

## 3.02 PURPOSE & ESTABLISHMENT OF ZONES

### Sections:

#### 3.02.010 Purpose and Applicability

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#### 3.02.010 Purpose and Applicability.

This Chapter establishes and describes the zoning classifications applicable to all property in unincorporated Stevens County, including fee owned land within the boundaries of the Spokane Indian Reservation. Zoning classifications are intended to be applied consistent with the land use designations, goals and policies contained in the Stevens County Comprehensive Plan.

#### 3.02.020 Establishment of Zones & Map Designations.

To accomplish the purposes of this Title, the following zoning classifications and map designations are established:

#### Zoning Classifications

Agriculture  
Forest  
Mineral  
Rural Area  
Urban Residential  
Business  
Industrial  
Rural Agriculture

#### Map Symbol

A  
F  
M  
RA (- 5, -10 or -20 acres per dwelling unit)  
R ( 1 and 2 )  
B  
I  
AR

#### Overlay Classifications

Rural Community (Type I LAMIRD) RC  
Crossroad Areas (Type I LAMIRD) CR  
Small Resort (Type II LAMIRD) SR  
Master Planned Resort MPR  
Fully Contained Community FCC  
Major Industrial Development MID

#### 3.02.030 Intent of Zones.

The purpose statements associated with each zoning and map classification set forth in the following sections shall be used to help guide the application of the zones to all lands within unincorporated Stevens County. Use and development standards for each zone are found in Chapters 3.01 through 3.17.

#### A. Resource Zones.

1. Agriculture (A). The purpose of the Agriculture (A) zone is to conserve and maintain agricultural lands of long-term commercial significance and to promote the continuation of farming and ranching. This purpose is consistent with the requirements of the Growth Management Act (GMA) and the goals, policies and land use designations of the Stevens

County Comprehensive Plan. Land uses permitted in the A zone are focused on farming and ranching, rural residences, small rural businesses and agriculture-related accessory uses and support services that are compatible with and will promote the continuation of farming and ranching. Permitted densities are intended to be low to help preserve the agricultural resource and to avoid the establishment of conflicting or incompatible land uses. Clustering or other innovative techniques applicable to agricultural resource lands are encouraged.

2. Forest (F). The purpose of the Forest (F) zone is to conserve and maintain the County's forest land base, the long-term productivity of forest lands, and the production of forest products. Such lands should be designated for forest resource use by the Stevens County Comprehensive Plan. The F zone should be applied to large contiguous areas, generally under one (public or private) ownership, outside of Urban Growth Areas, and away from concentrations of rural residential use. Compatible recreational uses may also be present in such areas. A combination of site, soil and climate make it possible to sustain timber growth and harvests over the long term.

3. Mineral Resource (M). [RESERVED]

## **B. Rural Zones.**

1. Rural Area (RA). The Rural Area (RA) zones are intended to preserve the County's rural character in the long-term, to permit a range of traditional activities that are compatible in function, scale and appearance with that character, and to maintain a rural lifestyle. This designation is applied to lands that do not meet the criteria for Resource Lands, that are located outside designated Urban Growth Areas, and that are characterized by rural levels of services and facilities. Permitted residential densities are determined according to the following criteria:

- a. RA-5 for areas that are characterized by relatively gentle topography and slopes; are well served for access by State and County roads; sufficient and reasonably available water to meet demand; or areas that are already developed or platted with lots five acres in size or smaller.
- b. RA-10 for areas that are characterized by moderate to steep topography; access via State or County roads, but with fewer options than in 5-acre density areas; lower water supplies or water that is available only through drilling deep to very deep wells; or areas that can provide a transition to Agricultural or Forest Resource lands.
- c. RA-20 for areas that have steep topography; limited access via State or County roads; low water supplies or water that is available only through drilling very deep wells; or areas that can provide a transition to Forest Resource lands.

2. Rural Agriculture (AR). The purpose of the Rural Agriculture (AR) zone is to identify lands that do not meet the criteria for the Agriculture (A) zone but which are used for farming and ranching. The AR zone is intended to recognize the value that such lands contribute to the county's economy and lifestyle, to maintain rural character, to permit rural residential uses, and to encourage the continuation of established, traditional activities. Criteria for application of the AR zone may include the following:

- a. the property is used for agriculture, including growing of crops, grazing or enrolled in a Federal cropland conservation program;
- b. the property is participating in Stevens County's open space taxation program;
- c. the land is characterized by class 4, 5 or 6 soils; and
- d. the property is located in contiguous blocks, with parcels primarily 20 acres or greater.

**C. Residential Zones.**

1. Urban Residential (R). The Urban Residential (R) zone is intended to accommodate planned growth and to achieve the County's housing goals and policies. It accomplishes this purpose by permitting a range of residential housing types and densities within Urban Growth Areas and Rural Communities (see 3.02.020E for RC description and 3.04.010 for densities) designated by the Stevens County Comprehensive Plan. The R zones permit single-family detached or attached units, including townhouses, row houses and duplexes (R-1 and R-2), and multi-family units in residential or mixed-use (housing and retail/service) buildings (R-2). Accessory and non-residential uses may be limited to preserve neighborhood character. Residential densities will range as follows:
  - a. R-1. These are areas which may not be conducive to higher density housing, may not be able to receive all urban services, or may not have all urban services available.
  - b. R-2. Located in urban areas where all necessary urban services and facilities are present and available.

**D. Commercial & Industrial Zones.**

1. Business (B). The Business (B) zone is intended to provide suitable sites for the convenient location of retail and personal service businesses. A broad range of commercial uses are appropriate in such areas, including mixed-use (housing and retail/service), which do not typically generate substantial impacts to neighboring properties. The Business classification may be appropriately applied to properties located in Urban Growth Areas, and to sites in the Rural Area located within a designated Type I LAMIRD (subject to a Rural Community or Crossroads Area Overlay classification), or a recognized Type II LAMIRD (small resort, recreational or tourist facility).
2. Industrial (I). The purpose of the Industrial (I) zone is to provide for the location and grouping of a wide range of activities involving manufacturing, assembly, fabrication, processing, bulk handling and storage, research facilities, warehousing and trucking, and to encourage economic development. Industrial uses located within the County's rural area are subject to Comprehensive Plan policies.

**E. Overlay Zones.**

1. Rural Community Overlay (RC). The Rural Community (RC) overlay zone is applied to areas that have been designated on the Stevens County Comprehensive Plan Future Land Use Map as Type I Limited Areas of More Intensive Rural Development (LAMIRD). Where applied, the overlay is in addition to any underlying zoning

classification and development standards applicable to the property or area. “Rural Communities” for purposes of the RC classification include Type I LAMIRDS recognized in the Comprehensive Plan, such as existing rural villages, activity centers, or rural communities, which are typically characterized by a mix of residential and non-residential land uses.

The purpose of the Rural Community overlay zone is to help implement the goals and policies of the Stevens County Comprehensive Plan, regarding the appropriate nature and extent of existing concentrations of higher density/intensity development occurring in rural areas of the County. The Overlay is applied based on designations on the Comprehensive Plan Future Land Use Map, or recognition of specific areas or sites in the Comprehensive Plan, and defines the logical outer boundary of the Rural Community. Boundaries may be adjusted in conjunction with adoption of a sub-area plan. The RC overlay recognizes the diversity of land uses – residential, commercial and industrial – that occurs in existing Rural Communities and provides a flexible zoning tool to manage the development, redevelopment and infill of such areas, consistent with their historical development patterns and maintenance of rural character.

2. Crossroads Area (CR). The Crossroads Area (CR) overlay zone is applied to sites or areas that have been designated as “Crossroads” on the Stevens County Comprehensive Plan Future Land Use Map. “Crossroads Areas” are Type I LAMIRDS and include small sites, dispersed throughout Stevens County, which are typically located at the intersection of two roads, and which contain small-scale, commercial, retail/service and/or industrial businesses generally serving nearby rural residents and tourists. The purpose of the Crossroads Area (CR) overlay zone is to help implement the goals and policies of the Stevens County Comprehensive Plan, regarding the appropriate nature and extent of concentrations of higher density/intensity development occurring in Rural Areas of the County. The CR classification recognizes the diversity of existing Crossroad Area land uses and allows development, redevelopment and infill of such areas, consistent with their historical development patterns and maintenance of rural character.

3. Small Resort (SR). The Small Resort (SR) overlay zone is applied to areas that have been designated on the Stevens County Comprehensive Plan Future Land Use Map as Type II Limited Areas of More Intensive Rural Development (LAMIRD). The purpose of the Small Resort overlay (SR) is to help implement the goals and policies of the Stevens County Comprehensive Plan, regarding the intensification of development on lots containing, or new development of, small-scale recreational or tourist uses that rely on a rural location and setting, but that do not include new residential development. The SR overlay zone is not required to be principally designed to serve the existing and projected rural population. Public services and public facilities shall be limited to those necessary to serve the recreation or tourist use.

4. Master Planned Resort (MPR). The MPR classification is an overlay zone that applies to sites that have been designated as a Master Planned Resort on the Stevens County Comprehensive Plan Future Land Use Map. The overlay applies in addition to any underlying zoning classification and development standards applicable to the

property or area.

The purposes of the Master Planned Resort (MPR) classification are to implement the goals, policies and designations of the Comprehensive Plan regarding the location, planning, development characteristics and review procedures for master planned resorts. Master Planned Resorts, as authorized and defined by RCW 36.70A.360 et seq, are intended to be: (a) self-contained and fully integrated planned developments; (b) located in settings of significant natural amenities; (c) with a primary focus on destination resort facilities consisting of short term visitor accommodations (hotel or motel units, time-share or fractionally owned units, recreational vehicle sites, and vacation and second homes); (d) associated with a range of developed on-site indoor or outdoor recreational facilities. Other residential uses may be included within the MPR if they are integrated into and support the on-site recreational nature of the resort. Capital facilities, services and utilities provided on site shall be limited to meet the needs of the resort.

5. Fully Contained Community. The FCC classification is an overlay zone that applies to sites that have been designated as a Fully Contained Community on the Stevens County Comprehensive Plan Future Land Use Map. The overlay applies in addition to any underlying zoning classification and development standards applicable to the property or area. The purposes of the Fully Contained Community (FCC) classification are to implement the goals, policies and designations of the Comprehensive Plan regarding the location, planning, development characteristics and review procedures for Fully Contained Communities. Fully Contained Communities, as authorized and defined by RCW 36.70A.350, are characterized by provision of adequate infrastructure, transportation demand management programs, buffering to protect adjacent development, a mix of uses that offer jobs, housing and services to residents, affordable housing for a mix of income levels, protection of the environment, prevention of urban growth, open space and greenbelts within the FCC, mitigation of impacts on designated resource lands, and protection of critical areas consistent with adopted County regulations.

6. Major Industrial Development (MID). The purpose of this overlay zone is to promote economic development in Stevens County and to accommodate the needs of large-scale manufacturing, industrial or commercial activities, or a natural resource-based industry located near and dependent on designated resource lands, consistent with the provisions of RCW 36.70A.365. The MID overlay zone may be applied to one or more large parcels located outside a designated urban growth area. MID sites may be approved if they are needed to accommodate the needs of a large user provided that appropriate sites are lacking in urban growth areas (UGA). MID development is subject to criteria relating to provision of infrastructure, mitigation of environmental impacts, buffering of adjacent uses, and prevention of urban growth on surrounding rural or resource lands.