

TITLE 3
STEVENS COUNTY DEVELOPMENT CODE

PART I: USES & DEVELOPMENT STANDARDS

3.01 AUTHORITY, PURPOSE, APPLICABILITY & ADMINISTRATION

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3.01.010 Authority.

The Stevens County Development Code is adopted by Stevens County resolution pursuant to Article XI, Section 11 of the Washington State Constitution and RCW 36.70A.040.

3.01.020 Purpose.

The general purposes of this Title are to:

- A. Protect the Constitutional rights of the Stevens County citizens;
- B. Implement the Stevens County Comprehensive Plan; and
- C. Protect the public health, safety and welfare; and
- D. Encourage the orderly development of land and harmonious groupings of activities; and
- E. Minimize potential adverse environmental impacts associated with the location, development or operation of particular land uses; and
- F. Encourage land use decision making in accordance with the applicable laws of the State of Washington; and
- G. Apply development regulations to reflect Stevens County's development characteristics, traditions, values and administrative capabilities.

3.01.030 Applicability.

The provisions of Title 3 shall apply to all land within unincorporated Stevens County, including fee-owned land within the boundaries of the Spokane Indian Reservation. All land uses and development authorized by this Title shall comply with all other Stevens County regulations and/or applicable requirements of local, state or federal law. In the event of a conflict between these regulations and other requirements, the procedures set forth in 3.01.040 shall apply.

3.01.040 Administration.

This Title shall be administered by the Director of the Stevens County Land Services Department. The Director shall have the following authority: (1) to issue official interpretations of this Title; (2) to determine the form and content of applications for development permits

required by this Title or other provisions of the Stevens County Code; (3) to make such decisions relating to development applications as set forth in Chapter 3.20 of this Title; and to enforce the provisions of this Title.

3.01.050 Interpretation of Land Uses.

The Director shall have the authority to determine the appropriate categories of land uses for the purpose of applying this Title. This shall include determining whether:

- A. A use that is not listed on the table of land uses in Chapter 3.03 is similar or dissimilar to a permitted or conditional use, and
- B. The use is consistent with the purpose and intent of the zone of a particular zoning classification listed in Chapter 3.02, and
- C. The use is compatible with or complements other uses permitted in the zone.

3.01.060 Zoning Maps & Interpretation of Boundaries.

A. The location and boundaries of the zoning classifications defined by this Chapter shall be shown on the official zoning map, as adopted by the Stevens County Board of County Commissioners. Changes to the boundaries of the zones on the zoning map shall be made by resolution.

B. Where uncertainty exists as to the location of any zone boundary, the Director shall apply the following rules of interpretation:

- 1. Where boundaries are indicated as paralleling the approximate centerline of the street right-of-way, the zone shall extend to each adjacent boundary of the right of way;
- 2. Where boundaries are indicated as approximately following lot lines, the actual lot lines shall be considered the boundaries;
- 3. Where boundaries are indicated as following lines of ordinary high water mark, the lines shall be considered to be the actual boundaries;
- 4. Where a parcel is split between two zoning districts, the Director shall determine which district most appropriately applies to the parcel overall, using the criteria in Chapter 3.02 and the policies of the Comprehensive Plan;
- 5. In other cases not addressed by 1-4 above, the boundary shall be as drawn based on the scale drawn on the zoning map.

C. Zoning maps shall be available for public review at the Department of Land Services during the Departments business hours.

3.01.070 Severability.

Should any Chapter, Section, Subsection, Paragraph, Sentence, Clause or Phrase of this Title be declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portion of this Title.