

Jefferson County CodeTitle 18 UNIFIED DEVELOPMENT CODEChapter 18.20 PERFORMANCE AND USE-SPECIFIC STANDARDS18.20.240 Mineral extraction, mining, quarrying and reclamation.**18.20.240 Mineral extraction, mining, quarrying and reclamation.**

- (1) In addition to meeting all other applicable requirements of this code, including this section, all new mineral extraction and mineral processing activities located outside of an approved mineral resource land (MRL) overlay district designation (as specified in Article VI-C of Chapter [18.15 JCC](#)) shall be subject to the following standards:
- (a) New mineral extraction and mineral processing activities in rural residential districts shall require a conditional use permit subject to a Type III permit approval process.
 - (b) The total disturbed area of mineral extraction, mining and quarrying sites (excluding access roads) and any associated mineral processing activities shall not exceed 10 acres. Any proposed mineral extraction which would create disturbed areas in excess of 10 gross acres shall require an MRL designation in accordance with Article VI-C of Chapter [18.15 JCC](#).
- (2) The following standards apply to all surface mining and reclamation activities:
- (a) All surface extraction shall be performed in full compliance with the Washington State Surface Mining Act (Chapter [78.44 RCW](#)). Other extraction must conform with all applicable Washington State laws.
 - (b) Applications for development permits for extraction shall be accompanied by a report prepared by a professional geologist which shall include at least the following information:
 - (i) Types of materials present on the site;
 - (ii) Quantity and quality of each material;
 - (iii) Lateral extent of deposit(s);
 - (iv) Depth of deposit(s);
 - (v) Depth of overburden; and
 - (vi) Method of extraction.
 - (c) All extraction, surface mining, and reclamation operations must, to the extent possible, employ best management practices (see Chapter [18.30 JCC](#)) for drainage and erosion and sedimentation control, buffer zones, and other precautionary measures as appropriate to protect adjoining lands, surface and groundwater quality and quantity, natural drainage systems, environmentally sensitive areas, wildlife habitat, and scenic resources from adverse impacts resulting from the extraction operations and to meet the standards of this code and other applicable county, state, and federal codes and regulations.
 - (d) Topsoil or other overburden having value for agriculture or other beneficial uses shall not be removed or disposed of in a manner which will reduce its value or prevent its future use.
 - (e) Spoils shall be placed outside of environmentally sensitive areas and shoreline areas. Final slope angle shall be no steeper than 1.5:1. Best management practices shall be employed for drainage and other controls so that: (i) spoils are properly drained and do not cause ponding; (ii) runoff water meets the requirements and standards of this code and other applicable county, state and federal codes and regulations; and (iii) mass soil movement is prevented.
 - (f) All extraction and reclamation activities that create a noise disturbance must take place between 7:00 a.m. and 7:00 p.m. on weekdays, unless extended hours of operation are authorized for emergency purposes by the administrator. No use shall be made of equipment or material which produces unreasonable vibration, noise, dust, smoke, odor, electrical interference to the detriment of adjoining property or the persons having the quiet use and enjoyment of that adjoining property.
 - (g) The alteration, intensification, and expansion of existing gravel pits and surface mining operations is allowed subject to reasonable performance standards to ensure that alteration, intensification, and expansion of such uses have minimal adverse impacts on surrounding areas and uses; and provided, that:
 - (i) If increased off-site impacts (noise, vibration, dust, traffic) would result from expansion, intensification, or modification, a conditional use permit shall be required.
 - (ii) Modification to include a new use or operation (e.g., a rock crusher) shall require a conditional use permit subject to a Type III permit approval process.
 - (h) The following performance standards are required for mining, quarrying and asphalt/concrete batch operations located within a designated susceptible aquifer recharge area or special aquifer recharge protection area. Mining, quarrying and asphalt/concrete batch operations in such areas must also comply with the best management practices identified in JCC [18.30.170](#) for those activities. Asphalt batch plants are prohibited in special aquifer recharge protection areas (JCC [18.15.250\(1\)\(b\)](#)).
 - (i) Mining, quarrying, cement concrete batch plants, and asphalt concrete batch plants located within a designated critical aquifer recharge area shall, prior to approval and operation, submit a site evaluation report to Jefferson County for review and approval. Prior to preparation of a site evaluation report, the applicant shall prepare and submit a scope of work for the report to Jefferson County for review and approval.

(ii) At a minimum, the site evaluation report shall contain the following elements: (A) permeability of the unsaturated zone, (B) location of nearby sensitive areas (wellhead protection areas, special protection areas, etc.), (C) groundwater depths and flow direction, (D) location, construction, and use of existing wells within one-quarter mile of the subject site, (E) site map at one inch to 2,000 feet scale, (F) activity characterization, (G) proposed best management practices, and (H) a contingency plan. In addition, the following detailed information about the hydrogeologic characteristics of the site and a prediction of the behavior of a contaminant may be required: (A) background water quality compiled over at least a one-year period, (B) contaminant transport modeling based on potential releases to groundwater, (C) modeling of groundwater withdrawal effects, (D) geologic and hydrogeologic characteristics including, but not limited to, surface water on site and with the subbasin or watershed that may have interactions with groundwater or surface contaminants, and (E) groundwater monitoring plan provisions.

(iii) Gravel mining and rock quarrying operations located within a designated critical aquifer recharge area shall, prior to approval and operation, obtain a National Pollutant Discharge Elimination System and State Waste Discharge Individual General Permit (NPDES) for process water, stormwater, and mine dewatering water discharges from the Washington State Department of Ecology, Water Quality Program.

(iv) Cement concrete batch plants, and asphalt concrete batch plants located within a designated critical aquifer recharge area shall, prior to approval and operation, obtain a National Pollutant Discharge Elimination System and State Waste Discharge Individual Permit from the Washington State Department of Ecology, Water Quality Program.

(v) Mining, quarrying, cement concrete batch plants, and asphalt concrete batch plants located within a designated critical aquifer recharge area shall demonstrate that the proposed activities shall not cause degradation of the groundwater quality below the standards described in Chapter 173-200 WAC (Water Quality Standards for Ground Water of the State of Washington).

(vi) Mining, quarrying, cement concrete batch plants, and asphalt concrete batch plants located within a designated critical aquifer recharge area shall, pursuant to JCC [18.30.170\(1\)](#), implement the Washington State Department of Ecology's Storm Water, Water Quality, Hazardous Waste, Wetland, and Solid Waste Program BMPs and relevant BMPs from the Departments of Health, Agriculture, Transportation, and State Conservation District Office or demonstrate through a best management practices report pursuant to JCC [18.30.170\(2\)](#), how they will integrate other necessary and appropriate mitigating measures on the design, installation, and management of the proposed facility or use.

(vii) Provide a written agreement to the county providing that all employees at mining, quarrying, cement concrete batch plants, or an asphalt batch plant site, will be notified that the operation lies above an aquifer recharge area and providing annual training regarding all measures set forth by the BMPs established in JCC [18.30.170\(1\)](#).

(viii) Mining, quarrying, cement concrete batch plants, and asphalt concrete batch plants located within a designated critical recharge area shall at all times comply with Olympic Air Pollution Control Authority permit requirements.

(ix) Mining, quarrying, cement concrete batch plants, and asphalt concrete batch plant operations located within a designated critical area aquifer recharge area shall engage a third party, selection of which is approved in advance by the county, to monitor compliance with regulations and conditions pertaining to their NPDES/state waste discharge permit. Reports shall be prepared and distributed as required in the NPDES/state permit with copies to the county each month unless the permit requires quarterly reporting, in which case copies will be provided to the county quarterly.

(x) Mining, quarrying, cement concrete batch plants, and asphalt concrete batch plant operations located within a designated critical area aquifer recharge area shall submit an annual report to the county evaluating implementation of the Department of Natural Resources approved reclamation plan. A qualified, independent consultant approved by the county shall prepare the report. The report shall identify how restoration of the site compares to the approved reclamation plan and whether any corrective action is contemplated by the applicant or required by the Department of Natural Resources. [Ord. 8-06 § 1]

18.20.250 Manufactured/mobile home parks.

The following standards apply to all nontransient manufactured and mobile home parks:

- (1) All new manufactured/mobile home parks in rural districts shall be subject to the planned rural residential development overlay district.
- (2) At least 50 percent of the site shall be maintained in open space.
- (3) Dwelling units shall be separated by a minimum of 15 feet.
- (4) To enhance appearance and provide open space, a 30-foot landscaped area shall be provided on all sides and rear yards surrounding the development.
- (5) A common storage area shall be provided at a ratio of 50 square feet per dwelling unit.
- (6) Units shall be oriented in a manner that avoids repetitive siting, encourages privacy, and is compatible with the site layout and topography.
- (7) Units shall have skirting or permanent decks installed to obscure chassis prior to occupancy.
- (8) A mobile home park may include a storage area for recreational vehicles owned by residents of the park; provided, that the storage area contains no utility hook-ups and that no RV within the storage area shall be used as living quarters.

- (9) A carport or garage may be attached to a mobile home as an accessory use.
- (10) Accessory structures shall be located no closer than 10 feet to mobile homes on adjacent spaces.
- (11) The interior road network shall meet county standards. [Ord. 8-06 § 1]

18.20.260 Nonconforming uses and structures.

A legal nonconforming use or structure is one that conformed to all applicable codes in effect on the date of its creation, but no longer complies due to subsequent changes in the code. Nonconformity is different than and is not to be confused with illegality (see the definitions of "nonconforming," "nonconforming use," and "illegal use" in Chapter [18.10 JCC](#)). Legal nonconforming uses and structures are commonly referred to as "grandfathered."

(1) Nonconforming uses of land are uses which currently exist and were lawfully established prior to the enactment of this code. Legally established uses may continue as long as they remain otherwise lawful, provided:

(a) The nonconforming use of land is not discontinued or abandoned for a period more than two years. A property owner may be allowed three years if they demonstrate a bona fide intention to sell or lease the property. For purposes of calculating this time period, a use is discontinued or abandoned upon the occurrence of the first of any of the following events:

- (i) On the date when the land was physically vacated;
- (ii) On the date the use ceases to be actively involved in the sale of merchandise or the provision of services; or
- (iii) On the date of termination of any lease or contract under which the nonconforming use has occupied the land.

(b) A legal existing nonconforming use can be expanded up to 10 percent subject to a Type I permit approval process.

(c) A nonconforming use may be expanded beyond 10 percent through the approval of a Type II C(d) discretionary conditional use permit process. In addition to meeting the criteria set forth through the conditional use permit process, the department shall determine the expansion proposal has met the following:

- (i) The proposed area for expansion is contiguous to the nonconforming use;
- (ii) The area for expansion of the use complies with all applicable bulk and dimensional standards, performance provisions, and environmental and shoreline ([WAC 173-27-080](#)) regulations;
- (iii) The area for expansion shall not increase the land area devoted to the nonconforming use by more than 100 percent of that use at the effective date of the nonconformance;
- (iv) The expansion shall not be granted if it would result in a significant increase in the intensity of the use of the nonconformity (e.g., hours of operation, traffic).

(d) A nonconforming use of land may be changed to another nonconforming use; provided, that the proposed use is equally or more appropriate to the district than the existing nonconforming use. Such change shall not be more intensive or have greater impacts than the existing use. The proposed change shall be required to undergo a Type III conditional use approval process. If the proposal encompasses structural or use expansion, refer to subsections (2) and (3) of this section.

(2) Nonconforming structures are those that are out of compliance with the development standards set forth through this code or other applicable federal, state or local regulation.

(a) Any legally established nonconforming structure is permitted to remain in the form and location in which it existed on the effective date of the nonconformance.

(b) Nonconforming structures may be structurally altered or enlarged only if all applicable environmental and development standards are met.

(c) Repairs to existing nonconforming structures including ordinary maintenance or replacement of walls, fixtures, or plumbing shall be permissible so long as the exterior dimensions of the structure are not increased.

(d) Nonconforming structures under the jurisdiction of the Shoreline Master Program shall be subject to the nonconforming provisions stipulated through [WAC 173-27-080](#).

(e) A legal existing nonconforming structure damaged or destroyed by fire, earthquake, explosion, wind, flood, or other calamity may be completely restored or reconstructed. A structure shall be considered destroyed for purposes of this section if the restoration costs exceed 75 percent of the assessed value of record when the damage occurred. A structure can be completely restored or reconstructed if all the following criteria are met:

- (i) The restoration and reconstruction shall not serve to extend or increase the nonconformance of the original structure or use with existing regulations; and
- (ii) The reconstruction or restoration shall, to the extent reasonably possible, retain the same general architectural style as the original destroyed structure, or an architectural style that more closely reflects the character of the surrounding area; and
- (iii) Permits shall be applied for within one year of damage, an extension for permit application may be requested from the administrator. Restoration or reconstruction must be substantially completed within two years of permit issuance; and
- (iv) Any modifications shall comply with all current regulations and codes (other than use restrictions) including, but not limited to, lot coverage, yard, height, open space, density provisions, or parking requirements unless waived by the appropriate county official through the granting of a variance.

- (f) A legal existing nonconforming structure can be expanded up to 10 percent subject to a Type I permit approval process.
 - (g) A legal existing nonconforming structure may be expanded beyond 10 percent through the approval of a Type II C(d) discretionary conditional use permit. The expansion shall not increase the structure by more than 100 percent of total square footage calculated from the effective date of the nonconformance. Proposals for expanding structures which house or contain a nonconforming use are subject to subsection (3) of this section.
- (3) Nonconforming uses of structures apply to structures, whether conforming or nonconforming, that house or contain nonconforming uses;
- (a) A structure which houses or contains a nonconforming use cannot be expanded or enlarged if the structure (in its enlarged or expanded state) does not meet all applicable performance and use standards, or environmentally sensitive area requirements for the land use district in which it is located.
 - (b) A structures housing an existing legal nonconforming uses can be expanded up to 10 percent or 200 square feet, whichever is greater, subject to a Type I permit approval process.
 - (c) Substantial expansions which exceed either 10 percent or 200 square feet shall be subject to a Type III conditional use permit approval process. The expansion cannot increase the structural portion of the nonconforming use by more than 3,999 square feet. The expansion is calculated from the effective date of the nonconformance.
 - (d) A legal existing structure containing a nonconforming use may be repaired or maintained subject to all applicable building and health codes.
 - (e) A nonconforming use contained within a nonconforming structure which is damaged or destroyed by fire, earthquake, explosion, wind, flood, or other calamity may be reestablished pursuant to subsection (2)(e) of this section.
 - (f) Nonconforming uses contained or housed in a structure cease to retain their legal nonconforming status if the use is discontinued or abandoned for any reason for a period more than two years. A property owner may be allowed three years if they demonstrate a bona fide intention to sell or lease the property. For purposes of calculating this time period, a use is discontinued or abandoned upon the occurrence of the first of any of the following events:
 - (i) On the date when the use was physically vacated;
 - (ii) On the date the use or activity ceases to be actively involved in the sale of merchandise or the provision of services; or
 - (iii) On the date of termination of any lease or contract under which the nonconforming use has occupied the structure.
- (4) A nonconforming use of a structure may be changed to another nonconforming use; provided, that the proposed use is equally or more appropriate to the district than the existing nonconforming use. Such change shall not be more intensive or have greater impacts than the existing use. The proposed change shall be required to undergo a Type III conditional use permit approval process. [Ord. 8-06 § 1]

18.20.270 Outdoor commercial amusement facilities.

The following standards shall apply to all outdoor commercial amusement facilities:

- (1) There shall be no direct entrance to or exit from such use on any rural major collectors, principal arterials, or state routes, unless determined to be acceptable by the Washington State Department of Transportation or the County Engineer, as appropriate; and
- (2) Access to such uses shall be only from full-width roads, which shall be surfaced in accordance with the county engineer's specifications. [Ord. 8-06 § 1]

18.20.280 Outdoor storage yards.

- (1) All outdoor storage for vehicles, equipment, materials or products used in production, for sale on premises, awaiting shipment, or otherwise in conjunction with commercial or industrial use, shall be conducted so as to ensure public safety, health, and welfare and to minimize detrimental visual impact upon neighboring property and public rights-of-way.
- (2) Every reasonable effort shall be made by persons operating a commercial or industrial business to store vehicles, equipment, materials and products within an enclosed building, except:
 - (a) Where such enclosed storage is not practical or desirable for reasons related to health, fire or safety requirements;
 - (b) Where outside storage of merchandise, manufactured products, or raw materials is normal and standard practice, such as in the sale of automotive equipment, farm machinery, lumber, gardening materials, nursery stock, manufactured homes, and similar products, or on the site of construction projects; or
 - (c) When materials or products are temporarily stored outside incidental to shipping, delivery, loading or unloading thereof.
- (3) Materials and products may be stored outside subject to the provisions of these performance standards and applicable development standards, but shall comply with the landscaping and screening requirements of JCC [18.30.130](#), as applicable. [Ord. 8-06 § 1]

18.20.290 Recreational developments.

Recreational developments are campgrounds, parks, playing fields, and facilities for indoor and outdoor sports and recreational facilities, and similar developments, including small-scale recreational tourist uses (JCC [18.20.350](#)).

- (1) All Recreational Developments. The following standards apply to all recreational developments:
 - (a) Recreational areas shall be located so as to protect adjacent properties from adverse impacts. Where the proposed

recreational use can reasonably be expected to have adverse impacts on adjacent properties, and where existing ground cover, such as trees or shrubs, will not provide an adequate buffer between the recreational area and adjoining properties, screening or fencing will be required.

- (b) Parks and campgrounds in which individual lots or spaces are to be sold in fee simple are prohibited.
- (c) Parking areas associated with recreational areas shall be located inland away from the water and beaches and shall be designed to control surface runoff and prevent the pollution of nearby water bodies. Safe access from parking areas to recreation areas shall be provided by means of walkways or other suitable facilities.
- (d) Playing fields must meet the following standards:
 - (i) Any lighting must be of direct cutoff design and not extend beyond the property boundaries.
 - (ii) Any trash or garbage receptacles must be screened from view from surrounding properties.
 - (iii) Any restroom facilities must be screened from view from surrounding properties and the entrance must be fully visible from the public areas.
- (e) No use shall be made of equipment or material which produces unreasonable vibration, noise, dust, smoke, odor, or electrical interference to the detriment of the quiet use and enjoyment of adjoining property.

(2) Commercial Recreational Development. Recreational uses which are also commercial enterprises are subject to the site standards for commercial uses, JCC [18.20.140](#), in addition to the regulations in subsection (1) of this section. [Ord. 8-06 § 1]

18.20.300 Recycling collection facilities and recycling centers.

(1) Recycling Collection Facilities. Recycling collection facilities provide a neighborhood drop-off point for temporary storage of recyclables but without processing thereof. The following standards apply to all recycling collection facilities:

- (a) Weather protection of recyclable items shall be ensured by using weatherproof containers or by providing a roof over the storage area, where necessary to avoid adverse impacts;
- (b) Only recyclable materials shall be collected and stored at such collection points. Except for initial sorting and bundling, all other processing of such materials shall be conducted off-site; and
- (c) All deposited material shall be contained wholly within the recycling box or facility. No litter shall be allowed to accumulate outside the recycling box or facility. The recycling box or facility shall be kept clean and free of odors or pests.

(2) Recycling Centers. An area, with or without buildings, upon which used materials and recyclables are separated and processed for shipment. The following standards apply to all recycling centers:

- (a) Processing operations shall be conducted within a building;
- (b) The operation shall be effectively screened from view from neighboring properties and rights-of-way;
- (c) The operation shall meet all federal, state and local requirements for noise and air quality control; and
- (d) The operation shall obtain, comply with and maintain a solid waste handling permit from the Jefferson County department of health. [Ord. 8-06 § 1]

18.20.310 Residential care facilities and nursing homes.

(1) The following apply to all residential care facilities:

- (a) Residential care facilities housing five or fewer residents, other than staff, are permitted outright in all residential districts. Residential care facilities housing more than five residents in rural residential districts are conditional uses subject to the applicable requirements of this code.
- (b) Conditional use approval is contingent upon containing and maintaining state licensing for operation of the facility. Conditional use approval terminates when the state license is no longer in effect. Furthermore, any increase in the number or change in the class of residents authorized by the state license terminates approval unless a new conditional use authorization is obtained for the new class or number of residents.
- (c) In rural residential districts, the maximum number of residents permitted in a facility is 20, exclusive of staff.
- (d) In rural residential districts, the minimum lot size shall be five acres.
- (e) Minimum Off-Street Parking. One space shall be required for each vehicle permanently located at the facility or operated on a daily basis in connection with the facility and one for each employee. All parking spaces shall meet the standards of Chapter [18.30](#) JCC.

(2) The following standards apply to all nursing/convalescent homes and assisted living facilities for the elderly:

- (a) The provider shall demonstrate compliance with state licensing requirements.
- (b) The maximum number of residents permitted in such a facility in a rural residential district shall be 20, exclusive of staff. Within the rural village center, neighborhood visitor crossroad, and general crossroad commercial designations, where such facilities are allowed, the maximum number of residents allowed shall be 40, exclusive of staff. [Ord. 8-06 § 1]

18.20.320 (Mini) storage facilities.

The following standards apply to all residential (mini) storage facilities:

- (1) The site shall be contiguous to a designated arterial or collector road, although access may or may not be directly onto such arterial

or collector, as determined through the review process;

- (2) All street frontages, other property lines and outdoor storage areas shall be landscaped or screened in accordance with JCC [18.30.130](#) for such uses in rural districts, and in accordance with the provisions of Chapter [18.18](#) JCC (Irondale and Port Hadlock UGA Implementing Regulations) in urban districts, except as otherwise provided for in this chapter;
- (3) All access, travel surface, loading areas, and building aprons shall be constructed of an all weather surface;
- (4) Signing shall be limited to on-premises signage and shall meet the standards of JCC [18.30.150](#);
- (5) Exterior lighting shall meet the standards of JCC [18.30.140](#);
- (6) The approving authority may require exterior modifications of structures, including use of architectural features or details, materials for siding and roofing, reduction of building mass and number of units when necessary to assure compatibility with adjoining residential districts; and
- (7) Use of the facility shall be limited to the storage of excess personal property. No commercial business or other similar activities shall be conducted on the premises. [Ord. 8-06 § 1]

18.20.330 Seasonal roadside stands.

The following standards apply to all seasonal roadside stands which are not located on designated agricultural lands:

- (1) The stand shall be not more than 1,000 square feet in size;
- (2) Sales are limited to agricultural, aquacultural, and silvicultural related products;
- (3) Off-street parking shall be required, and shall have a sufficient area to allow automobiles to park safely off the road right-of-way and to re-enter the traffic in a forward direction. All parking spaces shall meet the standards of Chapter [18.30](#) JCC;
- (4) Roadside stands shall be limited to one per legal lot of record;
- (5) Roadside stands shall be limited to a maximum of six months' site occupation and operation per legal lot of record in any given year;
- (6) Roadside stands shall require a temporary outdoor use permit (Type I) subject to the requirements of JCC [18.20.380](#)(4);
- (7) Retail sales on designated agricultural lands is subject to the provisions of JCC [18.20.030](#), agricultural activities and accessory uses. [Ord. 8-06 § 1]

18.20.340 Sewage sludge and septage.

- (1) Storage and treatment of sewage sludge and septage at any facility other than an approved sewerage system plant, and development of storage or treatment facilities, are industrial uses for the purposes of this code and are subject to the site standards for industrial uses in this chapter and to approval by the county health department.
- (2) The application of sewage sludge and septage to land for disposal or for fertilization is subject to approval by the Jefferson County board of health, or its designee, and state approval requirements. [Ord. 8-06 § 1]

18.20.350 Small-scale recreation and tourist uses.

(1) Small-Scale Recreation and Tourist Uses. Small-scale recreational and tourist uses rely on a rural location and setting and provide opportunities to diversify the economy of rural Jefferson County by utilizing the county's abundant recreational opportunities and scenic and natural amenities in an environmentally sensitive manner consistent with the rural character of the county. Upon approval pursuant to this code, these types of uses may be conducted in the land use districts specified in Table 3-1 in JCC [18.15.040](#) and as provided for in small-scale recreation and tourist (SRT) overlay districts under JCC [18.15.572](#). Agritourism on designated agricultural lands is regulated in JCC [18.20.030](#), agricultural activities and accessory uses. The following list of uses is not intended to be exhaustive, but rather is intended to be illustrative of the types of small-scale recreation or tourist uses:

- (a) Aerial recreational activities such as balloon rides, glider and parachute events;
- (b) Animal preserves and game farms;
- (c) Equestrian centers, on parcels 10 acres or larger in size;
- (d) Campgrounds and camping facilities;
- (e) Commercial fishing ponds;
- (f) Cultural festivals;
- (g) Miniature golf, not to exceed a gross use area of one acre;
- (h) Model hobby parks and sites on parcels 10 acres or larger in size;
- (i) Outdoor recreational equipment rental and/or guide services;
- (j) Outdoor shooting and archery ranges;
- (k) Private hunting or fishing camps;
- (l) Public display gardens;
- (m) Recreational off-road vehicle (ORV) and all terrain vehicle (ATV) parks and recreational areas on parcels 20 acres or larger in size;
- (n) Recreational, cultural or religious conference center/retreat facilities on parcels 10 acres or larger in size;

- (o) Recreational vehicle parks, travel trailer parks, and commercial campgrounds on parcels at least five acres in size;
 - (p) Rural restaurants, only when associated with a primary recreational or tourist use; and
 - (q) Rural recreational lodging or cabins for overnight rental on parcels 10 acres or larger in size.
- (2) Unnamed Small-Scale Recreation or Tourist Uses. Other uses not specifically named above may be classified as small-scale recreational and tourist uses by the administrator, subject to the provisions of this section, upon documentation by the applicant that the proposed use is dependent upon a particular rural location or setting and is consistent with the intent and application of RCW [36.70A.070\(5\)\(d\)](#) and the Jefferson County Comprehensive Plan.
- (3) A small-scale recreation or tourist use shall meet the requirements of this code (except as provided for in SRT overlay districts per JCC [18.15.572](#)), including the provisions of JCC [18.20.290](#), Recreational developments, JCC [18.20.140](#), Commercial uses – Standards for site development, and the following standards:
- (a) Small-scale recreation or tourist uses may include limited and commensurately scaled commercial facilities intended to serve those small-scale recreational or tourist uses (e.g., a gift shop, delicatessen, convenience store, or associated retail sales and services); provided, that the applicant can demonstrate the following to the satisfaction of the approving authority that:
 - (i) The principal demand for the commercial facilities is derived from the principal recreational or tourist use and not the existing and projected rural population;
 - (ii) The associated commercial activities shall be clearly accessory to and dependent upon the primary recreational or tourist uses;
 - (iii) The associated commercial activities, in addition to the principal recreational or tourist use, will not have a measurable detrimental traffic, noise, visual or public safety impact on adjacent properties;
 - (iv) The use and associated structure is clearly appropriate and compatible in scale, size, design and function with surrounding uses and environment;
 - (v) The use will not constitute new urban development in a rural area;
 - (vi) The public facilities and services provided are limited to those necessary to serve the associated commercial activities and the principal small-scale recreational or tourist use in a manner that does not permit low-density sprawl; and
 - (vii) All other applicable requirements and standards in this UDC are met.
 - (b) Unless a larger parcel size is specified, minimum lot size shall be five acres.
 - (c) Only one small-scale recreational or tourist use shall be allowed per legal lot of record, with the exception of rural restaurants.
 - (d) Only those buildings or areas specifically approved by the county may be used in the conduct of the business.
 - (e) Parking shall be contained on-site and provided in conformance with this code, including JCC [18.30.100](#) and [18.30.130](#).
 - (f) All activities shall, at a minimum, be screened from the view of adjacent residential uses subject to the landscaping and screening requirements of JCC [18.30.130](#) and set back a sufficient distance from all rear and side property lines to protect the character of adjacent and surrounding properties and uses. The approving authority may authorize variations to the setbacks established in Table 6-1 in JCC [18.30.050](#) in order to ensure that any small-scale recreation or tourist use or structure, when proposed in or adjacent to a rural residential (RR) district, shall be compatible with and not disruptive to the character of existing and anticipated future uses in the district.
 - (g) All small-scale recreation or tourist uses shall utilize local access or minor collector roads for primary access whenever practicable. Access off of state routes, arterials, or major collector roads may be allowed if access improvements or a traffic analysis assures mobility is not degraded.
 - (h) Structures shall comply with the landscape, lighting, site coverage, and design standards set forth in Chapter [18.30](#) JCC.
 - (i) Any small-scale recreational or tourist use development allowed under this section that proposes to include permanent occupancy on-site residential development may only be permitted subject to:
 - (i) The underlying rural residential density;
 - (ii) A master planned resort (MPR) district designation subject to a legislative action to amend the Comprehensive Plan; or
 - (iii) That necessary for on-site management (e.g., a caretaker's residence).
 - (j) For any small-scale recreation or tourist use, the county shall impose such reasonable conditions (e.g., location and size restrictions, design standards, landscape buffers, setbacks, etc.) as are found necessary by the approving authority to ensure that the activity or use, due to proximity, location or intensity:
 - (i) Is compatible with the rural character of adjacent lands and shorelines, including forestry, agriculture, and mineral lands of long-term commercial significance;
 - (ii) Does not disrupt the character of any surrounding permitted uses;
 - (iii) Is adequately served by public facilities and services (including roadway level of service and minimum fire flow requirements) without the need to extend those services in a manner that promotes low density sprawl;
 - (iv) Adequately protects environmentally sensitive areas including surface and groundwater resources; and
 - (v) Would not cumulatively, in combination with the effects of existing development (or given the probable development of subsequent projects with similar effects) in the vicinity (i.e., within one mile) of the proposed use, create a

development pattern that constitutes low density sprawl; require the extension of public facilities or expansion of public services in a manner that promotes low density sprawl; or be otherwise incompatible with or injurious to the rural character of the area;

(vi) For designated agricultural lands, converts as little land with prime agricultural soils as practicable into nonagricultural use.

(k) If the preceding conditions (in subsection (3)(j) of this section) cannot be met to the satisfaction of the approving authority, the use shall be denied.

(4) Expansion of Existing Small-Scale Recreational and Tourist Facilities.

(a) Where alteration, modification, or expansion of existing small-scale recreation and tourism facilities would increase the scope, scale or intensity of the use or facilities (e.g., adding meal service or new recreational facilities, adding new conference or lodging facilities), the proposal shall be subject to a conditional use permit and must demonstrate that the expansion of the existing use or location is reliant upon a rural location and setting.

(b) The approving authority may attach reasonable performance standards and/or conditions to ensure that alteration and expansion of such uses have minimal adverse impacts on surrounding areas and uses, maintains the rural character of the area; does not constitute low density sprawl, and is in compliance with RCW [36.70A.070\(5\)\(d\)](#).

(c) Any alteration, modification or expansion of an existing small-scale recreation or tourist use shall require site plan approval consistent with the standards and requirements of this code.

(5) Aerial Recreational Activities. Aerial recreational activities may be approved as a small-scale recreation use provided the following standards are met:

(a) No permanent structures or improvements are required to carry out the activity;

(b) The proposal will comply with all FAA regulations;

(c) For recreational aerial activities on designated agricultural resource land, the proposal will not remove lands from agricultural production or substantially interfere directly or indirectly with the continued agricultural use of the parcel; and

(d) Minimum lot size may be increased by the administrator based on the site area required to safely undertake the activity.

(6) Recreational Vehicle (RV) Park, Travel Trailer Park, or Commercial Campground.

(a) The use of any parcel for an RV/campground park and any modifications to an existing RV/campground park shall comply with the following standards and requirements:

(i) The minimum parcel area for an RV/trailer park or commercial campground shall be five acres. The maximum area of any parcel devoted to the principal RV/travel trailer or commercial campground use shall not exceed 20 acres;

(ii) The maximum density of any RV/travel trailer or commercial campground approved under this code shall not exceed 60 spaces;

(iii) No RV shall be located anywhere but in an RV space and only one RV shall be located within any RV space;

(iv) All RV, travel trailer, recreational park trailer and campground uses in new RV/travel trailer and commercial campgrounds (approved after the effective date of this UDC) shall be limited to a temporary occupancy not to exceed nine months;

(v) The minimum width for a parcel containing an RV park shall be 300 feet, except that portions of the parcel intended only for general vehicular entrances and exits may be as narrow as 50 feet;

(vi) No part of any RV/campground park shall be used for the parking or storage of any heavy equipment;

(vii) No home occupation or business shall be operated from an RV/campground park except for the resident manager and as allowed in subsection (3)(a) of this section;

(viii) A responsible caretaker, owner, or manager shall be placed in charge of any RV/campground park to keep all grounds, facilities and equipment in a clean, orderly, and sanitary condition, and shall be answerable to the owner for any violation of the provisions of this title or any other ordinance;

(ix) An on-site caretaker or manager's residence is allowed; and

(x) Allowable accessory uses and improvements may include facilities for:

(A) Picnicking;

(B) Boating;

(C) Fishing;

(D) Swimming;

(E) Outdoor games;

(F) Miniature golf courses;

(G) Mechanical amusements; and

(H) Other sports and activities.

(b) Layout and Design Specifications. The following layout and design specifications shall apply to any RV/campground park:

(i) A buffer area shall be provided immediately within all boundaries. The required buffer area shall be a minimum of 100 feet in depth within all common property boundaries or public streets. Variable width buffers may be considered

based upon topography and design considerations;

- (ii) No RV or camp site may be located within a buffer area;
- (iii) No building or structure may be erected or placed within a buffer area, except a sign or fence;
- (iv) No refuse disposal area shall be located within a buffer area;
- (v) No plant materials may be deposited or removed within a buffer area except as a part of a recognized landscaping scheme or except for emergency access;
- (vi) Only roads which cross the buffer, are as close to right angles as practicable, and connect directly with the road system contained within the remainder of the park shall be permitted within a buffer area; no road shall traverse the buffer area and give direct access from any public road to any RV space or camp site;
- (vii) The road system shall comply with the standards and specifications for roads pursuant to Chapter [18.30 JCC](#);
- (viii) Adequate off-street parking spaces shall be provided;
- (ix) Each RV space shall have sufficient unobstructed access to, or frontage on, an RV park road, so as to permit the movement of RVs;
- (x) No structural addition to any RV shall be permitted;
- (xi) All refuse containers shall have an animal-proof lid and shall be maintained in a clean and sanitary condition. Garbage and refuse shall be disposed of in such a manner to control flies, rodents and odors;
- (xii) All utilities, including electrical power and telephone lines, shall be installed underground;
- (xiii) All roads, walkways, grouped-bay parking and service areas shall be provided with lighting adequate to ensure the safety of vehicular and pedestrian traffic;
- (xiv) Central comfort stations and similar central facilities may be permitted;
- (xv) Adequately sized wastewater disposal facilities shall be required and must be approved by the Jefferson County environmental health department.

(7) Equestrian Center. Uncovered and covered facilities for commercial boarding, training, teaching, breeding and rental of horses including facilities for shows and competitive events, and riding trails. This does not include stables used solely for breeding or boarding of horses. An equestrian center may be permitted when the following standards are met:

- (a) All setbacks to the stable structure (does not include facilities for riding, training or exercising horses, such as a riding arena) shall be at least 50 feet from any property line and 100 feet from any existing residence, except the owner's or caretaker's dwelling(s);
- (b) Facilities for riding, training or exercising horses shall be at least 25 feet from any property line and at least 100 feet from any existing residence except the owner's or caretaker's dwelling(s);
- (c) Riding trails are not considered riding, training or exercising facilities and are not subject to this standard;
- (d) The administrator may authorize a reduced setback for equestrian facilities; provided, that the county may impose conditions of approval to mitigate any adverse impacts which may result from granting the reduced setback;
- (e) An animal waste management plan shall accompany the application. The plan shall be prepared in consultation with the Natural Resource Conservation Service (NRCS), local conservation district, or similar agency;
- (f) Adequate parking, traffic management, and dust management shall be provided for horse shows with stables with more than 20 stalls;
- (g) Public address systems using loud speakers shall only be used between 10:00 a.m. and 8:00 p.m.;
- (h) A tack shop may be provided when it is only for the use of owners of horses boarded at the stable or event participants;
- (i) An on-site caretaker or manager's residence is allowed; and
- (j) A parcel size of not less than 10 acres shall be required.

(8) Outdoor Shooting Ranges. Outdoor shooting ranges are subject to the following standards:

- (a) They shall be located, designed, constructed and operated to prevent the likelihood of discharge of ammunition beyond the boundaries of the parcel where they occur;
- (b) The National Rifle Association's Range Manual shall be consulted and used in the development and operation of ranges; Articles 1, 2, and 3 of the safety recommendations for outdoor shooting ranges shall be used as minimum guidelines in the design and construction of shooting ranges;
- (c) Warning and trespass signs advising of the range operation shall be placed on the perimeter of the property at intervals no greater than 50 feet;
- (d) The shooting areas shall be surrounded by an eight-foot-high noise barrier in the form of an earth berm or wall, or be located in a minimal eight-foot deep depression;
- (e) The minimum lot size for an outdoor rifle, trap, skeet or pistol range used by an organization shall be 10 acres. For an outdoor archery range used by an organization, minimum lot size shall be five acres;
- (f) No structure or shooting areas associated with a shooting range shall be located closer than 100 feet to any lot line;
- (g) A minimum location of 500 feet is required from any occupied dwelling other than the dwelling of the owner;
- (h) All shooting areas must be completely fenced; and

- (i) In the consideration of an application for permit, the approval authority shall take into account both safety and noise factors, and may prescribe additional conditions with respect thereto.
- (9) Rural Recreational Lodging or Cabins for Overnight Rental and Recreational Cultural or Religious Conference Center/Retreat Facilities. Rural recreational lodging or cabins for overnight rental and conference retreat facilities are subject to the following standards:
 - (a) Minimum parcel size is 10 acres;
 - (b) Fifteen built cabins or bedrooms for overnight lodging comprising up to 6,000 square feet of gross floor area are allowed for every 10 acres of parcel size, up to a maximum of 30 rooms or cabins comprising no more than 12,000 square feet of total building area over the entire site, excluding a caretaker's or manager's residence;
 - (c) Lodging operators may not allow any person to occupy overnight lodging on the premises for more than three months in any year;
 - (d) New residential development shall not be permitted. New residential development includes the subdivision or sale of land for year-round or second-home residential housing that is owner-occupied or rented;
 - (e) An on-site caretaker or manager's residence is allowed;
 - (f) A conditional use permit subject to a Type III approval process, which includes a public hearing, shall be required.
- (10) Rural Restaurants. Rural restaurants may be allowed as small-scale recreational and tourist uses, subject to the following standards:
 - (a) Only when associated with and subordinate to a primary recreational or tourist use;
 - (b) Indoor dining facilities shall not exceed a total of 50 seats, including outdoor seating, unless it can be demonstrated that a larger capacity facility is needed to serve the demand generated by the primary recreational or tourist use;
 - (c) The structure shall constitute no greater than 5,000 square feet of gross floor area;
 - (d) Drive-through food service is prohibited. This does not include espresso stands. [Ord. 8-06 § 1]

18.20.360 Solid waste handling and disposal facilities.

- (1) Solid waste handling and disposal facilities include:
 - (a) Sanitary landfills;
 - (b) Transfer stations; and
 - (c) Construction, demolition and land-clearing (CDL) facilities.
- (2) Solid waste handling and disposal facilities may be allowed subject to the following conditions in those districts specified in Table 3-1 in JCC [18.15.040](#) and as specified in JCC [18.15.110](#):
 - (a) Obtaining a special use permit pursuant to the requirements of JCC [18.15.110](#);
 - (b) Obtaining, complying with, and maintaining a solid waste handling permit from the Jefferson County health department and appropriate state agencies;
 - (c) Obtaining an access permit from the county engineer;
 - (d) The operation shall be effectively screened from view from neighboring properties and rights-of-way; and
 - (e) The operation shall meet all federal, state and local requirements for noise and air quality control. [Ord. 8-06 § 1]

18.20.370 Tank farm facilities (bulk plant or terminal).

The following standards apply to all tank farm facilities:

- (1) Water supplies and sewage disposal facilities adequate to serve the proposed use shall be provided. Occupancy shall not be permitted before water supplies and sewage disposal facilities are approved and installed.
- (2) All tank farm facilities must meet the site standards for industrial uses (JCC [18.20.220](#)).
- (3) Visual screening (JCC [18.30.130](#)) shall be provided.
- (4) All tank farm facilities must comply with applicable state and federal standards. [Ord. 8-06 § 1]

18.20.380 Temporary outdoor uses.

- (1) The following temporary outdoor uses, unless otherwise regulated by the provisions of Chapter [8.20](#) JCC, Assemblies, are permitted as a matter of right and are exempt from an approval process; provided, that the requirements below are met:
 - (a) Garage or yard sales conducted on the premises of a residential dwelling;
 - (b) Rummage sales, outdoor sales, and other fund-raising activities sponsored by schools, places of worship, or other nonprofit organizations. Such uses shall not occur on a site for more than 30 days in any one calendar year;
 - (c) Outdoor arts and crafts shows and exhibits on public park and/or school property;
 - (d) Neighborhood association meetings or picnics on property owned by the association or its members;
 - (e) One sales office for the purpose of selling lots or homes within a subdivision constructed on the site of a subdivision prior to final plat approval and may operate until all of the lots have been developed and sold;
 - (f) Properties rented or used for personal social events, such as wedding receptions, private parties, or similar activities, not more than four times during any one calendar year;
 - (g) Estate sales held on the property of the deceased;

- (h) Christmas tree sales limited to no more than 30 days of site occupation and operation in only a one-year period. Merchandise displays may only occupy parking stalls which are in excess of parking requirements;
 - (i) Running, walking and biking events associated with charitable or community events;
 - (j) Hay rides, corn mazes, square dances, pony rides, and harvest social gatherings; and
 - (k) Similar uses as determined by the administrator.
- (2) The following temporary outdoor uses, unless otherwise regulated by the provisions of Chapter [8.20](#) JCC, Assemblies, are allowed subject to a Type I approval process for a temporary outdoor use permit:
- (a) Outdoor art craft shows and exhibits not exceeding three days and not located on public park and/or school property;
 - (b) Circuses, carnivals and similar transient amusement enterprises, limited to not more than 30 days of site occupation and operation in any one calendar year;
 - (c) Rummage and other outdoor sales sponsored by schools, places of worship or other nonprofit organizations occurring more than 30 days in any one calendar year;
 - (d) Charitable or community events, not exceeding seven days in duration and not more than four times in any one calendar year;
 - (e) Overflow off-site parking, not exceeding seven days in duration and not more than four times in any one calendar year;
 - (f) Auctions, not exceeding three days and not located on public park and/or school property;
 - (g) Temporary asphalt or concrete batch plants for public road construction or repaving; provided, that all equipment, including the plant shall be removed within 30 days of project completion and the site shall be restored to its original condition;
 - (h) Temporary food and beverage stands may be permitted for a period of six months and may be extended for an additional six months. Once an extension has been granted the site may not be used for a temporary food and beverage stand for two years after the expiration of the permit extension; and
 - (i) Similar uses as determined by the administrator.
- (3) The following temporary outdoor uses, unless otherwise regulated by the provisions of Chapter [8.20](#) JCC, Assemblies, are allowed, subject to an administrative (Type II) conditional use (C(a)) permit:
- (a) Outdoor art craft shows and exhibits exceeding three days and not located on public park and/or school property;
 - (b) Circuses, carnivals and similar transient amusement enterprises more than 30 days of site occupation and operation in any one calendar year;
 - (c) Charitable or community events exceeding seven days in duration or more than four times per year for any single property;
 - (d) Properties rented or used for personal social events, such as wedding receptions, private parties, or similar activities, more than four times during any one calendar year;
 - (e) Overflow off-site parking exceeding seven days in duration or more than four times in any one calendar year;
 - (f) Auctions exceeding three days or more or held more than four times in any one calendar year on the site of any legally established nonresidential use;
 - (g) Similar uses as determined by the administrator.
- (4) Temporary outdoor uses are subject to the following regulations:
- (a) No temporary outdoor uses shall be permitted on public rights-of-way, unless a right-of-way obstruction permit is authorized by the county engineer;
 - (b) Approval of temporary outdoor uses is subject to written permission of the property owner on which the use is to be located;
 - (c) The county may apply additional conditions to any permit for a temporary outdoor use in order to:
 - (i) Ensure compliance with the intent of this code;
 - (ii) Ensure that such outdoor use is not detrimental to neighboring properties and the community as a whole;
 - (iii) Ensure compliance with the International Building Code;
 - (iv) Within three days after termination of any temporary outdoor use permit, such use shall be abated and all structures, signs and evidence of such use removed. The administrator may require a cash bond be posted by the applicant upon application to defray the cost of cleanup and repair of the property should the applicant fail to do so; and
 - (v) Temporary outdoor use permits not exercised within 180 days of issuance shall be null and void.
- (5) In addition to any other remedy provided by this chapter, at any time when such temporary outdoor use is operated in violation of required conditions of this section, or otherwise found to constitute a nuisance, the county may revoke the temporary outdoor use permit. The permittee shall be given notice of and an opportunity to contest the revocation prior to a final determination. If, in the opinion of the administrator, the violation poses a life, health, or safety threat, the use permit may be revoked immediately, and the permittee shall be given the opportunity to request consideration and/or appeal.
- (6) Where any provision of this section on temporary outdoor uses is in conflict with Chapter [8.20](#) JCC, Assemblies, the provisions of Chapter [8.20](#) JCC shall control. [Ord. 8-06 § 1]

18.20.390 Temporary festivals.

- (1) Temporary Festival. A temporary festival is generally defined as any musical, cultural, or social event conducted in an indoor or outdoor site or facility that is of a duration of more than one month out of any 12-month period, and attracts 250 or more people in any one day. For the purposes of this section, each week during which the temporary festival operates for two or more days shall be considered a full week.
- (2) The temporary festivals are allowed, subject to a conditional use permit, unless otherwise regulated by the requirements and provisions of Chapter 8.20 JCC, Assemblies.
- (3) Temporary festivals are subject to the following regulations:
 - (a) Those regulations specified above for temporary outdoor events;
 - (b) Operators of temporary festivals shall submit a part of the application for conditional use permit written plans of operation describing those means and methods to be employed to minimize impacts to neighboring parcels resulting from the temporary festival, including traffic, litter, trespass, vandalism, property damage, and sanitation;
 - (c) The provisions of Chapter 8.20 JCC, Assemblies, where applicable.
- (4) Violations. In addition to any other remedy provided by this chapter, at any time when such temporary festival is operated in violation of required conditions of this section or a conditional use permit, or otherwise found to constitute a nuisance, the county may revoke the conditional use permit. The permittee shall be given notice of and an opportunity to contest the revocation prior to a final determination. If, in the opinion of the administrator, the violation poses a life, health or safety threat, the use permit may be revoked immediately, and the permittee shall be given the opportunity to request consideration and/or appeal.
- (5) Where any provision of this section on temporary festivals, is in conflict with Chapter 8.20 JCC, Assemblies, the provisions of Chapter 8.20 JCC shall control. [Ord. 8-06 § 1]

18.20.400 Utility developments, minor.

- (1) Minor Utility Development. Minor utility developments include utility developments designed to serve a small local community, are not manned and would be considered normal utility services for the area, including but not limited to:
 - (a) Electrical generating facilities less than 10 megawatts in output;
 - (b) Electrical distribution and transmission lines less than 115 kilovolts;
 - (c) Electrical substations;
 - (d) Water and sewer pipelines;
 - (e) Pipelines for petroleum or petroleum products with an inside diameter less than six inches or less than five miles in length;
 - (f) Pipelines for natural gas, synthetic natural gas, or liquid propane gas with an inside diameter less than 12 inches or less than five miles in length.
- (2) The following standards apply to all minor utility developments:
 - (a) Utility developments shall comply with the goals and policies of the Comprehensive Plan and the requirements of the Shoreline Master Program;
 - (b) New utility distribution lines shall be placed underground wherever reasonable and practical. Undergrounding of existing lines in the course of routine maintenance and replacement is encouraged where practicable, particularly where such undergrounding would enhance recognized scenic and open space areas and resources;
 - (c) Environmental impacts resulting from installation or maintenance of utilities and utility facilities shall be avoided or minimized. Where no feasible alternative to the impact exists, and mitigation is not feasible, appropriate compensating measures should be developed;
 - (d) Utilities and transportation facilities shall be installed in the same rights-of-way when the effect will be to reduce the adverse impacts on the physical environment;
 - (e) Extension of community sewerage lines outside of existing areas shall be allowed only if:
 - (i) The extension is demonstrated to be necessary to remedy existing or potential groundwater contamination problems or to correct existing or impending health hazards, as determined by the county health official; or
 - (ii) The extension is to provide sewage collection and treatment service to a public elementary or secondary school;
 - (f) Routine maintenance and replacement of wired utility transmission and distribution lines and poles within existing rights-of-way, where environmentally sensitive areas are not present and where exempt from SEPA and Shoreline Master Program review, are authorized without further permit application and development approval; provided, that such construction and activities shall comply with applicable performance and development standards of this code; and
 - (g) It shall be the affirmative duty of the applicant who proposes a minor utility development to determine if any state or federal permits or licenses are necessary and then to obtain those permits or licenses at their own expense. [Ord. 8-06 § 1]

18.20.410 Utility developments, major.

- (1) Major Utility Developments. Major utility developments include utility development designed to serve a broader community or regional area, or are manned, including but not limited to:
 - (a) Electrical generating facilities greater than 10 megawatts in output;
 - (b) Electrical transmission lines exceeding 115 kilovolts;

- (c) Pipelines for petroleum or petroleum products with an inside diameter of six inches or greater and exceeding five miles in length;
 - (d) Pipelines for natural gas, synthetic natural gas, or liquid propane gas with an inside diameter of 12 inches or greater and exceeding five miles in length;
 - (e) Other similar utility or energy facilities not meeting the definition of a minor utility development.
- (2) The following standards apply to all major utility developments:
- (a) The need for the particular location proposed shall be demonstrated by the applicant to the satisfaction of the approval authority, including a full accounting of alternative locations and sites;
 - (b) The physical and economic impacts of such facilities shall be evaluated, and measures to mitigate these impacts provided;
 - (c) Development shall comply with the requirements of JCC [18.20.220](#), Industrial uses – Standards for site development; and
 - (d) It shall be the affirmative duty of the applicant who proposes a major utility development to determine if any state or federal permits or licenses are necessary and then to obtain those permits or licenses at their own expense. [Ord. 8-06 § 1]

18.20.420 Veterinary clinics or hospitals.

Veterinary clinics or hospitals are subject to the following standards:

- (1) Current construction, maintenance and operation standards of the American Animal Hospital Association shall apply at all times;
 - (2) Boarding and grooming of animals, other than that incidental to medical and surgical care, shall be allowed subject to meeting the provisions for commercial animal kennels, catteries and shelters in JCC [18.20.060](#); and
 - (3) Development shall comply with the requirements of JCC [18.20.220](#), Industrial uses – Standards for site development; including requirements for off-street parking, visual screening, and landscaping. [Ord. 8-06 § 1]
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