

Does Ferry County Have Zoning?

NO and Yes. No, Ferry County does not have zoning in the aspect that would limit what you can build. BUT, Ferry County does have minimum property sizes. The following provides the basics on land/lot sizes in specified areas or within areas of land designations.

What are the Minimum Lot Sizes in Ferry County?

(Ref: Ferry County Development Regulations, pg 34)

- A new subdivision of land is limited to the following minimum lot sizes:
 - 12,500 square feet for a residential lot that is to be served by community water and community sewer systems.
 - One acre for a lot to be served by community water and individual sewer system.
 - 2.5 acres for a lot to be served by individual water supply and individual sewer system.
 - Additional restrictions apply to the Curlew Lake Shoreline Area.
 - (pg 38 of the Ref) All development around Curlew Lake is subject to the rules and regulations in the Curlew Lake Sub Area Plan as well as any other regulations that apply. Within the Curlew Lake Sub Area Plan, maximum development density for all property within 500' of Curlew Lake's shoreline shall not be less than 2.5 acres and must provide for individual water and sewer. Maximum development density for all property beyond 500' of Curlew Lake's shoreline shall not be less than 1 acre. Lots beyond 500' of the shoreline with lots from 1 acre to 2.5 acres in size must provide for community water and either a community sewer system or an area of clustered individual drain fields. Lots beyond 500' of the shoreline area with lots 2.5 acres in size may provide for individual water and sewer.

What are the Home Density rules for Ferry County?

(Ref: Ferry County Development Regulations, pg 40)

- Residential development on a lot larger than 2.5 acres shall be limited to a density of not more than one single-family dwelling unit per 2.5 acres and/or not more than one business use per lot.

Are there any other zoning type restrictions in Ferry County?

Yes. We do have land that has been classified as Agriculture Land and/or Forest Land of Long-Term Significance. See the explanations on the following page for those classifications.

Agriculture Land of Long-Term Commercial Significance

(Ref: Ferry County Development Regulation, page 15)

Designated agriculture lands that are primarily devoted to the commercial production of agricultural products enumerated in RCW 36. 70A.030(2), and have long-term commercial significance, which includes the growing capacity, productivity, and soil composition of the land for long-term commercial production, in consideration with the land's proximity to population areas, and the possibility of more intense uses of the land.

Development:

- 1) Shall not be divided into parcels less than 20 acres.
- 2) Shall be limited to residential development at a density of no more than 1 unit per 20 acres other than additional residential units for extended family or full-time employees of a farm upon which they work and live. Any such additional residential uses should be sited on soils other than the prime soils of the parcel, where possible, or should be sited to have the least practical impact on the contiguity and integrity of the portion of the parcel actually used for agricultural production.

Forest Land of Long-Term Commercial Significance

(Ref: Ferry County Development Regulation, page 15)

Forest lands of long-term commercial significance are those lands classified as forest lands with timber grades 1 through 6, in parcels of twenty acres or greater, or of contiguous ownership totaling 20 acres.

Development.

Class I (more than 640 acres) and Class II (more than 320 acres) Forest Lands:

- 1) No more than one single or multiple family dwelling per 20 acres.
- 2) Shall not be divided into parcels less than 20 acres.

Class III (more than 80 acres) and Class IV (greater than or equal to 20 acres) Forest Lands:

- 1) Class III lands shall have no more than one single or multiple family dwelling per 10 acres.
- 2) Lots will be designed to ensure that the residences or other occupied structures are constructed and controlled by the residents.
- 3) Lands within Class III Forest Lands shall not be divided into parcels less than 10 acres.

How do I know if my property has been designated as Agriculture Land and/or Forest Land of Long-Term Significance?

Call us or go to this [link](#) and enter your parcel number, address or last name. If your parcel has been classified look for green (Agriculture) or brown (Forest) shading over your parcel. Note some parcels may have both classifications. If you need further assistance or have more questions contact the Ferry County Planning Department at (509) 775-5225 ext 3101.