

## Chapter 14.618

### Rural Zones

#### **14.618.100 Purpose and Intent**

The intent of the Rural Zones classifications is to provide for a traditional rural landscape including residential, agricultural and open space uses. Rural zones are applied to lands located outside the urban growth area and outside of designated agricultural, forest and mineral lands. Public services and utilities will be limited in these areas. Housing will be located on large parcels except for cluster development, which results in open space preservation. Small towns and unincorporated communities provide services for surrounding rural areas and the traveling public.

The following zones are classified in this chapter:

The **Rural Traditional (RT)** zone includes large-lot residential uses and resource-based industries, including ranching, farming and wood lot operations. Industrial uses will be limited to industries directly related to and dependent on natural resources. Rural-oriented recreation uses also play a role in this category. Rural residential clustering is allowed to encourage open space and resource conservation.

The **Rural-5 (R-5)** zone allows for traditional 5-acre rural lots in areas that have an existing 5-acre or smaller subdivision lot pattern. Rural residential clustering is allowed to encourage open space and resource conservation.

The **Rural Conservation (RCV)** zone applies to environmentally sensitive areas, including critical areas and wildlife corridors. Criteria to designate boundaries for this classification were developed from Spokane County's Critical Areas ordinance and Comprehensive Plan studies and analysis. This classification encourages low-impact uses and utilizes rural clustering to protect sensitive areas and preserve open space.

The **Urban Reserve (UR)** zone includes lands outside the Urban Growth Area that are preserved for expansion of urban development in the long term. These areas are given development standards and incentives so that land uses established in the near future do not preclude their eventual conversion to urban densities. Residential clustering is encouraged to allow residential development rights while ensuring that these areas will be available for future development.

The **Rural Activity Center (RAC)** zone identifies rural residential centers supported with limited commercial and community services. Rural Activity Centers consist of compact development with a defined boundary that is readily distinguishable from surrounding undeveloped lands. Rural Activity Centers often form at crossroads and develop around some focal point, which may be a general store or post office. Commercial uses are intended to serve the surrounding rural area and the traveling public.

#### **14.618.210 Types of Uses**

The uses for the rural zones shall be as permitted in table 618-1, Rural Zones 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 618-1 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 618-1 with the letter "L". These uses are allowed if they comply with the development standards of the zone and specific performance standards in section 14.618.230.

3. **Conditional Uses:** Conditional uses are designated in table 618-1 with the letters "CU". These uses require a public hearing and approval of a conditional use permit as set forth in chapter 14.404, Conditional Use Permits. Conditional uses illustrated in table 618-1 are also subject to specific standards and criteria as required in this chapter under section 14.618.240.
4. **Not Permitted:** Uses designated in table 618-1 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 618-1 with the letters "EPF". These uses shall be evaluated to determine applicability with the "Essential Public Facility Siting Process", as amended. The Essential Public Facility Siting Process shall not be required for projects that would otherwise be allowed by the development regulations as specified herein in Table 618-1.
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 14.604.300. Classifications shall be consistent with Comprehensive Plan policies.

**14.618.220      Rural Zones Matrix****Table 618-1, Rural Zones Matrix**

<b><i>Agricultural Uses</i></b>	<b>Rural-5</b>	<b>Rural Traditional</b>	<b>Rural Activity Center</b>	<b>Urban Reserve</b>	<b>Rural Conservation</b>
Agricultural direct marketing activities	N	L	N	N	N
Agricultural processing plant, warehouse	L	L	N	L	L
Agricultural product sales stand/area	L	L	N	L	L
Airstrip or heliport for crop dusting and spraying	N	CU	N	N	CU
Airstrip or heliport, personal	L	L	N	N	L
Airstrip or heliport, private	CU	CU	N	N	CU
Animal raising and/or keeping	L	L	N	L	L
Beekeeping	L	L	L	L	L
Dairy	N	P	N	N	P
Feed lot	N	CU	N	N	CU
Feed mill	P	P	P	P	P
Fertilizer application facility	N	L	N	L	L
General agriculture/grazing/crops, not elsewhere classified	P	P	N	P	P
Greenhouse, commercial	P	P	P	P	P
Landscape material sales lot	N	L	N	N	N
Marijuana Processing	N	CU	N	N	CU
Marijuana Production Indoor	N	CU	N	N	CU
Marijuana Production Outdoor	N	CU	N	N	CU
Sawmill/lumber mill	N	CU	N	N	N
Seasonal harvest festivities	N	L	N	N	N
Seasonal harvest festivities, expanded	N	CU	N	N	N
Sewage sludge land application	N	L	N	N	N
Storage structure, detached, private	P	P	P	P	P
Winery	P	P	P	P	P
<b><i>Residential Uses</i></b>	<b>Rural-5</b>	<b>Rural Traditional</b>	<b>Rural Activity Center</b>	<b>Urban Reserve</b>	<b>Rural Conservation</b>
Accessory dwelling unit, attached	L	L	L	L	L
Accessory dwelling unit, detached	L	L	L	L	L
Community residential facility (8 or fewer residents) (EPF, R-5, RT, UR, RC Zones)	N	N	P	N	N
Community treatment facility (8 or fewer residents) (EPF, R-5, RT, UR, RC Zones)	N	N	CU	N	N
Dangerous animal keeping	L	L	N	L	L
Dependent relative manufactured home	L	L	L	L	L
Dwelling, single-family	P	P	P	P	P
Dwelling, two-family duplex	P	P	P	P	P

Table 618-1, Rural Zones Matrix – continued

<b>Residential Uses- continued</b>	<b>Rural-5</b>	<b>Rural Traditional</b>	<b>Rural Activity Center</b>	<b>Urban Reserve</b>	<b>Rural Conservation</b>
Family day care provider	P	P	P	P	P
Home industry	CU	CU	CU	CU	CU
Home profession	L	L	L	L	L
Manufactured home park	N	N	L	N	N
Planned unit development	N	N	L	N	N
Rural cluster development	L	L	N	L	L
<b>Business Uses</b>	<b>Rural-5</b>	<b>Rural Traditional</b>	<b>Rural Activity Center</b>	<b>Urban Reserve</b>	<b>Rural Conservation</b>
Adult entertainment establishment	N	N	N	N	N
Adult retail use establishment	N	N	N	N	N
Animal health services	CU	P	CU	CU	P
Auto wrecking/recycling, junk and salvage yards	N	N	N	N	N
Billboard/video board	N	N	N	N	N
Child day-care center, 30 children or less	L	L	P	L	L
Child day-care center, more than 30 children	CU	CU	P	CU	CU
Commercial composting storage/processing (EPF, R-5, RAC, UR, RC Zones)	N	CU	N	N	N
Contractor's yard	CU	CU	N	CU	CU
Farm machinery sales and repair	N	L	L	L	L
Golf course	P	P	N	P	N
Gun and archery range	N	CU	N	N	N
Industrial development, major	L	L	N	L	L
Kennel	CU	CU	N	CU	CU
Kennel, private	L	L	L	L	L
Marijuana Retail Sales	N	N	N	N	N
Master planned resort	CU	CU	CU	CU	CU
Mining, rock crushing	CU	CU	CU	CU	CU
Neighborhood business	N	N	L	N	N
Recreational area, commercial	N	CU	CU	N	CU
Recreational vehicle park/campground	N	N	CU	N	N
Recreational vehicle sales/services	N	CU	N	N	N
Self-service storage facility (mini-storage)	N	N	CU	N	N
Top soil removal	CU	CU	CU	CU	CU

Table 618-1, Rural Zones Matrix – continued

<b>Utilities/Facilities</b>	<b>Rural-5</b>	<b>Rural Traditional</b>	<b>Rural Act. Center</b>	<b>Urban Reserve</b>	<b>Rural Conservation</b>
Critical materials tank storage	L	L	L	L	L
Electric Vehicle Infrastructure	P	P	P	P	P
Hazardous waste treatment and storage facilities, on-site	N	L	L	N	L
Incinerator (EPF)	N	N	N	N	N
Landfill (EPF, R-5, RAC, UR, RC Zones)	N	CU	N	N	N
Landfill, inert waste disposal facility	CU	CU	N	N	N
Public utility local distribution facility	P	P	P	P	P
Public utility transmission facility	L	L	L	L	L
Small Cell Facility	L	L	L	L	L
Solid waste hauler	N	N	CU	N	N
Solid waste recycling/transfer site (EPF, UR, RC Zones)	N	CU	CU	N	CU
Stormwater treatment/disposal	P	P	P	P	P
Tower	L	L	L	L	L
Tower, private	L	L	L	L	L
Wireless communication antenna array	L	L	L	L	L
Wireless communication support tower	CU	CU	CU	CU	CU
<b>Institutional Uses</b>	<b>Rural-5</b>	<b>Rural Traditional</b>	<b>Rural Activity Center</b>	<b>Urban Reserve</b>	<b>Rural Conservation</b>
Animal, wildlife rehabilitation or scientific research facility	P	P	N	P	P
Cemetery	CU	CU	N	CU	CU
Church	P	P	P	P	P
Community hall, club, or lodge	P	P	P	P	P
Community recreational facility	P	P	P	P	P
Detention facility (EPF)	N	N	N	N	N
Fire station	P	P	P	P	P
Government Agency Training Facility	P	P	P	P	P
Government offices/maintenance facilities	L	L	L	L	L
Law enforcement facility	L	L	L	L	L
Park, public (including caretaker residence)	P	P	P	P	P
Schools					
Nursery through junior high school	L	L	L	L	L
High school/college/university	CU	CU	CU	CU	CU
Youth camp	CU	CU	CU	CU	CU
Youth camp, expansion of existing facility	L	L	L	L	L
Zoological park	L	L	N	L	N