provided for in the West End Planning Area and Brinnon Planning Area—Remote Rural overlay districts as specified in Section 3.6.12:
 - a. The cottage industry shall be operated by at least one full-time, bona fide resident in a single-family residence of the parcel on which the proposed use is being requested.
 - b. The cottage industry may not employ more than four (4) persons on the site at any one time who reside off the subject property.
 - c. Only those buildings or areas as specifically approved by the County may be utilized in the conduct of business.
 - d. Any business requiring customers to visit the site shall provide adequate on-site parking spaces, in addition to one (1) for each full-time equivalent employee who reside off the subject property, and two (2) for the owners of the property. All parking spaces shall meet the standards of Section 6.10.
 - e. All structures and outside activities shall be so located or screened from adjacent properties to avoid disturbance through glare, noise, dirt or other nuisances or hazards.
 - f. All activity related to the conduct of the business or industry, except for activities related to the growing and storing of plants, shall be conducted within an enclosed structure or be sufficiently screened from view of adjacent residences.
 - g. All cottage industry activities shall be sufficiently screened from view of adjacent residences, using site location, topography, landscaping, fencing, the retention of native vegetation, or a combination thereof necessary to meet the Type A screening requirements of Section 6.13.
 - h. Traffic generated by the cottage industry shall not exceed the level of service adopted for the public roadway which accesses the use, nor generate significant traffic in excess of that normally generated by typical uses found within the particular district.
 - i. No business may provide drive-through service.
 - j. Cottage industries shall be limited in their hours of operation. No business on-site customer_service shall be

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conducted before 8:00 a.m. or after 8:00 p.m., Monday through Friday, and before 9:00 a.m. or after 6:00 p.m., Saturday and Sunday.

- k. The Administrator may attach additional conditions or requirements, or may make modifications to the site plan where necessary to protect the health, safety and welfare of the public.
- l. The granting of the proposed cottage industry use shall not constitute a rezone. No expansions of approved cottage industries are permitted, except as specified in Section 3.6.12 concerning the West-End Remote Rural overlay districts Overlay District (Section 3.6.12).
- m. No exterior display of goods for sale shall be allowed.
- n. The cottage enterprise is an accessory use to the residential use of a dwelling unit, and the residential function of the buildings and property shall be maintained.
- o. Any new structure constructed to accommodate the cottage industry shall be limited in scale so that it is in character with neighboring properties. In no case shall more than five thousand (5,000) square feet of total building area on the property be devoted to the cottage industry.
- p. No more than one sign is allowed, consistent with the sign standards in Section 6.15 of this UDC.
- q. No on-site direct retail sales of products not produced on-site are allowed, except for items collected, traded and occasionally sold by hobbyists, and their accessories, such as coins, stamps and antiques.
- r. Minimum parcel size shall be one (1) acre gross site area.
- s. No use shall be made of equipment or material which produces unreasonable vibration, noise, dust, smoke, odor, or electrical interference to the detriment of the quiet use and enjoyment of adjoining and surrounding property. Any afterhours business activities shall not have noise impacts discernable beyond the property boundaries.
- t. Not more than one (1) cottage industry shall be allowed in or on the same premises.

4.20 Home Businesses.

Home businesses are accessory to the primary residential use and are permitted in any dwelling unit or accessory structure. All Home Businesses shall be reviewed as Type I permit decisions, except as exempted under Section 4.20.3, below.

1. The following list of uses is not intended to be exhaustive, but rather is intended to be illustrative of the types of uses:
 - a. Artists, photographers, and sculptors;
 - b. Authors and composers;
 - c. Dressmakers, seamstresses, and tailors;
 - d. Home Day care;
 - e. Home crafts such as model making, rug weaving, lapidary work, woodworking, and ceramics
 - f. Office facility of a minister, rabbi, priest or other similar person associated with a religious organization;
 - g. Business office facility of a salesman, sales representative or manufacturer's representative, architect, artist, broker, dentist, physician, public relations practitioner, engineer, planner, instructor in music, arts and crafts, insurance agent, land surveyor, lawyer, musician, real estate agent, or typist;
 - h. Classes of specialized instruction;
 - i. Barbershops and beauty parlors; and
 - j. Bed and Breakfast residences.
2. Permitted home businesses do not include the following:
 - a. Funeral chapel or funeral home;
 - b. Medical or dental clinic or hospital;
 - c. Veterinary clinic or hospital.
3. Home businesses operating under the following circumstances are permitted as a matter of right (that is, they are exempt from an approval process), provided all of the other standards of this chapter are met:
 - a. No employees;
 - b. No sign;
 - c. All work is done inside the dwelling, not in any accessory buildings;
 - d. No materials or equipment used in the home occupation are stored, altered or repaired outdoors; and
 - e. State-Licensed Home Day Care Providers who provide child care for twelve (12) or fewer children.
4. A home business shall meet the requirements of this Code and the following standards:
 - a. Is clearly incidental and secondary to the use of the property for residential purposes;
 - b. May be conducted in the principle dwelling unit or accessory structure, except for outdoor activities related to the growing and storing of plants or other incidental outdoor activity related to the home business.

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- c. The area devoted to the home business does not exceed fifty percent (50%) of the gross floor area of the dwelling unit, or 1,200 square feet, whichever is greater. The home business may be located in an attached or detached structure, but in no case shall be allowed to expand beyond the size permitted by this Section 4.20; except as allowed by Section 3.6.12 (~~West End West End Planning Area and Brinnon Planning Area—Remote Rural overlay districts~~);
- d. More than one (1) home business may be authorized on a single parcel provided that the total gross square footage and number of employees are not exceeded;
- e. A Home Business will not be allowed if there is already a cottage industry permitted on the parcel, except for those home businesses specified in Section 4.20.3;
- f. The business must be owned and operated only by full-time residents of the parcel on which the proposed use is being requested. The home business may not employ on-site, or report to work on-site, more than two (2) full-time persons other than those of the immediate resident family, except for licensed family home day care providers;
- g. Has neither outside storage nor other exterior indication of the home business or variation from the residential character of the property, except for home day care facilities providing child care for 12 or fewer children;
- h. Retail sales are limited to products and services produced on the subject premises or items accessory to a service (i.e., hair care products for beauty salon);
- i. No more than one sign is allowed, consistent with the sign standards in Section 6.15 of this UDC.
- j. Home-based businesses shall be limited in their hours of operation. No home business, except for Bed and Breakfast operations and licensed family home day care providers, shall be conducted before 8:00 a.m. or after 8:00 p.m., Monday through Friday, and before 9:00 a.m. or after 6:00 p.m., Saturday and Sunday.
- k. For non-farm home businesses, no outdoor storage of goods or materials shall be permitted.
- l. The proposed use shall not generate significant traffic in excess of that normally generated by typical uses found within the particular district.
- m. Home businesses shall not be unreasonably disruptive to the use of adjacent properties. No equipment or process shall be used in a home-based business which creates excessive noise, vibration, glare, fumes, odors, or electrical interference to the detriment of the quiet use and enjoyment of adjacent and surrounding property.
- n. For any home business, the County shall impose such reasonable conditions as may be found necessary to ensure that the activity or use does not disrupt adjacent permitted uses.

4.35 Small-Scale Recreation and Tourist Uses.

1. **Small-Scale Recreation and Tourist Uses.** Small-scale Recreational and Tourist Uses rely on a rural location and setting and provide opportunities to diversify the economy of rural Jefferson County by utilizing the County's abundant recreational opportunities and scenic and natural amenities in an environmentally sensitive manner consistent with the rural character of the County. ~~These types of uses may be conducted in the land use districts specified in Table 3-1 upon approval pursuant to this Code.~~ Upon approval pursuant to this Code, these types of uses may be conducted in the land use districts specified in Table 3-1 and as provided for in Small-Scale Recreation and Tourist (SRT) overlay districts under UDC 3.6.14.

The following list of uses is not intended to be exhaustive, but rather is intended to be illustrative of the types of Small-Scale Recreation or Tourist Uses:

- a. Aerial Recreational Activities such as balloon rides, glider and parachute events;
- b. Animal Preserves and Game Farms;
- c. Equestrian Centers, on parcels ten (10) acres or larger in size;
- d. Campgrounds and Camping Facilities;
- e. Commercial Fishing Ponds;
- f. Cultural Festivals;
- g. Miniature Golf, not to exceed a gross use area of one (1) acre;
- h. Model hobby parks and sites on parcels ten (10) acres or larger in size;
- i. Outdoor Recreational Equipment Rental and/or Guide Services;
- j. Outdoor Shooting and Archery Ranges;
- k. Private Hunting or Fishing Camps;
- l. Public Display Gardens;

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- m. Recreational Off-Road Vehicle (ORV) and All Terrain Vehicle (ATV) Parks and Recreational Areas on parcels twenty (20) acres or larger in size;
 - n. Recreational, Cultural or Religious Conference Center/Retreat Facilities on parcels ten (10) acres or larger in size;
 - o. Recreational Vehicle Parks, Travel Trailer Parks, and Commercial Campgrounds on parcels at least five (5) acres in size;
 - p. Rural Restaurants, only when associated with a primary recreational or tourist use; and
 - q. Rural Recreational Lodging or Cabins for Overnight Rental on parcels ten (10) acres or larger in size.
2. **Unnamed Small-Scale Recreation or Tourist Uses.** Other uses not specifically named above may be classified as Small Scale Recreational and Tourist Uses by the Administrator, subject to the provisions of this section, upon documentation by the applicant that the proposed use is dependent upon a particular rural location or setting and is consistent with the intent and application of RCW 36.70A.070(5)(d) and the *Jefferson County Comprehensive Plan*.
3. A Small-Scale Recreation or Tourist Use shall meet the requirements of this Code (except as provided for in SRT overlay districts per UDC 3.6.14), including the provisions of Section 4.29 (Recreational Developments), Section 4.14 (Site Standards for Commercial Uses), and the following standards:
- a. Small-Scale Recreation or Tourist Uses may include limited and commensurately scaled commercial facilities intended to serve those small-scale recreational or tourist uses (e.g., a gift shop, delicatessen, convenience store, or associated retail sales and services) PROVIDED that the applicant can demonstrate the following to the satisfaction of the Approving Authority:
 - (1) that the principal demand for the commercial facilities is derived from the principal recreational or tourist use and not the existing and projected rural population;
 - (2) that the associated commercial activities shall be clearly accessory to and dependent upon the primary recreational or tourist uses;
 - (3) that the associated commercial activities, in addition to the principal recreational or tourist use, will not have a measurable detrimental traffic, noise, visual or public safety impact on adjacent properties;
 - (4) that the use and associated structure is clearly appropriate and compatible in scale, size, design and function with surrounding uses and environment;
 - (5) that the use will not constitute new urban development in a rural area;
 - (6) that the public facilities and services provided are limited to those necessary to serve the associated commercial activities and the principal small-scale recreational or tourist use in a manner that does not permit low-density sprawl; and
 - (7) that all other applicable requirements and standards in this UDC are met.
 - b. Unless a larger parcel size is specified, minimum lot size shall be five (5) acres; except smaller existing legally established lots of record with direct access to a state highway or county major collector may also be used for tourist or recreation uses if all other provisions of this Section 4.35 can be met;
 - c. Only one small-scale Recreational or Tourist Use shall be allowed per legal lot of record, with the exception of Rural Restaurants;
 - d. Only those buildings or areas specifically approved by the County may be used in the conduct of the business;
 - e. Parking shall be contained on-site and provided in conformance with this Code, including Section 6.10 and 6.13;
 - f. All activities shall, at a minimum, be screened from the view of adjacent residential uses subject to the landscaping and screening requirements of Section 6.13 and setback a sufficient distance from all rear and side property lines to protect the character of adjacent and surrounding properties and uses. The Approving Authority may authorize variations to the setbacks established in Table 6-1 of this UDC in order to ensure that any small-scale recreation or tourist use or structure, when proposed in or adjacent to a Rural Residential (RR) district, shall be compatible with and not disruptive to the character of existing and anticipated future uses in the District;
 - g. All small-scale recreation or tourist uses shall take primary access, in order of priority, off a County arterial, County Collector Road or Highway, or State Highway;
 - h. Structures shall comply with the landscape, lighting, site coverage, and design standards set forth in Section 6;
 - i. Any small-scale recreational or tourist use development allowed under this section that proposes to include permanent occupancy on-site residential development may only be permitted subject:
 - (1) to the underlying Rural Residential density;
 - (2) to a Master Planned Resort (MPR) district designation subject to a legislative action to amend the Comprehensive Plan; or
 - (3) to that necessary for on-site management (e.g., a caretaker's residence).

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- j. For any small-scale recreation or tourist use, the County shall impose such reasonable conditions (e.g., location and size restrictions, design standards, landscape buffers, setbacks etc.) as are found necessary by the Approving Authority to ensure that the activity or use, due to proximity, location or intensity:
 - (1) is compatible with the rural character of adjacent lands and shorelines, including forestry, agriculture, and mineral lands of long-term commercial significance;
 - (2) does not disrupt the character of any surrounding permitted uses;
 - (3) is adequately served by public facilities and services (including roadway level of service and minimum fire flow requirements) without the need to extend those services in a manner that promotes low density sprawl;
 - (4) adequately protects environmentally sensitive areas including surface and groundwater resources; and
 - (5) would not cumulatively, in combination with the effects of existing development (or given the probable development of subsequent projects with similar effects) in the vicinity (i.e., within one mile) of the proposed use, create a development pattern that constitutes low density sprawl; require the extension of public facilities or expansion of public services in a manner that promotes low density sprawl; or be otherwise incompatible with or injurious to the rural character of the area.
- k. If the preceding conditions (in Section 4.35.3.j) cannot be met to the satisfaction of the Approving Authority, the use shall be denied.

4. Expansion of Existing Small-Scale Recreational and Tourist Facilities.

- a. Where alteration, modification, or expansion of existing small scale recreation and tourism facilities would increase the scope, scale or intensity of the use or facilities (e.g., adding meal service or new recreational facilities, adding new conference or lodging facilities), the proposal shall be subject to a conditional use permit and must demonstrate that the expansion of the existing use or location is reliant upon a rural location and setting.
- b. The Approving Authority may attach reasonable performance standards and/or conditions to ensure that alteration and expansion of such uses have minimal adverse impacts on surrounding areas and uses, maintains the rural character of the area; does not constitute low density sprawl, and is in compliance with RCW 36.70A.070 (5)(d).
- c. Any alteration, modification or expansion of an existing small-scale recreation or tourist use shall require site plan approval consistent with the standards and requirements of this Code.

5. Aerial Recreational Activities. Aerial Recreational Activities may be approved as a small-scale recreation use provided the following standards are met:

- a. No permanent structures or improvements are required to carry-out the activity;
- b. The proposal will comply with all FAA regulations;
- c. For recreational aerial activities on designated agricultural resource land, the proposal will not remove lands from agricultural production or substantially interfere directly or indirectly with the continued agricultural use of the parcel; and
- d. Minimum lot size may be increased by the Administrator based on the site area required to safely undertake the activity.

6. Recreational Vehicle (RV) Park, Travel Trailer Park, or Commercial Campground.

- a. The use of any parcel for an RV/Campground park and any modifications to an existing RV/Campground park shall comply with the following standards and requirements:
 - (1) The minimum parcel area for an RV/Trailer Park or Commercial Campground shall be five (5) acres. The maximum area of any parcel devoted to the principal RV/Travel Trailer or Commercial Campground use shall not exceed twenty (20) acres;
 - (2) The maximum density of any RV/Travel Trailer or Commercial Campground approved under this Code shall not exceed sixty (60) spaces;
 - (3) No RV shall be located anywhere but in an RV space and only one (1) RV shall be located within any RV space;
 - (4) All RV, travel trailer and campground uses in new RV/Travel Trailer and Commercial Campgrounds (approved after the effective date of this UDC) shall be limited to a temporary occupancy not to exceed nine (9) months;
 - (5) The minimum width for a parcel containing an RV park shall be three hundred (300) feet, except that portions of the parcel intended only for general vehicular entrances and exits may be as narrow as fifty (50) feet;
 - (6) No part of any RV/Campground park shall be used for the parking or storage of any heavy equipment;

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- (7) No home occupation or business shall be operated from an RV/Campground park except for the resident manager and as allowed in Section 4.35.3(a);
 - (8) A responsible caretaker, owner, or manager shall be placed in charge of any RV/Campground park to keep all grounds, facilities and equipment in a clean, orderly, and sanitary condition, and shall be answerable to the owner for any violation of the provisions of this or any other ordinance;
 - (9) An on-site caretaker or manager's residence is allowed; and
 - (10) Allowable accessory uses and improvements may include facilities for:
 - i. Picnicking;
 - ii. Boating;
 - iii. Fishing;
 - iv. Swimming;
 - v. Outdoor games;
 - vi. Miniature golf courses;
 - vii. Mechanical amusements; and
 - viii. Other sports and activities.
- b. **Layout and Design Specifications.** The following layout and design specifications shall apply to any RV/Campground park:
- (1) A buffer area shall be provided immediately within all boundaries. The required buffer area shall be a minimum of one-hundred (100) feet in depth within all common property boundaries or public streets. Variable width buffers may be considered based upon topography and design considerations;
 - (2) No RV or camp site may be located within a buffer area;
 - (3) No building or structure may be erected or placed within a buffer area, except a sign or fence;
 - (4) No refuse-disposal area shall be located within a buffer area;
 - (5) No plant materials may be deposited or removed within a buffer area except as a part of a recognized landscaping scheme or except for emergency access;
 - (6) Only roads which cross the buffer, are as close to right angles as practicable, and connect directly with the road system contained within the remainder of the park shall be permitted within a buffer area; no road shall traverse the buffer area and give direct access from any public road to any RV space or camp site;
 - (7) The road system shall comply with the standards and specifications for roads pursuant to Section 6;
 - (8) Adequate off-street parking spaces shall be provided;
 - (9) Each RV space shall have sufficient unobstructed access to, or frontage on, an RV park road, so as to permit the movement of RVs;
 - (10) No structural addition to any RV shall be permitted;
 - (11) All refuse containers shall have an animal-proof lid and shall be maintained in a clean and sanitary condition. Garbage and refuse shall be disposed of in such a manner to control flies, rodents and odors;
 - (12) All utilities, including electrical power and telephone lines, shall be installed underground;
 - (13) All roads, walkways, grouped-bay parking and service areas shall be provided with lighting adequate to ensure the safety of vehicular and pedestrian traffic;
 - (14) Central comfort stations and similar central facilities may be permitted.
 - (15) Adequately sized wastewater disposal facilities shall be required and must be approved by the Jefferson County Environmental Health Department.
7. **Equestrian Center.** Uncovered and covered facilities for commercial boarding, training, teaching, breeding and rental of horses including facilities for shows and competitive events, and riding trails. This does not include stables used solely for breeding or boarding of horses. An equestrian center may be permitted when the following standards are met:
- a. All setbacks to the stable structure (does not include facilities for riding, training or exercising horses, such as a riding arena) shall be at least fifty (50) feet from any property line and one hundred (100) feet from any existing residence, except the owner's or caretaker's dwelling(s);
 - b. Facilities for riding, training or exercising horses shall be at least twenty-five (25) feet from any property line and at least one hundred (100) feet from any existing residence except the owner's or caretaker's dwelling(s);
 - c. Riding trails are not considered riding, training or exercising facilities and are not subject to this standard;
 - d. The Administrator may authorize a reduced setback for equestrian facilities, provided that the County may impose conditions of approval to mitigate any adverse impacts which may result from granting the reduced setback;

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- e. An animal waste management plan shall accompany the application. The plan shall be prepared in consultation with the Natural Resource Conservation Service (NRCS), local Conservation District, or similar agency;
 - f. Adequate parking, traffic management, and dust management shall be provided for horse shows with stables with more than twenty (20) stalls;
 - g. Public address systems using loud speakers shall only be used between 10:00 a.m. and 8:00 p.m.;
 - h. A tack shop may be provided when it is only for the use of owners of horses boarded at the stable or event participants;
 - i. An on-site caretaker or manager's residence is allowed; and
 - j. A parcel size of not less than ten (10) acres shall be required.
- 8. Outdoor Shooting Ranges.** Outdoor shooting ranges are subject to the following standards:
- a. They shall be located, designed, constructed and operated to prevent the likelihood of discharge of ammunition beyond the boundaries of the parcel where they occur;
 - b. The National Rifle Association's Range Manual shall be consulted and used in the development and operation of ranges; Articles 1, 2, and 3 of the safety recommendations for outdoor shooting ranges shall be used as minimum guidelines in the design and construction of shooting ranges;
 - c. Warning and trespass signs advising of the range operation shall be placed on the perimeter of the property at intervals no greater than fifty (50) feet;
 - d. The shooting areas shall be surrounded by an eight-foot-high noise barrier in the form of an earth berm or wall, or be located in a minimal eight-foot deep depression;
 - e. The minimum lot size for an outdoor rifle, trap, skeet or pistol range used by an organization shall be ten (10) acres. For an outdoor archery range used by an organization, minimum lot size shall be five (5) acres;
 - f. No structure or shooting areas associated with a shooting range shall be located closer than one hundred (100) feet to any lot line;
 - g. A minimum location of five hundred (500) feet is required from any occupied dwelling other than the dwelling of the owner;
 - h. All shooting areas must be completely fenced; and
 - i. In the consideration of an application for permit, the Approval Authority shall take into account both safety and noise factors, and may prescribe additional conditions with respect thereto.
- 9. Rural Recreational Lodging or Cabins for Overnight Rental and Recreational Cultural or Religious Conference Center/Retreat Facilities.** Rural Recreational Lodging or Cabins for Overnight Rental and Conference Retreat Facilities are subject to the following standards:
- a. Minimum parcel size is ten (10) acres;
 - b. Fifteen (15) built cabins or bedrooms for overnight lodging comprising up to six thousand (6,000) square feet of gross floor area are allowed for every ten (10) acres of parcel size, up to a maximum of thirty (30) rooms or cabins comprising no more than 12,000 square feet of total building area over the entire site, excluding a caretaker's or manager's residence;
 - c. Lodging operators may not allow any person to occupy overnight lodging on the premises for more than three (3) months in any year;
 - d. New residential development shall not be permitted. New residential development includes the subdivision or sale of land for year round or second-home residential housing that is owner-occupied or rented;
 - e. An on-site caretaker or manager's residence is allowed.
 - f. A conditional use permit subject to a Type III approval process, which includes a public hearing, shall be required.
- 10. Rural Restaurants.** Rural Restaurants may be allowed as Small-Scale Recreational and Tourist Uses, subject to the following standards:
- a. Only when associated with and subordinate to a primary recreational or tourist use;
 - b. Indoor dining facilities shall not exceed a total of fifty (50) seats, including outdoor seating, unless it can be demonstrated that a larger capacity facility is needed to serve the demand generated by the primary recreational or tourist use;
 - c. The structure shall constitute no greater than five thousand (5,000) square feet of gross floor area.
 - d. Drive-through food service is prohibited. This does not include espresso stands.

SECTION 8 PERMIT APPLICATION AND REVIEW PROCEDURES/SEPA IMPLEMENTATION

TABLE 8-1: PERMITS – DECISIONS

Type I ¹	Type II	Type III	Type IV	Type V
Allowed uses not requiring notice of application (e.g., "yes" uses listed in Table 3-1, building permits, septic permits etc.)	Classification of unnamed and discretionary uses under Section 3.2	Reasonable economic use variances under Section 3.6.4(h)	Final plats under Section 7	Special use permits under Section 3.3.5
Minor amendments to planned rural residential developments (PRRDs) under Section 3.6.13.15	Release of six-year FPA moratorium for an individual single-family residence under Section 4.16	PRRDs under Section 3.6.13 and major amendments to PRRDs under Section 3.6.13.15(c)	Final PRRDs under Section 3.6.13	Jefferson County <i>Comprehensive Plan</i> amendments under Section 9
Home businesses approved under Section 4.20	Short subdivisions under Section 7.4	Shoreline substantial development permits for secondary uses, and conditional and variance permits under the Jefferson County Shoreline Master Program (SMP)		Amendments to development regulations including amendments to this UDC and the Land Use Districts Map
Temporary outdoor use permits under Section 4.38	Binding site plans under Section 7.5	Plat alterations and vacations under Section 7.1.3(d)		Amendments to the Jefferson County SMP Subarea and utility plans and amendments thereto
Stormwater management permits under Section 6.7	Administrative conditional use permits under Section 8.8.4(a) [i.e., listed in Table 3-1 as "C(a)"]	Long subdivisions under Section 7.5		
Road access permits under Section 6.8		Discretionary conditional use permits under Section 8.8.4(b) [i.e., listed in Table 3-1 as "C(d)"] where required by Administrator		
Sign permits under Section 6.15	Discretionary conditional use permits under Section 8.8.4(b) [i.e., listed in Table 3-1 as "C(d)"] unless Type III process required by Administrator	Conditional use permits under Section 8.8.4(c) (i.e., uses listed in Table 3-1 as "C")		
Boundary line adjustments under Section 7.2	Minor variances under Section 8.9.4(a)	Major variances under Section 8.9.4(b)		
Minor adjustments to approved preliminary short plats under Section 7.3.7	Shoreline substantial development permits for primary uses under Jefferson County SMP	Wireless Telecommunications Permits under Section 4.13 and Ordinance 06-0712-99		
Minor amendments to approved preliminary long plats under Section 7.4.8	Wireless Telecommunications Permits under Section 4.13 and Ordinance 06-0712-99			
Site plan approval advance determinations under Section 8.7	<u>Small-scale recreation and tourist (SRT) uses in SRT overlay district under Section 3.6.14</u>			
Exemptions under the Jefferson County SMP				
Revisions to permits issued under the Jefferson County SMP				

¹ If not categorically exempt pursuant to SEPA, Type I projects shall be subject to the notice requirements of Section 8.3.1 through 8.3.8 and Section 8.10 (the SEPA integration section).

NOTE: This table does not reflect other recent, unrelated UDC amendments.