

GRAYS HARBOR COUNTY MUNICIPAL CODE

Looseleaf Supplement

This Supplement contains all ordinances deemed advisable to be included at this time through:

Ordinance No. 410, passed March 17, 2014.

See the Code Comparative Table and Disposition List for further information.

Remove Old Pages

iii
SH:1
73, 74
220.1—220.6
345, 346
349—364-2
373—382
393—398
SR-1—SR-4
CCT:9

Insert New Pages

iii
SH:1
73, 74
220.1—220.6
345, 346
349—364.4
373—381
393—398
SR-1—SR-4
CCT:9, CCT:10

Insert and maintain this instruction sheet in front of this publication. File removed pages for reference.



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PREFACE

The Grays Harbor County, Washington Municipal Code, has been kept current by regular supplementation by Matthew Bender & Company, Inc., its successor in interest.

Beginning with Supplement No. 7, Municipal Code Corporation will be keeping this code current by regular supplementation.

During original codification, the ordinances were compiled, edited and indexed by the editorial staff of Matthew Bender & Company, Inc., under the direction of James G. Baker, senior deputy prosecuting attorney.

The code is organized by subject matter under an expandable three-factor decimal numbering system which is designed to facilitate supplementation without disturbing the numbering of existing provisions. Each section number designates, in sequence, the numbers of the Title, chapter, and section. Thus, Section 2.12.040 is Section .040, located in Chapter 2.12 of Title 2. In most instances, sections are numbered by tens (.010, .020, .030, etc.), leaving nine vacant positions between original sections to accommodate future provisions. Similarly, chapters and titles are numbered to provide for internal expansion.

In parentheses following each section is a legislative history identifying the specific sources for the provisions of that section. This legislative history is complemented by an ordinance disposition table, following the text of the code, listing by number all ordinances, their subjects, and where they appear in the codification; and beginning with Supplement No. 7, legislation can be tracked using the "Code Comparative Table and Disposition List."

A subject-matter index, with complete cross-referencing, locates specific code provisions by individual section numbers.

This supplement brings the Code up to date through Ordinance 410, passed March 17, 2014.

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SUPPLEMENT HISTORY TABLE

The table below allows users of this Code to quickly and accurately determine what ordinances have been considered for codification in each supplement. Ordinances that are of a general and permanent nature are codified in the Code Book and are considered "Included." Ordinances that are not of a general and permanent nature are not codified in the Code Book and are considered "Omitted."

In addition, by adding to this table with each supplement, users of this Municipal Code will be able to gain a more complete picture of the Code's historical evolution.

Ordinance Number	Date Adopted	Included/Omitted	Supplement Number
394	9-20-2010	Included	9
395	11- 8-2010	Included	9
396	11-15-2010	Included	9
397	1-31-2011	Included	9
398	6- 6-2011	Included	10
399	12-12-2011	Included	11
400	1- 9-2012	Included	11
401	6-11-2012	Included	12
2012-402	12-17-2012	Included	13
403	12-31-2012	Included	13
404	6- 3-2013	Omitted	14
405	6-24-2013	Included	14
406	8- 5-2013	Omitted	14
407	10- 7-2013	Omitted	15
408	10-28-2013	Included	15
409	2- 3-2014	Included	15
410	3-17-2014	Included	15

Chapter 3.52

9-1-1 SYSTEM EXCISE TAX

Sections:

- 3.52.010** Definitions.
- 3.52.020** Tax imposed.
- 3.52.030** Effective date of tax.
- 3.52.040** Use of proceeds.
- 3.52.050** Notification.
- 3.52.060** Reserved.
- 3.52.070** Collection.
- 3.52.080** Reserved.
- 3.52.090** Reserved.
- 3.52.100** Reserved.
- 3.52.110** Reserved.
- 3.52.120** Reserved.
- 3.52.130** Reserved.
- 3.52.140** Reserved.

3.52.010 Definitions.

The definitions contained in RCW 82.14B.020 of the terms "consumer," "retail transaction," "seller," "emergency services communication system," "enhanced 911 emergency communications system," interconnected voice over internet protocol service," "interconnected voice over protocol service line," "switched access line," "local exchange company," "prepaid wireless telecommunications service," "radio access line," "radio communications service company," "private telecommunications system," "subscriber," and "place of primary use," are adopted by reference for the purposes of this chapter. (Ord. 296 § 1, 2002; Ord. 197 § 1, 1994) (Ord. No. 394, § 1, 9-20-2010; Ord. No. 408, § 1, 10-28-2013)

3.52.020 Tax imposed.

A. There is hereby levied an excise tax in the amount of seventy cents per month on the use of all taxable switched access lines in Grays Harbor County, as authorized by RCW 82.14B.030.

B. There is hereby levied an excise tax in the amount of seventy cents per month on the use of each radio access line by subscribers whose place of primary use is located within Grays Harbor County, and by consumers whose retail transaction occurs within Grays Harbor County, as authorized by RCW 82.14B.030.

C. There is hereby levied an excise tax of seventy cents per month on the use of each interconnected voice over internet protocol service line by subscribers whose place of primary

3.52.020

use is located within Grays Harbor County, as authorized by RCW 82.14B.030. (Ord. 296 § 2, 2002; Ord. 197 § 2, 1994)
(Ord. No. 394, § 2, 9-20-2010; Ord. No. 408, § 2, 10-28-2013)

3.52.030 Effective date of tax.

A. The effective date of the tax imposed in this chapter is January 1, 2011.

B. Radio communications service companies and local exchange companies shall continue to collect the fifty-cent excise tax imposed as of January 1, 2003 through December 31, 2010. The effective date of the additional twenty-cent increase shall then become effective January 1, 2011. (Ord. 296 § 3, 2002; Ord. 197 § 3, 1994)
(Ord. No. 394, § 3, 9-20-2010)

3.52.040 Use of proceeds.

The proceeds of the tax collected under this chapter shall be used only for an enhanced 911 emergency communications system. (Ord. 296 § 4, 2002; Ord. 197 § 4, 1994)
(Ord. No. 394, § 4, 9-20-2010)

3.52.050 Notification.

Grays Harbor County shall provide notice of the tax imposed by this chapter to all radio communications service companies, local exchange companies, and companies providing interconnected voice over internet protocol service at least sixty days prior to the effective date of the tax. (Ord. 197 § 5, 1994)
(Ord. No. 394, § 5, 9-20-2010)

3.52.060 Reserved.

Editor's note—Ord. No. 394, § 7, adopted Sept. 20, 2010, repealed § 3.52.060, which pertained to order of refund and derived from Ord. 197 § 6, adopted 1994.

3.52.070 Collection.

Grays Harbor County must contract with the department of revenue for the administration and collection of the excise tax imposed in this chapter as prescribed in RCW 82.14B.063. (Ord. 197 § 7, 1994)
(Ord. No. 394, § 6, 9-20-2010; Ord. No. 408, § 3, 10-28-2013)

3.52.080 Reserved.

Editor's note—Ord. No. 394, § 7, adopted Sept. 20, 2010, repealed § 3.52.080, which pertained to record keeping and derived from Ord. 197 § 8, adopted 1994.

3.52.090 Reserved.

Editor's note—Ord. No. 394, § 7, adopted Sept. 20, 2010, repealed § 3.52.090, which pertained to disbursement of costs and derived from Ord. 197 § 9, adopted 1994; Ord. 296 § 5, adopted 2002.

15.04.030 International Residential Code amended.

The following sections of the International Residential Code adopted in section 15.04.010 of this chapter are amended as follows:

A. Section R102.7 is amended to state as follows:

R102.7 Existing structures. The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code or the International Fire Code, or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public. Legal occupancy shall mean a structure or use for which a final inspection has been completed by the County.

B. Section R103.1 is amended to state as follows:

R103.1 Creation of enforcement agency. The planning and building division is hereby designated the enforcement agency for this code and the official in charge thereof shall be known as the building official.

C. Section R104.8 is amended to state as follows:

R104.8 Liability. The building official, member of the building codes advisory council or employee charged with the enforcement of this code, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by legal representative of the jurisdiction until the final termination of the proceedings. The building official or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of this code.

D. Section R104.10 is amended to state as follows:

R104.10 Modifications. Whenever there are practical difficulties involved in carrying out the provisions of this code, the building official shall have the authority to grant modifications for individual cases, upon application of the owner or owner's representative, provided the building official shall first find that special individual reason makes the strict letter of this code impractical and the modification does not lessen health, life and fire safety, or structural requirements. The details of action granting modifications shall be recorded and entered in the files of the department of building safety planning and building division.

The request for modification shall be submitted in writing to the building official and shall contain the following information:

- (a) The applicable code section.
- (b) A detailed description of the purpose the prescriptive path required by the applicable code section.
- (c) The purpose of the prescriptive path.
- (d) A description of the modification request, including detailed documentation that includes the following:
 - (1) The practical difficulty involved in implementing the specific provision of the code.

(2) The specific reason that makes the application of the code impractical. Impractical is defined as a code requirement that is incapable of being accomplished without extreme hardship. Extreme hardship may include expense, but this specific form of hardship shall be supported by documentation supporting the assertion.

(3) That the modification is in compliance with the intent and purpose of the code. Documentation in support of the request shall be provided from nationally recognized standards referenced in IBC Chapter 35 and IFC Chapter 47.

(4) That the modification does not lessen health, accessibility, life and fire safety, or structural code requirements.

This section is not intended to encourage setting aside or ignoring a specific code provision; rather, it is intended to provide for the acceptance of equivalent protection. Such modifications shall not extend to actions that are necessary to correct violation of the code. A code violation, or the expense of correcting a code violation, shall not constitute a practical difficulty.

R104.10.1 Areas prone to flooding. The building official shall not grant modifications to any provision related to areas prone to flooding as established by Table R301.2(1) without the granting of a variance to such provisions by the board of adjustment pursuant to the provisions of chapter 18.06 of this code.

E. Section R104.11 is amended to state as follows:

R104.11 Alternative materials, design and methods of construction and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed in this code, provided that any such alternative has been approved. An alternative material, design or method of construction shall be approved where the building official finds that the proposed design is satisfactory and complies with the intent and provisions of this code, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code. Compliance with the specific performance-based provisions of the International Code in lieu of specific requirements of this code shall also be permitted as an alternative.

The request for the use of alternative materials, design, and methods of construction and equipment shall be submitted in writing to the building official and shall contain the following information:

- (a) The applicable code section.
- (b) A detailed description of the prescriptive path required by the applicable code section.
- (c) The purpose of the prescriptive path.
- (d) A description of the alternative material, design, and/or method of construction and equipment request, including detailed documentation that includes the following:
 - (1) Demonstrates that the alternative request addresses the safety of the building occupants.
 - (2) Demonstrates that the alternative offers equivalent performance as required by the code.
 - (3) A report in support of the request containing evidence of equivalency. This report shall be consistent with the direction provided in IBC section 104.11.1.

(4) The alternative provides an equivalent level of protection for the public health, safety and welfare as required by this code.

(a) This section is not intended to encourage setting aside or ignoring a specific code provision; rather, it is intended to provide a basis for the approval of an increasing number of newly-developed innovative materials, systems and methods for which no code text or referenced standards yet exist while providing for the acceptance of an equivalent level of public health, safety and welfare as required by this code.

(b) Such alternative materials, design and methods of construction shall not extend to actions necessary to correct violations of the code. A code violation, or the expense of correcting a code violation, shall not constitute a finding in support of a request for alternative materials, design and methods of construction.

F. Section R105.2 is amended to state as follows:

R105.2 Work exempt from permit. Permits shall not be required for the following: Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

Building:

(1) One-story detached accessory structures provided the floor area does not exceed eight hundred square feet and provided the structure complies with the building setback requirements set forth in Title 17 governing zoning and Title 18 governing critical area protection.

(2) Fences not over seven feet high.

(3) Retaining walls that are not over four feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.

(4) Water tanks supported directly upon grade if the capacity does not exceed five thousand gallons and the ratio of height to diameter or width does not exceed 2 to 1.

(5) Sidewalks and driveways.

(6) Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.

(7) Prefabricated swimming pools that are less than twenty-four inches in depth.

(8) Swings and other playground equipment.

(9) Window awnings supported by an exterior wall which do not project more than fifty-four inches from the exterior wall and do not require additional support.

(10) Decks that are not more than thirty inches above grade at any point, are not attached to a dwelling, and do not serve the exit door required by Section R311.4.

(11) Roof covering replacement (re-roofing), not including the repair or replacement of the roof sheathing or other structural components.

(12) Siding replacement, not including the repair or replacement of structural components.

(13) Window replacement, provided that the replacement does not include structural modifications, and further provided that the replacement windows shall comply with the requirements of the Washington State Energy Code for thermal efficiency, IRC Section R310 for emergency escape and rescue openings and with IRC Section R308.4 for hazardous locations.

(14) Cargo containers, except any use of the container for purposes other than storage.

The replacement of the container shall comply with the building setback requirements set forth in Title 17 governing zoning and Title 18 governing critical area protection.

Electrical:

Repairs and maintenance: A permit shall not be required for minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

Gas:

- (1) Portable heating, cooking or clothes drying appliances.
- (2) Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
- (3) Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Mechanical:

- (1) Portable heating appliances.
- (2) Portable ventilation appliances.
- (3) Portable cooling units.
- (4) Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
- (5) Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
- (6) Portable evaporative coolers.
- (7) Self-contained refrigeration systems containing ten pounds or less of refrigerant or that are actuated by motors of one horsepower or less.
- (8) Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however, that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.

The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

G. Section R105.3.1.1 is amended to state as follows:

R105.3.1.1 Determination of substantially improved or substantially damaged existing buildings in flood hazard areas. The building official shall render any determination of substantially improved or substantially damaged existing buildings in flood hazard areas as provided in chapter 18.06 of this code.

H. Section R107, Temporary structures and uses, is deleted.

I. Section R108.5 is amended to state as follows:

R108.5 Refunds. The building official may authorize refunding not more than eighty percent of the permit fee paid, provided that no work has been performed under a permit issued in accordance with this code. The applicant shall provide a request for refund in writing within one hundred eighty days from the date of permit issuance.

The building official may authorize refunding of not more than eighty percent of the plan review fee paid, provided that the application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan review is conducted. The applicant shall provide a request for refund in writing within one hundred eighty days from the date of application payment.

J. Section R108.6 is amended to state as follows:

R108.6 Work commencing before permit issuance. Any person who commences work requiring a permit on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to an investigation fee that shall be in addition to the required permit fees.

The investigation fee, in addition to the permit fee, shall be collected whether or not a permit is subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this code. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law.

K. Section R110.1 is amended to state as follows:

R110.1 Use and occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has completed a final inspection as provided herein. The completion of the final inspection shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. A final inspection presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid.

Exception: Final inspections are not required for work exempt from permits under Section R105.2.

L. Section R112 is amended to state as follows:

R112.1 General. The County Building Codes Advisory Council shall decide appeals of orders, decisions, or determinations of the building official and code text amendments as set forth in IBC section 113 and chapter 2.14 of this code.

R112.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed. The council shall have no authority to waive requirements of this code.

R112.2.1 Determination of substantial improvement in areas prone to flooding. The building official shall render any determination of substantial improvement in areas prone to flooding as provided in chapter 18.06 of the county code.

R112.3 Qualifications. The building codes advisory council shall consist of members who are qualified by experience and training to pass on matters pertaining to building construction and are not employees of the jurisdiction.

R112.4 Administration. The building official shall take immediate action in accordance with the decision of the council.

M. Section R113.1 is amended to state as follows:

R113.1 Unlawful acts. It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code.

No building permit(s) shall be issued upon property until all outstanding violations of record attached to the subject property have been resolved, or when otherwise approved by the building official or his or her designee. For purposes of this section, a violation becomes "of record" when a property owner has been notified in writing of the presence of a violation upon the property. (Ord. 367 § 4, 2007)

(Ord. No. 396, § 3, 11-15-2010; Ord. No. 405, § 3, 6-24-2013; Ord. No. 409, § 1, 2-3-2014)

15.04.040 International Mechanical Code amended.

The following sections of the International Mechanical Code adopted in section 15.04.010 of this chapter are amended as follows:

A. Section 101.1 is amended to read as follows:

101.1 Title. These regulations shall be known as the Mechanical Code of Grays Harbor County, hereinafter referred to as "this code."

B. Section 103.1 is amended to read as follows:

103.1 General. The planning and building division is hereby authorized to administer this code and the building official in charge thereof shall be known as the code official.

Chapter 17.04

INTRODUCTORY PROVISIONS

Sections:

- 17.04.010 Title.**
- 17.04.020 Purpose of ordinance.**
- 17.04.030 Names of classifications.**
- 17.04.040 Establishment of zones by map.**
- 17.04.050 Division of zoning map.**
- 17.04.060 Changes in boundaries.**
- 17.04.070 Application of district regulations.**
- 17.04.080 Uncertainty of boundaries.**
- 17.04.090 Parcels divided by zoning districts.**

17.04.010 Title.

These regulations shall be known and may be cited as the "Grays Harbor County comprehensive zoning code." (Ord. 241 § 13.01.010, 1998)
(Ord. No. 410, § 1, 3-17-2014)

17.04.020 Purpose of ordinance.

The purpose of this title is to promote the public health, safety and general welfare, and to facilitate the adoption and enforcement of the coordinated plans which are either developed or being designed to encourage the most appropriate use of land throughout Grays Harbor County; to group as nearly as possible those uses which are mutually compatible, and to protect each such group of uses from the intrusion of incompatible uses which would destroy the security and stability of land and improvements and which would also prevent the greatest practical convenience and service to citizens of Grays Harbor County; to promote traffic safety; to provide safety from fire and other elements; to provide adequate light and air; to prevent overcrowding of real estate; to promote a wholesome home environment; to prevent housing development in unsuitable areas; and to provide an adequate street system; to promote the coordinated development of unbuilt areas; to encourage the formation of community units; to provide an allotment of land area in new developments sufficient for all the requirements of community life; to conserve natural resources; to protect and enhance the quality of the natural environment; and to provide for adequate public services. (Ord. 241 § 13.01.020, 1998)

17.04.030 Names of classifications.

In order to accomplish the purpose of this title, twelve primary use classifications and combining or overlay use classifications are established, in each of which regulations are prescribed concerning permissible uses, the height and bulk of buildings, the areas of yards and other open spaces around buildings, and determining the density of population, such classifications to be known as follows:

Primary Districts

Description	Symbol	Minimum Subdivision
General Development 5	G-5	5 acres
General Development 1	G-1	1 acre
Agricultural 1	A-1	10 acres
Agricultural 2	A-2	40/20 acres
Rural Residential	RR	1 acre
Residential (Restricted)	R-1	15,000 sq. ft.
Residential (General)	R-2	10,000 sq. ft.
Residential (Resort)	R-3	7,200 sq. ft.
Residential (Lake Quinault)	LQ	2 acres
Commercial (General)	C-2	NA
Industrial Park	I-1	10 acres
Industrial	I-2	NA

Combining Districts

Description	Symbol	Minimum Subdivision
Flood Plain	-FP	Primary district
Shoreline Environment Overlay	see Shoreline	Master Program
Critical Areas	None	See Sec. 13.07.180

(Ord. 265, 1999; Ord. 264, 1999; Ord. 241 § 13.01.030, 1998)

17.04.040 Establishment of zones by map.

The location and boundaries of the various zones are such as shown and delineated on the Zoning Map of Grays Harbor County adopted under this title. (Ord. 241 § 13.01.040, 1998)

17.04.050 Division of zoning map.

The zoning map may for convenience, be divided into parts and each such part may, for purposes of more readily identifying locations within such zoning map, be subdivided into units, and such parts and units may be separately employed for identification purposes when adopting or amending the zoning map or for any official reference to the zoning map. (Ord. 241 § 13.01.050, 1998)

17.04.060 Changes in boundaries.

Changes in the boundaries of the zones shall be made by ordinance adopting an amended zoning map, or part of the map, or unit of a part of said zoning map, which the amended maps, or parts of units or parts, when so adopted shall be published in the manner prescribed by law and become a part of this title. (Ord. 241 § 13.01.060, 1998)

Chapter 17.08

DEFINITIONS

Sections:

17.08.010 Definitions.

17.08.010 Definitions.

For the purpose of this title certain terms and words are defined in this chapter. When not inconsistent with the content, words used in the present tense shall include the future, and the future the present; the singular number shall include the plural, and the plural the singular. The word "shall" is always mandatory and the word "may" denotes use of discretion in making a decision. The words "used" or "occupied," unless the context otherwise requires, shall be considered as though followed by the words "or intended, arranged or designed to be used or occupied." Words used in this title but not defined in this section shall be given the meaning defined in the current edition of Webster's Third New International Dictionary.

(1) "Accessory use, structure, or building" means a use or structure on the same lot with, and having a nature customarily incidental and subordinate to, the principal use or structure.

(2) "Agriculture" means the tilling of the soil, raising of crops, horticulture, viticulture, floriculture, small livestock farming, dairying, animal husbandry, including all uses customarily incidental thereto, but not including slaughter house, fertilizer works, bone yard or plant for the reduction of animal matter.

(3) "Amendment" means a change in the wording, context or substance of this title or a change in the zone boundaries upon the zoning maps adopted hereunder.

(4) "Apartment" means a room, or suite of two or more rooms, occupied or suitable for occupancy as a dwelling unit for one family.

(5) "Automobile wrecking" means any dismantling or wrecking of used motor vehicles or trailers, or the storage, sale or dumping of dismantled or wrecked vehicles or their parts.

(6) "Bed and breakfast" means a dwelling-unit occupied by the owner, in which not more than five guest rooms are devoted to accommodating and where meals are provided for compensation for not more than ten persons other than the family of the owner. The facility is designed or primarily used, for the accommodation of short-term occupancy rentals up to thirty consecutive days.

(7) "Block" means all property abutting upon one side of a street between intersecting and intercepting streets, or between a street and railroad right-of-way, waterway, terminus of dead-end street, or city boundary line. An intercepting street shall determine only the boundary of the block on the side of the street, which it intercepts.

(8) "Boarding house" means a dwelling unit in which not more than five guest rooms are devoted to accommodating not more than ten persons. The facility is designed or primarily used for the accommodation of long-term occupancy rentals of at least thirty consecutive days. Boarding house shall not include rest home or convalescent home.

(9) "Building" means a structure having a roof supported by columns or by walls and intended for the shelter, housing or enclosure of any person, animal or chattel. When any

portion thereof is completely separated from every other portion thereof by a masonry division or firewall without any window, door or other opening therein, which will extend from the ground to the upper surface of the roof at every point, then each such portion shall be deemed to be a separate building.

(10) "Building height" means the vertical distance from the grade to the highest point of the coping of a flat roof, or to the deck line of a mansard roof, or to the average height of the highest gable of a pitch or hip roof. See the term "grade."

(11) "Building, main" or "Main building" means the principal building or other structure on a lot or site used to accommodate the primary use to which the premises are devoted.

(12) "Commercial" means the purchase, sale, offering for sale, or other transaction involving the handling or disposition of any article, service, substance or commodity for livelihood or profit, or the management or occupancy of an office building, offices, recreational or amusement enterprises; or the maintenance and the use of building, offices, structures or premises by professions or trades offering services.

(13) "Child day care center" means a facility providing regularly scheduled care for a group of children one month of age through twelve years of age for periods less than twenty-four hours, but not including a "home day care" as defined in (30) below.

(14) "Church" means an establishment for the principal purpose of religious worship and for which the main building or other structure contains the sanctuary or principal place of worship, and including accessory uses in the main building or in separate buildings or structures, including Sunday School rooms and religious education class rooms, assembly rooms, kitchen, library or reading room, recreation hall, a one-family dwelling unit and residences on-site for nuns and clergy, but excluding day care nurseries and facilities for training of religious orders.

(15) "Clinic" means a building or portion thereof containing offices for the provision of services for the practice of the healing arts, for out-patients only.

(16) "Classification" means a use category in the broad list of land uses in which certain uses, either individually or as to type, are identified as possessing similar characteristics or performance standards and are permitted as compatible uses in the same zone or classifications. A classification, as the term is employed in this title, includes provisions, conditions and requirements related to the location of permitted uses.

(17) "Clustering" means a development design technique that concentrates buildings in specific areas on the site to allow the remaining land to be used for recreation, common open space, and protection of natural features. This is accomplished through the reduction of area, height, and bulk requirements while maintaining the density within the development required by the zoning district. Clustering, unless authorized by a planned unit development, shall only be allowed within zoning districts in which it is specifically authorized as a permitted or conditional use. The term clustering does not apply to the construction of more than one permitted building on one lot where the area, height, bulk and other district requirements are fully met and the lot and building remain in a single ownership.

(18) "Commission" means the Grays Harbor County planning commission.

(19) "Conditional use" means a use listed among those classified in any given zone but permitted to locate only after review by the board of adjustment and the granting of a conditional use permit imposing such performance standards as are contained in this title to make the conditional use compatible with other permitted uses in the same vicinity and zone.

(20) "Conditional use permit" means the documented evidence of authority granted by the board of adjustment to locate a conditional use at a particular location.

(21) "Density" means the number of dwelling units per acre including all land within the boundaries of the designated site.

(22) "Dwelling" means a building designed exclusively for residential purposes, including single-family, two-family, and multiple families.

(23) Dwelling, Types of.

a. "Dwelling, single," "Single dwelling" means a detached building designed exclusively for occupancy by one family and containing one dwelling unit.

b. "Dwelling, two-family," "Two-family dwelling" means a building designed exclusively for occupancy by two families, living separate from each other, and containing two dwelling units.

c. "Dwelling, multiple," "Multiple dwelling" means a building designed exclusively for occupancy by three or more families living separately from each other, and containing three or more dwelling units.

(24) "Dwelling unit" means any building or portion thereof that contains living facilities, including provisions for sleeping, eating, cooking and sanitation, as required by this code, for not more than one family, or a congregate residence for ten or fewer persons.

(25) "Enlargement."

a. As applied to uses, "enlargement" means the expansion of or addition to the use by increasing the amount of equipment or building area which is devoted to the use.

b. As applied to structures, "enlargement" means any action which increases the exterior dimensions of the structure and results in an increase in the useful floor area of the structure.

(26) "Family" means an individual, or two or more persons related by blood or marriage, or a group of not more than five persons who are not related by blood or marriage, excluding servants, living together in a dwelling unit.

(27) "Floor area" means the total area included within the surrounding walls of a building on a lot or building site exclusive of that area devoted to vents, shafts and courts.

(28) "Grade" means the average of the finished ground level at the center of all walls of a building. Where walls are parallel to and within five feet of a sidewalk, the above ground level shall be measured at the sidewalks.

(29) "Health department" means the Grays Harbor County environmental health division of the department of public services or its successor.

(30) "Home day care." A facility in the family residence of the childcare licensee providing regularly scheduled care for twelve or fewer children, with ages ranging from birth through eleven years of age, for periods less than twenty-four hours. The licensed capacity of a home day care shall include the children with ages ranging from birth through eleven years of age who reside at the home.

(31) "Home occupation" means a commercial use conducted within a home environment and which is conducted entirely within the dwelling and which is clearly secondary to the use of the dwelling for dwelling purposes.

(32) "Industrial" means those intensive commercial and industrial activities, such as shipping terminals, contractor's yards, warehousing, utility facilities, outdoor material and equipment storage, manufacturing, processing, assembly, fabrication, commercial and industrial equipment rental and repair, retail and wholesale sales.

(33) "Intensification" means any action which results in an increase in the level of use or activity within a defined area of land or within a structure or portion of a structure.

(34) "Kennel" means a building or structure or premises where four or more dogs or cats or combination thereof, at least four months of age, are kept by owners of the dogs and cats or by persons providing facilities and care, and whether or not compensation is paid.

(35) "Light-duty truck" means a truck with an empty-scale weight of six thousand pounds or less. It includes vehicles such as pickup trucks, vans and utility vehicles.

(36) "Light industrial" means those commercial and industrial activities, such as warehousing, transportation-related services, industrial sales, processing, assembly, fabrication, equipment rental and servicing, retail and wholesale sales, entirely conducted and contained within a building.

(37) "Loading space" means an off-street or off-alley space or berth for the temporary parking of a commercial vehicle while loading or unloading materials or merchandise.

(38) "Lot," "parcel" or "tract" means an area of land, the boundaries of which have been established by some legal instrument such as a recorded deed, description, document or map.

(39) "Lot depth" means the shortest horizontal distance between the front lot line and a line drawn perpendicular to the front lot line through the midpoint of the rear lot line. For lots with front lot lines containing curves or angles, the measurement shall be taken from a line drawn parallel to a base line joining the front corners of the lot and lying midway between the base line and a line drawn parallel to the base line tangent to the curve or through the angle point.

(40) "Lot width" means the distance between side lot lines measured at right angles to the lot depth at its midpoint.

(41) "Marijuana processing" means converting harvested marijuana into useable marijuana and marijuana-infused products by any person or entity that holds a valid marijuana processor license issued by the Washington State Liquor Control Board under WAC 314-55-077 as now in effect or hereafter amended.

(42) "Marijuana production" means the indoor and outdoor growing and wholesaling of marijuana by any person or entity that holds a valid license issued by the Washington State Liquor Control Board under WAC 314-55-075 as now in effect or hereafter amended.

(43) "Marijuana retailer" means a retail outlet that sells useable marijuana, marijuana-infused products, and marijuana paraphernalia and is owned by any person or entity that holds a valid marijuana retailer license issued by the Washington State Liquor Control Board under WAC 314-55-079 as now in effect or hereafter amended.

(44) "Mini-storage building" means a storage building rated as a B-2 occupancy under the Uniform Building Code divided into individual storage rooms, having a maximum building height of eighteen feet exclusive of architectural features and not exceeding a maximum building length of one hundred feet; provided, that buildings may exceed the maximum building length where architectural features are incorporated and approved by the zoning administrator.

(45) "Mobile home" is defined as set forth in RCW 46.04.302.

(46) "Mobile home park" means any tract or tracts of land under one ownership or unified management developed or used for locating three or more mobile homes, excluding the sales lot of a licensed mobile home dealer, where not more than one mobile home is used as the owners' or care taker's residence. This definition for mobile home park shall supersede conflicting definitions found in other county ordinances.

(47) "Motel" means a building or group of buildings containing guest rooms or apartments, which facility is designed or primarily used for the accommodation of short term occupancy rentals up to thirty consecutive days.

(48) "Nightly rental" means a building constructed as a single-family or two-family residence and used for the accommodation of short-term occupancy rentals on a daily or weekly basis.

(49) "Nonconforming" means a use, structure or lot which does not conform to any one or more of the requirements applicable to it under the terms of this title.

(50) "Off-street parking space" shall be as defined in Section 17.68.020.

(51) "Outdoor advertising display" means any card, paper, cloth, metal, glass, wooden or other display or device of any kind or characteristic whatsoever placed or painted for outdoor advertising purposes on the ground or on any tree, wall, fence, rock, structure or thing whatsoever.

(52) "Outdoor advertising structure" means a structure of any kind or character erected or maintained for outdoor advertising purposes upon which any outdoor display is, or can be placed.

(53) "Permitted use" means a use by right which is specifically authorized in a particular zoning district.

(54) "Prohibited use" means a use which is specifically prohibited in a particular zoning district or a use which is not specifically authorized as a permitted or conditional use.

(55) "Reclassification of property" means a change in zone boundaries upon a zoning map, which map is a part of this title when adopted in the manner prescribed by law.

(56) "Recorded," unless otherwise expressly defined in this title, means filed for purpose of record with the auditor of Grays Harbor County.

(57) "Recreational vehicle" means a vehicle designed for short term occupancy during travel, recreation, and/or vacation purposes, including the following types:

a. "Travel trailer" means a portable structure built on a chassis, having a body width not exceeding eight feet and a body length not exceeding thirty-two feet.

b. "Truck camper (pick-up coach)" means a portable structure designed to be loaded onto, or mounted on, the bed or chassis of a truck, having a body width not exceeding eight feet and a body length not exceeding thirty-two feet.

c. "Motor home" means a portable dwelling constructed as an integral part of a self-propelled vehicle.

d. "Camping trailer (tent trailer)" means a portable, collapsible structure mounted on wheels and constructed of fabric, plastic, or other pliable material which folds for towing by another vehicle and unfolds at the campsite.

(58) "Recreational vehicle park and campground" means any tract of land divided into lots or spaces, under the ownership or management of one person, firm or corporation for the purpose of locating three or more recreational vehicles for transient dwelling purposes.

(59) "Rest home," "convalescent home," "guest home" or "home for the aged" means a home operated similarly to a boarding house but not restricted to any number of guests or guest rooms the operator of which is licensed by the state or county to give special care and supervision to his or her charges, and in which nursing, dietary and other personal services are furnished to convalescents, invalids and aged persons, and in which homes are performed no surgery, maternity or other primary treatments such as are customarily provided in sanitariums or hospitals.

(60) "Short-term occupancy" means the occupancy of recreational vehicles for living purposes for a temporary duration of not more than fourteen consecutive days within a two-month period.

(61) "Sign" means any outdoor advertising display or outdoor advertising structure or indoor advertising display or structure designed and placed so as to be readable principally from the outside.

(62) "Spot rezone" means a circumstance in which a request to rezone a parcel of land, from a less intensive use zone classification to a more intensive use zone classification, that is inconsistent with the surrounding uses and the comprehensive land use plan. A request to rezone a parcel of land, from a more intensive use zone classification to a less intensive use zone classification that is consistent with the surrounding uses and the comprehensive land use plan shall not be found to constitute a spot rezone.

(63) "Stand" means a structure for the display and sale of products with no space for customers within the structure itself.

(64) "Street" means a public or recorded private thoroughfare which affords the primary means of access to abutting property.

(65) "Structure" means that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

(66) "Structural alteration" means any change in the supporting members of a building or structure, such as foundations, bearing walls, columns, beams, floor or roof joists, girders or rafters, or changes in the exterior dimensions of the building or structure, or increase in floor space.

(67) "Use" means the nature of the occupancy, the type of activity, or the character and form of improvements to which land is devoted or may be devoted.

(68) "Variance" means an adjustment in the application of the specific regulations of this title to a particular piece of property which property, because of special circumstances applicable to it, is deprived of privileges commonly enjoyed by other properties in the same vicinity and zone and which adjustment remedies disparity in privileges.

(69) "Yard" means an open space, other than a court, unoccupied and unobstructed from the ground upward except for certain exceptions specified in this title.

(70) "Zone" means an area accurately defined as to boundaries and location, and classified by this title as available for certain types of uses and within which other types of uses are excluded. (Ord. 333 (part), 2005; Ord. 306 (part), 2003; Ord. 299 § 1, 2002; Ord. 291 § 1, 2001; Ord. 242 (part), 1998; Ord. 241 §§ 13.02.010—13.02.980, 1998)
(Ord. No. 410, § 2, 3-17-2014)

Chapter 17.12

A-1 AGRICULTURAL USE DISTRICT

Sections:

17.12.010 Purpose.

17.12.020 Permitted uses and structures.

17.12.030 Conditional uses.

17.12.040 Standards for granting a conditional use in the A-1 district.

17.12.050 Minimum lot and yard requirements.

17.12.010 Purpose.

The purpose of this district is to conserve and protect agricultural land and to reserve areas for use by small to moderate scale farming activities. The establishment of this district recognizes the diversity of the agricultural industry in Grays Harbor County and provides protection for those soils and areas most suitable for many aspects of agricultural activities. (Ord. 241 § 13.03.200, 1998)

17.12.020 Permitted uses and structures.

- A. Commercial agriculture, horticulture and aquaculture;
 - B. Farm buildings;
 - C. Farm drainage and irrigation;
 - D. The growing and harvesting of forest products;
 - E. The sale of agricultural and horticultural products on the premises where such products are grown;
 - F. Marijuana processing and production;
 - G. Single-family farm dwellings;
 - H. Home occupations pursuant to the provisions of Section 13.08.060;
 - I. Emergency medical and emergency fire equipment storage facilities;
 - J. Home day cares;
 - K. Riding academies. (Ord. 333 (part), 2005; Ord. 242 (part), 1998; Ord. 241 § 13.03.210, 1998)
- (Ord. No. 410, § 3, 3-17-2014)

17.12.030 Conditional uses.

- A. Outdoor recreation areas, not including recreational vehicle parks;
- B. Public meeting halls, churches (see Section 17.60.040), cemeteries, airfields, publicly owned facilities for maintenance of roads and highways and educational and recreational buildings accessory to the farm, provided the following conditions can be met:
 - (1) The use will only convert the least suitable agricultural lands in the area; and
 - (2) The use will not negatively impact, directly or indirectly, adjacent agricultural activities;

C. Agricultural service establishments primarily engaged in performing agricultural, animal husbandry, or horticultural services on a fee or contract basis including but not limited to hay baling and threshing, sorting, grading, and packing fruits and vegetables for the grower, agricultural produce milling and processing; horticultural services, crop dusting, land grading, farm equipment service and repair, and veterinary services;

D. Forest products processing plants provided the following conditions are met:

- (1) The use will only convert the least suitable agricultural land in the area;
- (2) The use will not negatively impact, directly or indirectly, adjacent agricultural activities;
- (3) The property is currently occupied by a residence, and
- (4) The use is owned by the residential occupant of the property;

E. Secondary uses of accessory structures pursuant to Section 17.60.060. In considering an application pursuant to this section, the board of adjustment may impose such other conditions as are deemed necessary to insure the compatibility of the proposed use with agricultural activities and as are necessary to insure that the use remains secondary to the residential and agricultural use;

F. On any legal parcel a second temporary dwelling unit for care giving purposes may be authorized provided that the following conditions are met:

1. No division of the property is authorized,
2. The temporary dwelling shall be removed or converted to a conforming use when the use authorized by the permit is discontinued,
3. The parcel shall comply with the minimum lot-requirements of the health department for each unit. (Ord. 262 (part), 1998; Ord. 241 § 13.03.220, 1998)

17.12.040 Standards for granting a conditional use in the A-1 district.

No conditional use permit shall be issued by the board of adjustment unless, following review and written findings, it determines that the proposed use satisfies the following conditions and the conditions set by Section 17.80.040:

A. The use shall not be one to which the noise, order, dust or chemical residues of commercial agriculture or horticulture might result in creation or establishment of a nuisance or trespass;

B. All agricultural service establishments shall be located at least two hundred feet from any driveway affecting access to a farm dwelling or field and at least three hundred feet from any single-family dwelling;

C. An agricultural service establishment shall be incidental and necessary to the conduct of agriculture within the district; and

D. Public utility and service structures shall be located and constructed at such places and in such manner that they will not segment land of any one farm and will not interfere with the conduct of agriculture by limiting or interfering with the access to fields or the effectiveness and efficiency of the farmer and farm equipment including crop spraying aircraft. (Ord. 333 (part), 2005; Ord. 241 § 13.03.230, 1998)

17.12.050

17.12.050 Minimum lot and yard requirements.

A. Minimum Lot Size. All uses shall be located on a parcel meeting one of the following criteria:

(1) The parcel was legally created prior to the effective date of the ordinance codified in this chapter; or

(2) The parcel is ten acres or one-sixty-fourth of a section if describable as a fraction of a section, or more.

B. Minimum Yard Requirements.

1. Front yard: Twenty-five feet.

2. Side yard: Ten feet.

3. Rear yard: Thirty feet.

C. Maximum density: One dwelling-unit per ten acres or one-sixty-fourth of a section, except as provided in Section 17.12.030(F). (Ord. 268, 2000; Ord. 241 § 13.03.240, 1998)

Chapter 17.16

A-2 LONG TERM AGRICULTURAL USE DISTRICT

Sections:

17.16.010 Purpose.

17.16.020 Permitted uses and structures.

17.16.030 Conditional uses.

17.16.040 Standards for granting conditional uses in the A-2 district.

17.16.050 Minimum lot and yard requirements.

17.16.070 Reclassification of certain lands.

17.16.010 Purpose.

The primary purpose of this district is to encourage the conservation and protection of agricultural lands and to reserve areas for use by large commercial farms. The establishment of this district recognizes the importance of the agricultural industry in Grays Harbor County and provides protection for those soils and areas most suitable for commercial agriculture. (Ord. 333 (part), 2005:Ord. 241 § 13.03.300, 1998)

17.16.020 Permitted uses and structures.

The following uses or activities are permitted in the district:

- A. Commercial agriculture, horticulture and aquaculture;
- B. Farm buildings;
- C. Farm drainage and irrigation systems;
- D. The growing and harvesting of forest products;
- E. The sale of agricultural and horticultural products on the premises where such products are grown;
- F. Marijuana processing and production;
- G. Single-family dwellings;
- H. Home occupations pursuant to the provisions of Section 17.60.050;
- I. Riding academies;
- J. Emergency medical and emergency fire equipment storage facilities;
- K. Home day cares.

(Ord. 333 (part), 2005: Ord. 242(part), 2001: Ord. 241 § 13.03.310, 1998)

(Ord. No. 410, § 4, 3-17-2014)

17.16.030 Conditional uses.

The following conditional uses or actions may be approved by the board of adjustment provided that the provisions and requirements of Sections 17.16.040 and 17.80.040 are fulfilled:

- A. Cemeteries, publicly owned facilities for maintenance of roads and highways (see Sections 17.60.030 and 17.60.040);

B. Agricultural service establishments primarily engaged in performing agricultural, animal husbandry, or horticultural services on a fee or contract basis including but not limited to hay baling and threshing, sorting, grading, and packing fruits and vegetables for the grower, agricultural produce milling and processing; horticultural services, crop dusting, land grading, farm equipment service and repair, and veterinary services;

C. Forest products processing plants provided the following conditions are met:

- (1) The use will only convert the least suitable agricultural land in the area;
- (2) The use will not negatively impact directly or indirectly adjacent agricultural activities;
- (3) The property is currently occupied by a residence; and
- (4) The use is owned by the residential occupant of the property;

D. Secondary uses as provided in Section 17.60.060. In considering an application for a conditional use permit pursuant to this section, the board of adjustment may impose such other conditions as are deemed necessary to insure the compatibility of the proposed use with agricultural activities and as are necessary to insure that the use remains secondary to the residential use;

E. On any legal parcel a second temporary dwelling unit for care giving purposes may be authorized provided that the following conditions are met:

1. No division of the property is authorized,
2. The temporary dwelling shall be removed or converted to a conforming use when the use authorized by the permit is discontinued,
3. The parcel shall comply with the minimum lot-requirements of the health department for each unit. (Ord. 336 (part), 2005; Ord. 333 (part), 2005; Ord 262 (part), 2001: Ord. 241 § 17.12.320, 1998)

17.16.040 Standards for granting conditional uses in the A-2 district.

No conditional use permit shall be issued by the board of adjustment unless following review and written findings it determines that the proposed use satisfies the following conditions and the conditions set by Section 17.80.040:

A. The use shall not be one to which the noise, odor, dust or chemical residues of commercial agriculture or horticulture might result in creation or establishment of a nuisance or trespass;

B. All agricultural service establishments shall be located at least two hundred feet from any driveway affecting access to a farm dwelling or field and at least three hundred feet from any single-family dwelling;

C. An agricultural service establishment shall be incidental and necessary to the conduct of agriculture within the district; and

D. Public utility and service structures shall be located and constructed at such places and in such manner that they will not segment land of any one farm and will not interfere with the conduct of agriculture by limiting or interfering with the access of fields or the effectiveness and efficiency of the farmer and farm equipment including crop spraying aircraft. (See Section 17.60.080.) (Ord. 333 (part), 2005; Ord. 241 § 13.03.330, 1998)

17.16.050 Minimum lot and yard requirements.

A. Minimum lot size: Forty acres or one-sixteenth of a section if describable as a fraction of a section, or more; except the creation of lots for residential purposes which are less than the minimum lot-size of this zone, provided:

(1) The parcel shall be created exclusively for the purpose of transfer or sale to a member of the immediate family of the land owner. The immediate family shall mean the grandchildren, children, brothers, sisters, parents or grandparents of the land owner of record;

(2) The parcel shall not be less than twenty acres;

(3) In no instance shall the sedial parcel be less than twenty acres.

B. Minimum Yard Requirements:

1. Front yard: Twenty-five feet;

2. Side yard: Ten feet;

3. Rear yard: Thirty feet.

C. Maximum density: One dwelling-unit per twenty acres or one-thirty-second of a section if describable as a fraction of a section. (Ord. 333 (part), 2005; Ord. 241 § 13.03.340, 1998)

17.16.070 Reclassification of certain lands.

The agricultural-1 and agricultural-2 districts created by this amendment are applied as shown on the maps identified as the agricultural zoning designation map which is adopted as a part of this chapter. All lands identified on this map are hereby rezoned to the designation indicated on these maps. (Ord. 241 § 13.03.370, 1998)

Chapter 17.20

G-1 GENERAL DEVELOPMENT ONE DISTRICT

Sections:

17.20.010 Purpose.

17.20.020 Permitted uses and structures.

17.20.030 Conditional uses.

17.20.040 Special uses.

17.20.050 Building site.

17.20.060 Off-street parking.

17.20.010 Purpose.

The general development 1 district is a zone classification designed to encourage, strengthen and revitalize rural development centers as identified in the comprehensive plan. The district permits a wide variety of uses with provisions intended to ensure the compatibility of uses within the rural centers and their continued attractiveness for development. (Ord. 241 § 13.03.400, 1998)

17.20.020 Permitted uses and structures.

The following uses or activities are permitted:

- A. Single family dwellings and accessory buildings and uses.
- B. Public and semi-public uses including schools, parks and churches, and cemeteries.
- C. Agricultural, silvicultural uses, the growing and harvesting of forest products and associated uses of a rural nature.
- D. Commercial uses which serve the surrounding local markets as evidenced by a gross floor area of less than five thousand square feet, such as retail stores and shops, offices, service stations, personal service offices, eating and drinking establishments, and feed and seed stores when each of the following criteria are met:
 - (1) The site is adjacent to an existing commercial use;
 - (2) The site fronts on a minor collector, major collector, state or federal highway;
 - (3) Any light, glare, and signs shall be directed away from neighboring residential areas.
- E. Parking, repairing and maintaining one heavy truck as an accessory use to a residence where the person operating the truck resides on the property where the truck is to be parked.
- F. Home day cares.

(Ord. 242 (part), 1998; Ord. 241 § 13.03.410, 1998)

17.20.030 Conditional uses.

The following uses or activities may be approved by the board of adjustment provided the board finds that all of the following criteria which apply to the proposed use are fulfilled:

- A. Mobile home parks.
- B. Recreational vehicle parks and campgrounds.

C. Multi-family dwellings; provided adequate waste disposal methods and water supplies can be provided.

D. Public and private recreational facilities, including country clubs, golf courses, swimming clubs, riding stables, and tennis clubs, but not including such intensive commercial recreation uses as a golf driving range (unless within a golf course), race track, amusement park or gun club.

E. Commercial and marijuana retailing uses which serve the surrounding regional markets as evidenced by a gross floor area of less than five thousand square feet may be permitted provided that all of the following criteria are met:

(1) The site is served by public facilities and services adequate for the proposed use, including waste disposal, water supply and fire protection, or the applicant can adequately provide the needed services;

(2) The site is located within the vicinity of an existing intersection along major circulation routes. Major circulation routes are defined as designated arterials, primary state highways and freeways;

(3) The characteristics of the proposed use and its location will not introduce an incompatible or hazardous condition on the immediate area.

F. Forest product processing plants appurtenant to a residential use provided all of the following criteria are met:

(1) The property is currently occupied by a residence;

(2) The use is owned by the resident occupant of the property.

G. Agricultural and forest products processing plants and associated uses (except those permitted in subsection F of this section), and the storage, repair and maintenance of more than one truck provided all of the following criteria are met:

(1) The site has a minimum size of five acres;

(2) The use will not generate any noxious fumes or odors;

(3) An adequate stormwater drainage system will be developed;

(4) The site fronts on and has direct access to a major collector, state or federal highway;

(5) Access to the site is designed to minimize truck traffic through residential area;

(6) All outdoor storage areas adjacent to residential or commercial uses shall be set back at least fifty feet from the property line(s) abutting a residential or commercial use and a six-foot sight obscuring fence or open six-foot fence screened with sight obscuring living evergreen plants six feet in height shall be constructed, planted and maintained for the duration of the use on said set back line(s);

(7) All of the negative impacts determined through SEPA review of the proposal have been mitigated;

(8) The characteristics of the proposed use and its location will not introduce an incompatible or hazardous condition to the immediate area.

H. Child day care centers subject to the following conditions:

1. Child day care centers shall comply with the standards and requirements of the Grays Harbor environmental health division;

17.20.030

2. Child day care centers shall comply with the licensing standards and requirements of the Washington State Department of Social and Health Services;

3. Child day care centers shall comply with the standards and requirements of building and fire codes as adopted in Chapter 15.04 of the code;

4. Child day care centers shall not be established on lands designated pursuant to RCW 36.70A.70 as geologically hazardous areas, frequently flooded areas, or wetlands. (Ord. 242 (part), 1998; Ord. 241 § 13.03.420, 1998) (Ord. No. 410, § 5, 3-17-2014)

17.20.040 Special uses.

The following uses or activities may be approved by the planning commission, provided the commission finds that the provisions and requirements of the zoning ordinance are fulfilled:

A. The clustering of dwelling units including the reduction of side yard setbacks, and common wall construction practices provided the commission finds all of the following criteria are met:

(1) The overall density of one unit per acre is maintained within the development and permanently guaranteed by legally binding and enforceable provisions;

(2) The physical characteristics of the land will permit adequate water supplies and sewage disposal without adversely affecting neighboring water supplies and sewage disposal systems. (Ord. 241 § 13.03.430, 1998)

17.20.050 Building site.

A. Minimum lot size: one acre or the larger lot-area required by health regulations for the intended method of sewage disposal and water system.

B. Density: one dwelling unit per acre.

C. Minimum Yard Requirements.

1. Residential uses:

a. Front yard: Twenty-five feet if the lot fronts on an access road or thirty-five feet if the lot fronts on a major collector, minor collector, urban collector, state or federal highway.

b. Side yard: Twenty feet if an interior lot or thirty-five feet if the corner lot is on a minor collector, major collector, state or federal highway.

c. Rear yard: Twenty-five feet.

2. Commercial and industrial uses:

a. Front yard: The setback shall equal the height of each building(s) or thirty-five feet whichever is greater.

b. Side and rear yards: The setback shall equal the height of each building or twenty-five feet whichever is greater. Any side or rear lot lines adjacent to residential uses or lots of less than one acre shall be landscaped and maintained with living evergreens at least four feet in height; provided, that the sight distances required in Chapter 17.64 are maintained. This requirement shall be exempt from Chapter 17.64.

D. Minimum lot width: Seventy feet.

E. Maximum lot coverage: Thirty-three percent of the total lot area.
(Ord. 333 (part), 2005; Ord. 241 § 13.03.440, 1998)

17.20.060 Off-street parking.

Off-street parking shall be provided as required in Chapter 17.68. (Ord. 241 § 13.03.460, 1998)

Chapter 17.24

G-5 GENERAL DEVELOPMENT FIVE DISTRICT

Sections:

- 17.24.010 Purpose.**
- 17.24.020 Permitted uses and structures.**
- 17.24.030 Conditional uses.**
- 17.24.040 Special uses.**
- 17.24.050 Building site.**
- 17.24.060 Off-street parking.**

17.24.010 Purpose.

The general development district is a zone classification permitting a wide range of uses appropriate for rural areas at densities consistent with the level of available public facilities, public services and the physical characteristics of the areas included within the district. The district includes provisions to encourage compatibility between neighboring land uses. (Ord. 241 § 13.03.500, 1998)

17.24.020 Permitted uses and structures.

The following uses or activities are permitted in the district:

- A. Agricultural uses and associated uses of a rural nature including road-side stands for the sale of agricultural products, the majority of which are locally grown;
- B. Single-family dwellings and accessory buildings and uses;
- C. Public and semi-public uses, including schools, churches, museums and cemeteries;
- D. The growing and harvesting of forest products, silvicultural uses and associated uses of a rural nature. Surface excavations are regulated under Sections 17.60.090 through 17.60.180;
- E. Dams, electric power plants, flowage areas, transmission lines and stations together with necessary accessory buildings;
- F. Game and fish rearing and management;
- G. Riding academies;
- H. Parking, repairing, maintaining one heavy truck as an accessory use to a residence where the person operating the truck resides on the property where the truck is to be parked;
- I. Temporary fireworks stands regulated under Chapter 70.77 RCW and WAC 122-17;
- J. Home day cares;
- K. Public and semi-public parks, including sports fields;
- L. Marijuana processing and production.

(Ord. 299 § 2, 2002; Ord. 291 § 2, 2001; Ord 242 (part), 1998; Ord. 241 § 17.24.510, 1998)
(Ord. No. 410, § 6, 3-17-2014)

17.24.030 Conditional uses.

The following uses and activities may be approved by the board of adjustment provided the board finds that all of the following criteria which apply to proposed use are fulfilled:

A. Recreational vehicle parks and campgrounds;

B. Sanitary fill sites;

C. Commercial and marijuana retailing uses which serve the surrounding regional markets as evidenced by a gross floor area of less than five thousand square feet may be permitted, provided, that all of the following criteria are met:

(1) The site is served by public facilities and services adequate for the proposed use, including waste disposal, water supply and fire protection, or the applicant can adequately provide the needed services;

(2) The site is located within the vicinity of an existing intersection along major circulation routes. Major circulation routes are defined as designated arterials, primary state highways and freeways;

(3) The characteristics of the proposed use and its locations will not introduce an incompatible or hazardous condition on the immediate area;

D. Agricultural and forest products processing plants, and associated uses and structures, trucking terminals, truck storage, repairs, and maintenance provided all of the following criteria are satisfied:

(1) The proposed use is compatible with the character of area in which it is to locate and any existing or planned land uses within the area;

(2) Access to the site is designed to minimize truck traffic through residential areas and the traffic generated by the use will not adversely impact residential areas;

(3) The characteristics of the proposed use and its location will not introduce an incompatible or hazardous condition to the immediate area;

E. Motor vehicle sports and recreation facilities including race tracks, race course, and motor cross tracks;

F. On any legal parcel which is less than ten acres, a second temporary dwelling unit may be authorized provided that the following conditions are met:

(1) The accessory unit is for use by a member of the family of the occupants of the principal residence on the property. For the purposes of this section, "member of the family" means related by blood, marriage or law;

(2) No division of the property is authorized;

(3) The unit shall be removed or converted to a conforming use when the use authorized by the permit is discontinued;

(4) The parcel shall comply with the minimum lot requirements of the health department for each unit;

(5) The board of adjustment shall establish either a final expiration date or annual renewal by the administrator upon showing by the applicant that the approved use is continuing;

G. Airports.

Additionally, the board shall have the authority to require such other conditions as deemed necessary to assure that the proposal is compatible with surrounding uses and in keeping with

17.24.030

the purpose of the district. (Ord. 336 (part), 2005; Ord. 241 § 13.03.520, 1998)
(Ord. No. 410, § 7, 3-17-2014)

17.24.040 Special uses.

The following uses or activities may be approved by the planning commission provided the commission finds that the provisions and requirements of the zoning ordinance are fulfilled:

A. The clustering of dwelling units including the reduction of side yard setbacks, and common wall construction practices provided the commission finds all of the following criteria are met:

(1) The overall density of one unit per five acres is maintained within the development and permanently guaranteed by legally binding and enforceable provisions;

(2) The physical characteristics of the land will permit adequate water supplies and sewage disposal without adversely affecting neighboring water supplies and sewage disposal systems.
(Ord. 241 § 13.03.530, 1998)

17.24.050 Building site.

A. Minimum lot size: five acres, or one-one-hundred-twenty-eighth of a section if describable as a fraction of the section.

B. Density: one dwelling unit per five acres, or one-one-hundred-twenty-eighth of a section.

C. Minimum yard requirements.

1. Residential:

a. Front yard: Twenty-five feet if the lot fronts on an access road or thirty-five feet if the lot fronts on a major collector, minor collector, urban collector, state or federal highway;

b. Side yard: Twenty feet if an interior lot or adjacent to an access road. Thirty-five feet if the corner lot is on a minor collector, major collector, state or federal highway;

c. Rear yard: Twenty-five feet.

2. Commercial and Industrial Uses — Front yard. The setback shall equal the height of the building(s) or thirty-five feet whichever is greater.

D. Minimum lot width: One hundred feet.

E. Maximum lot coverage: Thirty-three percent of the total lot area.
(Ord. 241 § 13.03.540, 1998)

17.24.060 Off-street parking.

Off-street parking shall be provided as required in Chapter 17.68.
(Ord. 241 § 13.03.560, 1998)

Chapter 17.42

LQ LAKE QUINAULT DISTRICT

Sections:

17.42.010 Purpose.

17.42.020 Permitted uses and structures.

17.42.030 Conditional uses and structures.

17.42.040 Building site.

17.42.050 Definitions.

17.42.010 Purpose.

The purpose of the Lake Quinault district is to support residential and economic diversity and growth in the communities of Lake Quinault and Neilton as provided in the Lake Quinault sub-area comprehensive land use development plan. (Ord. 265, 1999; Ord. 264, 1999)

17.42.020 Permitted uses and structures.

The following are uses or activities permitted in the district:

- A. Single family and two-family dwellings;
- B. One attached accessory dwelling for each single-family dwelling;
- C. Accessory structures and uses;
- D. Home occupations;
- E. Bed and breakfast inns;
- F. Public and semi-public uses and structures;
- G. Agriculture;
- H. The growing and harvesting of forest products;
- I. Parking, repairing, and maintaining one heavy truck as an accessory use to a residence;
- J. Home day cares;
- K. Adult family homes;
- L. Utilities and utility structures under thirty-five feet in height, provided all transmission lines are underground;
- M. Temporary fireworks stands regulated under RCW 70.77 and WAC 122 17;
- N. Game and fish rearing and management. (Ord. 265, 1999; Ord. 264, 1999)

17.42.030 Conditional uses and structures.

A. The board of adjustment may approve the following uses and structures if it finds that the uses or structures meet all minimum county ordinances and will not create an incompatible or hazardous condition:

- 1. Multi-family dwellings with three to fifteen dwellings;

17.42.030

2. An accessory dwelling not attached to a single family, two-family, or mobile home dwelling, provided that:

a. The accessory unit is for use by a member of the family of the occupants of the principal residence on the property. For the purposes of this section, a member of the family shall mean a person related by blood, marriage or law;

b. The dwelling unit meets all county requirements for a potable water supply and sewage disposal; and

c. The unit shall be removed or converted to a conforming use when the use authorized by the permit is discontinued.

3. Retail, tourist, or wholesale commercial uses and activities;

4. Manufacturing activities and/or structures;

5. Marijuana retailing;

6. Residential care facilities;

7. Rest homes, convalescent homes, guest homes, and homes for the aged;

8. Motels;

9. Recreational vehicle parks and campgrounds;

10. Mobile home parks;

11. Utilities and utility structures over thirty-five feet in height.

B. The board of adjustment may require buffers to reduce impacts created by light, glare, and noise on adjacent and area properties.

1. The width of buffers may be adjusted to account for natural features, volumes, proposed setbacks in design or other factors. The general rule is that the more intensive the proposed use and its potential for adverse impacts on adjacent or nearby properties the larger the buffer will be necessary.

2. The height of all buffers shall be sufficient to ensure that the impacts of the proposed use are mitigated. (Ord. 265, 1999; Ord. 264, 1999)
(Ord. No. 410, § 8, 3-17-2014)

17.42.040 Building site.

A. The minimum lot size is two acres.

B. The following maximum density requirements for dwellings shall apply to lots throughout the district:

1. Single-family dwellings or mobile homes: One dwelling per two acres;

2. Two-family dwellings: Two dwelling units per two acres;

3. Apartments: Fifteen dwellings per two acres;

4. Accessory dwellings and temporary unattached accessory dwellings are not included when calculating the density requirements for subsections (B)(1) through (B)(4).

C. Minimum yard requirements:

1. Front yard: Twenty-five feet;

2. Side yard: Twenty feet;

3. Rear yard: Twenty-five feet;

D. Minimum lot width: One hundred feet.

E. Maximum lot-coverage by structures: Thirty-three percent of the total lot area. (Ord. 265, 1999; Ord. 264, 1999)

17.42.050 Definitions.

"Accessory dwelling unit" means a second, subordinate dwelling unit for use as a complete, independent dwelling with permanent provisions for living, sleeping, eating, cooking, and sanitation.

"Adult family home" means the regular family abode of a person or persons who are providing care, room and board to more than one, but not more than four, adults who are not related by blood or marriage to the person or persons providing that service; except that a maximum of six adults may be permitted if the Washington State Department of Social and Health Services determines that the home and provider are capable of meeting standards and qualifications provided by Chapter 70.128.010 RCW.

"Attached accessory dwelling unit" means an accessory dwelling unit located within or attached to a single family residence. To be attached, the roof and wall of the accessory dwelling unit must be an extension of the roof and wall of the existing single-family residence. In no case shall the attachment be made through an unenclosed structure.

"Buffer" means a horizontal distance, measured perpendicularly from a property line, intended to provide spaces to reduce the impacts of proposed uses on adjacent property or natural features.

"Manufacturing" means any process devoted to the production and/or assembly of a product.

"Public and semi-public uses and structures" means uses and structures associated with schools, churches, government, community meeting halls, charitable organizations, and cemeteries.

"Residential care facility" means a facility licensed by the state of Washington that cares for at least five and no more than fifteen people with functional disabilities and is not an "adult family home." (Ord. 265, 1999; Ord. 264, 1999)

Chapter 17.44

C-2 GENERAL COMMERCIAL DISTRICT

Sections:

17.44.010 Purpose.

17.44.020 Permitted uses and structures.

17.44.030 Conditional uses.

17.44.040 Building site.

17.44.050 Prohibited uses and structures.

17.44.060 Off-street parking.

17.44.010 Purpose.

This is a district designed to provide for the wide range of uses commonly found in a retail business area. (Ord. 241 § 13.05.080, 1998)

17.44.020 Permitted uses and structures.

The following uses or activities are permitted in the district:

A. All retail business uses and services commonly found in an area providing conveniences and comparison goods shopping;

B. Automobile service stations, provided that only routine maintenance and auto product sales are carried on the premises;

C. Marijuana processing and retailing;

D. Churches;

E. A single-family residence that is accessory to a permitted commercial use;

F. Mini-storage building(s);

G. Motels. (Ord. 241 § 13.05.090, 1998)

(Ord. No. 410, § 9, 3-17-2014)

17.44.030 Conditional uses.

A. Child day care centers subject to the following conditions:

1. Child day care centers shall comply with the standards and requirements of the Grays Harbor environmental health division;

2. Child day care centers shall comply with the licensing standards and requirements of the Washington State Department of Social and Health Services;

3. Child day care centers shall comply with the standards and requirements of the 1994 Uniform Building Code and its successor;

4. Child day care centers shall comply with the standards and requirements of the 1994 Uniform Fire Code and its successor;

5. Child day care centers shall not be established on lands designated pursuant to RCW 36.70A.170 as geologically hazardous areas, frequently flooded areas, or wetlands.

B. Light industrial uses, provided that the property shall not have any frontage on a private lane. (Ord. 336 (part), 2005; Ord. 242 (part), 1998; Ord. 241 § 13.05.100, 1998)

17.44.040 Building site.

A. Minimum lot-size: None.

B. Minimum Yard Requirements:

1. Front yard: As required by the building code; provided, that mini-storage buildings shall observe a thirty-foot setback;

2. Side yard: Equal to the height of the building provided that mini-storage buildings shall observe a minimum setback of twenty-five feet;

3. Rear Yard: Equal to the height of the building provided that mini-storage buildings shall observe a minimum setback of twenty-five feet. (Ord. 241 § 13.05.110, 1998)

17.44.050 Prohibited uses and structures.

A. All industrial uses;

B. Schools;

C. Residential. (Ord. 241 § 13.05.120, 1998)

17.44.060 Off-street parking.

Off-street parking shall be provided in accordance with Chapter 17.68. (Ord. 241 § 13.05.140, 1998)

Chapter 17.48

I-1 LIGHT INDUSTRIAL DISTRICT

Sections:

17.48.010 Purpose.

17.48.020 Permitted uses and structures.

17.48.030 Conditional uses.

17.48.040 Building site.

17.48.060 Off-street parking.

17.48.010 Purpose.

This district is designed to provide for the establishing of industries distinguished from major fabrication, in which uses are largely devoid of nuisance factors, hazards or exceptional demands upon public facilities and services, and to establish a land use pattern advantageous to the specialized needs of the uses permitted in this district. (Ord. 333 (part), 2005: Ord. 241 § 13.06.010, 1998)

17.48.020 Permitted uses and structures.

The following uses or activities are permitted in the district:

- A. Light Industrial uses;
- B. Caretaker or owner occupied residence that is accessory to a permitted industrial use;
- C. Marijuana processing and production. (Ord. 333 (part), 2005: Ord. 241 § 13.06.020, 1998)

(Ord. No. 410, § 10, 3-17-2014)

17.48.030 Conditional uses.

- A. Single-family dwelling;
- B. Child day care centers subject to the following conditions:
 - 1. Child day care centers shall comply with the standards and requirements of the Grays Harbor environmental health division;
 - 2. Child day care centers shall comply with the licensing standards and requirements of the Washington State Department of Social and Health Services;
 - 3. Child day care centers shall comply with the standards and requirements of the 1994 Uniform Fire Code and its successor;
 - 4. Child day care centers shall comply with the standards and requirements of the 1994 Uniform Building Code and its successor;
 - 5. Child day care centers shall not be established on lands designated pursuant to RCW 36.70A.170 as geologically hazardous areas, frequently flooded areas, or wetlands. (Ord. 242 (part), 1998: Ord. 241 § 13.06.030, 1998)

17.48.040 Building site.

A. Minimum lot size: Ten acres.

B. Minimum Yard Requirements:

1. Front yard: The front yard shall be established by measuring back forty feet from the right-of-way.

2. Side yard and rear yard: Thirty-five feet. (Ord. 241 § 13.06.040, 1998)

17.48.060 Off-street parking.

Off-street parking shall be provided in accordance with Chapter 17.68. (Ord. 241 § 13.06.070, 1998)

Chapter 17.52

I-2 INDUSTRIAL DISTRICT

Sections:

17.52.010 Purpose.

17.52.020 Permitted uses and structures.

17.52.030 Conditional uses.

17.52.040 Building site.

17.52.140 Off-street parking.

17.52.010 Purpose.

The purpose and intent of the industrial district is to provide areas where industrial activities and uses involving the processing, fabrication and storage of products may be located. The district also allows such commercial uses that serve primarily the industrial district. The standards in this chapter are intended to protect the industrial area from uses which may interfere with efficient industrial operations. (Ord. 333 (part), 2005; Ord. 241 § 13.06.080, 1998)

17.52.020 Permitted uses and structures.

The following uses or activities are permitted in the district:

A. Industrial uses and industrial development facilities as defined under RCW 39.84.020 subsection 6, or its successor;

B. A caretaker or owner-occupied residence that is accessory to a permitted industrial use is allowed;

C. Research and development laboratories, technical and vocational schools and facilities including accessory housing facilities for researchers and students;

D. Transportation and utility facilities serving all permitted uses and activities;

E. Light industrial uses;

F. Marijuana processing and production. (Ord. 333 (part), 2005; Ord. 293, 2002; Ord. 252 § 1, 1998; Ord. 241 § 13.06.090, 1998)

(Ord. No. 410, § 11, 3-17-2014)

17.52.030 Conditional uses.

A. Automobile wrecking;

B. Child day-care centers subject to the following conditions:

1. Child day care centers shall comply with the standards and requirements of the Grays Harbor environmental health division;

2. Child day care centers shall comply with the licensing standards and requirements of the Washington State Department of Social and Health Services;

3. Child day care centers shall comply with the standards and requirements of the 1994 Uniform Fire Code and its successor;

4. Child day care centers shall comply with the standards and requirements of the 1994 Uniform Building Code and its successor; and

5. Child day care centers shall not be established on lands designated pursuant to RCW 36.70A.170 as geologically hazardous areas, frequently flooded areas, or wetlands. (Ord. 252 § 2, 1998; Ord. 241 § 13.06.100, 1998)

17.52.040 Building site.

A. Minimum lot size: None.

B. Minimum Yard Requirements:

1. Front yard: Same as I-1 district;

2. Side yard: As required by building code;

3. Rear yard: As required by building code. (Ord. 241 § 13.06.110, 1998)

17.52.140 Off-street parking.

Off-street parking shall be provided in accordance with Chapter 17.68. (Ord. 241 § 13.06.140, 1998)

to the final development plan as approved constitutes a violation of this section. (Ord. 337 § 2, 2005; Ord. 324, 2004; Ord. 310 § 6, 2003)
(Ord. No. 391, § 9, 6-7-2010)

Chapter 17.57

SD SATSOP DEVELOPMENT DISTRICT

Sections:

17.57.010 Purpose.

17.57.020 Permitted uses and structures.

17.57.030 Conditional uses and structures.

17.57.040 Prohibited uses.

17.57.050 Building site.

17.57.060 Off-street parking and loading standards and requirements.

17.57.070 Signage.

17.57.010 Purpose.

The purpose of the Satsop Development District (SD) is to promote economic development through the support of unique and specialized industries. The SD is only intended to apply to the areas of the Satsop Development Park designated for more intensive development in the adopted Satsop Development Park Master Plan. (Ord. 373 § 1 (part), 2008)

17.57.020 Permitted uses and structures.

The following uses or activities are permitted in the district:

A. Light industrial uses as defined in Section 17.08.010 of this code and including, but not limited to:

1. Forest products industries,
2. Marijuana processing and production,
3. Printings publishing and allied products,
4. Apparel and other textile products,
5. Miscellaneous manufacturing industries;

B. Industrial uses as defined in Section 17.08.010 of this code;

C. Research and development facilities;

D. University, college, technical, vocational, and U.S. military training schools and facilities including accessory housing facilities for researchers and students;

E. Transportation and utility facilities serving all permitted uses and activities;

F. A caretaker or owner-occupied residence that is accessory to a permitted use;

G. Recycling operations, including, but not limited to:

1. Automobiles,
2. Metal, plastics, glass, paper and other products made of such materials,
3. Biomass sorting and processing;

H. Energy generation facilities and activities, including, but not limited to:

1. Biofuel,
2. Natural gas,
3. Biomass;

- I. Communication facilities, including, but not limited to:
 - 1. Data centers,
 - 2. Cell phone towers,
 - 3. Radio towers,
 - 4. Call centers,
 - 5. Government offices,
 - 6. Professional offices,
 - 7. Co-location space;
- K. Convenience retail commercial uses, including, but not limited to:
 - 1. Deli,
 - 2. Gas station,
 - 3. Convenience store,
 - 4. Financial services;
- L. Emergency operations and response facilities;
- M. Conference and retreat centers including overnight accommodations as an accessory use;
- N. Child day care center;
- O. Recreation center;
- P. Public and private cultural institutions;
- Q. Visitor center;
- R. Helipad;
- S. Outdoor storage;
- T. Other uses approved by the Grays Harbor public development authority (PDA) and certified by it as being consistent with the goals and policies of the adopted Satsop Development Park Master Plan. (Ord. 373 § 1 (part), 2008)
(Ord. No. 410, § 12, 3-17-2014)

17.57.030 Conditional uses and structures.

No conditional uses or structures are allowed in this district. (Ord. 373 § 1 (part), 2008)

17.57.040 Prohibited uses.

- A. Dwellings (as defined in Section 17.08.010 of this code);
- B. Smelters, except when accessory to a permitted use;
- C. Nuclear power plants. (Ord. 373 § 1 (part), 2008)

17.57.050 Building site.

- A. Minimum lot or lease area size: None.
- B. Minimum yard requirements:
 - 1. Front yard: Twenty feet from right-of-way edge for buildings with frontage along Olympic View Drive, Tower Boulevard and Lambert Road between Tower Boulevard and Olympic View Drive. No minimum yard requirements for development occurring along other roadways.

17.57.050

2. Rear yard: As required by building code.
 3. Side yard: Twenty feet from right-of-way edge for buildings with sides on Olympic View Drive, Tower Boulevard and Lambert Road between Tower Boulevard and Olympic View Drive. No minimum yard requirements for development occurring along other roadways.
 4. Minimum building separation: as required by building code.
- C. Landscaping:
1. Minimum of ten feet wide along Olympic View Drive, Tower Boulevard and Lambert Road between Tower Boulevard and Olympic View Drive. See Satsop Development Park Design Guidelines.
- D. Service areas:
1. Buildings located along Olympic View Drive, Tower Boulevard and Lambert Road between Tower Boulevard and Olympic View Drive shall locate service areas, such as garbage, recycling collection, and loading docks on the side or back of buildings or along service roads and shall screen these areas with fences and/or vegetation per the Satsop Development Park Design Guidelines.
 2. Auxiliary spaces such as storage areas or maintenance facilities shall be integrated into overall building and site design to minimize visual prominence of these spaces per the Satsop Development Park Design Guidelines. (Ord. 373 § 1 (part), 2008)

17.57.060 Off-street parking and loading standards and requirements.

Off-street parking shall be provided in accordance with Chapter 17.68 of this title except as otherwise provided below:

- A. Required Parking Ratios. The minimum required off-street parking spaces for the respective uses shall be as follows:
1. Offices, business, professional call centers: one space for each three hundred fifty square feet of gross floor area.
 2. Industrial: One space for every one thousand square feet of gross floor area.
 3. Flex-tech: One space for every three hundred square feet of gross floor area office space plus one space for every one thousand square feet of gross floor area of industrial space. If building use is not defined, then assume that twenty percent of building is office use.
 4. Wholesale stores, warehouses, storage buildings, motor vehicle or machinery sales: One space for each employee on the largest shift with a minimum of four spaces.
 5. Food stores, markets, delis: One space for each three hundred square feet of gross floor area, a minimum of five spaces shall be provided.
 6. Daycare center: One space for each three people of licensed capacity.
 7. Conference and retreat centers: One space for each four persons in permitted capacity, with one additional space per guest room.
 8. Visitor center: One space per three hundred square feet of gross floor area.
 9. Trailheads: A minimum of four spaces.
 10. Other uses: For other uses not included above, but permitted under Section 17.57.020, the minimum required off-street parking shall be based on the expected number of employees for the proposed use.

B. Joint-Use Parking Facilities. A use or development wishing to take advantage of joint use of required parking spaces must present satisfactory written evidence that the use or development has the permission of the owner or the person in charge of the parking spaces to use such spaces. The evidence must specify the number of spaces the use or development is allowed to use. The principal of the use or development must sign an acknowledgement that the continuing validity of the permit depends on the continuing ability to provide the required number of spaces.

C. Landscaping. See Satsop Development Park Design Guidelines.

1. A minimum ten-foot width along Olympic View Drive, Tower Boulevard and Lambert Road between Olympic View Drive and Tower Boulevard. (Ord. 373 § 1 (part), 2008)

17.57.070 Signage.

Signage shall be provided in accordance with Section 17.60.070, except as otherwise noted below:

A. Signage Types. The following signs shall be permitted outright, subject to PDA approval: Wall signs, pole signs, monument signs, and murals. Roof signs and neon signs are not permitted.

B. Signage Illumination. If illuminated, all signs shall be externally illuminated, with illumination directed only at the sign. Internal illumination is allowed subject to PDA approval.

C. Outdoor Advertising.

1. Signage content shall be restricted to the corporate or company name or logo, identification or type of business, hours of operation, products and services or directional information.

2. All attached signs shall be placed parallel and attached to the building facade and shall not protrude above the top elevation of the structure it is attached to.

3. Attached signs shall be permitted on principal structures and shall not exceed one hundred fifty square feet in total sign area or fifteen percent of the first floor facade area, whichever is less.

4. Awnings, including the use of print and backlighting, shall not be used as primary signage. (Ord. 373 § 1 (part), 2008)

Chapter 17.58

SM SATSOP MULTI-USE DISTRICT

Sections:

17.58.010 Purpose.

17.58.020 Permitted uses and structures.

17.58.030 Prohibited uses, activities and structures.

17.58.010 Purpose.

The purpose of the Satsop Multi-Use District (SM) is to promote learning, on-site recreation, habitat preservation, access to utilities, and economic development through sustainable stewardship. The SM is only intended to apply to the areas of the Satsop Development Park designated as multi-use in the adopted Satsop Development Park Master Plan. The SM allows for a variety of uses and activities that are limited in their intensity to minimize impacts on sensitive areas or that are directly dependent on being in close proximity to a particular facility, resource or amenity. (Ord. 373 § 2 (part), 2008)

17.58.020 Permitted uses and structures.

The following are uses or activities permitted in the district:

- A. Trails, boardwalks, docks, or decks for recreational access;
- B. Interpretative facilities;
- C. Wildlife viewing facilities;
- D. Management of forestlands, including but not limited to:
 1. Habitat enhancement,
 2. Mitigation banks,
 3. Harvesting of timber and vegetation;
- E. Constructed storm ponds;
- F. Wetland mitigation banks;
- G. Research, education, and training facilities and activities;
- H. Day use camping unless otherwise posted;
- I. Infrastructure related to the operation of Satsop Development Park, and supporting the activities of the permitted uses in the SD district, including but not limited to:
 1. Wells,
 2. Utilities and related facilities,
 3. Access and maintenance roads,
 4. Transportation and loading facilities, such as the barge slip;
- J. Other uses approved by the Grays Harbor public development authority and certified by them in writing as being consistent with the goals and policies of the adopted Satsop Development Park Master Plan. (Ord. 373 § 2 (part), 2008)

17.58.030 Prohibited uses, activities and structures.

- A. Overnight camping;

**STATUTORY REFERENCES
FOR
WASHINGTON COUNTIES**

The statutory references listed below refer the code user to state statutes applicable to Washington counties. They are up to date through 2013.

General Provisions

Classification of counties RCW ch. 36.13	Open Public Meeting Act of 1971 RCW ch. 42.30
Boundaries RCW chs. 36.04, 36.05	Local government whistleblower protection RCW ch. 42.41
Removal of county seats RCW ch. 36.12	Code of ethics for officers RCW ch. 42.23
Legislative powers RCW 36.32.120	County assessor RCW ch. 36.21
Penalties for ordinance violations RCW 36.32.120(7)	County auditor RCW ch. 36.22
Jails RCW ch. 36.63	County clerk RCW ch. 36.23
Joint governmental activities RCW ch. 36.64	County coroner RCW ch. 36.24

Administration and Personnel

County organization State Const. Art. 11	Prosecuting attorney RCW ch. 36.27
County commissioners RCW ch. 36.32	County sheriff RCW ch. 36.28
County officers generally RCW ch. 36.16	County treasurer RCW ch. 36.29
Campaign finances and disclosure RCW ch. 42.17A	Boundary review boards RCW ch. 36.93
Meetings of legislative body RCW 36.32.080 and 36.32.090	Salaries of county officers RCW ch. 36.17

Fees of county officers
RCW ch. 36.18

County property
RCW ch. 36.34

Coordination of administrative programs
RCW ch. 36.47

Legislative powers
RCW 36.32.120

County central services department
RCW ch. 36.92

Civil service for sheriff's office
RCW ch. 41.14

Public employees retirement system
RCW ch. 41.40

Social security for public employees
RCW ch. 41.48

Revenue and Finance

County funds
RCW ch. 36.33

Equipment rental and revolving fund
RCW ch. 36.33A

Purchasing
RCW 36.32.235 et seq.

Tax title lands
RCW ch. 36.35

Admissions tax
RCW ch. 36.38

Public assistance and relief
RCW ch. 36.39 and RCW title 74

Budget
RCW ch. 36.40

Retail sales and use taxes
RCW ch. 36.42

Claims against counties
RCW ch. 36.45

Depositories
RCW ch. 36.48

Limitation of indebtedness
RCW ch. 36.67

Public contracts and indebtedness
RCW title 39

Warrants
RCW ch. 39.56

Property taxes
RCW title 84

Business Licenses and Regulations

Liquor regulation and enforcement
RCW 66.08.120 and 66.44.010

Gambling
RCW ch. 9.46, 9.47

Massage practitioners
RCW 36.32.122

Peddlers and hawkers
RCW ch. 36.71

Animals

Dogs
RCW ch. 36.49, 16.08, 16.10

Health and Safety

Solid waste disposal
RCW ch. 36.58

Solid waste collection districts
RCW ch. 36.58A

Hospitals
RCW ch. 36.62

Emergency medical services
RCW 36.01.095

Cemeteries and morgues
RCW title 68

Fireworks
RCW ch. 70.77

Flood control
RCW ch. 86.12

Nuisances
RCW 36.32.120(10)

Public Peace, Morals and Welfare

Crimes and punishments
RCW title 9

Washington Criminal Code
RCW title 9A

Probation and parole services
RCW 36.01.070

Drunkenness and alcoholism
RCW 70.96A.190

Discrimination
RCW ch. 49.60

Juvenile curfew
RCW 36.32.425

Injunctions—Obscene materials
RCW ch. 7.42

Vehicles and Traffic

Motor vehicles
RCW title 46

Model Traffic Ordinance
RCW ch. 46.90

Accident reports
RCW ch. 46.52

Drunk driving penalties
RCW 36.32.127

Roads, Bridges and Public Places

Roads and bridges
RCW chs. 36.75—36.87

Road improvement districts
RCW ch. 36.88

Parks, recreation, open spaces
RCW ch. 36.89

Parks and recreation facilities
RCW ch. 36.68

Park and recreation districts
RCW ch. 36.69

Public Services

Sewerage, water and drainage systems
RCW ch. 36.94

Solid waste disposal
RCW ch. 36.58

Ferries—County owned
RCW ch. 36.54

Television reception improvement districts
RCW ch. 36.95

Franchises
RCW ch. 36.55

Public transportation
RCW chs. 36.57, 36.57A

Airports
RCW chs. 14.07, 14.08

Buildings and Construction

State building code
RCW ch. 19.27

Energy-related building standards
RCW ch. 19.27A

Adoption of building codes and fire regulations
RCW ch. 36.43

Electricians and electrical installations
RCW ch. 19.28

Electrical construction

RCW ch. 19.29

Development impact fees

RCW 82.02.050 et seq.

Subdivisions

Boundaries and plats generally

RCW title 58

Subdivisions

RCW ch. 58.17

Short plats and subdivisions

RCW 58.17.060, 58.17.065

Hearing examiner system for plat approval

RCW 58.17.330

Planning and Zoning

Planning enabling act

RCW ch. 36.70

Planning commissions

RCW 36.70.070 et seq.

Board of adjustment

RCW 36.70.200 et seq. and 36.70.810 et seq.

Comprehensive plans

RCW 36.70.320 et seq.

Growth management

RCW ch. 36.70A

Judicial review of land use decisions

RCW ch. 36.70C

Local project review

RCW ch. 36.70B

CODE COMPARATIVE TABLE AND DISPOSITION LIST

Ordinance Number	Date	Description	Section	Section this Code
			6 Added	Ch. 18.10
			7	18.06.095
			8	18.06.140A
2012-402	12-17-2012	Creates the North Beach Shellfish Protection District	1—5 Adds	18.20.010— 18.20.050
403	12-31-2012	Adopts provisions pertaining to the Right to Farm and Practice Forestry	Added	8.34.005— 8.34.050
405	6-24-2013	Adopts changes to construction codes	1—6	15.04.010— 15.04.060
			7—9	15.08.020— 15.08.040
			10, 11	15.16.020, 15.16.030
407	10- 7-2013	Amends the Grays Harbor County Official Zoning Map		(Special)
408	10-28-2013	Amends Ords. 197, 296, and 394 relating to the imposition of the excise tab on radio access lines for continued operation of an enhanced 911 emergency telephone system	1	3.52.010
			2	3.52.020
			3	3.52.070
409	2- 3-2014	Amends requirements modifying work exempt from permit requirements of the code	1	15.04.030
410	3-17-2014	Amends Chs. 17.04, 17.08, 17.12, 17.16, 17.20, 17.24, 17.42, 17.44, 17.48, 17.52, 17.57 of the Code, and Ordinances 241, 242, 252, 264, 265, 291, 293, 299, 306, 333, 336, 373, pertaining to the use of land for the production, processing, or dispensing of cannabis or cannabis products; and making text corrections	1	17.04.010
			2	17.08.010
			3	17.12.020

CODE COMPARATIVE TABLE AND DISPOSITION LIST

Ordinance Number	Date	Description	Section	Section this Code
			4	17.16.020
			5	17.20.030
			6	17.24.020
			7	17.24.030
			8	17.42.030
			9	17.44.020
			10	17.48.020
			11	17.52.020
			12	17.57.020