

Chapter 11.22 PESHASTIN URBAN GROWTH AREA

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11.22.010 Purpose

The purpose of this chapter is to provide development regulations for the Peshastin community that are consistent with, and implement the Peshastin Sub-Area Comprehensive Plan. The standards are specific to each district and are described in the different sections of this code. No building structure or land shall be used or occupied, and no building or structure or part thereof shall be erected, moved, reconstructed, extended, enlarged or altered except in compliance the provisions of this code. Unless otherwise regulated by this chapter, development in the Peshastin Urban Growth Area shall comply with all other applicable provisions of the Chelan County Code, including, but not limited to, regulations governing development, design, procedures, land divisions, critical areas, etc.

11.22.020 Zoning Districts

The following zoning district categories, their related purpose statements and the applicable zoning map symbols are established to carry out the identified purposes of this chapter. The zoning districts are hereby designated by a legend on the official zoning map, together with all explanatory matter thereon, entitled "Peshastin Urban Growth Area Official Zoning Map". The official zoning map is hereby adopted and declared to be a part of this chapter:

- A. **RESIDENTIAL DISTRICTS**: The residential classifications are for areas which are, or will become, residential. Additionally, trails, pathways and associated amenities necessary to provide linkages throughout the community and to support recreation, alternative travel, natural corridors and physical activity are a necessary component of this classification. Downward lighting is also needed to prevent light pollution during night-time hours. The three residential classifications are:
 - 1. **Low Density Residential (R-1)**: Maximum density is 4 dwelling units per acre
 - 2. **Medium Density Residential (R-2)**: Maximum density is 8 dwelling units per acre
 - 3. **High Density Residential (R-3)**: Maximum density is 16 dwelling units per acre

- B. **DOWNTOWN COMMERCIAL (C-D)**: The C-D classification is for areas which are, or will become, primarily commercial with a strong pedestrian-friendly design component. Second story residential housing is considered a compatible land use. Additionally, trails, pathways and associated amenities necessary to provide linkages throughout the community and to support recreation, alternative travel, natural corridors and physical activity are a necessary component of this classification. Downward lighting is also needed to prevent light pollution during night-time hours. Aesthetic and pedestrian amenities including but not limited to open space, landscaping, benches, adequate landscaped parking areas and maximum building heights will be required. Noise and other external impacts will be adequately mitigated, including, but not limited to, screening of external building features such as mechanical equipment, refuse and other storage areas. Proper and adequate capital facilities, including but not limited to, public water, public wastewater, transportation, including transit facilities, and stormwater control will be implemented.

- C. HIGHWAY COMMERCIAL (C-H): The C-H classification is for areas which are, or will become, primarily high intensity and/or larger commercial, retail and/or professional uses. Multi-family residential housing, both long-, medium- and short-term, is considered a compatible land use. Additionally, trails, pathways and associated amenities necessary to provide linkages throughout the community and to support recreation, alternative travel, natural corridors and physical activity are a necessary component of this classification. Downward lighting is also needed to prevent light pollution during night-time hours. Aesthetic and pedestrian amenities including but not limited to open space, landscaping, benches, adequate landscaped parking areas and maximum building heights will be required. Noise and other external impacts will be adequately mitigated, including, but not limited to, screening of external building features such as mechanical equipment, refuse and other storage areas. Proper and adequate capital facilities, including but not limited to, public water, public wastewater, transportation, including transit facilities, and stormwater control will be implemented.

- D. INDUSTRIAL (I): The I classification is for areas which are or will become primarily heavy industrial; however, trails, pathways and associated amenities necessary to provide linkages throughout the community and to support recreation, alternative travel, natural corridors and physical activity are a necessary component of this classification. Downward lighting is also needed to prevent light pollution during night-time hours. Noise and other external impacts will be adequately mitigated, including, but not limited to, screening of external building features such as mechanical equipment, refuse and other storage areas. Proper and adequate capital facilities, including but not limited to, public water, public wastewater, transportation, including transit facilities, and stormwater control will be implemented.

- E. CAMPUS INDUSTRIAL (I-C): The I-C classification is for areas which are or will become primarily used for the technology industry and light industrial activities. Residential housing, up to 10% of the gross floor area of a project, is considered a compatible land use, particularly when the purpose for the residential use is to support/house employees of the overall project. Additionally, trails, pathways and associated amenities necessary to support recreation, alternative travel, natural corridors and physical activity are a necessary component of this classification. Downward lighting is also needed to prevent light pollution during night-time hours. Aesthetic and pedestrian amenities including but not limited to open space, landscaping, benches, adequate landscaped parking areas and maximum building heights will be required. Noise and other external impacts will be adequately mitigated, including, but not limited to, screening of external building features such as mechanical equipment, refuse and other storage areas. All storage of product, supplies and equipment within this zone will be within an enclosed building. Proper and adequate capital facilities, including but not limited to, public water, public wastewater, transportation, including transit facilities, and stormwater control will be implemented.

- F. PUBLIC USE (P-U): The P-U classification is for areas which are or will become primarily used for public facilities and services. Additionally, trails, pathways, open space, parks and associated amenities necessary to support recreation, alternative travel, natural corridors and physical activity are a necessary component of this classification. Downward lighting is also needed to prevent light pollution during night-time hours. Aesthetic and pedestrian amenities including but not limited to open space, landscaping, benches, adequate landscaped parking areas and maximum building heights will be required.

11.22.030 Permitted, accessory and conditional uses

- A. A district use chart is established and contained herein as a tool for the purpose of determining the specific uses allowed in each use district. No use shall be allowed in a use district that is not listed in the use chart as either permitted, accessory or conditional use, unless the Administrator

determines, by a written administrative interpretation that may be appealed to the Hearing Examiner, that an unlisted use is similar to one that is already enumerated in the use chart and may therefore be allowed, subject to the requirements associated with that use and all other applicable provisions.

B. The following acronyms apply to the following use chart.

Uses:

PRM = Permitted use

ACC = Accessory use

CUP = Conditional use

Where a cell is empty, the use is prohibited in that zone, all of these assume compliance with any and all development standards

Districts:

R-1 = Low Density Residential

R-2 = Medium Density Residential

R-3 = High Density Residential

C-D = Downtown Commercial

C-H = Highway Commercial

I = Industrial

I-C = Campus Industrial

P-U = Public Use

Land Uses	R-1	R-2	R-3	C-D	C-H	I	I-C	P-U
RESIDENTIAL USES								
Accessory Dwelling, detached	CUP	CUP		CUP			CUP	CUP
Accessory Dwelling, attached	ACC	ACC	ACC					
Accessory Structure, residential 1500 square feet or less	PRM	PRM	PRM	ACC	ACC		ACC	
Accessory Structure, residential greater than 1500 square feet	ACC	ACC	ACC	ACC	ACC		ACC	
Bed & Breakfast	CUP	CUP	CUP	PRM ¹	PRM ¹			
Boarding/Lodging House	PRM	PRM	PRM	CUP	PRM	PRM		
Caretaker's Residence				ACC	ACC	ACC	ACC	ACC
Condominiums – Residential (full time ownership)		PRM	PRM	PRM	PRM		CUP	
Assisted Living Facility	PRM	PRM	PRM	PRM	PRM			
Convalescent Home/Nursing Homes		CUP	CUP	PRM	PRM			
Day Care Center, Preschool	CUP	CUP	CUP	PRM	PRM	PRM	PRM	PRM
Day Care Home	ACC	ACC	ACC	ACC ¹	ACC ¹			
Duplex Dwelling	PRM	PRM	PRM	PRM	PRM		CUP	
Foster Home/ Group Home	ACC	ACC	ACC	ACC ¹	ACC ¹			

¹ In existing single family residences only, as of July 1, 2008

Land Uses	R-1	R-2	R-3	C-D	C-H	I	I-C	P-U
Home Occupation, Type A	ACC	ACC	ACC	ACC'	ACC'			
Home Occupation, Type B	CUP	CUP	CUP	CUP'	CUP'			
Manufactured Home, Designated	PRM	PRM	PRM					
Manufactured/Mobile Home Park		PRM	PRM					
Manufactured Home	PRM	PRM	PRM					
Mobile Home								
Modular Home	PRM	PRM	PRM					
Multi Family Dwelling		PRM	PRM	PRM	PRM		CUP	
Single Family Dwelling	PRM	PRM	PRM	PRM'	PRM'			
PUBLIC/SEMI PUBLIC USES								
Animal Shelter					CUP	CUP	CUP	
Bus Station/Park and Ride				CUP	PRM	PRM	PRM	PRM
Cemeteries, mausoleums	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Churches (Parsonages)	CUP	CUP	CUP	PRM	PRM	PRM	PRM	PRM
Community Club, Grange, Lodge				PRM	PRM	PRM	PRM	PRM
Convention, Info and/or Community Centers				PRM	PRM	PRM	PRM	PRM
Courts of Law				PRM	PRM	PRM	PRM	PRM
Detention Facility/Jail								
Educational Services	CUP	CUP	PRM					PRM
Essential Public Facilities					CUP	CUP	CUP	CUP
Fire/Police Station	CUP	CUP	CUP	PRM	PRM	PRM	PRM	PRM
Government Uses and Structures				CUP	CUP	CUP	CUP	CUP
Hospital			CUP	CUP	CUP	CUP	CUP	CUP
Libraries, Public		CUP	CUP	PRM	PRM		PRM	PRM
Municipal Buildings				PRM	PRM	PRM	PRM	PRM
Municipal Shop/Maintenance Buildings					CUP	PRM	PRM	PRM
Post Office				PRM	PRM	PRM	RPM	PRM
Domestic Water System Facilities	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Public/Private Corporate, Regional Headquarters, Admin. Offices for Commercial, Industrial, Non-commercial Uses				PRM	PRM	PRM	PRM	CUP
Recycling Center						PRM	CUP	CUP
Telecommunication Facilities (Cell Towers)				CUP	CUP	CUP	CUP	CUP
Trade/Vocational School				CUP	CUP	PRM	PRM	CUP

Land Uses	R-1	R-2	R-3	C-D	C-H	I	I-C	P-U
Utility Uses / Structures					CUP	PRM	PRM	CUP
Wastewater Treatment Facilities						PRM	CUP	CUP
AGRICULTURAL USES								
Ag-Related Industry					PRM	PRM	PRM	
Agriculture Building	PRM	PRM	PRM	PRM	PRM	PRM	CUP	PRM
Animal Clinic, Hospital				CUP	CUP	CUP	CUP	
Commercial Composting								
Farm Equipment Sales/Service				PRM	PRM	PRM	PRM	
Feed Lot								
Feed Store				PRM	PRM	PRM	PRM	
Home Fruit Stand	ACC	ACC	ACC	PRM	PRM	PRM	PRM	
Horse Boarding/Training, Riding Stable								
Kennels, Commercial					PRM	PRM	PRM	
Kennels, Hobby	ACC	ACC	ACC	ACC	ACC		ACC	
Livestock, Commercial								
Livestock/Poultry for personal use only	ACC	ACC	ACC		ACC			
Nursery, Commercial/Retail/Wholesale	CUP	CUP	CUP	PRM	PRM	PRM	PRM	
Poultry, Commercial								
Slaughterhouse								
COMMERCIAL USES								
Accessory Structure, commercial				ACC	ACC	ACC	ACC	
Arts and Crafts, Antique Sales				PRM	PRM		PRM	
Auto Towing - Secured					CUP	PRM		
Bakery, Retail				PRM	PRM	PRM	PRM	
Big Box Retail					PRM			
Off-Premises Signs, 18 square feet or less with no lighting				PRM	PRM	PRM	PRM	
Off-Premises Signs, larger than 18 square feet or with lighting				CUP	CUP	CUP	CUP	
Boat Sales & Service				PRM	PRM	PRM	PRM	
Brewery				CUP	CUP	CUP	CUP	
Business offices				PRM	PRM	PRM	PRM	
Car Rental					PRM	PRM	PRM	
Car Wash					CUP	CUP	CUP	
Catering	ACC	ACC	ACC	PRM	PRM	PRM	PRM	
Commercial Copiers/Printers				PRM	PRM	PRM	PRM	

Land Uses	R-1	R-2	R-3	C-D	C-H	I	I-C	P-U
Clinic, Medical, Dental, Etc.				PRM	PRM	PRM	PRM	CUP
Condominium, Time Share/Fractional Ownership			CUP	PRM	PRM			
Convenience Store, Excluding Fuel Sales		CUP	CUP	PRM	PRM	PRM	PRM	
Convenience Store, Including Fuel Sales					PRM	PRM	PRM	
Cultural and/or Historical Facilities	CUP	CUP	CUP	PRM	PRM			PRM
Drive-up Food Service, includes coffee stands				PRM	PRM	PRM	PRM	
Dry Cleaners, Laundromats				PRM	PRM	PRM	PRM	
Farmer's Market				PRM	PRM	PRM	PRM	PRM
Financial/Lending Institution (Bank, Etc.)				PRM	PRM	PRM	PRM	
Funeral Home/Crematorium				PRM	PRM	PRM	PRM	
Gas/Service Station					PRM	PRM	PRM	
Grocery Store				PRM	PRM	PRM	PRM	
Hardware/Garden Store - Lumber Yard				PRM	PRM	PRM	PRM	
Heating and Plumbing Sales & Services				PRM	PRM	PRM	PRM	
Hotels/Motels				PRM	PRM	PRM	PRM	
Manufactured Home, Sales					PRM	PRM		
Merchandise, Furniture, Home Furnishings, Department Retail Sales and Service				PRM	PRM	PRM	PRM	
Micro-brewery, small scale; 250,000 gals/year or less				CUP	CUP	CUP	CUP	
Mini-storage				ACC	PRM	PRM	ACC	
Mobile Food Service					PRM	PRM	PRM	
Museums, Art Galleries				PRM	PRM	PRM	PRM	PRM
Newspaper Publishing				PRM	PRM	PRM	PRM	
Office supplies & equipment				PRM	PRM	PRM	PRM	
Parking Lots/Garages - Commercial or Public				PRM	PRM	PRM	PRM	PRM
Personal Services (Barber, Salon, Etc.)	CUP	CUP	CUP	PRM	PRM	PRM	PRM	
Pet Services	CUP	CUP	CUP	PRM	PRM	PRM	PRM	
Pharmacies				PRM	PRM	PRM	PRM	

Land Uses	R-1	R-2	R-3	C-D	C-H	I	I-C	P-U
Professional Services (Lawyer, Psychiatrist, Etc.)	CUP	CUP	CUP	PRM	PRM	PRM	PRM	
Repair Services, Electronics/Appliances	CUP	CUP	CUP	PRM	PRM	PRM	PRM	
Restaurant				PRM	PRM	PRM	PRM	PRM
Retail - Textiles, Sporting Goods				PRM	PRM	PRM	PRM	
Retail Stores				PRM	PRM	PRM	PRM	
RV Sales & Service					PRM	PRM	PRM	
Taverns, Bars, Cocktail Lounges				PRM	PRM	PRM	PRM	
Tractor, Trailer Sales					PRM	PRM	PRM	
Truck Stops					CUP	CUP		
Vehicle Repair, Service Shops and Auto Sales				PRM	PRM	PRM	PRM	
Video Rental		CUP	CUP	PRM	PRM	PRM	PRM	
Winery	ACC	CUP	ACC	PRM	PRM	PRM	PRM	
Winery, small scale	ACC	CUP	ACC	PRM	PRM	PRM	PRM	
INDUSTRIAL USES								
Above/Below Ground Storage of Critical Material					ACC	ACC	ACC	
Accessory Structure, industrial					ACC	ACC	ACC	
Airports & supporting aviation activities						CUP	CUP	CUP
Apparel Manufacture				PRM	PRM	PRM	PRM	
Asphalt Paving Plant								
Bakery, Wholesale				PRM	PRM	PRM	PRM	
Beverage Industry				PRM	PRM	PRM	PRM	
Building/Construction Materials, Manufacture/Assembly/Fabrication Lumber Yard					PRM	PRM		
Bulk Fuel Distributor						PRM		
Cement/Concrete Plant								
Chemical, Pharmaceuticals, Cosmetics Manufacture/Processing/Packaging						PRM	CUP	
Communications, TV/Radio Stations, Telephone Exchanges				PRM	PRM	PRM	PRM	
Construction Contractor's Yards				CUP	PRM	PRM		
Controlled Atmosphere (CA) Storage					PRM	PRM		

Land Uses	R-1	R-2	R-3	C-D	C-H	I	I-C	P-U
Electronic Product Manufacture/Assembly				PRM	PRM	PRM	PRM	
Fabricated Metal Products, Sheet Metal, Welding				PRM	PRM	PRM	PRM	
Food Processing, canning, packing greater than 5000 sq ft.					CUP	PRM		
Food Processing canning, packing less than 5000 sq ft.				CUP	PRM	PRM	PRM	
Furniture Products Manufacture/Assembly				CUP	PRM	PRM	PRM	
Glass Products Manufacture/Assembly				CUP	PRM	PRM	PRM	
Hardware Product Manufacture/Assembly				CUP	PRM	PRM	PRM	
Hazardous Waste Storage, On-site				ACC	ACC	ACC	ACC	
Hazardous Waste Treatment, On-site								
Heliports					CUP	CUP	CUP	ACC
Leather Products Manufacture/Assembly								
Machinery/Heavy Equipment Manufacture/Assembly						PRM	PRM	
Manufactured Homes, Travel Trailers, Campers, Manufacture/ Assembly/ Fabrication						PRM	PRM	
Medical/Scientific Research, Product Manufacture/Assembly				PRM	PRM	PRM	PRM	
Mineral Extraction, Crushing, Screening, Etc.								
Paper Products Manufacture/Assembly								
Paperboard Containers Manufacture								
Parcel Delivery Service, Packaging, Crating				PRM	PRM	PRM	PRM	
Plastic Products Manufacture/Assembly						PRM	PRM	
Prefabricated Wood Products								
Printing, Publishing, Binding				PRM	PRM	PRM	PRM	
Rendering Plants								

Land Uses	R-1	R-2	R-3	C-D	C-H	I	I-C	P-U
Research & Development, Non-medical				PRM	PRM	PRM	PRM	
Rubber Products								
Technology Centers				PRM	PRM	PRM	PRM	
Technology Storage Facilities				PRM	PRM	PRM	PRM	
Vehicle, Boat Building						PRM	PRM	
Warehousing, Storage				ACC	ACC	PRM	ACC	
Wrecking/Junk Yard								
RECREATIONAL USES								
Arboretums and Gardens	PRM	PRM	PRM	PRM	PRM	PRM	PRM	PRM
Bowling Alleys				PRM	PRM			
Drive-in Theater								
Exercise Facility			CUP	PRM	PRM	PRM	PRM	
Golf Course	CUP	CUP	CUP					PRM
Driving Range								
Gun/Sportsmen's Club				PRM ²	PRM	PRM	PRM ²	PRM
Miniature Golf				PRM	PRM		PRM	PRM
Mini-Casinos, game, card rooms				PRM	PRM	PRM	PRM	
Playfields	CUP	CUP	CUP	PRM	PRM	PRM	PRM	CUP
Parks and Recreation Facilities	CUP	CUP	CUP	PRM	PRM	PRM	PRM	CUP
Racetrack/Speedway (Horse, Mini-Sprint, Etc.)								
Recreational Vehicle Park or Tent Campground					CUP			CUP
Roller/Ice-skating Rink				PRM	PRM		PRM	PRM
Theaters				PRM	PRM		PRM	CUP
Trail Systems	CUP	CUP	CUP	PRM	PRM	PRM	PRM	CUP

² Indoor facility only

11.22.040 Standards

Development within the Peshastin Urban Growth Area shall comply with the following minimum standards, as identified herein:

A. **Dimensional standards.** All development within the Peshastin Urban Growth Area shall comply with the following minimum dimensional standards:

Standard	R-1	R-2	R-3	C-D	C-H	I	I-C	P-U
Minimum Lot Size (square feet)	7500 ³	7000 ⁴	6000 ⁴	0	0	0	0	0
Minimum Lot Width (feet)	75	60	60	0	0	0	0	0
Maximum Building Height (feet) ⁵	25	25	35	35	45	45	45	35
Maximum Lot Coverage (percent)	50	65	65	0	75	75	80	30
Maximum Setbacks ⁶								
Front Yard (feet) ¹	25	20	20	0	40	25	20	0
Rear Yard (feet) ²	20	15	15	0	20	25	20	0
Side Yards (feet) ²	5	5	5	0	20	25	20	0

- ¹ Structures on corner lots shall observe a front yard setback from both front property lines
- ² Eaves, cornices, gutters, sunshades and other similar architectural features that are at least eight (8) feet above finished grade may project up to 2 feet into required side and/or rear yard areas
- ³ 9,000 square feet for duplex units
- ⁴ 9,000 square feet for duplex units, plus an additional 1,000 square feet for each additional unit
- ⁵ As measured to the ridgeline of the roof.
- ⁶ Structures located adjacent to existing commercial agricultural activities will be required to have a 100' setback.

B. **Signs.** Within the C-D, C-H, I, I-C and P-U zones, signs are permitted as accessory structures, except as identified in Section 11.22.030 for “off-premises signs”, and are required to meet the following provisions, in addition to the provisions of Chapter 11.92 Signs:

- 1. Signs shall meet the *Light and Noise* requirements of this section.
- 2. Shared or single signage for multiple use buildings shall be encouraged.
- 3. No sign shall be mounted above the first floor of the structure.
- 4. Wall art shall be permitted in addition to signage.
- 5. Within the R-1, R-2 and R-3 zones, only “neighborhood/subdivision” signs, “residential” signs and signs associated with permitted home occupations, conditional use permits and nonconforming uses are permitted, as defined and regulated by Chapter 11.92.

C. **Off-street Parking Requirements.** Off-street parking shall be provided for all development within the Peshastin Urban Growth Area as prescribed in Chapter 11.90 of this title, except as provided below:

- 1. Parking areas in the C-D zone shall be located behind the building/structure, with a shared ingress/egress, unless said locations are not feasible due to topography, existing building locations or other physical conditions.
- 2. Any development that dedicates additional right-of-way for transit facilities, or provides transit facilities on site, may reduce the off-street parking requirements by ten (10) percent. Local

transit improvements may include, but are not limited to, shelters, benches, bus turnouts and similar improvements that directly benefit the users of the development. All improvements, including any dedication of right-of-way, shall be approved by the local transit authority prior to receiving a reduction in parking requirements.

3. In the DC zone, up to 30 % of the required off-street parking may be provided for on-street, provided those on-street parking facilities are either already improved or will be improved to comply with the dimensional requirements of Chapter 11.90, and are located no more than 500 feet from the use, business, activity.
4. Off-street parking areas shall not be provided that exceed the required number of parking spaces by more than one hundred fifty (150) percent.

D. Landscape Standards. The purpose of this Section is to use landscaping and buffering concepts to promote compatibility between land uses by reducing the visual, noise and lighting impacts of development on users of the site and abutting uses; to unify development, and to enhance the overall appearance of the community. All development other than single-family and duplex dwellings and development in the C-D zone are subject to the following provisions:

1. Landscape Plan. When applicable a landscape plan shall be submitted with the development application and approved prior to the issuance of a building permit, conditional use permit, planned unit development, binding site plan or other development permits. The landscape plan shall meet the following:
 - a. All landscape plans shall be drawn to scale with the location, type and quantity of all plants shown;
 - b. An irrigation plan or specified watering method on the landscape plan;
 - c. Show all natural or man made features;
 - d. Show existing or proposed structures, fences and retaining walls;
 - e. When applicable show designated recreation or other open space areas, plazas, or green areas; and
 - f. Name and address of person, firm or organization preparing landscape plans.
2. Types of Landscaping Required.
 - a. Sight Obscuring Landscaping shall be required when a use or activity is not compatible as determined by the review authority with the adjoining use or activity. Sight obscuring landscaping is intended to provide a very dense sight barrier to significantly separate incompatible uses. Plantings shall generally consist of a mix of predominantly evergreen planting, including tree, shrubs and ground covers. Evergreen trees shall be a minimum diameter of two (2) inches at the time of planting. Plantings shall be chosen and spaced in a manner that is sufficient to obscure sight through the barrier within seven years. Planting strips shall be a minimum of eight (8) feet wide.
 - b. Perimeter Landscaping is intended to create a visual separation between uses, such as roads and adjoining properties, and to create visually aesthetic features. Where development is allowed to have common wall construction, perimeter landscaping is not required. Plantings shall consist of a mix of evergreen/deciduous trees, shrubs and groundcovers. Trees shall be a minimum diameter of two (2) inches at the time of planting and shall have a minimum spacing of twenty-five (25) feet. Planting strips shall be a minimum of eight (8) feet wide.
 - c. Parking lot Landscaping is intended to provide visual relief and shade in parking areas. Up to sixty (60) percent of the landscaping shall be deciduous. Parking areas having twenty (20) or more spaces shall provide at least thirty (30) square feet of landscape area for every three (3) parking spaces. One (1) shade tree shall be planted within the interior of the off-street parking area for every ten (10) parking spaces.

3. All landscaping shall be maintained for the life of the completed project. The property owner shall keep the landscaped areas free of weeds, trash and replace any diseased, damaged, unhealthy or dead plants in conformance with the approved landscape plan.
4. The applicant and/or landowner shall follow accepted nursery standards and practices in the planting and maintenance of the vegetation.
5. A permanently installed irrigation system shall be provided with adequate water pressure and coverage to serve all landscaped areas, except for areas with existing native species that are incorporated into the approved design.
6. Prior to the issuance of an occupancy permit or start of the business activity the landscaping shall be in-place. In the event that landscaping improvements cannot be installed prior to formal application for occupancy, a bond or other acceptable assurance equal to one hundred twenty (120) percent of the estimated construction costs shall be required. Such deposit shall be accompanied by a letter from the applicant which shall stipulate completion of all landscape development shall occur no later than six (6) months after issuance of the certificate of occupancy and that if this stipulation is not met, the deposit will be used to install the landscaping and refund any balance of the deposit to the applicant or its designee.
7. In Industrial areas the requirement for perimeter landscaping applies only for those properties with boundaries adjacent to other zones, not to development that is fully within the zoning district.

E. Open Space/Recreation. The purpose of this Section is to require the retention and enhancement of open space areas within the community to maintain the small-town character of Peshastin, and to enhance the overall appearance of the community. Any use that involves multi-family residential development, other than single-family and duplex dwellings and development in the C-D and I zones, are subject to the following provisions:

1. The area required for open space/recreation shall be 15% of the overall site area, with a minimum total area of 5,000 square feet, consisting of usable open space, critical areas and buffers and perimeter landscaping. Of the overall total open space areas, 75% must be usable open space.
2. Usable open space includes open play areas and outdoor recreational features, trails and paths, community gardens, and other similar types of areas. It shall be located and designed to be conveniently accessible, and it shall be at a grade and with dimensions suitable for recreation use.
3. The open space/recreation areas shall be consistently maintained and shall be preserved through appropriate legal measures ensuring the continuation of the open space/recreation area, and prohibiting current and future owners from partitioning the open space/recreation areas and from converting the areas to other uses.

F. Light and Noise. All development within the Peshastin Urban Growth Area shall comply with the following standards to reduce impacts to surrounding properties, wildlife and the night sky:

1. All exterior lighting shall be used in a manner that minimizes light pollution.
 - a. Lights shall be fully shielded and downward projecting. The shield must be opaque so that no light can pass through.
 - b. When multiple lights are used, for a pedestrian or traffic purpose, they shall be placed in a manner that provides even illumination.
 - c. Lights shall be positioned in a manner which does not trespass onto neighboring property.
 - d. Lights shall be no higher than 20 feet above grade, whether mounted on a building or structure or erected on a free-standing support/pole.
2. No blinking, flashing, or fluttering lights or other illuminated device is permitted in any zoning district, except for temporary holiday displays.

3. Noise emanating from any use shall be muffled so as to not become objectionable due to intermittent beat, frequency or shrillness, and where use is within or adjoins a residential district. The sound measured at the lot line shall not exceed 50 decibels between the hours of 10:00 p.m. and 6:00 a.m. and 70 decibels at other hours.

- G. Access and Travel-ways.** All development shall ensure provisions are made for safe and convenient pedestrian and/or bicycle access to circulation systems that link lots, tracts and/or buildings, particularly to adjoining parks and trail systems. Trail systems shall provide continuity of public access and/or facilitate their eventual connection to other areas incrementally through time.
1. Trail improvements and easements/tracts of land shall be provided whenever a division of land or other development activity occurs for residential, commercial, industrial, and/or recreation development when near parks, recreation areas, schools, churches, dead-end roads, bodies of water such as rivers or lakes, existing/future trails, public facilities and/or other similar activities and facilities.
 2. Maintenance of any trail corridor or improvement retained in private ownership shall be the responsibility of the owner or other separate entity capable of long-term maintenance and operation in a manner acceptable to the County.
 3. The dimensions of trails shall have a minimum easement width of ten feet with a minimum width of six feet improved with gravel, asphalt or other similar all-weather surface materials. Linkage corridors may be bridged or partially covered but are intended for pedestrian movement through the entire length of the corridor.
 4. Within the C-D, C-H, I, I-C and P-U zones, sidewalks shall be provided within the public right-of-ways, in addition to pedestrian facilities to ensure internal circulation within a development.
- H. Street design amenities.** “Street design amenities” such as benches, planters, etc. shall be placed at twenty (20) foot intervals adjacent to all development in the C-D and C-H zones. Said amenities may be placed on the sidewalk and/or within the public right-of-way, as approved by the County. Within the C-D zone, said street amenities shall include living plant materials in containers at least every ten (10) feet, which shall be required in place of the landscaping requirements provided for herein. Development and maintenance of planting strips within the right-of-way may substitute, or partly replace, “street design amenities” at the County’s discretion and with an enforceable agreement.
- I. Storage.** All development within the Peshastin Urban Growth Area shall comply with the following storage standards:
1. Refuse Storage: All outdoor trash, garbage and refuse storage areas shall be located outside of required front yard areas, and shall be screened on all sides from public view and at a minimum, be enclosed with a five and one-half (5½) foot high wood, concrete or masonry wall or sight obscuring fence and landscaping.
 2. General Storage: Storage of personal property, business property and materials shall be located outside of required front yard areas and be entirely within an enclosed building, except that storage located within the Industrial Zoning District. Residential storage may be screened from view of the surrounding properties with a sight obscuring fence and landscaping.
 3. Vehicle Storage: Storage of more than four (4) vehicles, including but not limited to recreational vehicles, boats, and similar off-road vehicles, not used for daily transportation shall be prohibited unless a fully enclosed building is provided on-site specifically for that purpose.
- J. Livestock.** The keeping of livestock and poultry is an accessory use, as identified in Section 11.22.030, subject to the following provisions

1. The property shall be maintained in a clean, sanitary condition so as to be free from offensive odors, fly breeding, dust and general nuisances, and to be in compliance with the Chelan-Douglas health district regulations.
 2. Adequate measures shall be taken to properly dispose of animal wastes. Accumulation of animal waste shall be prohibited from being stored closer than 100 feet from any off-premises dwelling and domestic or irrigation well.
 3. Pasture shall be defined as that area which is enclosed within a perimeter fence, and shall not include that portion of the property used for residential purposes. Pasture areas shall be maintained free of noxious weeds.
 4. Minimum Acreage Allowance. At least one-quarter acre in maintained pasture is required for each hoofed animal and for each group of 12 rabbits and/or poultry.
- K. **Utility uses/structures.** All utility uses/structures shall meet the following regulations, in addition to other applicable provisions of this title:
1. Sight obscuring landscaping shall be provided consistent with the provisions of this chapter.
 2. Any storage necessary for the utility shall be kept within an enclosed building or structure.
 3. Fencing shall be a maximum of eight (8) feet, and shall be sight obscuring. Barbed wire or electric fencing shall be permitted only when a safety hazard is present and such fencing can be placed at the top or behind an existing fence at a minimum of six (6) feet high and a maximum of eight (8) feet high.
 4. Public utilities shall include developed open space with trails and, when appropriate, recreation space.
 5. Cell towers shall be adequately camouflaged to fit the surrounding uses and nature.
- L. **Multi family development.** The following regulations shall apply to all multi family housing developments that may be authorized by this chapter:
1. Parking.
 - a. All parking shall be screened from public streets and adjacent residential uses by landscaping and/or architectural screening. No solid board fencing shall be allowed as architectural screening.
 - b. Parking may not be located in the front yard.
 - c. Each multi family dwelling unit shall have an enclosed parking area, which shall include storage that is no less than one hundred fifty (150) square feet and no greater than two hundred fifty (250) square feet.
 - d. Parking between structures is only allowed when it is located toward the rear of the principal structure and is served by an alley or private driveway.
 - e. Surface parking lots shall be broken into sub lots of no more than six (6) parking spaces.
 2. Common Open Space.
 - a. A minimum of three hundred (300) square feet of common open space shall be provided per dwelling unit.
 - b. Common open space within a development shall be a minimum of two thousand (2,000) square feet in size, regardless of the number of dwelling units.
 - c. No dimension of an open space area used to satisfy the minimum square footage requirement shall be less than nine (9) feet wide, unless part of a pathway or trail.
 - d. Common open space shall be improved for passive or active recreational use. Examples may include, but are not limited to, courtyards, orchards, landscaped picnic areas or gardens.
 - e. Common open space shall include amenities such as seating, landscaping, trails, gazebos, barbeque facilities, covered shelters or water features.
 - f. Each dwelling unit shall provide a minimum of four hundred (400) square feet of private front yard space. Examples include lawn area, courtyards and patios.

3. A multi family housing development may contain community building(s) that are clearly incidental in use or size, and are supportive to the dwelling units. Such community buildings shall be designed similar to the multi family housing development, and shall be located on the same parcel as the multi family housing development.

M. **Bed and Breakfasts.** Bed and Breakfast facilities shall be permitted as identified in Section 11.22.030, consistent with the requirements of 11.88.210 and any applicable requirements of Chapter 11.93 where authorized through a conditional use permit process.

N. **Big Box Retail.** Commercial buildings, which are located within the C-H Zoning District, that are at least ten thousand (10,000) square feet in size are considered “big box retail” for the purposes of this chapter. The purpose in regulating big box retail is to maintain and address the unique qualities of the community, the tourist industry and the natural environment. In addition to all other requirements of this chapter (such as, but not limited to, off-street parking, landscaping, street design amenities, etc.), the following standards shall apply to all big box retail development:

1. Maximum building size. All big box retail development shall include no more than fifty thousand (50,000) square feet of gross floor area, inclusive of all structures.
2. Traffic impacts shall be evaluated through a traffic analysis that is prepared by the applicant and reviewed and approved by the County.
3. Facades, exterior walls and entryways shall provide visual interest, identity, character and pedestrian scale.
4. Facades greater than one hundred (100) feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 3% of the length of the facade and extending at least 20% of the length of the facade. No uninterrupted length of any facade shall exceed one hundred (100) horizontal feet.
5. Facades that face public streets shall have a variety of arcades, display windows, entry areas, or awnings along no less than 60% of their horizontal length, unless the structural integrity of the building is at stake.
6. Each principal building on a site shall have clearly defined, highly visible customer entrances featuring no less than three of the following: canopies or porticos; overhangs; recesses/projections; arcades; raised corniced parapets over the door; peaked roof forms; arches; outdoor patios; display windows; architectural details such as tile work and moldings which are integrated into the building structure and design; integral planters or wing walls that incorporate landscaped areas and/or places for sitting.
7. Facades, exterior walls and entryways shall provide consistent architectural treatment.
8. Neon tubing or paint color shall not be an acceptable feature for building trim or accent areas.
9. Architectural styles shall incorporate the following design elements to preserve the rural character and to be consistent with the surrounding natural environment: high quality building materials, such as, brick masonry, wood (large timbers), sandstone, river rock and other native stone, tinted, textured, concrete masonry units or recycled and ecologically friendly materials.
10. Detail Features shall include:
 - a. Building facades must include a repeating pattern that shall include no less than three of the following elements: color change, texture change, material module change and/or wall plane change
 - b. At least one of these elements shall repeat horizontally. Each selected element shall repeat at intervals of no more than 30 feet.
 - c. At least four (4) of the follow components which support the unique character of the area shall be included in the design. This include, but are not limited to: offsets or bays, varying storefront treatments, multi-pane windows, varying bulkhead treatment, pedestrian

- pathways, transportations waiting areas and protection for pedestrians from adverse weather conditions, such as, overhangs, marquees, and awnings.
- d. Roofs are to be used to add interest to, and reduce the massive scale of large buildings. Roof features will complement the character of adjoining neighborhoods, and when possible, utilize sources of natural light (i.e. skylights) to increase energy efficiency and worker well-being. Roof design shall contribute to the reduction of stormwater runoff by managing the water drainage. Parapets shall conceal flat roofs and rooftop equipment such as HVAC units from public view extending out to the site perimeter.
11. Pedestrian circulation shall include the following:
 - a. Walkways at least eight (8) feet in width shall be provided along all sides of the lot that abut a public street and shall provide human-scale lighting to create a safe and attractive pedestrian atmosphere.
 - b. Continuous internal pedestrian walkways, no less than eight (8) feet in width, shall be provided from the public walkway or right-of-way to the customer entrance of all buildings on the site. Walkways shall connect pedestrian activity such as, but not limited to, transit stops, street crossings, buildings and store entry points, and central features and community spaces.
 - c. Walkways shall feature adjoining landscaped areas that include trees, shrubs, benches, flower beds, ground covers, or other such materials for no less than 50% of its length.
 - d. Walkways, no less than eight (8) feet in width, shall be provided the full length of the building featuring a customer entrance, and along any facade abutting public parking areas. Such walkways shall abut a minimum 6-foot wide planting bed, except where features such as arcades or entryways are part of the facade.
 - e. All internal pedestrian crosswalks shall be distinguished by the use of durable, low maintenance surface materials such as pavers, bricks, stamped asphalt, or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways so long as they met the ADA guidelines.
 - f. Bicycle lanes shall be provided, where appropriate, on ingress and egress routes and throughout the development to allow access to structures/services for cyclists. Bicycle racks shall be included in the design and maintenance of the development.
 12. Loading areas, trash collection/compaction and truck parking exert visual and noise impacts on surrounding neighborhoods and should be designed so that delivery and loading operations do not disturb adjoining neighborhoods. The following regulations shall apply:
 - a. Areas shall not be visible from abutting streets or properties.
 - b. Areas shall not be located within twenty (20) feet of any public walkway.
 - c. Areas shall be incorporated into the overall design of the building and the landscaping so that the visual and acoustic impacts of these functions are minimized.
 13. Central Features and Community Spaces shall include:
 - a. A pedestrian walkway network anchored by special design features such as towers, arcades, cupolas, porticos, pedestrian light fixtures, bollards, planter walls, and other architectural elements that define circulation ways and outdoor spaces.
 - b. Community space areas shall be connected to pedestrian and bikeways.
 - c. When appropriate, transportation drop-off/pick-up area.
 - d. Seating and covered structure.
 - e. Special design features which support the agricultural heritage and/or natural history are encouraged, such as a clock tower, water feature, recreation area or public art.

11.22.050 Planned Developments

- A. **Purpose.** The purpose of a planned development (PD) is to allow a more flexible use of land by encouraging the careful application of design components to achieve the creation of innovative developments and a more efficient utilization of public facilities in exchange for public benefits that achieve comprehensive plan goals. The PD can also be used to protect wetlands, floodways, and other critical areas from development. A PD is one that: permits diversity in the location and type of structures; promotes the efficient use of land by facilitating a more economical arrangement of buildings, streets, utilities, and land use; preserves as much as possible critical areas and natural landscape features; reduces development impacts to adjacent neighborhoods through design and mitigation.

Designation of a property as a PD binds the property owners and their successors to the development described and depicted in the application, binding site plan and approval of the PD, and applicable development standards of this chapter. The PD designation confirms the PD is consistent with the purpose of and provisions for planned developments, and the comprehensive plan and provides the standards by which subsequent development permits, including building permits, shall be reviewed. All provisions, conditions and requirements of the binding site plan shall be legally enforceable on the purchaser or any other person acquiring a lease or other ownership interest of any lot, parcel or tract recreated pursuant to the binding site plan that depicts the PD.

A PD shall be reviewed according to the provisions for a “Type III Quasi – Judicial Review of application” process as described in CCC Title 14 Development Code Administration except as otherwise provided for in this section. There is established by this chapter provisions governing a Residential Planned Development. This is a PD devoted solely to full-time residential uses. It is intended to promote more economical and efficient use of the land, while providing a harmonious variety of housing choices within a single residential project.

- B. **Where Permitted and Permitted Uses.** Planned Developments, when approved in accordance with all applicable codes and this chapter, are established as a development permit and, as such, do not reclassify the existing zoning district designation.
1. A PD may be permitted within the R-1, R-2 and R-3 zoning districts, provided it is connected to a public water system and a public wastewater system, and further provided the minimum project size is at least two (2) acres.
 2. A PD may include the following uses, which uses shall be specifically identified and approved in the development permit application review and approval process:
 - a. A combination of residential dwellings such as single family attached, single family detached, modular homes, duplexes, townhouses, apartments, condominiums and other similar dwellings in accordance with this section and chapter;
 - b. Manufactured homes are also allowed to be part of a PD, however the placement of manufactured homes shall be specifically included and approved as part of the initial development permit application;
 - c. Accessory uses specifically designed to meet the needs of the residents of the PD such as garages, carports, personal and recreational vehicle storage, and other similar noncommercial uses;
 - d. Developed recreational facilities for the residents of the PD, such as clubhouses, tennis or racquetball courts, ball fields, trails, sports fields, spa facilities, parks, undeveloped recreational areas, open space areas and other similar type uses.

C. Protection of Critical Areas and Provision of On-Site Recreation. The following standards apply to a PD:

1. Where critical areas exist on a site subject to a PD, the benefits derived from the PD, including without limitation decreased lot sizes and increased densities as provided for in this chapter, shall be achieved in exchange for a dedicated protection of another portion of the property containing critical areas; provided that:
 - a. The critical areas to be protected are dedicated in perpetuity, and all future rights for development are traded in exchange for the rights to derive benefits from the PD process; and
 - b. Land protected by trading development density shall be protected from encroachment and maintained free of fill material, building and construction wastes, yard wastes and other debris that would diminish the property characteristics that the dedication was intended to protect. Any use of the critical areas on-site shall be governed by KMC, Chapter 18.20 Critical Areas Protection;
 - c. Where critical areas within the development account for less than 600 square feet per residential unit nor less than 10% of the overall area of the development, additional on-site recreation and open space areas, as provided for in this chapter and in the applicable zoning code provisions, shall be provided in addition to retention of critical areas in an amount that achieves a total area in critical areas/open space/on-site recreation use of at least 600 square feet per residential unit and in no case less than 10% of the overall area of the development.
2. Where no critical areas exist on a site subject to a PD, the benefits derived from the PD, including without limitation decreased lot sizes and increased densities as provided for in this chapter, shall be achieved in part, in exchange for a dedication of another portion of the property as on-site recreation and/or open space areas, consistent with the provisions of this chapter and other applicable sections of the zoning code, that total at least 600 square feet per residential unit and in no case less than 10% of the overall development; provided that:
 - a. The on-site recreation may include a combination of natural areas, parks, landscaped areas, trails, and/or visual corridors, provided that a minimum of ten thousand square feet or sixty percent of the on-site recreation, whichever is greater, is contiguous useable space;
 - b. The on-site recreation area/areas are dedicated in perpetuity, and all future rights for development are traded in exchange for the rights to derive benefits from the PD process.
3. The overall area within a PD that is required to be devoted to critical areas, on-site recreation and/or open space shall be no less than 600 square feet per residential unit, and in no case shall there be less than 10% of the overall development devoted to these areas.

D. Dedicated Lands. All lands dedicated for the preservation of critical areas, creation of open space or establishment of recreation facilities shall be protected in perpetuity by recorded covenants, approved by the County, which restrict uses to only those specified in the approved Planned Development site plan and provide for the maintenance of the open space in a manner which assures its continuing use for the intended purpose. Dedicated open space may be held in common interest by all of the property owners within the planned development, a public or private entity empowered to manage and maintain the open space, or by other appropriate legal measures that ensure the continuation of the open space/recreation areas. Perpetual restrictions shall be placed upon the title to all dedicated areas and on the face of the binding site plan indicating that:

1. All land uses and development shall be limited to the stated purpose of the dedicated property.
2. If the open space/recreation areas are held in common interest by all of the property owners within the planned development, then all property owners within the planned development shall be mutually responsible for the maintenance and preservation of the dedicated lands.
3. That dedicated lands shall be maintained free of any liens or encumbrances that could interfere with the stated purpose of the dedication.

- E. Density Credits.** The following standards apply to a PD that chooses to include density credits:
1. The maximum number of dwelling units permitted per acre for a PD shall be determined by utilizing the maximum density levels established by the comprehensive plan and zoning regulations, and the amount of public benefit or design elements provided within the proposed development. In all districts, exceeding the maximum density permitted with the district requires the connection to a domestic water and sanitary sewer system.
 2. Additional density shall be achieved by incorporating at least 11 of the following 20 items into the design and construction of the PD:
 - a. The applicant shall use a design/development team that at a minimum consists of a licensed architect, engineer, surveyor, landscape architect, and licensed building contractor throughout the design and construction phases of the project.
 - b. On-site stormwater drainage retention facilities are integrated as usable recreation areas with a slope ratio not exceeding 4 units horizontal to 1 unit vertical.
 - c. Where a PD is proposed along an existing transit route, transit stops and the construction of shelters, pull-outs and other associated transit systems shall be integrated into the project.
 - d. Trees shall be planted adjacent and along the entire frontage of public and/or private street rights-of-way on the property being developed. Planting areas shall be a minimum of five feet in width and consist of a minimum of 60% deciduous trees at least four feet high at the time of planting on no greater than fifty foot centers. Suitable groundcover including grasses and/or low growing shrubs to complement the trees shall also be provided.
 - e. At least two covered parking spaces shall be provided for all residential dwelling units. Covered parking shall be in the form of carports, garages, or above/below ground parking garages.
 - f. Where a proposed PD consists of more than 10 units, parking areas that are kept small (ten to twenty spaces) in any group and interspersed with landscaping, recreation features, structures, or other similar uses when applicable.
 - g. Provisions shall be made for bicycle, pedestrian and/or natural trail systems, the majority of which are physically and functionally separated from motor vehicle traffic by a distance of ten feet or more. Separation may include such features as landscaping, undulated berms, natural features, topography, open space, or other similar features. Trail systems shall encompass the entire development and may be incorporated as part of the on-site recreation required. The trail system components shall connect all public open space, drainage ways, shoreline areas and other trail systems designated in the comprehensive plan. Trail system components shall be a minimum of eight feet wide and improved with an all-weather surface suitable for the type of trail proposed.
 - h. Natural drainage ways shall be incorporated into the overall PD design and left undisturbed or enhanced with native ornamental landscaping when applicable.
 - i. Significant existing natural features shall be maintained on the site, including without limitation, topography, significant tree stands, or particularly noteworthy trees, view points or other important natural features found on-site.
 - j. The PD project shall contain a facility for a child day care center, pursuant to applicable provisions of the Kittitas Zoning Code. The daycare facility shall be of sufficient size to serve the projected demand for such services generated by the project.
 - k. Significant recreational areas shall be developed and equipped with such features as swimming pools, tennis courts, commercial grade playground equipment, community center or other significant features.
 - l. At least twenty-five percent of the site shall incorporate duplex, multifamily or zero-lot-line dwelling units.

- m. Where a proposed PD incorporates the development of duplexes, multifamily units and zero-lot-line lots, disperse their locations throughout the PD.
 - n. Solar, geothermal or other similar design and access considerations shall be incorporated into the design of the development and proposed buildings. This may include using topographical features of the development, siting criteria for structures, or specific structure design requirements.
 - o. Accessory features such as benches, trash cans, tables and other similar attributes to enhance the character of the open space or other features shall be provided in the development. This shall not include primary garbage disposal areas. Trash cans shall be forty-two inches high with a total radius of two feet or less. The accessory features shall be consistent to the overall design of the development.
 - p. An area shall be designated and developed with each PD phase for the storage of personal property and/or recreation vehicle storage. Storage areas shall be sized and designed for the sole use by the residents within the development. Common features shall include perimeter landscaping to screen them from view, accessibility to all residents, minimal lighting, and similar architectural features as the proposed residential structures. Signs for advertising purposes are prohibited.
 - q. Pedestrian access, open space and recreation amenities shall be provided and incorporated into the PD, when the PD adjoins cultural/historical sites or water bodies such as ponds, creeks, rivers or lakes, when applicable.
 - r. Landscape decks/garden porches shall be incorporated into the design of all duplexes and multifamily units.
 - s. The PD shall be a secured, gated community.
 - t. The PD shall incorporate some other unique site and/or design features not listed above that distinguish it from a typical subdivision. The Hearing Examiner shall determine the applicability and appropriateness of this provision during the review process for each PD.
3. In no case shall the overall density of the PD exceed the following:
- a. Eight (8) units per acre in R-1;
 - b. Sixteen (16) units per acre in R-2; and
 - c. Twenty-four (24) units per acre in R-3.

F. Binding Site Plan. A binding site plan is required for all PDs and shall include the following:

- 1. All information required on a preliminary plat;
- 2. The location of all existing and proposed structures;
- 3. A detailed landscape plan indicating the location of existing vegetation to be retained, location of vegetation landscaping structures to be installed, the type of vegetation by common name and/or taxonomic designation, the installed and mature height of all vegetation;
- 4. Schematic plans and elevations of proposed building(s) with samples of all exterior finish material and colors, the type and location of all exterior lighting, signs and accessory structures;
- 5. Utility, street and storm water drainage plans that indicate the facilities, lay-out and capacities necessary to serve the entire PD;
- 6. Inscriptions or attachments setting forth the limitations and conditions of development; and
- 7. The provisions ensuring the development will be in conformance with the site plan.

G. Project Description. A detailed written explanation of the design concept, planned features of the development, measures taken to meet the purposes of the PD, the proposed sequence and timing of development, the provisions of ownership and management when developed, and covenants or other controls which might influence the development, operation or maintenance of the PD shall be submitted with the binding site plan.

- H. **Association Documents.** An outline of the documents of the owners association, by-laws, deeds, covenants and agreements governing ownership, maintenance and operation of the PD shall be submitted with the binding site plan if applicable to the development. PD covenants shall include a provision whereby unpaid taxes on all property owned in common shall constitute a proportioned lien on all property of each owner in common. The city may require that it be a third party beneficiary of certain covenants with the right but not obligation to enforce the same.
- I. **Phased developments.** If a PD is planned to be completed in more than two years from the date of site plan approval, the PD will be divided into phases or divisions of development, numbered sequentially in the order construction is to occur. The binding site plan for each phase shall be approved separately through a “Type II Administrative Review of applications” process pursuant to KMC, Title 14 Development Code Administration, and shall be consistent with all provisions of the PD.
- J. **Required certificates and approval.** Recording a binding site plan shall include all of the certificates required for a final plat.
- K. **Recording required.** A binding site plan of a PD and accompanying documents, together with covenants running with the land, binding the site to development in accordance with all the terms and conditions of approval, shall be recorded by the Kittitas County Auditor.
- L. **Minor Adjustments and Amendments.** Minor adjustments to a PD may be authorized by the County through a full administrative review process as identified in CCC Title 14. Minor adjustments are characterized by those which may affect the precise dimensions, siting of buildings or lot lines, but which do not: affect the type, character and/or architectural style of buildings, increase the total amount of building floor area; increase the number of dwelling units, decrease or substantially change the location of required buffers; decrease the amount of required parking; decrease on-site recreation or open space areas and/or increase the number of points of ingress and egress to the site. Modifications that exceed the conditions of a PD approval are inconsistent with the intent of the approved PD, and/or are not “minor adjustments”, as determined by the County, shall be considered a request for a major revision to the PD and shall be reviewed and approved in accordance with the procedures of this section as a new application. The new application shall be reviewed according to the applicable regulations in effect at the time of new application.
- M. **Expiration.** A binding site plan for a PD expires unless final approval is obtained from the city and recorded by the Kittitas County Auditor within two years from the date of approval. For a PD that includes phases as permitted by this chapter, the PD shall expire unless final approval is obtained for the first phase from the city, with subsequent phases falling within the identified phasing schedule, and recorded by the Kittitas County Auditor within two years from the date of approval. Minor revisions to the phasing schedule of a PD that has not expired pursuant to this section may be granted by the city provided the schedule is consistent with the overall timeframe anticipated for build-out of the PD. An applicant who files a written request with the city within 30 days before the expiration date shall be granted a one year extension upon a showing of a good faith effort to file the site plan.
- N. **On-site recreation and/or open space design requirements.** The following are minimum design requirements for PDs that incorporate on-site recreation and/or open space:
- I. The following areas shall not be calculated in whole or in part as a portion of the required on-site recreation or open space:

- a. Public and/or private streets, parking lots and storm drainage, except as specifically enumerated within this chapter;
 - b. Slopes in excess of forty-five percent, geologically hazardous areas, water bodies, and/or submerged or marshy/boggy land, except that these areas may be used to satisfy a maximum of 50% of the open space requirements.
2. The location, shape, size and character of the open space shall be configured appropriate to the scale and character of the planned density, expected population, and topography of the area. On-site recreation areas shall be centrally located in the development and designed for active and passive recreation unless otherwise approved by the hearing examiner.
 3. A minimum of sixty percent of the on-site recreation or open space shall be concentrated and/or connected into large usable areas. The remaining forty percent may be designated as buffers, entry features, recreation facilities, streetscape, and/or used for a natural trail system or other uses approved by the hearing examiner.
 4. On-site recreation areas or open space may contain such complimentary structures and improvements as are necessary and appropriate for the benefit and enjoyment of residents of the PD, provided that the building coverage of such buildings or structures shall not exceed fifty percent of the minimum on-site recreation or open space required.
 5. At least sixty percent of the on-site recreation area or open space required shall be reasonably level to accommodate active recreational uses with slopes no greater than fifteen percent. On-site recreation areas shall be located on a public or private street with a minimum frontage width of thirty feet if the site is two acres or less in size and sixty feet of frontage width for areas larger than two acres.

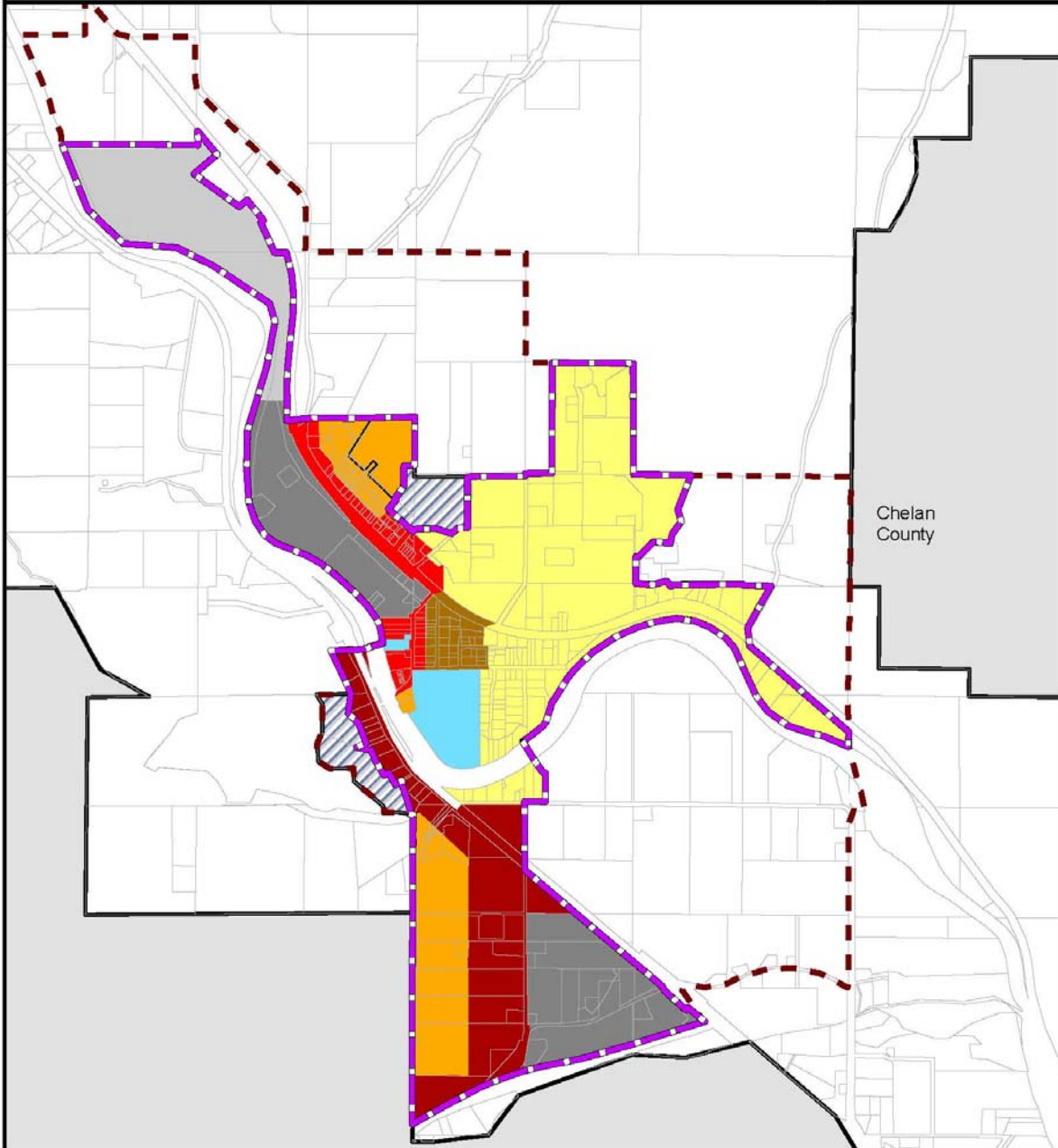
O. Minimum development standards. Within a PD the following minimum standards shall apply:

1. Yard, Setback, and Width Requirements. The minimum yard, setback, and width requirements otherwise applying to the development in the zoning district may be modified from the standards of the district, provided:
 - a. The minimum front, side and rear yard requirement on the exterior boundaries of the proposed PD shall not be less than twenty (20) feet and the minimum front yard setback within the interior of the PD shall not be less than fifteen (15) feet. Interior yards and setbacks shall be as approved on the PD binding site plan and each development will be reviewed to ensure adequate provision of light, air and life safety for all structures.
 - b. All buildings that are not attached or do not have common walls shall be separated by a minimum distance of ten (10) feet.
2. Each lot utilized for residential purposes shall have a minimum width of not less than thirty (30) feet on an interior public or private street. Lots located on an exterior perimeter street shall comply with the normal minimum lot width of the district.
3. The minimum lot sizes within a PD may be reduced from the normal standards of the district unless located on an exterior perimeter street. Lots located on the exterior perimeter boundary or along an exterior street of the PD shall be reduced by not less than ten (10) percent of the normal minimum lot size requirement of the zoning district. Regardless of reduced minimum lot sizes, at no time shall the overall density of the development exceed the maximum densities identified in this chapter.
4. The maximum lot coverage may be increased by twenty-five (25) percent of the normal district requirement.
5. The maximum building height within a PD shall be the same as permitted in the district. Whenever possible, development of the PD shall be designed to maximize views for each dwelling unit and to ensure that the views of surrounding properties have been considered.
6. Landscaping shall be required at entries into a PD, for on-site recreation areas and facilities, and in conjunction with multifamily complexes. Natural landscape features including existing trees,

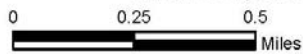
shrubs and ground cover, drainage ways, rock outcroppings, and slopes shall be preserved to the greatest extent possible.

7. A buffer shall be required when a PD has a density and/or intensity greater than that allowed within the applicable zoning district. The buffer shall include a combination of additional landscaping, fencing, increased setbacks and/or other alternatives that mitigate impacts to adjacent properties.
8. Parking shall be provided in the same ratio as required for the district and shall meet the minimum provisions established in Chapter 11.90 and the following:
 - a. For each ten multifamily dwelling units, four additional parking spaces shall be required for visitor parking when on-street parking is unavailable. Special considerations may be given to low traffic generators such as senior citizen or assisted living housing.
 - b. Additional parking/storage areas shall be required for recreational vehicles (RVs) such as campers, boats, trail bikes, motor homes and other similar vehicles unless these types of vehicles are precluded by the developer in the form of covenants or other restrictions, approved by the city. When thirty or more dwelling units are proposed, one parking space shall be provided for every ten (10) dwelling units. The size of the parking/storage area shall be based on the following:
 - i. Parking/storage stalls shall be a minimum of ten (10) feet wide by twenty-eight feet long;
 - ii. Access driveways shall be a minimum of thirty (30) feet in width;
 - iii. The minimum area requirement for each space, together with access and maneuvering area shall not be less than four hundred (400) square feet.
9. Special Areas. A PD that is adjacent to any lake, river, drainage or other waterway shall provide pedestrian or vehicular access to said amenity, as reviewed and approved through the PD process.
10. A PD may allow development standards different from those imposed under the Chelan County Zoning Code, except as provided in the applicable district in relation to permitted uses, and provided a clear description of the approved development standards is provided with the binding site plan that is recorded pursuant to this section. Any approved development standards that differ from those otherwise required by the County shall not require any further zoning district reclassification, variance or other county approval apart from the PD and any subsequent, associated construction plan approvals. The development standards as approved through the PD shall apply to and govern the development and implementation of each PD site in lieu of any conflicting or different standards or requirements elsewhere in the County's zoning code.

Peshastin Urban Growth Area Zoning



Disclaimer: While the latest available data has been used it is not intended to be an accurate measurement. Contact the governing jurisdiction for legal descriptions. Created October 2008 by Alliance Consulting Group, Inc.



- Peshastin UGA
- Campus Industrial (I-C)
- Industrial (I)
- Downtown Commercial (C-D)
- Highway Commercial (C-H)
- Low Density Residential (R-1)
- Med Density Residential (R-2)
- High Density Residential (R-3)
- Public (P-U)
- Possible Future Expansion

Adopted by Resolution No. _____
October ____, 2008