

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 dwelling unit (ADU)" means a dwelling (see definition in TMC 18.10.040) appurtenant to a commercial or residential use and located on the same parcel as the principal structure.~~

"Accessory dwelling unit" means a small separate living unit accompanying the residence or dwelling permitted on a lot of minimum size or larger for the purpose of housing guests, friends, and relatives and having its own living area, kitchen and toilet and bathing facilities. The total floor area of such a unit shall not exceed 50 percent of the total area of the main residence or dwelling. The main residence shall be occupied by the property owner.

~~"Accessory structure" means a structure that is clearly incidental and subordinate to the principal structure on the same lot. Examples include storage sheds and garages.~~

~~“Accessory use” means a use customarily incidental to and on the same lot as the principal use of a building or operation and so necessary or commonly to be expected that it cannot be supposed that it was intended to be prohibited.~~

“Accessory structure or use” means a subordinate use, structure, building or portion of a building located on the same parcel of land as the main use or building to which it is accessory. For purposes of this definition, accessory building excludes accessory dwelling units. Accessory buildings, excluding accessory dwelling units, shall contain no habitable dwelling space, nor shall they exceed fifteen feet in height, unless otherwise specifically provided by other provisions of this title. For the purposes of defining accessory buildings, “habitable space” is a space in a building for living, sleeping, eating or cooking. Bathrooms, toilet rooms, sink, shower, or utility spaces and similar areas are not considered habitable spaces. In addition, and for the purposes of accessory buildings, “living” spaces are typically living rooms, hobby rooms, sewing rooms, play rooms, computer rooms, craft rooms, etc.

18.10.020 “B” definitions.

“Binding site plan” means a planned development that does not establish lot boundaries for the purpose of subdividing for sale 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 the city’s subdivision regulations.

18.10.030 “C” definitions.

~~“Co-location” means the use by more than one wireless communications provider of a single support structure (e.g., building, monopole, lattice tower) to mount equipment.~~

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.

~~“Dwelling, multifamily” means a structure or a group of structures on a single lot or within a single planned development, designed for occupancy by three or more families living independently of each other and containing three or more attached dwelling units on a lot. Compare “Multifamily residential use.”~~

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 or marriage; or two or more persons with functional disabilities as defined herein, living together in a dwelling unit, which may or may not also provide meals or lodging for not more than four additional persons (excluding servants); or~~

~~a group of not more than five persons (excluding servants), who need not be related by blood or marriage, living together in a dwelling unit.~~

“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 home” means a residential structure that meets the requirements of the International Building Code and is constructed in a factory and transported to the building site.~~

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

~~“Multifamily residential use” means a multifamily dwelling, residential condominium, assisted living facility, retirement home, or other structure or development intended for long-term (monthly or longer) residential occupancy by more than two families. Compare “Dwelling, multifamily.” (Ord. 620 § 2(13), 2010)~~

“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.

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”.

18.10.190 “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” means an occasional, temporary commercial sales activity held within a building, structure, or open area where groups of individual sellers offer 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.~~

“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.

~~“Tower” means any structure that is designed and constructed primarily for the purpose of supporting one or more antennas, including but not limited to self-supporting lattice towers, guy towers or monopole towers. Telecommunications towers comprise wireless communication facilities, including radio and television transmission towers, microwave towers, common carrier towers, cellular telephone towers, personal communications services towers, or other related tower structures. Utility poles that provide electric or telephone service are not included in this definition. Conforming utility poles may be used to support one or more antennas in compliance with all applicable regulations.~~

~~“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 20 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, 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 20 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.~~

“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.

~~“Wireless communication facility” means an unmanned facility for the transmission and reception of low-power radio signals, consisting of an equipment shelter or cabinet, a support structure (e.g., existing building, utility pole or tower), antennas (omni-directional, panel/directional or parabolic) and related equipment. Separate requirements may be adopted for the following subcategories of wireless communication facilities:~~

~~(1) Wireless communication facilities, macro: see “Macro facility.”~~

~~(2) Wireless communication facilities, micro: see "Micro facility."~~

~~(3) Wireless communications towers: see "Tower." (Ord. 620 § 2(22), 2010)~~

Chapter 18.20

GENERAL REGULATIONS

Sections:

~~18.20.010~~ ~~Manufactured homes.~~

~~18.20.020~~ ~~Mobile homes.~~

~~18.20.030~~ ~~Modular and factory-built homes.~~

18.20.010 Residential dwelling standards.

1820.020 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~~ Manufactured homes.

~~Manufactured homes shall be allowed on individual lots, tracts, or parcels in R-1, R-2, and R-3 zoning districts, and in permitted manufactured home parks in R-3 zoning districts, providing the following standards are met:~~

~~(1) All units shall be installed to applicable state standards specific to the unit.~~

~~(2) All units not previously established as residences shall bear the insignia of approval of the U.S. Department of Housing and Urban Development.~~

~~(3) All attached structures shall be built in accordance with applicable requirements of the International Building Code.~~

~~(4) Any manufactured or mobile home not placed in an approved manufactured home park shall be subject to the following standards:~~

~~(a) All such units shall be installed with foundation and anchoring to prevent overturning and displacement and that meets or exceeds the requirements of the International Building Code and state and local regulations;~~

~~(b) All such units shall meet or exceed the requirements of "manufactured homes" as defined in Chapter 18.10 TMC;~~

~~(c) Tongues and wheels shall be removed from such homes.~~

~~(5) Manufactured homes placed on individual lots shall be of two sections and be subject to density, lot coverage, and other requirements of the zone in which such a home is located.~~

~~(6) All manufactured homes existing as residences that do not comply with the above requirements shall be deemed nonconforming structures; such nonconforming manufactured and mobile homes shall not be relocated for residential or other purposes within the town limits. (Ord. 620 § 4(1), 2010)~~

~~18.20.020~~ Mobile homes.

~~Mobile homes shall be allowed in approved mobile home parks in R-3 zoning districts, providing the following standards are met:~~

- ~~(1) All units shall be installed to applicable state standards specific to the unit.~~
- ~~(2) All units not previously established as residences shall bear the insignia of approval of the U.S. Department of Housing and Urban Development.~~
- ~~(3) All attached structures shall be built in accordance with applicable requirements of the International Building Code.~~
- ~~(4) All manufactured and mobile homes existing as residences that do not comply with the above requirements shall be deemed nonconforming structures; such nonconforming manufactured and mobile homes shall not be relocated for residential or other purposes within the town limits; any manufactured or mobile home built prior to 1976 shall not be located or relocated in the town city limits, including registered mobile home parks. (Ord. 620 § 4(2), 2010)~~

18.20.030 Modular and factory built homes.

~~Modular and factory built homes shall be allowed on individual lots, tracts, or parcels in R-1, R-2, and R-3 zoning districts providing the following standards are met:~~

- ~~(1) All modular and factory built homes shall be installed in full compliance with Section 104(e) of the International Building Code.~~
- ~~(2) Modular and factory built homes placed on individual lots shall be subject to density, lot coverage, and other requirements of the zone in which such home is located. (Ord. 620 § 4(3), 2010)~~

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 on conventional site-built Building Code compliant single-family residences;
- (3) All residential structures must have a permanent foundation that meets or exceeds applicable building code requirements for residential construction.
- (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.
- (6) Minimum single-family dwelling sizes are as follows: C1, C2, C3, R3 – 500 sq ft, R2 – 800 sq ft, R1 – 1,200 sq ft, all other zones not applicable.

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 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 top of the curb or, where no curb exists, from the established center line grade of the street.~~

(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 curb lines (or street edge 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:~~

(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 30 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;

Appendix A
DISTRICT USE CHART

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

	R-1	R-2	R-3	C-1	C-2	C-3	C-R	I	AIR	PU ⁱ
General										
Accessory structures or uses ⁱⁱ	A	A	A	A	A	A	A	A	P	A
Accessory structures	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	A	A	P
Fuel, oil, and coal distribution (wholesale)	P	P	P	P	P	A	P	A	p ⁱⁱⁱ	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	PD	PD	PD	PD	BSP	P	P
Municipal uses	AP	AP	A	A	A	A	A	A	A	A
Parking facilities	A ^{iv}	A ⁵	A ⁵	A	A	A	A	A	A ⁵	A
Primary utilities	A	A	A	A	A	A	A	A	A	A
Public utility installation	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP

	R-1	R-2	R-3	C-1	C-2	C-3	C-R	I	AIR	PU ⁱ
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 – Sexually-oriented businesses – as regulated in TMC 18.20.110	P	P	P	AP	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	AP	AP	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
Financial institutions	P	P	P	A	A	A	A	P	P	P
Fuel, oil, and kerosene, package sales (retail)	P	P	P	CUP	CUP	A	AP	A	P ^v	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

	R-1	R-2	R-3	C-1	C-2	C-3	C-R	I	AIR	PU ⁱ
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
Retail sales	P	P	P	A	A	A	A	P	P	P
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
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										
Electrical distribution substation	P	P	P	P	P	P	P	CUP	P	A
Sanitary Landfills	P	P	P	P	P	P	P	P	P	P

	R-1	R-2	R-3	C-1	C-2	C-3	C-R	I	AIR	PU ⁱ
Transfer stations (solid waste)	P	P	P	P	P	CUP	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
Freight depot, truck terminals	P	P	P	P	P	AP	P	A	P	P
Gas manufacturing or storage facilities	P	P	P	P	P	P	P	P	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
Machine shops	P	P	P	P	P	AP	P	A	A	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

	R-1	R-2	R-3	C-1	C-2	C-3	C-R	I	AIR	PU ⁱ
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	A	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 facilities	CUP	CUP	AP	PD	PD	CUP	PD	P	P	P
Recreation/entertainment										
Community centers, meeting halls, fraternal lodges	X	A	A	A	A	A	A	A	P	A
Cultural facilities, large	P	P	P	P	P	A	PD	P	P	A
Cultural facilities, mid-size	P	P	P	AP	P	A	AP	P	P	A
Cultural facilities, small	P	P	P	A	AP	A	A	P	P	A
Sports and entertainment facilities, large	P	P	P	P	P	CUP	PD	CUP	CUP	PD
Sports and entertainment facilities, mid-size	P	P	P	AP	P	AP	AP	P	CUP	A
Sports and entertainment facilities, small	P	P	P	AP	AP	A	A	P	CUP	A
Day care facility: Family day care home (≤ 6 children)	A	A	A	AP	AP	AP	A	CUP	P	P

	R-1	R-2	R-3	C-1	C-2	C-3	C-R	I	AIR	PU ⁱ
Manufactured homes	A	A	A	AP	P	A	P	P	P	P
Mobile home parks	P	P	PD	P	P	P	P	P	P	P
Mobile homes in approved mobile home parks	P	P	A	P	P	P	P	P	P	P
Mobile homes outside of approved mobile home parks	P	P	P	P	P	P	P	P	P	P
Modular and factory-built homes	A	A	A	P	P	P	P	P	P	P
Multi-family use	PD	A	A	P ¹⁵	P ¹⁵	P ¹⁴	PD	P	P	P
Transportation and communication facilities and related uses										
Wireless communications facilities, macro	P	P	P	AP	AP	AP	AP	AP	AP	AP
Wireless communications facilities, micro, nonexempt	CUP	CUP	CUP	AP	AP	AP	AP	AP	CUP	AP
Wireless communications towers	P10	P10	P10	P10	P10	CUP	P	CUP	P	CUP
Amateur radio tower and antenna	A	A	A	A	A	A	A	P	P	P
Drive-in windows appurtenant to allowed use	P	P	P	AP	AP	AP	AP	P	P	P
Resource Industries										
Agriculture – commercial	X	X	X	X	X	X	X	X	X	X
Agriculture – non-commercial	A	A	A	A	A	A	A	A	A	A
Agricultural equipment and facilities	X	X	X	X	X	A	X	A	A	X
Agricultural (Farmers) market	P	P	P	A	A	A	A	A	P	A
Agricultural related industries	X	X	X	X	X	A	X	A	A	X
Animal feeding operations (including confined animal feeding operations – CAFO)	X	X	X	X	X	X	X	X	X	X

ⁱ - 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.

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

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

^{iv} - Limited to facilities accessory to a permitted use.

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