

Chapter 14.616 Resource Lands

14.616.100 Purpose and Intent

The purpose of the Resource Lands classifications is to protect and preserve Spokane County's valuable agriculture and forest resources. Avoiding the irrevocable loss of these resources and protecting them for future generations is the purpose of this chapter.

Uses other than agriculture or forestry are discouraged within commercial agricultural and forest land zones. This separation of uses is intended to keep land use conflicts to a minimum. Agriculture and forestry land management can impact adjacent properties with noise, odors, fumes, dust, smoke, insects, operation of machinery (including aircraft), storage and disposal of manure, the application of fertilizers, soil amendments, herbicides and pesticides, and the alteration or removal of vegetative cover.

The following zones are classified in this chapter:

Large Tract Agricultural (LTA)

The Large Tract Agricultural zone establishes large tract agricultural areas devoted primarily to commercial crop production including small grains, non-forage legumes, grass seed and animal production. Non-resource related uses other than rural residencies are discouraged. Residential density is 1 unit per 40 acres and residential uses should be associated with farming operations. A small lot subdivision provision is included in this zone to allow retiring farmers the ability to continue to live on their homesite after they are no longer actively involved in the farming operation.

Small Tract Agricultural (STA)

The Small Tract Agricultural zone establishes small tract agricultural areas devoted primarily to berry, dairy, fruit, grain, vegetable, Christmas trees, and forage crop production. Direct marketing of agricultural products to the public and associated seasonal festivities are permitted. Residential density is 1 unit per 10 acres and residential uses should normally be associated with farming operations.

Forest Lands (F)

The Forest Lands zone consists of higher elevation forests devoted to commercial wood production. Non-resource-related uses are discouraged. Residential density is 1 unit per 20 acres in order to minimize conflicts with forestry operations. Activities generally include the growing and harvesting of timber, forest products and associated management activities, such as road and trail construction, slash burning and thinning in accordance with the Washington State Forest Practices.

Mineral Lands (M)

Mineral Lands standards are addressed in chapter 14.620.

14.616.210 Types of Uses

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

1. **Permitted Uses:** Permitted uses are designated in table 616-1 with the letter "P". These uses are allowed if they comply with the development standards of the zone.

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

14.616.220 Resource Lands Matrix

Table 616-1, Resource Lands Matrix

<i>Agricultural Uses</i>	<i>Large Tract Agricultural</i>	<i>Small Tract Agricultural</i>	<i>Forest Lands</i>
Agricultural direct marketing activities	N	L	N
Agricultural processing plant, warehouse	L	L	L
Agricultural product sales stand/area	L	L	N
Airstrip or heliport for crop dusting and spraying	CU	CU	CU
Airstrip or heliport, personal	L	L	L
Airstrip or heliport, private	CU	CU	CU
Animal raising and/or keeping	L	L	L
Beekeeping	L	L	L
Expanded seasonal harvest festivities	N	CU	N
Feed lot	CU	CU	N
Feed mill	P	P	N
Forestry	P	P	P
General agriculture/grazing/crops, not elsewhere classified	P	P	P
Greenhouse, commercial	P	P	P
Grain elevator	P	P	N
Sawmill/lumber mill	L	L	L
Seasonal harvest festivities	N	L	N
Sewage sludge land application	L	L	N
Storage structure, detached, private	P	P	P

Table 616-1, Resource Lands - continued

<i>Business Uses</i>	<i>Large Tract Agricultural</i>	<i>Small Tract Agricultural</i>	<i>Forest Lands</i>
Adult entertainment establishment	N	N	N
Adult retail use establishment	N	N	N
Auto wrecking/recycling, junk and salvage yards	N	N	N
Billboard/video board	N	N	N
Child day-care center, 30 children or less	L	L	L
Child day-care center, more than 30 children	CU	CU	CU
Commercial composting storage/processing (EPF)	CU	CU	N
Contractors yard	N	N	N
Farm machinery sales and repair	L	L	N
Fertilizer application facility	L	L	L
Gun and archery range	CU	CU	CU
Kennel	CU	CU	CU
Kennel, private	L	L	L
Mining, rock crushing, asphalt plant	CU	N	CU
Top soil removal	CU	CU	CU
<i>Residential Uses</i>	<i>Large Tract Agricultural</i>	<i>Small Tract Agricultural</i>	<i>Forest Lands</i>
Accessory dwelling unit, attached	L	L	L
Dependent relative manufactured home	L	L	L
Dangerous animal keeping	L	L	L
Dwelling, single-family	P	P	P
Dwelling, two-family duplex	P	P	P
Family day-care provider	P	P	P
Home industry	CU	CU	CU
Home profession	L	L	L
Rural Cluster Development	N	L	N
Small lot provisions	L	N	N
<i>Utilities/Facilities</i>	<i>Large Tract Agricultural</i>	<i>Small Tract Agricultural</i>	<i>Forest Lands</i>
Critical materials tank storage	L	L	L
Hazardous waste treatment and storage facilities, on-site	L	L	N
Incinerator (EPF)	N	N	N
Landfill (EPF)	N	N	N
Public utility local distribution facility	P	P	P
Public utility transmission facility (EPF)	L	L	L
Solid waste recycling/transfer site (EPF)	L	L	L
Tower	L	L	L
Tower, private	L	L	L
Wireless communication antenna array	L	L	L
Wireless communication support tower	CU	CU	CU

Table 616-1, Resource Lands - continued

<i>Institutional Uses</i>	<i>Large Tract Agricultural</i>	<i>Small Tract Agricultural</i>	<i>Forest Lands</i>
Animal, wildlife rehabilitation or scientific research facility	P	P	P
Cemetery	L	L	L
Church	CU	P	N
Community hall, club or lodge	P	P	P
Detention facility (EPF)	N	N	N
Fire station	P	P	P
Government offices/maintenance facilities (EPF)	L	L	L
Law enforcement facility (EPF)	L	L	L
Park, public	N	P	P
Schools, public/private			
Nursery through junior high school	CU	CU	N
High school	CU	CU	N
College or university (EPF)	CU	CU	N
Youth camp	CU	CU	CU
Youth camp, expansion of existing facility	L	L	L

14.616.230 Uses with Specific Standards

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

1. *Accessory dwelling unit, attached (LTA, STA, F zones)*
 - a. The accessory unit shall not be considered as a dwelling unit when calculating density.
 - b. One off-street parking space shall be required for the dwelling unit, in addition to the off-street parking required for the main residence.
 - c. The accessory unit shall be a complete, separate housekeeping unit that is attached to the principal unit with a common wall(s).
 - d. Only 1 accessory unit shall be created within or attached to the principal unit.
 - e. The accessory unit shall be designed in a manner so that the appearance of the building remains that of a single-family residence. Separate entrances shall be located on the side or in the rear of the building or in such a manner as to be unobtrusive in appearance when viewed from the front of the building.
 - f. The total livable floor area of the principal and accessory units combined shall not be less than 1,200 square feet.
 - g. The accessory unit shall be clearly a subordinate part of the principal unit. In no case shall it be more than 35% of the building's total livable floor area, nor more than 900 square feet, whichever is less.
 - h. The accessory dwelling unit shall not have more than 2 bedrooms.

2. *Agricultural direct marketing activities (STA zone)*
 - a. The activity shall not create a permanent or semi-permanent sales business that would require a commercial zone classification.

- b. A minimum of 9 acres of the land must be actively farmed by the property owner, except the 9-acre minimum shall not apply to those properties that the owner can show proof of being actively farmed before March 5, 2002.
 - c. The retail area shall not be more than 3,000 square feet.
 - d. The parcel, or adjacent parcel, shall include the residence of the owner or operator of the farm.
 - e. Carnival rides, helicopter rides, inflatable features and other typical amusement park games, facilities and structures are not permitted, except for inflatable amusement devices (e.g. moonwalks, slides, other inflatable games for children), which may be permitted with the approval of a conditional use permit for "expanded seasonal harvest festivities".
 - f. All required licenses and permits have been obtained.
 - g. Adequate sanitary facilities shall be provided per Spokane Regional Health District requirements.
 - h. Noise standards identified in WAC 173-60 shall be met.
 - i. Appropriate ingress/egress is provided to the site.
3. *Agricultural processing plant/warehouse (LTA, STA, F zones)*
- a. The facility shall be located on a public street with a road classification of major collector arterial or higher.
4. *Agricultural product sales stand/area (LTA, STA zones)*
- a. The stand shall be accessory use of the property provided the permanent residence of the owner-operator of the stand is located on the property.
 - b. The maximum retail area shall be:
 - i. 3,000 square feet in the Small Tract Agricultural zone.
 - i. 600 square feet in the Large Tract Agricultural zone.
 - c. In the Large Tract Agricultural zone, all products sold must be produced on-site.
 - d. In the Small Tract Agricultural zone, all products sold must be produced on-site, except as allowed through "Agricultural Direct Marketing Activities" or "Seasonal Harvest Festivities".
 - e. Adequate provisions shall be made for off-street parking.
5. *Airstrip or heliport, personal (LTA, STA, F zones)*
- a. The personal airstrip or heliport is limited to accommodate 1 plane or helicopter.
 - b. For ultralight vehicles, a minimum unobstructed runway area of 150 feet in width by 600 feet in length is required.
 - c. For a single-engine airplane, a minimum unobstructed runway area of 200 feet in width by 1,500 feet in length is required.
 - d. For a multi-engine airplane, a minimum unobstructed runway area of 200 feet in width by 2,000 feet in length is required.
6. *Animal raising and/or keeping (LTA, STA, F zones)*
- a. Any building and/or structure housing large and/or small animals and any yard, runway, pen or manure pile shall be no closer than 50 feet, in the case of swine 200 feet, from any occupied structure other than the dwelling unit of the occupant of the premises. Manure piles shall not be located within 100 feet of a water well.
 - b. Structures, pens, yards, and grazing areas of large and small animals shall be kept in a clean and sanitary condition as determined and enforced by the Spokane Regional Health District.
 - c. Equivalency units:
A livestock unit equals one horse, mule, donkey, burro, llama, bovine or swine. A goat or sheep equals ½ of a livestock unit.
 - d. Animal density requirements:

- i. Large animals: Three livestock units per gross acre.
 - ii. Small Animals: One small animal or fowl per 2,000 square feet.
7. *Beekeeping (LTA, STA, F zones)*
- a. The number of beehives is limited to 1 per 4,356 square feet of lot area (10 per acre).
 - b. The beehives shall maintain a 50-foot setback from all property lines and be enclosed by a security fence.
 - c. The keeping of bees shall be consistent with the requirements of the Washington State Department of Agriculture and chapter 15.60 RCW or as hereby amended.
8. *Cemetery (LTA, STA, F zones)*
- a. The minimum lot area is 20 acres.
 - b. The cemetery shall not prevent the extension of streets important to circulation within the area.
 - c. The property shall be at least 500 feet from any existing dwelling, except a dwelling of the cemetery owner or employee.
 - d. No building shall be erected in the cemetery within 200 feet of any property line of the cemetery.
 - e. Grave plots shall not be located closer to any non-cemetery property line than the required front yard and/or flanking street yard setback of the zone in which the property is located.
 - f. Points of ingress and egress shall be approved by the Division and the County Engineer, or if on a state highway, the Washington State Department of Transportation.
 - g. A plat of the cemetery shall be filed with the County Auditor, in accordance with the laws of the State of Washington.
 - h. Cemetery lots shall not be offered for sale until a water supply for irrigation has been developed and approved by the Spokane Regional Health District and the Department of Health.
 - i. All cemeteries shall comply with chapter 68 RCW.
9. *Child day-care center, 30 children or less (LTA, STA, F zones)*
- a. The center shall be located on a paved road or bus route.
 - b. The center shall serve 30 or fewer children. A center providing care for more than 30 children shall require a conditional use permit.
10. *Critical materials tank storage (LTA, STA, F zones)*
- a. The tank storage shall comply with all local, state and federal standards for critical materials.
 - b. Exposed tanks (those not completely below ground and covered over at grade), shall maintain primary use setbacks.
11. *Dangerous animal keeping (LTA, STA, F zones)*
(Inherently dangerous mammal and or inherently dangerous reptile keeping)
- a. The minimum lot area is 5 acres.
 - b. No more than 4 inherently dangerous mammals and or inherently dangerous reptiles shall be allowed.
 - c. The inherently dangerous mammal and/or inherently dangerous reptile keeper and the animal keeping facility must be authorized, licensed and maintained in accordance with any requirements of the Spokane County Animal Control Authority as determined by that agency.
 - d. The animal keeping facility shall not be located closer than ½ mile from any existing school, daycare center, and public park as defined in this Code.

12. *Dependent relative manufactured home (LTA, STA, F zones)*

- a. The property owner shall obtain an administrative permit from the Division pursuant to chapter 14.506 of this Code.
- b. The manufactured home shall be as defined in chapter 14.300.100.
- c. The manufactured home shall not be considered as a dwelling unit when calculating density.
- d. A dependent relative manufactured home shall not be allowed on lots less than 25,000 square feet in size.
- e. Only 1 dependent relative manufactured home is allowed on the property.
- f. The manufactured home shall be occupied by either a dependent relative(s) and family, or the person providing care to the dependent relative(s) and family.
- g. On forms provided by the Division, a statement by both a licensed physician and the care-provider stating that the person(s) in question is physically or mentally incapable of caring for themselves and/or their property is submitted with the application.
- h. A statement shall be recorded in the County Auditor's office by the Division stating that the manufactured (mobile) home is temporary and is for use by the named dependent relative(s) or that person(s)' care provider for whom the temporary use permit is approved and that it is neither to be considered a permanent residential structure nor to be transferred with the property if it should be sold or leased.
- i. The care provider may be administratively changed upon written application to and approval by the Division. A dependant relative manufactured home shall not be granted nonconforming status and any change in dependent relative(s) requires processing of a new permit, consistent with current standards. This provision does not apply to adding a spouse as a new dependent relative, as provided in this chapter.
- j. A spouse of the dependent relative may administratively become qualified as 'dependent' upon written request and submission of the forms to qualify him/her as dependent. This request must be submitted during the period in which the temporary manufactured (mobile) home is legitimately located on-site.
- k. Upon termination of the need for care of the dependent relative(s), the manufactured home shall be removed within 180 days. The Division may exercise discretion on the removal date depending on weather and/or if the dependent relative is temporarily absent to receive intermediate or skilled nursing care.
- l. The permit shall be granted for a period of one year and may be administratively renewed yearly by the Division upon submission of the required renewal fee and the re-certification by a licensed physician and the care-provider that a dependency situation continues which meets the threshold criteria set forth above. The Division may exercise some discretion regarding the continuing dependency, even if circumstances change. There shall be an annual renewal, with the date for renewal being the first day of the month one year following the effective date of the original permit. Additional renewals shall be annual, based upon the effective date.

13. *Farm machinery sales and repair (LTA, STA zones)*

- a. The site has a minimum of 150 feet of frontage on a major collector arterial or higher classification.
- b. The sale and repair of equipment is limited to farm equipment.
- c. The sale of recreational vehicles, motorcycles, snowmobiles and similar vehicles is not permitted.
- d. Adequate ingress and egress is provided as approved by the County Engineer.
- e. The soils on the site are not classified as "prime" or "unique" by the USDA, Natural Resources Conservation Service.

14. *Fertilizer application facility (LTA, STA, F zones)*

- a. The minimum lot size is ½ acre, and the minimum frontage is 125 feet on a public street.
- b. The maximum on-site storage of fertilizer is limited to 100,000 gallons.

- c. All storage related to fertilizer/pesticide shall be in relation to an approved plan detailing amounts, types and safety precautions for handling.
15. *Government offices/maintenance facilities (EPF) (LTA, STA, F zones)*
- a. The facility shall be directly related to rural governmental service.
16. *Hazardous waste treatment and storage facilities, on-site (LTA, STA zones)*
- a. On-site hazardous waste treatment and storage facilities shall comply with and be subject to the State's siting criteria adopted pursuant to section 70.105.210 RCW, as administered by the Washington State Department of Ecology or any successor agency.
 - b. The hazardous waste treatment and storage facilities shall be limited to wastes produced or used on the site.
17. *Home profession (LTA, STA, F zones)*
- a. The home profession shall be incidental to the use of the residence and not change the residential character of the dwelling or neighborhood, and shall be conducted in such a manner as to not give any outward appearance of a business.
 - b. The use, including all storage space, shall not occupy more than 49% of the livable floor area of the residence.
 - c. A home profession shall not occupy a detached accessory building.
 - d. All storage shall be enclosed within the residence.
 - e. Only members of the family who reside on the premises may be engaged in the home profession.
 - f. One sign identifying a home profession may be allowed. The sign shall be limited in size to a maximum of 4 square feet. The sign shall be unlighted, and be placed flat against the residence. Window displays are not permitted.
 - g. Sample commodities shall not be displayed outside except for fruit, vegetables or flowers that are grown on the premises.
 - h. All material or mechanical equipment shall be used in a manner as to be in compliance with WAC 173-60 regarding noise.
 - i. Traffic generated that exceeds any of the following standards shall be *prima facie* evidence that the activity is a primary business and not a home profession.
 - i. The parking of more than 2 customer vehicles at any one time.
 - ii. The use of loading docks or other mechanical loading devices.
 - iii. Deliveries of materials or products at such intervals so as to create a nuisance to the neighborhood.
 - j. The hours of operation for a home profession shall occur between 7 a.m. and 10 p.m. The applicant shall specify the hours of operation on the home profession permit.
 - k. A home profession permit must be obtained from the Division of Planning.
 - l. Adult retail use establishments and adult entertainment establishments are prohibited.
18. *Kennel, private (LTA, STA, F zones)*
- a. The minimum lot area is 5 acres.
 - b. No more than 8 dogs and/or 10 cats over 6 months of age are permitted on the subject site.
 - c. Outside runs or areas shall be a minimum of 300 feet from any dwelling other than the dwelling of the owner and the run or yard area shall be enclosed with a 6-foot high sight-obscuring fence, board-on-board or cyclone with slats.
 - d. The structure(s) housing the animals shall be large enough to accommodate all animals and shall be adequately soundproofed to meet WAC 173-60 as determined by the noise levels for the number of animals to be kept during a period of normal operation.
 - e. All animals are to be housed within a structure between the hours of 10:00 p.m. and 6:00 a.m.

19. *Law enforcement facility (EPF) (LTA, STA, F zones)*
 - a. The facility shall be directly related to rural governmental service.
 - b. Detention facilities are prohibited except for short-term holding facilities (not to exceed 24 hours).

20. *Public utility transmission facility (LTA, STA, F zones)*
 - a. The utility company shall secure the necessary property or right-of-way to assure for the proper construction, maintenance, and general safety of properties adjoining the public utility transmission facility.
 - b. All support structures for electrical transmission lines shall have their means of access located a minimum of 12 feet above the ground.
 - c. The height of the structure above ground shall not exceed 125 feet.

21. *Rural Cluster Development (STA zone)*
 - a. Rural cluster developments shall comply with the standards provided in chapter 14.820, Rural Cluster Development.

22. *Sawmill/lumber mill (LTA, STA, F zones)*
 - a. The maximum permissible noise levels shall comply with Washington Administrative Code, chapter 173.60, as amended.
 - b. Ingress and egress is adequately designed and constructed for heavy-duty truck and trailer traffic.

23. *Seasonal harvest festivities (STA zone)*
 - a. The site shall conform to the requirements for "agricultural direct marketing activities".
 - b. Hours of operation shall occur between 8:00 a.m. and 6:00 p.m.
 - c. Seasonal harvest festivities shall not be allowed on vacant property.
 - d. Seasonal harvest festivities shall be limited to Friday, Saturday, Sunday and Monday, from the second weekend of June through the last weekend of October.

24. *Sewage sludge land application (LTA, STA zones)*
 - a. The minimum lot area for application is 5 acres.
 - b. The minimum distance from any application area to the nearest existing residence, other than the owner's, shall be 200 feet.

25. *Small lot provision (LTA zone)*
 - a. A parcel in the Large Tract Agricultural (LTA) zone that is 45 acres or larger may be subdivided to create one small lot around an existing residence and one remainder lot, subject to the following:
 - i. The parcel has contained a lawfully existing residence for at least the last five years.
 - ii. The division shall be accomplished through a short plat consistent with the Spokane County Subdivision Ordinance. Both the small lot and the remainder lot must be included in the short plat.
 - iii. The small lot created by the division shall be 5 acres in size.
 - iv. Residential use on the remainder parcel shall be prohibited for as long as the parcel is designated as an agricultural resource land of long term commercial significance under the Large Tract Agricultural (LTA) zone. The restriction on residential use shall be included as a title notice and as a condition of approval for the short plat. The restriction shall be referenced on the face of the plat.
 - v. The small lot and the remainder lot may be allowed to deviate from the density standard and the lot standards of the Large Tract Agricultural (LTA) zone as determined by the Director.

26. *Solid waste recycling/transfer site (LTA, STA, F zones)*

- a. The minimum lot area is 2 acres.
- b. Adequate ingress and egress to and on the site for trucks and/or trailer vehicles shall be provided.
- c. There shall be a paved access route on-site.
- d. The site will either be landscaped (bermed with landscaping to preclude viewing from adjacent properties) and/or fenced with a sight-obscuring fence as determined by the Planning Director.

27. *Tower (LTA, STA, F zones)*

- a. The tower shall be enclosed by a 6-foot fence with a locking gate.
- b. The tower shall have a locking trap door or the climbing apparatus shall stop 12 feet short of the ground.
- c. The tower collapse or blade impact area, as designed and certified by a registered engineer, shall lie completely within the applicant's property or within adjacent property for which the applicant has secured and filed an easement. Such easement(s) shall be recorded with the County Auditor with a statement that only the Division of Building and Planning or its successor agency can remove the easement.
- d. Before the issuance of a building permit, the applicant shall demonstrate that all applicable requirements of the Federal Communications Commission, Federal Aviation Administration and any required aviation easements can be satisfied.

28. *Tower, private (LTA, STA, F zones)*

- a. The applicant shall show that the impact area (that area in all directions equal to the private tower's height above grade) is completely on the subject property or that an easement(s) has been secured for all property in the tower's impact area. Such easement(s) shall be recorded with the County Auditor with a statement that only the Division of Building and Planning or its successor agency can remove the easement.
- b. The tower must be accessory to a residence on the same site.

29. *Wireless communication antenna array (LTA, STA, F zones)*

- a. The use shall comply with the requirements of chapter 14.822, Wireless Communication Facilities.

30. *Youth camp, expansion of existing facility (LTA, STA, F zones)*

- a. The expansion shall not involve the acquisition of new property. A conditional use permit is required for expansions that require the acquisition of new property.

14.616.240 Conditional Uses: Standards and Criteria

Conditional uses are illustrated in table 616-1 with the letters "CU". Conditional uses require an approved conditional use permit as set forth in chapter 14.404, Conditional Use Permits. Conditional uses identified in table 616-1 are subject to the corresponding specific standards as follows. In the case of inconsistencies between section 14.616.220 (Resource Lands Matrix) and section 14.616.240, section 14.616.240 shall govern.

1. *Airstrip or heliport for crop dusting and spraying (LTA, STA, F zones)*

- a. For single-engine airplanes, a minimum unobstructed runway area of 200 feet in width by 1,500 feet in length is required.
- b. For multi-engine airplanes, a minimum unobstructed runway area of 200 feet in width by 2,000 feet in length is required.
- c. All storage of fertilizer/pesticide shall be only in relation to an approved plan detailing amounts, types and safety precautions for handling, being submitted to the Hearing Examiner concurrent with the application for conditional use.

- d. The use shall be subject to restrictions and conditions, as may be imposed by the Hearing Examiner under chapter 14.404.
2. *Airstrip or heliport, private (LTA, STA, F zones)*
 - a. A minimum unobstructed runway area of 250 feet in width by 1,500 feet in length is required for single-engine airplanes.
 - b. A minimum unobstructed runway area of 250 feet in width by 2,000 feet in length is required for multi-engine airplanes.
 - c. The airstrip or heliport shall be located and/or designed with full consideration to its proximity to, and effect on, adjacent land use.
 - d. The exterior property ownership boundaries shall be at least 1/4 mile from any incorporated city or urban growth area boundary.
 - e. The use shall be subject to restrictions and conditions, as may be imposed by the Hearing Examiner under chapter 14.404.
 3. *Child day-care center, more than 30 children (LTA, STA, F zones)*
 - a. Any outdoor play area shall be completely enclosed with a solid wall or fence to a minimum height of 6 feet.
 - b. The facility shall meet Washington State childcare licensing requirements.
 - c. The use shall be subject to restrictions and conditions, as may be imposed by the Hearing Examiner under chapter 14.404.
 4. *Church (LTA zones)*
 - a. The land is not currently being farmed and is not designated as "prime" or "unique" farmland by the USDA Soil Conservation Service.
 - b. The use shall be subject to restrictions and conditions, as may be imposed by the Hearing Examiner under chapter 14.404.
 5. *Commercial composting storage/processing (LTA, STA zones)*
 - a. The minimum lot area is 10 acres.
 - b. The conditional use permit may be revoked if air quality standards are not maintained.
 - c. The use shall be subject to restrictions and conditions, as may be imposed by the Hearing Examiner under chapter 14.404.
 6. *Expanded seasonal harvest festivities (STA zone)*

The types of requirements and/or restrictions that may be imposed include but are not limited to the following:

 - a. Requirements for off-street parking.
 - b. Specifying the hours of operations.
 - c. Providing a detailed list of all the events that will be sponsored throughout the season.
 - d. Adequate ingress and egress is provided to the site.
 - e. Mitigating nuisance-generating features such as noise, air pollution, wastes, vibration, traffic, physical hazards, and off-site glare.
 - f. Specifying appropriate signage.
 - g. The use shall be subject to restrictions and conditions, as may be imposed by the Hearing Examiner under chapter 14.404.
 7. *Feed lot (LTA, STA zones)*
 - a. The lot shall be located no closer than 1/2 mile from any incorporated city or urban growth area boundary.
 - b. The lot shall be located no closer than 1,000 feet from an existing residence.
 - c. The lot shall be located landward of the 100-year flood plain or, in the event such cannot be determined, 300 feet landward of the ordinary high-water mark of all irrigation canals, intermittent streams, lakes and waterways.

- d. The lot shall be subject to conditions resulting from a recommendation of the USDA-NRSC and/or any agency charged with responsibility of health, air and water quality protection.
 - e. The use shall be subject to restrictions and conditions, as may be imposed by the Hearing Examiner under chapter 14.404.
8. *Gun and archery range (LTA, STA, F zones)*
- a. The minimum lot area is 20 acres.
 - b. The use shall be subject to restrictions and conditions, as may be imposed by the Hearing Examiner under chapter 14.404.
9. *Home industry (LTA, STA, F zones)*
- a. The property shall retain its residential appearance and character.
 - b. The use shall be carried on in a primary residence or may be allowed in accessory detached structures which are not, in total, larger than 2 times the gross floor area of the primary residence.
 - c. Only members of the family residing on the premises, and no more than 2 employees outside of the family, may be engaged in the home industry.
 - d. One attached or detached sign identifying the home industry shall be allowed. The sign shall be unlighted and shall not exceed 16 square feet in size.
 - e. Window or outside displays may be allowed as approved by the Hearing Examiner.
 - f. Storage or sale of items not directly related to the home industry is prohibited.
 - g. All material or mechanical equipment shall be used in such a manner as to be in compliance with WAC-173-60 regarding noise.
 - h. Parking, traffic, and storage requirements shall be as approved by the Hearing Examiner.
 - i. All storage areas shall be enclosed or completely screened from view by a maximum 6-foot-high, sight-obscuring fence.
 - j. The use shall be subject to restrictions and conditions, as may be imposed by the Hearing Examiner under chapter 14.404.
10. *Kennel (LTA, STA, F zones)*
- a. The minimum lot area is 5 acres.
 - b. The structure(s) housing the animals shall be adequately soundproofed to meet WAC 173-60 as determined by the noise levels during a period of normal operation for the number of animals to be kept.
 - c. Compliance with noise standards for a commercial noise source as identified by WAC 173-60-040 shall be demonstrated by the applicant.
 - d. The structure(s) and outside runs or areas housing the animals shall be at least 300 feet from any dwelling other than the dwelling of the owner, and shall be at least 50 feet from any adjacent property.
 - e. Outside runs or areas shall be completely screened from view by sight-obscuring fencing or landscaping or both as determined by the Hearing Examiner to serve as a visual and noise abatement buffer.
 - f. All animals are to be housed within a structure and no outside boarding of animals is permitted between the hours of 10:00 p.m. and 6:00 a.m.
 - g. The permit shall be granted for a period not to exceed 2 years. At the end of such period an inspection shall be made of the premises to determine:
 - i. compliance with all the conditions of approval.
 - ii. the advisability of renewing such permit.
 - h. The applicant shall submit adequate information to aid the Hearing Examiner in determining that the above standards are satisfied prior to the public hearing.
 - i. Those conditions or safeguards as deemed necessary by the Hearing Examiner for the protection and assurance of the health, safety and welfare of the nearby residences.
 - j. The use shall be subject to restrictions and conditions, as may be imposed by the Hearing Examiner under chapter 14.404.

11. *Mining, rock crushing, asphalt plant (LTA, F zones)*

- a. The activity shall comply with the development standards of the Mineral Lands zone.
- b. No mining, processing or private haul road shall be located within 1,000 feet of a residence existing prior to the date of approval of a reclamation plan by the Washington State Department of Natural Resources. This requirement may be removed if a waiver is signed by owners of all residences within 1,000 feet.
- c. A haul road agreement shall be approved by the Spokane County Division of Engineering.
- d. Mining, processing or hauling is permitted between the hours of 7:00 a.m. and 10:00 p.m. only, unless adjusted by the decision-making body.
- e. No land in the Large Tract Agricultural zone shall be used for quarrying, blasting, mining, sorting or screening of sand, gravel, rock or clay if twenty-five percent (25%) or more of the area to be mined has soils that are USDA-NRCS Class I or II or if fifty percent (50%) of its soils are USDA-NRCS Class I, II or III, unless the area proposed to be mined meets one of the following requirements:
 - i. The average slope exceeds ten percent (10%).
 - ii. Man made or natural features act as a barrier to normal agricultural operations; or
 - iii. The area contains at least 20% wooded area as judged by USDA-SCS criteria.
- f. The use shall be subject to restrictions and conditions, as may be imposed by the Hearing Examiner under chapter 14.404.

12. *Schools (LTA, STA zones)*

- a. The land is not currently being farmed and is not designated as "prime" or "unique" farmland by the USDA Soil Conservation Service.
- b. Adequate ingress and egress shall be provided for bus traffic and for teacher/student parking.
- c. The use shall be subject to restrictions and conditions, as may be imposed by the Hearing Examiner under chapter 14.404.

13. *Top soil removal and land leveling (LTA, STA, F zones)*

- a. The use shall comply with the requirements of chapter 14.824, Top Soil Removal and Land Leveling.
- b. The use shall be subject to restrictions and conditions as may be imposed by the Hearing Examiner under chapter 14.404.

14. *Wireless communication support tower (LTA, STA, F zones)*

- a. The tower shall comply with the requirements of chapter 14.822, Wireless Communication Facilities.
- b. The use shall be subject to restrictions and conditions, as may be imposed by the Hearing Examiner under chapter 14.404.

15. *Youth camp (LTA, STA, F zones)*

- a. The youth camp shall be consistent with maintaining rural character and impacts to the surrounding area shall be adequately mitigated.
- b. The use shall be subject to restrictions and conditions, as may be imposed by the Hearing Examiner under chapter 14.404.

14.616.300 Development Standards

Prior to the issuance of a building permit, evidence of compliance with provisions of this section shall be provided.

- Density Standards:** Residential density shall be consistent with table 616-2.

Table 616-2, Density Standards for Resource Lands

	<i>Large Tract Agricultural</i>	<i>Small Tract Agricultural</i>	<i>Forest Lands</i>
Maximum residential density	1 unit per 40 acres	1 unit per 10 acres	1 unit per 20 acres
Maximum residential density for rural cluster developments¹	not applicable	1 unit per 10 acres	not applicable

1. See chapter 14.820, Rural Cluster Development for additional standards for rural cluster development.

- Lot Standards:** Development shall be consistent with the lot standards in table 616-3.

Table 616-3, Lot Standards for Resource Lands

	<i>Large Tract Agricultural</i>	<i>Small Tract Agricultural</i>	<i>Forest Lands</i>
Maximum building coverage	20% of lot area	20% of lot area	20% of lot area
Minimum lot area per dwelling unit	40 acres	10 acres	20 acres
Minimum frontage per dwelling unit	330 feet ¹	330 feet ¹	330 feet ¹
Minimum lot width	330 feet	330 feet	330 feet
Maximum building height, residential	35 feet	35 feet	35 feet
Maximum building height, non-residential	none	none	none
Minimum front/flanking street yard setback	25 feet from property line	25 feet from property line	25 feet from property line
Minimum side/rear yard setback	Five feet plus 1 additional foot for each additional foot of structure height over 25 feet		
<p>Notes:</p> <ol style="list-style-type: none"> The minimum frontage for lots whose access is at the terminus of a public (private) street shall equal the minimum right of way or easement width as required by the adopted public or private road standards, as amended. Setbacks are measured from the property line. Lot standards for rural cluster development in the Small Tract Agricultural zone shall be as provided in Chapter 14.820. 			

3. **Parking, Signage, and Landscaping Standards:** Parking, signage and landscaping standards shall be as provided in chapter 14.802, Off Street Parking and Loading Standards; chapter 14.804, Signage Standards; and chapter 14.806, Landscaping and Screening Standards.
4. **Storage:**
 - a. The storage of materials and equipment normally associated with farm and agricultural activities is permitted.
 - b. All storage (including storage of recyclable materials) on lots not qualifying as a primary agricultural parcel shall be entirely within a building, or shall be screened from view from the surrounding properties, and shall be accessory to the permitted use on the site. There shall be no storage in any of the front yard or flanking street yards.
 - c. The private, noncommercial storage of 2 junked vehicles shall be allowed, provided they are completely sight-screened year-round from a non-elevated view with a fence, maintained Type I or II landscaped area, or maintained landscaped berm. Storage of additional junked vehicles shall be within a completely enclosed building, including doors. Vehicle remnants or parts must be stored inside a vehicle or completely enclosed building, including doors. Tarps shall not be used to store or screen junked vehicles. Fences over 6 feet in height require a building permit and/or a zoning variance.

14.616.410 Zone Reclassifications in Forest Land and Agricultural Zones

1. Reclassification of property from the Small Tract Agricultural zone to any other zone is subject to the following:
 - a. The zone reclassification shall be considered concurrently with a Comprehensive Plan amendment reflecting the proposed new zoning category.
 - b. The reclassification will not establish a use conflicting with existing agricultural uses.
 - c. The owner(s) of the property reclassified from Small Tract Agricultural to another zone shall be required to place the Resource Activity Notification identified in section 14.616.510 in the deed.
2. Reclassification of property from the Large Tract Agricultural zone to any other zone is subject to the following:
 - a. The zone reclassification shall be considered concurrently with a Comprehensive Plan amendment except that a reclassification to the small tract agricultural zone does not require an associated Comprehensive Plan amendment.
 - b. No parcel of land shall be rezoned if 25% or more of its soils are USDA-NRCS Class I or II unless the tract meets one of the following requirements:
 - i. The average slope exceeds 20%.
 - ii. Man-made or natural features act as barriers to normal agricultural operations.
 - c. No parcel of land shall be rezoned if 50% or greater of its soils are USDA-NRCS Class I, Class II, Class III or any class of soil which is designated as a farmland of statewide importance; unless the tract meets one of the following requirements:
 - i. The average slope exceeds 20%.
 - ii. Man-made or natural features act as barriers to normal agricultural operations.
 - d. If any portion of a proposed reclassification area is 40 acres or larger and meets the criteria listed under 14.616.410(b,c) above, the portion shall not be reclassified from the Large Tract Agricultural zone to another designation.
 - e. The owner(s) of the property reclassified from Large Tract Agriculture to another zone shall be required to place the Resource Activity Notification identified in section 14.616.510 in the deed.
 - f. Applications for a zone reclassification under this section shall include:
 - i. A soils map of the site illustrating the most recent soils information from NRCS.
 - ii. A calculation of the percentage of land area for each soil found within the proposed reclassification area.
 - iii. A slope map if any slope exceeds 20%.

3. Reclassification of property from the Forest Lands zone to any other zone is subject to the following criteria:
 - a. The zone reclassification shall be considered concurrently with a Comprehensive Plan amendment reflecting the proposed new zoning category.
 - b. The applicant must present clear and convincing evidence that the property is not conducive to long-term commercial forestry and does not substantially meet the forest lands designation criteria as adopted in the Comprehensive Plan.
 - c. The owner(s) of the property reclassified from Forest Lands to another zone shall be required to place the Resource Activity Notification identified in section 14.616.510 in the deed.

14.616.510 Resource Activity Notification

All subdivisions, short plats, binding site plans, zone reclassifications, manufactured home park site plan approvals, variances, conditional use permits, shoreline permits and building permits issued or approved for land on or within 1,000 feet of lands designated as natural resource land pursuant to RCW 36.70A.170, shall contain or be accompanied by a notice. Maps of designated natural resource lands shall be maintained by the Public Works Department. The notice shall include the following disclosure:

“The subject property is adjacent or in close proximity to designated agricultural, forest or mineral resource land on which a variety of commercial activities may occur that are not compatible with residential development. Potential disturbances or inconveniences may occur 24 hours per day and include but are not limited to: noise, odors, fumes, dust, smoke, insects, operation of machinery including aircraft, application of pesticides, herbicides, fertilizers and removal of vegetation. Agricultural and forestry-related activities which are performed in accordance with local, state and federal laws shall not be subject to legal action as a public nuisance.”

In the case of plats, short plats and binding site plans, notice shall also be included in the plat or binding site plan dedication