

Ordinance #753

AN ORDINANCE OF THE TWISP TOWN COUNCIL, ADOPTING AMENDMENTS TO CHAPTERS 18.10, 18.20, 18.25, TABLE 5, AND APPENDIX A DISTRICT USE CHART OF THE TOWN OF TWISP MUNICIPAL CODE

WHEREAS, the Town of Twisp has an adopted Comprehensive Plan and zoning regulations pursuant to RCW 35A.63; and,

WHEREAS, all amendments to the comprehensive plan and zoning code are to be adopted, certified, and recorded or filed in accordance with RCW 35.63; and,

WHEREAS, the Town of Twisp Planning Commission held public workshops on October 11, 2017, November 11, 2017, December 13, 2017, January 10, 2018, March 14, 2018, May 9, 2018, June 13, 2018, July 11, 2018, August 15, 2018 to review and discuss proposed amendments to Chapters 18.10, 18.20, 18.25, Table 5, and Appendix A District Use Chart of the Twisp Municipal Code; and,

WHEREAS, the Planning Commission held duly advertised public hearing on September 12, 2018 to which interested persons were invited to comment and following on November 14, 2018 which the Planning Commission voted to recommend to the Town Council approval of the amendments to Chapters 18.10, 18.20, 18.25, Table 5, and Appendix A District Use Chart of the Twisp Municipal Code; and,

WHEREAS, the Town Council considered the Planning Commission's recommendation at the May 14, 2019 meeting of the Town Council and referred the proposed amendments back to the Planning Commission to address specific issues pertaining to certain uses and concerns about Appendix A District Use Chart; and,

WHEREAS, the Planning Commission held public meetings on July 17, 2019 and August 14, 2019 to review the Council's concerns and discuss revisions to address said concerns; and,

WHEREAS, the Planning Commission held a duly advertised public hearing on October 9, 2019 to which interested persons were invited to comment and following which the Planning Commission voted to recommend to the Town Council approval of the amendments to Chapters 18.10, 18.20, 18.25, Table 5, and Appendix A District Use Chart of the Twisp Municipal Code.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF TWISP DO ORDAIN AS FOLLOWS:

Section 1. Amend Chapter 18.10 Definitions as set forth in the strike-out version attached hereto as Exhibit A.

Section 2. Amend Chapter 18.20 General Regulations as set forth in the strike-out version attached hereto as Exhibit B.

Section 3. Amend Chapter 18.25 Residential Zoning Districts as set forth in the strike-out version attached hereto as Exhibit C.

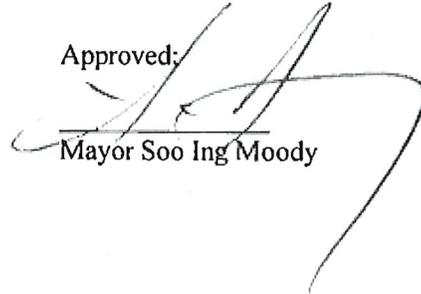
Section 4. Amend Table 5 as set forth in the strike-out version attached hereto as Exhibit D.

Section 5. Amend Appendix A District Use Chart as set forth in the strike-out version attached hereto as Exhibit E.

Section 6. Effective Date.

This Ordinance No. 753 shall take effect five (5) days after its approval and this Ordinance or summary thereof is published.

Approved:



Mayor Soo Ing Moody

Attest/Authenticated:



Randy Kilmer, Town Clerk

Approved as to form:
Town Attorney's Office



Scott Detro

Chapter 18.10

DEFINITIONS

Sections:

- 18.10.010 "A" definitions.
- 18.10.020 "B" definitions.
- 18.10.030 "C" definitions.
- 18.10.040 "D" definitions.
- 18.10.050 "E" definitions.
- 18.10.060 "F" definitions.
- 18.10.070 "G" definitions.
- 18.10.080 "H" definitions.
- 18.10.090 "I" definitions.
- 18.10.100 "J" definitions.
- 18.10.110 "K" definitions.
- 18.10.120 "L" definitions.
- 18.10.130 "M" definitions.
- 18.10.140 "N" definitions.
- 18.10.150 "O" definitions.
- 18.10.160 "P" definitions.
- 18.10.170 "Q" definitions.
- 18.10.180 "R" definitions.
- 18.10.190 "S" definitions.
- 18.10.200 "T" definitions.
- 18.10.210 "U" definitions.
- 18.10.220 "V" definitions.
- 18.10.230 "W" definitions.
- 18.10.240 "X" definitions.
- 18.10.250 "Y" definitions.
- 18.10.260 "Z" definitions.

18.10.010 "A" definitions.

"Accessory utilities" means local transmission and collection lines, pipes, and conductors associated with water, sewer, gas, telephone, cable-TV, or similar utilities, or with irrigation systems, and other similar facilities intended to serve a development or an individual use, including access roads and appurtenant structures necessary to facilitate the utility use.

18.10.020 “B” definitions.

“Binding site plan” means a planned development that does not establish lot boundaries for the purpose of subdividing for the sale of individual lots or parcels within the development. A binding site plan development must meet exemption criteria from subdivision regulations as defined in RCW 58.17 and Title 17 TMC.

“Bulk storage facilities” mean non-portable storage of bulk products in fixed tanks and/or enclosures.

18.10.030 “C” definitions.

18.10.040 “D” definitions.

“Data mining operation” means a facility containing four (4) or more computers/servers designed and operated to “mine” data via the internet.

“Distillation of bones” means the processing of bones into bone oil, a fetid, tarry liquid.

18.10.050 “E” definitions.

“Essential public facilities” means and includes those facilities that are typically difficult to site, such as airports, state education facilities and state or regional transportation facilities as defined in RCW 47.06.140, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities as defined in RCW 71.09.020.

18.10.060 “F” definitions.

“Family” means an individual or two or more persons related by blood, marriage, registered domestic partnership, adoption or legal guardianship, living together in a dwelling unit; or a group of not more than five unrelated persons living together in a dwelling unit. Persons with functional disabilities, as defined in this title, shall be considered the same as related individuals.

18.10.130 “M” definitions.

“Modular/factory-built home” means a structure constructed in a factory in accordance with the International Building Code and bearing the appropriate insignia indicating such compliance. This definition includes prefabricated, panelized, and factory-built units.

“Multifamily use” or “multi-family dwelling” means two or more single-family dwellings located on a single lot; or one or more duplexes, triplexes or multifamily dwellings located on a single lot; or any combination of two or more of the above located on a single lot.

“Municipal uses” means those uses in support of local government functions and services. For the purposes of zoning, recreational uses and utility facilities are excluded.

18.10.140 “N” definitions.

“Nightly rental” means tourist accommodation in guest houses, recreational homes or cabins, or part-time residential homes, see also 18.10.150 “Overnight accommodation” and “Overnight rental”.

18.10.160 “P” definitions.

“Parking facilities” means that part of a property developed and devoted for the parking of vehicles.

“Primary utilities” means are transmission, collection, production, or treatment facilities that are generally regional or area wide in scope and provide the primary service to a large area. Primary utilities include primary transmission facilities related to a hydropower and communications, and distribution or collection systems for water, sewer mains, gas and oil pipelines, and wastewater and water treatment plants.

18.10.190 “S” definitions.

“Server farm” means a collection of computer servers - usually maintained by an organization to supply server functionality far beyond the capability of a single machine. Server farms consist of dozens, hundreds or thousands of computers which require a large amount of power to run and to keep cool. Server farms are typically collocated with the network switches and/or routers which enable communication between the different parts of the cluster and the users of the cluster. Server farmers typically mount the computers, routers, power supplies, and related electronics on 19-inch racks in a server room or data center.

“Storage container” means a unit originally or specifically used or designed to store goods or merchandise during shipping or hauling by a vehicle, including but not limited to rail cars of any kind, truck trailers or multi-modal shipping containers, does not include apple bins, wooden or cardboard shipping crates or similar items.

18.10.200 “T” definitions.

“Temporary market or vendor” means an occasional, temporary commercial sales activity held within a building, structure, vehicle, trailer or open area where an individual or groups of individual sellers offer food, goods, new and used, for sale to the public. This definition does not include the sale of livestock, sale of automobiles or vehicles of any kind, private garage sales, or special events such as a car show or arts festival.

“Trade, high-traffic” means provision of services, including storage and repair, or sale of goods, including prepared food and alcoholic beverages for consumption on the premises, involving more than 100 vehicular trips per business day, on average, by passenger cars or other vehicles under 10,000 pounds gross vehicle weight, and no more than occasional deliveries by vehicles greater than 10,000 pounds gross vehicle weight. This definition includes dance clubs.

“Trade, low-traffic” means provision of services, including storage and repair, or sale of goods, including prepared food for consumption on the premises, involving less than 100 vehicular trips or fewer per business day, on average, by passenger cars or other vehicles under 10,000 pounds gross vehicle weight, and no more than occasional deliveries by vehicles greater than 10,000 pounds gross vehicle weight.

18.10.230 “W” definitions.

Chapter 18.20

GENERAL REGULATIONS

Sections:

- 18.20.010 Residential dwelling standards.
- 18.20.020 Manufactured homes.
- 18.20.050 Accessory structures.
- 18.20.130 Clear vision requirements.
- 18.20.200 Storage containers.
- 18.20.205 Microbreweries, Breweries, Distilleries and Wineries.

18.20.010 Residential dwelling standards.

The following standards apply to all residential structures, including site built, manufactured, modular and factory-built homes, or other pre-fabricated structures, to be placed outside of an existing or permitted manufactured home park:

- (1) Construction shall meet applicable building codes;
- (2) Exterior siding must be similar in appearance to siding materials commonly used in the community and includes but is not limited to: metal, wood, stucco, concrete, manufactured wood and related products, used on conventional site-built Building Code compliant single-family residences. House wrap, tarps and similar products do not qualify as siding;
- (3) All residential structures must have a permanent foundation that meets or exceeds applicable building code requirements for residential construction. Post and pillar and similar building code approved foundations require skirting compatible with the house design.
- (4) Alternative and prefabricated structures shall require plans, profiles and specifications be submitted prior to issuance of required permits.
- (5) All manufactured or mobile homes built prior to 1976 are considered nonconforming and shall not be moved into or within the community.

18.20.020 Manufactured homes.

- (1) Manufactured homes must be no more than ten years old.
- (2) Manufactured homes must comply with all local design standards applicable to other homes within the neighborhood.

18.20.050 Accessory structures.

- (8) Accessory dwellings shall be permitted subject to TMC 18.20.060 and District Use Chart.

18.20.130 Clear vision requirements.

- (1) General. Sight obstructions (e.g., fences, signs, plantings) shall be set back from public roadways when and as necessary to present a clear view of such roadway from all roads, alleys or private driveways; provided, that such required setback distance shall not exceed 15 feet from the right-of-way line of such public roadway, or where right-of-way is undocumented, measurement shall be from the

property line. Trees, outside of intersection areas, may be permitted within the setback area provided all branches and foliage are removed to a height of eight feet above the top of the curb, or where no curb exists, from the established center line grade of the street.

(2) Intersections. A clear vision area shall be maintained on the corners of all property adjacent to the intersection of two streets. A clear vision area shall contain no sight-obscuring or obstructing planting, fence, or other temporary or permanent obstruction from the edge of the rights-of-way.

(a) Requirements. A clear vision area shall contain no sight-obscuring or obstructing planting, fence, or other temporary or permanent obstruction from the edge of the right-of-way.

(b) Measurement. A clear vision area shall consist of a triangular area two sides of which are right-of-way lines and the third side of which is a line across the corner of the lot connecting the ends of the other two sides. The size of the clear vision area is determined by the distance from the intersection of the two street lines to the third side, measured along the street. The required size is as follows:

(i) In a residential district the distance determining the size of a clear vision area shall be 20 feet, measured along the street sides of the triangle.

(ii) In all other use districts the distance determining the size of a clear vision area shall be 15 feet, except that where the angle of intersection between two streets is less than 30 degrees the town may require a greater distance. (Ord. 620 § 4(13), 2010)

18.20.200 Storage containers.

Storage containers shall be permitted subject to Title 18 TMC Appendix A District Use Chart.

18.20.205 Microbreweries, Breweries, Distilleries and Wineries.

All permitted microbreweries, breweries, distilleries and wineries shall be required to submit a plan for the treatment of waste water generated by the operation of the facility, except where such a plan is not required by the Public Works Director. The plan shall be prepared by a licensed engineer and detail the volume, type and concentration of waste water to be treated through the Town's Waste Water Treatment Plant. The plan shall be reviewed by the Town Public Works Director and consulting engineer and conditions placed on the permit regarding improvements that are needed to address the impacts on the Town's system.

In addition to the requirements related to waste water disposal and treatment, all microbreweries, breweries, distilleries and wineries shall complete an Impact Assessment Checklist and address the following items:

1. Traffic management including parking, deliveries, access to public street system;
2. Noise, odor and dust control;
3. Trespass and litter onto adjoining properties;
4. Buffers from adjacent residential uses;

Chapter 18.25
RESIDENTIAL ZONING DISTRICTS

18.25.030 Low-density residential single-family (R-1) district.

(1) Intent. The low-density residential single-family district is intended to reserve areas primarily for family living in single-family dwellings on large lots, characterized by privacy, an atmosphere conducive to sleep and repose, and living environments that promote the enjoyment of residential and neighborhood life. Certain community and commercial uses that are compatible with residential uses and consistent with the character of single-family neighborhoods should be allowed. Approved accessory dwelling units should be allowed.

(2) Uses Allowed.

(a) Uses allowed in the R-1 district are shown in the district use chart in Appendix A of this title.

(b) Approved accessory dwelling units may be allowed in R-1 zoning districts. The following standards shall apply:

(i) Minimum lot size: 15,000 square feet.

(ii) In R-1 zoning districts, an accessory dwelling unit may be located in a separate accessory structure or incorporated within the principal dwelling. See definition in TMC 18.20.060.

(iii) Accessory dwelling units in R-1 zoning districts must be sited so that they will conform with all applicable regulations, including all setback requirements, if the parcel is to be divided.

(3) Dimensional Requirements. Lot sizes, minimum dwelling unit sizes, allowable densities, lot coverage, height and setbacks shall be as set forth in Table 5. (Ord. 620 § 5(3), 2010)

18.25.040 High-density residential single-family (R-2) district.

(1) Intent. The high-density residential single-family district is intended to reserve areas primarily for family living in single-family dwellings, characterized by privacy, an atmosphere conducive to sleep and repose, and living environments that promote the enjoyment of residential and neighborhood life. Duplexes, approved accessory dwelling units, and certain community and commercial uses that are compatible with residential uses and consistent with the character of single-family neighborhoods should be allowed.

(2) Uses Allowed.

(a) Uses allowed in the R-2 district are shown in the district use chart in Appendix A of this title.

(b) Approved accessory dwelling units may be allowed in R-2 zoning districts. The following standards shall apply:

(i) Minimum lot size: 7,500 square feet.

(ii) In R-2 zoning districts, an accessory dwelling unit may be located in a separate accessory structure or incorporated with the principal dwelling.

(iii) Accessory dwelling units in R-2 zoning districts must be sited so that they will conform with all applicable regulations, including all setback requirements, if the parcel is to be divided.

(3) Dimensional Requirements. Lot sizes, minimum dwelling unit sizes, allowable densities, lot coverage, height and setbacks shall be as set forth in Table 5. (Ord. 620 § 5(4), 2010)

18.25.050 Residential multifamily (R-3) district.

(1) Intent. The residential multifamily district is intended to reserve areas primarily for families living in single-family and multifamily dwellings, characterized by an atmosphere conducive to sleep and repose, and living environments that promote the enjoyment of residential and neighborhood life. Duplexes, approved accessory dwelling units, and a variety of other uses that are compatible with residential uses and consistent with the character of multifamily neighborhoods should be allowed.

(2) Uses Allowed.

(a) Uses allowed in the R-3 district are shown in the district use chart in Appendix A of this title.

(b) Approved accessory dwelling units may be allowed in R-3 zoning districts. The following standards shall apply:

(i) Minimum lot size: 5,000 square feet; single-family: 1,500 square feet each additional unit.

(ii) In R-3 zoning districts, an accessory dwelling unit may be located in a separate accessory structure or incorporated within the principal dwelling.

(iii) Accessory dwelling units in R-3 zoning districts must be sited so that they will conform with all applicable regulations, including all setback requirements, if the parcel is to be divided.

(3) Dimensional Requirements. Lot sizes, minimum dwelling unit sizes, allowable densities, lot coverage, height and setbacks shall be as set forth in Table 5. (Ord. 620 § 5(5), 2010)

Table 5
– Residential Districts
Lot Size, Coverage, Density, Setback, and Height

	R-1	R-2	R-3
Minimum lot size ¹	10,000 square feet	5,000 square feet, single-family; 7,500 square feet, duplex	5,000 square feet single-family; 1,500 square feet each additional unit
Maximum density, with PD permit	6 d.u./net residential acre	10 d.u./net residential acre	16 d.u./net residential acre
Maximum building coverage ²	35%	50%	50%
Maximum lot coverage ²	50%	65%	80%
Minimum front yard setback ^{2,3}	15 feet	15 feet	15 feet
Minimum side yard setback ^{2,3}	5 feet	5 feet	5 feet
Minimum rear yard setback, main structure ³	15 feet	10 feet	5 feet
Minimum rear yard setback, accessory structure ³	5 feet	5 feet	5 feet
Maximum height, main structure	30 feet	30 feet	30 feet
Maximum height, accessory structure	24 feet	24 feet	24 feet
Minimum lot size with accessory dwelling unit	15,000 square feet	7,500 square feet	6,500 square feet
Minimum primary dwelling unit size	950 square feet	500 square feet	360 square feet
Minimum accessory dwelling unit size ⁴	360 square feet	360 square feet	360 square feet

LEGEND: d.u. = dwelling unit

¹ Minimum lot sizes do not apply to planned developments.

² Maximum lot coverage, front yard setback, and side yard setback apply to all structures, including accessory dwelling units.

³ Required off-street parking is not allowed in required front, side, or rear yard setbacks.

⁴ Limited to detached dwellings.

(Ord. 620 § 5(Table 5), 2010)

Appendix A
DISTRICT USE CHART

Uses of land in Twisp are regulated based on the primary or principal use of the land and/or structures occupying the land. In commercial and light industrial zones (excluding airport industrial) uses incidental, secondary, accessory or appurtenant to the primary or principal use of the land and/or structure do not have to be listed in the Use Chart as an allowed use in order to be allowed providing such uses do not represent a significant (greater than 30%) percentage or portion of use or activity and do not alter the appearance and overall use of the land and/or structure. Such uses must complete an Impact Assessment Checklist and may be conditioned by the Administrator to mitigate potential noise, dust and other impacts to adjoining properties.

Uses not listed: uses not listed in the district use chart may be allowed if they comply with the general and specific performance standards and with any special regulations that apply to the zoning district in which the use is proposed. The district use chart is not a prescriptive list of all allowed or disallowed uses, but a comprehensive list of examples.

LEGEND:

A = Allowed Use

P = Prohibited Use

AP = Allowed; Administrative Permit Required

PD = Planned Development Permit Required

CUP = Conditional Use Permit Required

BSP = Binding Site Plan

	R-1	R-2	R-3	C-1	C-2	C-3	C-R	I	AIR	PU ¹
General										
Accessory structures or uses ²	A	A	A	A	A	A	A	A	P	A
Accessory utilities	A	A	A	A	A	A	A	A	A	A
Data mining operations, server farms	P	P	P	P	P	P	P	CUP	CUP	P
Essential Public Facilities										

¹ - The Methow Valley School District property, formerly the Twisp High School and currently zoned PU, shall be allowed to include uses compatible with the C-1 district under the issuance of an administrative permit.

² - All accessory uses and structures (except for accessory dwelling units) shall be subject to the provisions of 18.20.050 TMC.

	R-1	R-2	R-3	C-1	C-2	C-3	C-R	I	AIR	PU ¹
Fuel, oil, and coal distribution (wholesale)	P	P	P	P	P	AP	P	A	P ³	P
Garbage dumps, garbage, offal, dead animal reduction and/or disposal facilities	P	P	P	P	P	P	P	P	P	P
Mixed use development	P	P	PD	A	A	A	A	BSP ⁴	P	P
Municipal uses	AP	AP	A	A	A	A	A	A	A	A
Parking facilities	A ⁵	A ⁵	A ⁵	A	A	A	A	A	A ⁵	A
Primary utilities	A	A	A	A	A	A	A	A	A	A
Storage Containers	P	P	P	AP	AP	AP	AP	A	A	P
Subdivisions	A	A	A	A	A	A	A	A	A	A
Commercial uses										
Adult entertainment facilities -- as regulated in TMC 18.20.110	P	P	P	P	AP	AP	P	P	P	P
Automobile, boat, truck, trailer, motorcycle sales, service, display, rental or storage businesses	P	P	P	CUP	CUP	A	CUP	A	P	P
Automobile, truck, or other motor vehicle repairs shops	P	P	P	CUP	CUP	A	CUP	A	P	P
Car washes	P	P	P	P	AP	A	AP	A	P	P
Carpenter, cabinet or glass shops (retail)	P	P	P	A	A	A	A	A	P	P
Drive-in restaurants	P	P	P	P	A	A	A	P	P	P
Eating and drinking establishments	P	P	P	A	A	A	A	P	P	P
Electric, plumbing, or heating shops (retail)	P	P	P	AP	AP	A	A	A	P	P
Feed, grain and farm supplies	P	P	P	A	P	A	P	A	P	P

³ - Sale of aircraft fuel incidental to an airport is permitted in the AIR district.

⁴ - Limited to commercial and industrial uses.

⁵ - Limited to facilities accessory to a permitted use.

	R-1	R-2	R-3	C-1	C-2	C-3	C-R	I	AIR	PU ¹
Financial institutions	P	P	P	A	A	A	A	P	P	P
Fuel sales (retail)	P	P	P	CUP	CUP	A	AP	A	P ³	P
Grocery stores (< 10,000 sq ft gross floor area)	P	P	P	A	A	A	A	A	P	P
Grocery stores (>10,000 sq ft gross floor area)	P	P	P	P	P	A	A	A	P	P
Kennels (commercial)	P	P	P	P	P	AP	P	P	P	P
Lumber, construction materials sales and storage businesses	P	P	P	P	P	A	P	A	P	P
Machinery, implement, equipment sales, display, repair, service or storage establishments	P	P	P	P	P	A	P	A	P	P
Microbrewery (< 60,000 barrels with pub)	P	P	P	AP	A	A	AP	A	P	P
Mini-mart (with or without fuel sales)	P	P	P	P	CUP	A	CUP	A	P	P
Mini-Storage	P	P	P	P	P	A	AP	A	P	P
Mortuaries	P	P	P	P	P	A	A	A	P	P
Nurseries, greenhouses - commercial	P	P	P	P	P	A	A	A	P	P
Rentals, home or garden equipment businesses	P	P	P	A	P	A	A	A	P	P
Repair shops for radio, TV, small appliances, shoes, watches or other similar items	P	P	P	A	P	A	A	A	P	P
RV Parks/Campgrounds	P	P	P	P	BSP	BSP	BSP	BSP	BSP	BSP
Secondhand/antiques store	P	P	P	A	A	A	A	P	P	P
Service stations	P	P	P	P	CUP	CUP	A	A	P	P
Sign painting shops	P	P	P	A	A	A	A	A	P	P
Tailor shops	P	P	P	A	P	A	A	A	P	P
Tire sales, service, repair or recapping shops	P	P	P	P	P	A	P	A	P	P

	R-1	R-2	R-3	C-1	C-2	C-3	C-R	I	AIR	PU ¹
Truck stops	P	P	P	P	P	A	P	A	P	P
Upholstery shops	P	P	P	A	P	A	A	A	P	P
Variety/department stores	P	P	P	A	A	A	A	P	P	P
Vehicle and heavy equipment sales	P	P	P	P	P	A	P	A	P	P
Winery (< 250,000 liters with tasting room)	P	P	P	A	A	A	A	A	P	P
Community uses										
Sanitary Landfills	P	P	P	P	P	P	P	P	P	P
Transfer stations (solid waste)	P	P	P	P	P	P	P	CUP	CUP	CUP
Manufacturing/Light Industrial uses										
Acid manufacturers	P	P	P	P	P	P	P	P	P	P
Asphalt mixing plants	P	P	P	P	P	P	P	CUP	P	P
Automobile wrecking yards	P	P	P	P	P	P	P	CUP	P	P
Bulk storage facilities	P	P	P	P	P	P	P	CUP	CUP	P
Carpenter, cabinet or glass shops (wholesale)	P	P	P	P	P	A	P	A	P	P
Cement, lime, gypsum, plaster of paris manufacturers	P	P	P	P	P	P	P	CUP	P	P
Distillation of bones	P	P	P	P	P	P	P	CUP	P	P
Electric, plumbing, or heating shops (wholesale)	P	P	P	P	P	A	P	A	P	P
Explosives manufacturer or storage facilities	P	P	P	P	P	P	P	P	P	P
Fat rendering facilities	P	P	P	P	P	P	P	P	P	P
Fertilizer manufacturers	P	P	P	P	P	P	P	CUP	P	P

	R-1	R-2	R-3	C-1	C-2	C-3	C-R	I	AIR	PU ¹
Freight depot, truck terminals	P	P	P	P	P	AP	P	A	P	P
Gas manufacturing or storage facilities (industrial) ⁶	P	P	P	P	P	P	P	P	P	P
Gas manufacturing or storage facilities (retail) ⁷	P	P	P	P	P	A	P	A	P	P
Glue manufacturers	P	P	P	P	P	P	P	P	P	P
Junkyards	P	P	P	P	P	P	P	CUP	P	P
Brewery (> 60,000 barrels with tap room)	P	P	P	P	P	A	P	A	P	P
Newspaper, printing, or lithographic establishments	P	P	P	AP	AP	AP	AP	A	P	P
Paper and pulp manufacturers	P	P	P	P	P	P	P	A	P	P
Petroleum refining or manufacture of its by-products facilities	P	P	P	P	P	P	P	A	P	P
Smelting or refining aluminum, copper, tin, zinc, or other metallic ore	P	P	P	P	P	P	P	CUP	P	P
Tanning, curing, storage of raw hides or skins facilities	P	P	P	P	P	A	P	CUP	P	P
Welding, sheet metal or machine shops	P	P	P	P	P	AP	P	A	P	P
Wholesale/warehouses	P	P	P	P	P	A	A	A	P	P
Winery (> 250,000 liters)	P	P	P	P	P	A	P	A	P	P
Medical/health care uses										
Animal hospital (vet clinic)	P	P	P	AP	A	A	AP	A	P	P
Congregate care facility	CUP	CUP	AP	PD	PD	CUP	PD	P	P	P
Recreation/entertainment										
Community centers, meeting halls, fraternal lodges	P	A	A	A	A	A	A	A	P	A

⁶ - Industrial means the use entails manufacturing and sales on a wholesale level with limited to no retail sales.

⁷ - Retail means the facility is primarily engaged in the retail sales of gas produced elsewhere and stored on-site prior to sale.

	R-1	R-2	R-3	C-1	C-2	C-3	C-R	I	AIR	PU ¹
Residential uses										
Family day care home (≤ 6 children)	A	A	A	AP	AP	AP	A	CUP	P	P
Multi-family use	P	A	A	p ⁸	p ⁸	p ⁸	PD	P	P	P
Resource Industries										
Agriculture – commercial	P	P	P	P	P	P	P	P	P	P
Agriculture – non-commercial	A	A	A	A	A	A	A	A	A	A
Agricultural equipment and facilities	P	P	P	P	P	A	P	A	A	P
Agricultural (Farmers) market	P	P	P	A	A	A	A	A	P	A
Agricultural related industries	P	P	P	P	P	A	P	A	A	P
Animal feeding operations (including confined animal feeding operations – CAFO)	P	P	P	P	P	P	P	P	P	P

⁸ - residential uses are allowed provided dwellings may not occupy more than 50% of the ground floor area.