

3.05 SPECIAL DEVELOPMENT & PERFORMANCE STANDARDS –

LIMITED AREAS OF MORE INTENSIVE RURAL DEVELOPMENT [LAMIRDs], SMALL SCALE RESORTS, MASTER PLANNED RESORTS, FULLY CONTAINED COMMUNITIES, AND MAJOR INDUSTRIAL DEVELOPMENTS

Sections:

3.05.010 Rural Community (Type I LAMIRDs)

3.05.020 Crossroad Areas (Type I LAMIRDs)

3.05.025 Small Scale Resorts, Recreational and Tourist Uses (Type II LAMIRDs)

3.05.030 Master Planned Resorts

3.05.040 Fully Contained Communities

3.05.050 Major Industrial Developments

3.05.010 Rural Community (RC).

A. Purpose. The Rural Community overlay classification is applied to sites or areas which are designated on the Stevens County Comprehensive Plan Future Land Use Map as Limited Areas of More Intensive Rural Development//Type I LAMIRDs. These “Rural Communities” include the larger types of LAMIRDs recognized in the Comprehensive Plan, such as existing rural villages, activity centers, or communities, which are typically characterized by a mix of higher density residential and non-residential land uses. The RC overlay standards recognize the diversity of land uses – residential and non-residential – that occurs in existing Rural Communities and provides a tool to manage, limit and contain the development, redevelopment and infill of such areas, consistent with their historical development patterns and maintenance of rural character.

B. General Development Standards.

1. Land Uses. Land uses in designated Rural Communities should reflect the type, density, intensity and scale of existing developed uses in the community and in the surrounding area. Any new uses shall be consistent with the use tables contained in Chapter 3.03. Non-residential uses should be small in scale and sited to serve the needs of the community and the nearby rural population.

2. Services and Facilities. Development shall be consistent with the capacity of existing or planned services and facilities, including water and sewer.

C. Review Process. The review process for individual uses within a Rural Community shall be as indicated on the use tables in Chapter 3.03 of this Title.

3.05.020 Crossroad Areas (CR).

A Purpose. The standards of this section are intended to guide the development, redevelopment and/or infill of Crossroad Areas which are designated by the Comprehensive Plan. Crossroad Areas are intended to provide a limited range of services that help meet the everyday needs of nearby rural residents and tourists through limited infill, development or redevelopment.

B. General Development Standards.

1. Land Uses. Land uses conditionally permitted in designated Crossroad Areas should reflect the type and scale of existing developed uses in the Crossroad Area and in the surrounding area. Such uses will generally be similar to but more limited than those permitted in the Business (B) zone. The Director may use the provisions of 3.01.050 to determine the appropriateness of a particular use that is not included on the use charts.

2. Extent of Development, Redevelopment or Expansion. No Crossroad Area structure shall exceed 8,000 square feet, whether through new development, infill, redevelopment or expansion of an existing use.

C. Review Process. Crossroad Area uses shall be subject to the uses permitted and conditionally permitted in the underlying zoning and any additional uses identified in paragraph D below. Please refer to the use tables in Chapter 3.03 and the review procedures in Chapter 3.30 of this Title.

D. Additional Uses. In addition to the uses permitted and conditionally permitted on Chapter 3.03, the following uses may be permitted as permitted uses in Crossroad Areas:

| | |
|--------------------------|---------------------|
| Liquor Sales | Restaurant |
| Drug Stores | Auto Repair/Service |
| Hotel/Motel | Food Stores |
| Gasoline Service Station | Tavern |

3.05.025 Small Scale Resorts, Recreational and Tourist Uses (Type II LAMIRDs).

A. Purpose. The standards of this section are intended to guide the development, redevelopment or intensification of small-scale tourist and recreational facilities, including small resorts, which are recognized in the Comprehensive Plan.

B. General Development Standards

1. Land Uses.

a. Permitted and conditionally permitted land uses are indicated in the use chart in Chapter 3.03.070 of this Title and within this section. Small-scale recreational and tourist uses may generally include lodging, recreational areas and facilities, including trails and open space, commercial services for guests and tourists, such as restaurants, small retail convenience stores, groceries, laundry facilities, and assembly facilities.

b. New residential uses for full-time owner occupancy are not permitted (except residential uses allowed for resort owner/operator/caretaker). Single family or multi-family residential units which are part of a time-share or short-term rental program, and which are not occupied by the owner for more than 90 days per year are permitted.

c. Public services and facilities, and utilities are permitted to serve the recreational or tourist use.

2. Extent of Development, Redevelopment or Expansion.

a. New small-scale resorts, recreational and tourist uses shall be contained within the boundaries of the small-scale resort as defined on the Future Land Use Map and zoning map.

b. For existing small-scale resorts, recreational and tourist uses, the densities and intensities of development shall be consistent with the pattern of development existing on the site. The maximum density of residential development, where permitted by these regulations, shall be 12 dwelling units per acre.

C. Review Process. Small recreational and tourist uses shall be subject to the uses permitted and conditionally permitted in the underlying zoning and any additional uses identified in paragraph

3.03.020 Residential Land Uses.

P = Permitted C = Conditional Use AC = Administrative Conditional Use

| Land Use/Activity | Zoning Classifications | | | | | | | | | | Overlay Zones * | Site Specific Standards |
|---------------------------|------------------------|------|---|------|-------|-------|-------|----|----|----------|-----------------|-------------------------|
| | R-1 and 2 | B | I | RA-5 | RA-10 | RA-20 | AR-10 | F | A | MPPR (3) | | |
| Accessory Dwelling Units | P | | | P | P | P | P | P | P | P | | YES 3.06.010 |
| Accessory Structures | P | P(2) | P | P | P | P | P | P | P | P | | |
| Bed & Breakfast | P | P | | P | P | P | P | AC | AC | P | | |
| Condominium | P | C(2) | | P | P | P | P | P | P | P | | |
| Home Occupations | P | AC | | P | P | P | P | P | P | P | | |
| Hotel/Motel | | P | | | | | | | | | | |
| Mobile Home Parks | C | C | | C | C | C | C | C | C | C | | |
| Multi-Family ² | P | C(2) | | AC | AC | AC | AC | AC | AC | AC | | |
| Single Family | P (1) | C(2) | | P | P | P | P | P | P | P | | |

* Uses in Rural Communities, Crossroad Areas, and Small Resorts follow the underlying zoning for the property. Additional allowed uses for Crossroad Areas and Small Resorts are listed in Chapters 3.05.010 through 3.05.025.

- (1) Includes townhouses, duplexes and manufactured housing.
- (2) Includes residential units in mixed-use buildings in R-2 zone..
- (3) See Chapter 3.05.030 for MPR process and standards.

² No more than six-dwelling units shall be allowed per multi-family structure that is otherwise permissible in areas designated as rural or resource lands in the County's Comprehensive Land Use Plan. (Ord. 2008-03 – effective 8-7-08)

3.03.070 Recreational & Cultural Land Uses.

| Land Use/Activity | Zoning Classifications | | | | | | | | | | Overlay Zones * | Site Specific Standards | |
|----------------------------|------------------------|----|----|------|-------|-------|-------|----|----|----------|-----------------|-------------------------|-----------------|
| | R-1 and 2 | B | I | RA-5 | RA-10 | RA-20 | AR-10 | F | A | MPPR (1) | | | |
| Adult Entertainment | | C | C | | | | | | | | | | YES 3.06.020 |
| Amusement Arcade | | P | P | | | | | | | | | | |
| Amusement Park | | C | C | | | | | | | | | | |
| Bowling Alley | | P | P | | | | | | | | | | |
| Campgrounds | | | | AC | AC | AC | | | | | | | |
| Conference Center | | P | P | | | | | | | | | | |
| Golf Course/Driving Range | C | P | P | AC | AC | AC | AC | AC | AC | AC | | | |
| Guest Ranch | | | | AC | AC | AC | AC | AC | AC | AC | | | |
| Library | P | P | | P | P | P | P | P | P | P | | | |
| Marina | | P | P | C | C | C | C | C | C | C | | | |
| Museum | | P | P | P | P | P | P | P | P | P | | | |
| Parks | P | P | P | P | P | P | P | P | P | P | | | |
| RV Park | | AC | AC | AC | AC | AC | AC | AC | AC | AC | | | |
| Outdoor Performance Center | | C | C | C | C | C | C | C | C | C | | | |
| Outdoor Shooting Range | | C | C | C | C | C | C | C | C | C | | | |
| Indoor Shooting Range | | P | P | P | P | P | P | P | P | P | | | |
| Ski Areas | | | | C | C | C | C | C | C | C | | | |
| Sports Club | | P | P | P | P | P | P | P | P | P | | | |
| Theater | | P | | | | | | | | | | | |
| Trails | P | P | P | P | P | P | P | P | P | P | | | |

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 (1) See 3.05.030 for MPPR standards and procedures.