

PESHASTIN URBAN GROWTH AREA

11.22.030 Permitted, accessory and conditional uses.

(1) 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.

(2) 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 1,500 Square Feet or Less	PRM	PRM	PRM	ACC	ACC		ACC	
Accessory Structure, Residential Greater than 1,500 Square Feet	ACC	ACC	ACC	ACC	ACC		ACC	
Bed and Breakfast	CUP	CUP	CUP	PRM1	PRM1			
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 Home		CUP	CUP	PRM	PRM			
Daycare Center, Preschool	CUP	CUP	CUP	PRM	PRM	PRM	PRM	PRM
Daycare Home	ACC	ACC	ACC	ACC1	ACC1			
Duplex Dwelling	PRM	PRM	PRM	PRM	PRM		CUP	
Foster Home/Group Home	ACC	ACC	ACC	ACC1	ACC1			
Home Occupation, Type A	ACC	ACC	ACC	ACC1	ACC1			
Home Occupation, Type B	CUP	CUP	CUP	CUP1	CUP1			
Manufactured Home, Designated	PRM	PRM	PRM					
Manufactured/Mobile Home Park		PRM	PRM					
Manufactured Home	PRM	PRM	PRM					
Mobile Home								
Modular Home	PRM	PRM	PRM					
Multifamily Dwelling		PRM	PRM	PRM	PRM		CUP	
Single-Family Dwelling	PRM	PRM	PRM	PRM ⁴	PRM ⁴			
<u>Existing Single-Family Dwelling as of July 1, 2008</u>				<u>PRM</u>	<u>PRM</u>			

11.22.040 Standards.

Development within the Peshastin urban growth area shall comply with the following minimum standards, as identified herein:

(1) 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)	7,500 ³	7,000 ⁴	6,000 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	<u>0100</u>	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
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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 feet above finished grade may project up to two feet into required side and/or rear yard areas.

³ Nine thousand square feet for duplex units.

⁴ Nine thousand square feet for duplex units, plus an additional one thousand square feet for each additional unit.

⁵ As measured to the ridgeline of the roof.

⁶ Structures located adjacent to existing commercial agricultural ~~activities-zoning~~ will be required to have a one-hundred-foot setback, except when a waiver is recorded in accordance to CCC11.30.

11.22.040 Standards.

(12) Multifamily Development. The following regulations shall apply to all multifamily housing developments that may be authorized by this chapter:

(A) Parking.

(i) 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.

(ii) Parking may not be located in the front yard.

(iii) Each multifamily dwelling unit shall have an enclosed or covered parking area and a storage area. The storage area shall be accessible from the outside of the dwelling unit and may be provided in conjunction with the required covered parking, or as part of the building complex. Storage areas shall be a minimum of 150 square feet and at least six feet in height, which shall include storage that is no less than one hundred fifty square feet and no greater than two hundred fifty square feet.

(iv) 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.

(v) Surface parking lots shall be broken into sub lots of no more than six parking spaces.

(B) ~~Common~~ Open Space.

(i) A minimum of three hundred square feet of common open space shall be provided per dwelling unit.

(ii) The total c~~Common~~ open space within a development shall be a minimum of two thousand square feet in size, regardless of the number of dwelling units.

(iii) No dimension of an open space area used to satisfy the minimum square footage requirement shall be less than nine feet wide, unless part of a pathway or trail.

(iv) 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.

(v) Common open space shall include amenities such as seating, landscaping, trails, gazebos, barbeque facilities, covered shelters or water features.

(vi) Private Open Space: Each dwelling unit shall provide a minimum of four hundred square feet of private ~~front~~-yard space. Examples include lawn area, courtyards and patios.

(C) A multifamily 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 multifamily housing development, and shall be located on the same parcel as the multifamily housing development.

11.22.040 Standards.

(15) Sewer Connections. All new construction within the Sewer Service area shall connect to the Peshastin Sewer System. Any land division that creates any lot or lots that are one acre in size or smaller shall connect to the Peshastin Sewer System.

(16) Notice to Title. All building permits, development permits and land divisions within 500 feet of existing agricultural activities shall have the following notice placed on the title of all affected parcels:

"This land is within 500' feet of agricultural activities on which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration."