

3.03.020 Residential Land Uses.

P = Permitted C = Conditional Use AC = Administrative Conditional Use

	Zoning Classifications									Overlay Zones *	Site Specific Standards
Land Use/Activity	R-1 and 2	B	I	RA-5	RA-10	RA-20	AR-10	F	A	MPR (3)	
Accessory Dwelling Units	P			P	P	P	P	P	P	P	YES 3.06.010
Accessory Structures	P	P(2)	P	P	P	P	P	P	P	P	
Bed & Breakfast	P	P		P	P	P	P	AC	AC	P	
Condominium	P	C(2)		P	P	P	P	P	P	P	
Home Occupations	P	AC		P	P	P	P	P	P	P	
Hotel/Motel		P								P	
Mobile Home Parks	C	C		C	C	C	C	C	C	P	
Multi- Family ²	P	C(2)		AC	AC	AC	AC	AC	AC	P	
Single Family	P (1)	C(2)		P	P	P	P	P	P	P	

* Uses in Rural Communities, Crossroad Areas, and Small Resorts follow the underlying zoning for the property. Additional allowed uses for Crossroad Areas and Small Resorts are listed in Chapters 3.05.010 through 3.05.025.

(1) Includes townhouses, duplexes and manufactured housing.

(2) Includes residential units in mixed-use buildings in R-2 zone..

(3) See Chapter 3.05.030 for MPR process and standards.

² No more than six-dwelling units shall be allowed per multi-family structure that is otherwise permissible in areas designated as rural or resource lands in the County's Comprehensive Land Use Plan. (Ord. 2008-03 – effective 8-7-08)

3.03.030 Retail, Business, Services & Wholesale Land Uses.

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	Zoning Classifications									Overlay Zones *	Site Specific Standards
Land Use/Activity	R-1 and 2	B	I	RA-5	RA-10	RA-20	AR-10	F	A	MPR (2)	
Agricultural Product Sales	P	P	P	P	P	P	P	P	P	P	
Antiques, Secondhand Shops	AC(1)	P								P	
Apparel/Accessory Stores	AC(1)	P								P	
Automobile Service Stations		P	P							P	
Automobile Supply Stores		P	P								
Books, Art Supply	AC(1)	P								P	
Building, Hardware & Garden		P									
Bulk Retail		P	P								
Department/Variety Stores		P								P	
Fabric Shops		P								P	
Florist Shops	P(1)	P		P	P	P	P		P	P	
Food Stores	AC(1)	P	P							P	
Forest Product Sales		P		P	P	P	P	P	P		
Furniture/Home Furnishings		P								P	
Health Club	AC(1)	P								P	
Hobby, Toys, Games		P								P	
Jewelry Stores		P								P	
Liquor Sales		P								P	
Livestock Sales			P	P	P	P	P	P	P		
Monuments		P									
Pet Shops		P								P	
Personal Medical Supply Store		P									

Land Use/Activity	R-1 and 2	B	I	RA-5	RA-10	RA-20	AR-10	F	A	MPR (2)	Site Specific Standards
Pharmacy	AC(1)	P								P	
Photo/Electronics		P								P	
Retail Sales	AC(1)	P								P	
Restaurant	AC(1)	P	P							P	
Restaurant, Fast Food	AC(1)	P									
Sporting Goods		P								P	
Tavern	AC(1)	P								P	
Truck Stop		P	P	C	C	C	C				

* Uses in Rural Communities, Crossroad Areas, and Small Resorts follow the underlying zoning for the property. Additional allowed uses for Crossroad Areas and Small Resorts are listed in Chapters 3.05.010 through 3.05.025.

(1) As part of mixed-use development in R-2 zone.

(2) See Chapter 3.05.030 for MPR process and standards.

3.03.040 Rural Business, Business Services and Government Land Uses.

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	Zoning Classifications									Overlay Zones *	Site Specific Standards
Land Use/Activity	R-1 and 2	B	I	RA-5	RA-10	RA-20	AR-10	F	A	MPR (1)	
<i>Business Services:</i>											
Auto Sales, Rental & Leasing		P [#]	P								
Communication Offices		P	P								
Equipment Rental		P [#]	P								
Farm Product Warehousing		P	P	AC	AC	AC	P	P	P		
Freight Handling Facilities		P	P								
General Business Services		P	P							P	
Heavy Equipment & Truck Repair		P	P	AC	AC	AC	AC	AC	AC		
Log Storage Yard		P	P	AC	AC	AC	AC	P			
Office Building		P	P							P	
Research Laboratory		P	P	AC	AC	AC	AC	AC	AC		
Self-Storage Facility		P	P	AC	AC	AC	AC	AC	AC		
Warehousing & Wholesale		P	P	AC	AC	AC	AC	AC	AC		
<i>Government Services</i>											
Civic Center		P	P								
Courts		P	P								
Fire Facilities	AC	P	P	AC	P	P	P	P	P	P	
Police Facilities	AC	P	P	AC	P	P	P	P	P	P	
Public Agency (predominantly serving the rural areas) +		P	P	P	P	P	P	P	P	P	

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	Zoning Classifications									Overlay Zones *	Site Specific Standards
Land Use/Activity	R-1 and 2	B	I	RA-5	RA-10	RA-20	AR-10	F	A	MPR (1)	Site Specific Standards
Public Agency (predominantly serving urban areas)		P	P							P	
Utility Facilities	P	P	P	P	P	P	P	P	P	P	
<i>Rural Business</i>											
Rural Business (which requires outdoor work)				AC	AC	AC	AC	AC	AC		
Rural Business (which does not require outdoor work)				P	P	P	P	P	P		

* Uses in Rural Communities, Crossroad Areas, and Small Resorts follow the underlying zoning for the property. Additional allowed uses for Crossroad Areas and Small Resorts are listed in Chapters 3.05.010 through 3.05.025.

+ Ord. 2008-03 – effective 8-7-08

#Ordinance 2016-03 – effective 4-7-2016

(1) See Chapter 3.05.030 for MPR process and standards.

3.03.050 Industrial, Manufacturing and Processing Land Uses.

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	Zoning Classifications									Overlay Zones	Site Specific Standards
Land Use/Activity	R-1 and 2	B	I	RA-5	RA-10	RA-20	AR-10	F	A	MPR (1)	
Apparel/Textile Products			P								
Auto Wrecking/Salvage			C								
Chemical Products			C								
Computer & Office Equipment		P	P								
Electronics/Electronic Equipment		P	P								
Fabricated Metal Products			P								
Food Products		C	P								
Furniture			P								
Heavy Machinery			C								
Junkyard			C								
Leather Goods			P								
Misc. Light Manufacturing		C	P								
Paper & Allied Products			C								
Petroleum Refining			C								
Primary Metals			C								
Printing & Publishing		P	P								
Rubber			C								
Stone, Clay, Glass		C	P								
Wineries/Breweries		P	P	P	P	P	P	P	P	P	
Wood Products			C	P	P	P	P	P			

* Uses in Rural Communities, Crossroad Areas, and Small Resorts follow the underlying zoning for the property. Additional allowed uses for Crossroad Areas and Small Resorts are listed in Chapters 3.05.010 through 3.05.025.

(1)) See Chapter 3.05.030 for MPR process and standards.

3.03.060 Personal & Health Services and Schools.

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	Zoning Classifications									Overlay Zones *	Site Specific Standards
Land Use/Activity	R-1 and 2	B	I	RA-5	RA-10	RA-20	AR-10	F	A	MPR (2)	
<i>Health Services</i>											
Adult Family Home	P [#]	P [#]		P [#]	P [#]	P [#]	P [#]	P [#]	P [#]		
Animal Shelters		P		AC	AC	AC	AC	AC	AC		
Assisted Living Facility	AC	AC		AC	AC	AC	AC				
Congregate housing & Group living facilities (3)	C	C		C	C	C	C			P	YES 3.20.050
Convalescent Center	AC	AC		AC	AC	AC	AC				
Extended Care Facility	AC	AC		AC	AC	AC	AC				
Hospital	C	C	C								
Medical/Dental Lab	C(1)	P	P								
Misc. Health Services	AC(1)	P									
Office/Outpatient Clinics	AC(1)	P	P							P	
<i>Personal Services:</i>											
Artist Studios	P	P	P	P	P	P	P				
Auto Repair/Service		P	P	AC	AC	AC	AC				
Cemetery, Columbarium, Mausoleum	AC	AC		AC	AC	AC	AC	AC	AC		
Churches, Synagogues, Temples	AC	P		P	P	P	P	P	AC	P	
Community Centers	AC	P		P	P	P	P				
Day Care	AC	P	P	P	P	P	P	P	P	P	
Dry-cleaning/Laundries	AC(1)	P	P							P	
Funeral Homes/Crematoria	C	P									
Kennel, Commercial	C	AC		AC	AC	AC	AC	AC	AC		
Misc. Repair		P	P	AC	AC	AC	AC				

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	Zoning Classifications									Overlay Zones *	Site Specific Standards
Land Use/Activity	R-1 and 2	B	I	RA-5	RA-10	RA-20	AR-10	F	A	MPR (2)	Site Specific Standards
Public Stables/Riding Arena				P	P	P	P	P	P	P	
Vet Clinic, Animal Hospital		P	P	P	P	P	P	P	P		
<i>Schools:</i>											
Preschools/Elementary/Middle /Junior High/High School	C	AC	AC	AC	AC	AC	AC	AC	C		
Vocational School	C	AC	AC	AC	AC	AC	AC	AC	C	C	

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#Ordinance 2016-03 – effective 4-7-2016

(1) Only as part of mixed use developments in R-2 zone.

(2) See Chapter 3.05.030 for MPR process and standards.

(3) “Group facilities” encompass essential public facilities defined in RCW 36.70A.200 (1), including mental health facilities, substance abuse facilities, and secure community transition facilities (per RCW 71.09.020)

3.03.070 Recreational & Cultural Land Uses.

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	Zoning Classifications									Overlay Zones *	Site Specific Standards
Land Use/Activity	R-1 and 2	B	I	RA-5	RA-10	RA-20	AR-10	F	A	MPR (1)	
Adult Entertainment		C	C								YES 3.06.020
Amusement Arcade		P	P							P	
Amusement Park		C	C								
Bowling Alley		P	P								
Campgrounds				AC	AC	AC	AC	AC	AC	P	
Conference Center		P	P								
Golf Course/Driving Range	C	P	P	AC	AC	AC	AC	AC	AC	P	
Guest Ranch				AC	AC	AC	AC	AC	AC		
Library	P	P		P	P	P	P	P	P	P	
Marina		P	P	C	C	C	C	C		P	
Museum		P	P	P	P	P	P	P	P	P	
Parks	P	P	P	P	P	P	P	P	P	P	
RV Park		AC	AC	AC	AC	AC	AC	AC	AC	P	
Outdoor Performance Center		C	C	C	C	C	C	C	C	P	
Outdoor Shooting Range		C	C	C	C	C	C	C	C		
Indoor Shooting Range		P	P	P	P	P	P	P	P		
Ski Areas				C	C	C	C	C		P	
Sports Club		P	P	P	P	P	P	P	P		
Theater		P								P	
Trails	P	P	P	P	P	P	P	P	P	P	

* Uses in Rural Communities, Crossroad Areas, and Small Resorts follow the underlying zoning for the property. Additional allowed uses for Crossroad Areas and Small Resorts are listed in Chapters 3.05.010 through 3.05.025.

(1) See 3.05.030 for MPR standards and procedures.

3.03.080 Regional Facilities & Essential Public Facilities (1).

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	Zoning Classifications									Overlay Zones *	Site Specific Standards
Land Use/Activity	R-1 and 2	B	I	RA-5	RA-10	RA-20	AR-10	F	A	MPR (3)	
Airports	C	C	C	C	C	C	C	C	C	C	YES 3.06.030
Airstrip, Private	C	C	C	P	P	P	P	P	P	C	
Bus Base	C	C	C	C	C	C	C				
College/University	C	C	C	C	C	C	C	C			
Correctional Facilities	C	C	C	C	C	C	C	C	C		
Energy Generation and Transmission Facilities	C	C	C	C	C	C	C	C	C	C	
Fairgrounds		AC	AC	AC	AC	AC	AC	AC	AC		
Landfills			C	C	C	C	C	C	C		
Racetrack		C	C	C	C	C	C	C	C		
Septage Facilities			AC	AC	AC	AC	AC	AC	AC		
Sewer & Water Facilities	C	C	C	C	C	C	C	C	C	C	
Stadium/Arena		C	C	C	C	C				C	
Solid Waste Handling Facility		C	C	C	C	C	C	C		C	
Transfer Stations	C	C	C	C	C	C	C	C	C	C	
Transportation Facilities	C	C	C	C	C	C	C	C	C	C	
Public Water Tower	AC	AC	AC	AC	AC	AC	AC	AC	AC	P	
Wireless Telecommunication Facilities	AC	P [#]	P [#]	AC	AC	AC	AC	P [#]	AC	P [#] (MPR & FCC) AC(Crossroads & Small Resort)	YES 3.06.090
Wireless Telecommunication Facilities – Co-location (2)	P	P	P	P	P	P	P	P	P	P	

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#Ordinance 2016-03 – effective 4-7-2016

(1) The land uses in this category are intended to encompass difficult to site essential public facilities, as defined in RCW 36.70A.200. All uses in

this section except Cellular Tower Co-location, Septage Facilities, Water Towers, and Private Airstrips must also comply with standards set in 3.20.050.

(2) Co-located facilities shall not extend more than 7.5 feet horizontally (on each side) from any structure to which attached, nor more than 15 feet above the uppermost portion of the structure to which it is attached.

(3) See 3.05.030 for MPR standards and procedures.

3.03.090 Resource Land Uses.

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	Zoning Classifications									Overlay Zones *	Site Specific Standards
Land Use/Activity	R-1 and 2	B	I	RA-5	RA-10	RA-20	AR-10	F	A	MPR (1)	
Agriculture (growing crops, raising livestock)	P	P	P	P	P	P	P	P	P	P	
Agricultural Services	P	P	P	P	P	P	P	P	P		
Asphalt/Concrete Plants			P	AC	AC	P	P	P	P		
Extractive Industries			P	AC	AC	P	P	P	P		
Fish & Wildlife Management (hatcheries, aquaculture, wildlife shelters)	P	P	P	P	P	P	P	P	P	P	
Forestry	P	P	P	P	P	P	P	P	P	P	
Sawmill		AC	P	AC	P	P	P	P	P	P	
Seasonal Employee Housing (resource-related)					C	C	P	C	P		

* Uses in Rural Communities, Crossroad Areas, and Small Resorts follow the underlying zoning for the property. Additional allowed uses for Crossroad Areas and Small Resorts are listed in Chapters 3.05.010 through 3.05.025.

(1) See 3.05.030 for MPR standards and procedures.

3.03.100 Marijuana (Recreational and Medical) Land Uses.#

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	Zoning Classifications									Overlay Zones *	Site Specific Standards
Land Use/Activity	R-1 and 2	B	I	RA-5	RA-10	RA-20	AR-10	F	A	MPR (1)	
Marijuana Retail Sales Recreational or Medical		P									
Marijuana Production , Recreational or Medical		P	P	p*	p*	p*	p*	p*	p*		
Marijuana Processing , Recreational or Medical		P	P	p*	p*	p*	p*	p*	p*		
Marijuana, Production or Processing for Personal Medical Use	P	P	P	P	P	P	P	P	P	P	

#Ordinance 2016-03 – effective 4-7-2016

*Production and/or processing, other than for Personal Medical use, are prohibited on parcels containing less than 5 acres in these zones.