

**3.04 GENERAL DEVELOPMENT, PERFORMANCE STANDARDS, DISCLOSURES,
NOTICES, & ACKNOWLEDGEMENTS**

Sections:

3.04.010 Density, Height and Setbacks

3.04.020 Environmental Performance Standards

3.04.030 Resource Lands - Disclosure, Notice and Acknowledgement

3.04.010 Density, Height and Setbacks.

A. Purpose: The purpose of this Chapter is to establish basic dimensional standards for development in all zoning classifications. The standards are established to help prevent possible impacts between land uses.

Zoning Classification	Maximum Density	Maximum Building Height⁽²⁾	Required Structural Setbacks⁽⁷⁾
Residential-1 (R-1): In Urban Growth Areas: (Colville, Chewelah, Marcus, Kettle Falls, Addy, Clayton, Valley, Lake Spokane, Hunters) In Rural Communities: (West Kettle Falls, Arden, Loon Lake)	4 du/acre ⁽¹⁾ Target Density : 1-4 du/acre 3 du /1 acre - See 3.05.010	35 feet 35 feet	20' feet front 10' feet side 20' feet rear 10 feet
Residential-2 (R-2)	12 du/acre Target Density : 4-12 du/acre	35 feet	5 feet
Business (B) In Urban Growth Areas: (Colville, Chewelah, Marcus, Kettle Falls, Addy, Clayton, Valley, Lake Spokane, Hunters) In Rural Communities: (West Kettle Falls, Arden, Loon Lake)	12 parcels/acre ⁽³⁾⁽⁴⁾ 3 parcels/acre – See 3.05.010	45 feet 35 feet	0 10 feet
Industrial (I) In Urban Growth Areas: (Colville, Chewelah, Marcus, Kettle Falls, Addy, Clayton, Valley, Lake Spokane, Hunters) In Rural Communities: (West Kettle Falls, Arden, Loon Lake)	Up to 12 parcels/acre ⁽⁴⁾ 3 parcels/acre – See 3.05.010	65 feet 35 feet	0 10
Rural Area – 5 (RA-5)	1 du/5 acres	35 feet	10 feet
Rural Area – 10 (RA-10)	1 du/10 acres ⁽⁵⁾	35 feet	10 feet
Rural Area – 20 (RA-20)	1 du/20 acres ⁽⁵⁾	35 feet	10 feet
Forest (F)	1 du/20 acres	35 feet	10 feet
Agriculture (A)	1 du/20 acres ⁽⁵⁾	35 feet	10 feet
Rural Agriculture (AR)	1 du/10 acres ⁽⁵⁾	35 feet	10 feet
Crossroad Area (CR) overlay zone	1 du or parcels/1 acres See 3.05.020	35 feet	10 feet
Small Resort (SR) overlay zone	12 du or parcels/acre ⁽⁶⁾ See 3.05.025	35 feet	10 feet

Zoning Classification	Maximum Density	Maximum Building Height⁽²⁾	Required Structural Setbacks⁽⁷⁾
Master Planned Resort (MPR)	See 3.05.030	Per 3.05.030	Per 3.05.030
Fully Contained Community (FCC)	See 3.05.040	Per 3.05.040	Per 3.05.040
Major Industrial Development (MID)	See 3.05.050	Per 3.05.050	Per 3.05.050

B. Notes to Density, Height and Setback Table:

1. The R-1 classification is applied to designated urban areas and Type I LAMIRDS which do not currently have all necessary urban services, where properties located in a UGA may not be able to receive all urban services, and to situations where it is appropriate to limit permitted uses to single family residences (including townhouses and duplexes) to help maintain consistent densities within existing neighborhoods. For R-1 designated properties in urban areas which do not meet the target density, the following pre-planning requirements may apply:

- a. the site planned, and buildings and facilities located, so as to facilitate future re-subdivision or redevelopment of the site to achieve a target density of 4 du/acre when planned urban services and facilities are available to serve the site;
- b. any application for a Subdivision or Building Permit shall include a conceptual site plan identifying adequate access to all lots, and rights-of-way or easements for future roads, drainage facilities and utilities;
- c. building envelopes limited to those indicated on the conceptual plan and shall not impinge on any right-of-way or easement for streets, drainage facilities or utilities; and
- d. a notation shall appear on the face of any Final Subdivision map or Building Permit issued for the subject property indicating that the site is subject to a conceptual plan limiting the location of buildings consistent with the above requirements.

2. Supplemental height standards are:

- a. 65 feet for the following: church steeples, spires, belfries, cupolas and domes, or religious symbols; fire towers; petroleum storage tanks; school auditoriums and theaters; commercial forestry structures; amateur radio poles or antennas, residential wind mills or turbines, water tanks, flag poles.
- b. 150 feet for electric transmission and distribution towers and poles.
- c. No height limit for agricultural buildings including agricultural wind

machines, barns, silos, and grain elevators.

3. Multi-family housing may be permitted within Business zone as part of mixed use developments up to a maximum density of 12 units per acre.

4. Any development of land zoned Industrial or Business that directly abuts a property zoned R-1 or R-2 will be required to maintain a structural setback of 30 feet from the property line abutting that R-1 or R-2 zoned property.

5. Density bonus allowed if clustering used. See 3.06.040.

6. Although up to 12 du/ parcels per acre are allowed, they may not be used for full time residential purposes except as stated in SCC 3.05.025.

7. Setbacks as described are the minimum required property line structural setback from abutting adjacent properties, provided however, if such abutting property is an alley, road, or utility easement the setback is a minimum of three (3) feet from the right-of-way or easement line.

C. Density in the R-1 and R-2 zone is expressed as a target. Permitted density on an individual site shall also reflect constraints due to critical areas and may result in limitations on achieved density. Density shall be as close to the goal as possible in view of these constraints.

3.04.020 Environmental Performance Standards.

- A. Critical Areas. All land uses shall comply with the requirements and standards of the Stevens County Critical Areas Ordinance.
- B. Shorelines. All land use activities shall comply with the requirements and standards of the Stevens County Shoreline Management Master Program.
- C. Noise. Activities should meet noise standards contained in WAC 173-60-040 as enforced by the Washington State Department of Ecology.
- D. Stormwater Management. When preparing stormwater plans, use the technical design standards and best management practices recommended in the Department of Ecology *Stormwater Manual for Eastern Washington (2004)* as a guidance tool .
- E. Services & Facilities. Services and facilities shall be adequate to serve the intended use, and shall be consistent with any level of service standards for urban or rural areas contained in the Stevens County Comprehensive Plan or the provisions of this Title.

3.04.030 Resource Lands - Disclosure, Notice and Acknowledgements.

A. Disclosure, Notice and Acknowledgement.

- 1. Disclosure of the current or potential presence or occurrence of agricultural, forestry or mining activities on appropriately designated and zoned properties shall be provided through the following notice.

“**NOTICE:** Portions of Stevens County are characterized by ongoing resource activities, including farming, ranching, tree growing and harvesting, and the extraction of sand, gravel and other minerals. These activities are part of Stevens County’s history, and it is the policy of the County to encourage their continuation. Your property is located within 300 feet of property designated, zoned and/or currently used for resource activities (agriculture, forestry, or mineral extraction). A variety of legally permitted activities occurring on such lands may cause inconvenience or discomforts. These may include but are not limited to noise, odors, fumes, dust, smoke, vibration, truck traffic, the operation of machinery, the storage and disposal of manure, the application by spraying or otherwise of chemical or organic fertilizers, soil amendments, herbicides and pesticides.”

- 2. Approval of any division of land, building or development permit shall be conditioned on execution of an acknowledgment by the applicant of the notice contained in sub-paragraph 1 above.
- 3. Stevens County shall not be subject to liability for any action, error or omission of any person subject to the requirements of this section.

B. Conditions of Approval. Development permits for the use of property located adjacent to lands designated and zoned Agriculture, Forest or Mineral Resource may be conditioned to ensure that the use of such lands does not interfere with the continuation of such resource activities provided that they are conducted in the usual and accustomed manner, consistent with County regulations, and in accordance with best management practices.