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Ordinance No. 371

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Walla Walla County, WA

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**BOARD OF COUNTY COMMISSIONERS
WALLA WALLA COUNTY, WASHINGTON**

ORDINANCE NO. 371

APPROVING ADOPTION OF AMENDMENTS TO WALLA WALLA COUNTY'S DEVELOPMENT REGULATIONS, INCLUDING CHAPTERS 17.04, 17.08, 17.12, 17.16, AND 17.18 AND SECTIONS 17.17.070, 17.28.020, AND 17.40.020 OF THE WALLA WALLA COUNTY CODE AND TECHNICAL AMENDMENTS TO THE WALLA WALLA COUNTY ZONING MAP, COMPLYING WITH THE REQUIREMENTS OF RCW 36.70A.130(1)(D), RESULTING IN AN AMENDMENT OF WALLA WALLA COUNTY CODE TITLE 17.

WHEREAS, the County is required to update the Walla Walla County development regulations in accordance with RCW 36.70A.130(1)(d); and

WHEREAS, the County last adopted amendments to Title 17 in October, 2008; and

WHEREAS, the County last adopted amendments to the Walla Walla County Zoning Map in 2007; and

WHEREAS, the County updated the Walla Walla County Comprehensive Plan, including land use maps, in 2007.

NOW THEREFORE,

BE IT ORDAINED, by the Walla Walla County Board of County Commissioners that:

Section I. The Board of County Commissioners Makes the Following Findings of Fact:

A. Procedural History and Public Participation:

1. On February 2, 2009, the County sent notice to the Washington State Department of Community, Trade and Economic Development and other required state agencies of their intent to adopt amendments to the County's development regulations and of the commencement of the 60-day comment period as required by RCW 36.70A.106.
2. The 60-day comment period on the 2009 Development Regulations Update closed on April 3, 2009.



3. The County issued a SEPA Determination of Non-Significance on February 2, 2009.
4. The comment period for the Determination of Non-Significance closed on February 16, 2009.
5. The County received no comments on the Determination of Non-Significance.
6. The County received no appeals of the Determination of Non-Significance.
7. The County Planning Commission held workshop meetings, open to the public, regarding the 2009 Development Regulations Update on January 14, January 15, and February 4, 2009.
8. On April 1, 2009, based on the workshop, County staff and consultants forwarded to the County Planning Commission their analysis and proposed revisions to the County's 2009 Development Regulations Update.
9. The County Planning Commission reviewed the analysis and proposed revisions prepared by County staff and consultants and held a public hearing on April 1, 2009 for the purposes of receiving testimony on the recommended revisions to the 2009 Development Regulations Update.
10. During the public comment portion of the April 1, 2009 public hearing, seven individuals spoke, including people representing the City of College Place and the Green Tank Water District.
11. The County Planning Commission reviewed the analysis and proposed revisions prepared by County staff and consultants, considered testimony, conducted deliberations, and made a recommendation to the Board of County Commissioners for approval of the draft amendments on April 1, 2009.
12. On April 10, 2009 the Chairman of the Planning Commission signed Resolutions No. 09-01 and 09-02 with their recommendation of approval and forwarded those resolutions to the Board of County Commissioners.
13. Community Development Department staff presented the recommendations of the County Planning Commission to the Board of County Commissioners on May 4, 2009.
14. Notice of Public Hearing for the May 4, 2009 public hearing was published in the Waitsburg Times, Walla Walla Union Bulletin and Tri-City Herald on April 23, 2009.
15. The Board of County Commissioners held workshop meetings open to the public on the 2009 Development Regulations Update on March 17, 2009 and June 1, 2009.



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16. Based on the workshops, staff proposed revisions to Development Regulations.
17. The Planning Commission and Board of County Commissioners has received and considered comments from the following public agencies: Port of Walla Walla, City of College Place, Department of Community, Trade, and Economic Development (CTED), and Green Tank Water District.
18. The Board of County Commissioners held a public hearing on May 4, 2009, for the purpose of receiving testimony on the 2009 Development Regulations Update and to consider the recommendations of the County Planning Commission and the proposed revisions.

Section II. The Board of County Commissioners Makes the Following Conclusions of Law:

1. The County has reviewed and evaluated its previously adopted development regulations, and finds that they should be amended as shown in Exhibits A, B, C D and E.
2. The proposed development regulations amendments will be consistent with and implement the goals and policies of the Walla Walla County Comprehensive Plan.
3. The development regulations amendments will be consistent with and implement the County-wide Planning Policies.
4. The development regulations amendments do not require amendment of any other section of the County Code or the Comprehensive Plan.
5. The development regulations amendments are consistent with the Growth Management Act.

Section III. Adoption of Development Regulations Amendments.

A. Based on its review of the requirements of RCW 36.70A, the analysis and proposed revisions prepared by County staff and consultants, the recommended proposed revisions forwarded by the County Planning Commission, and the public comments received, the Board of County Commissioners modified the proposed revisions to more fully comply with RCW 36.70A and hereby declares that the Walla Walla County development regulations as revised by this ordinance comply with the requirements of RCW 36.70A.130.

B. The amendments to Walla Walla County Code Title 17, as presented to the Board of County Commissioners on this date, are **adopted** as attached in Exhibit A.

C. The amendments to the Walla Walla County Zoning Map, as presented to the Board of County Commissioners on this date, are **adopted** as attached at Exhibit B.



D. The amendments to the Walla Walla County Zoning Map, as presented to the Board of County Commissioners on this date, are **adopted** as attached at Exhibit C.

E. The amendments to the Walla Walla County Zoning Map, as presented to the Board of County Commissioners on this date, are **adopted** as attached at Exhibit D.

F. The amendments to the Walla Walla County Zoning Map, as presented to the Board of County Commissioners on this date, are **adopted** as attached at Exhibit E.

G. The amendments to the Walla Walla County Zoning Map, as presented to the Board of County Commissioners on this date, are **adopted** as attached at Exhibit F, which is a representation of the Official Zoning Map of Walla Walla County. The Official Zoning Map is located in the Community Development Department and will be signed by the Chairman of the Board of County Commissioners pursuant to WWCC 17.06.010.

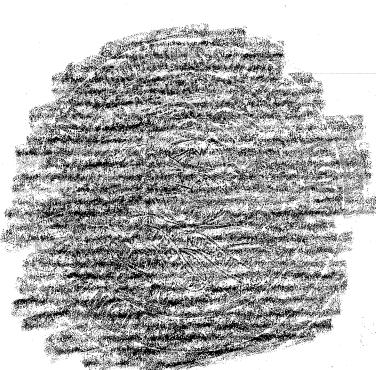
Section IV. Effective Date and Savings. This ordinance is effective upon approval. Any previous ordinance amended by this Ordinance shall remain in force and effect until the effective date of this ordinance.

Section V. Severability. If any section, subsection, paragraph, sentence, clause or phrase of this ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining parts of this ordinance.

Section VI. Publication. This ordinance will be published by an approved summary consisting of the title.

PASSED by the Walla Walla County Board of County Commissioners in regular session at Walla Walla, Washington, then signed by its membership and attested by its Clerk in authorization of such passage this 3rd day of August, 2009.

Approved this 3rd Day of August, 2009



Gregory A. Tompkins
Gregory A. Tompkins, Chairman

Perry L. Dozier
Perry L. Dozier, Commissioner

Greg C. Loney
Gregg C. Loney, Commissioner



Constituting the Board of County Commissioners of Walla Walla County, Washington

Attest:

Connie R Vinti

Connie R. Vinti, Clerk of the Board

Approved as to form:

Jesse D Nolte

Jesse Nolte
Deputy Prosecuting Attorney

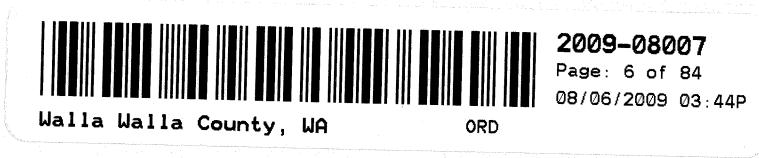


EXHIBIT A

Part A: Amendments to WWCC Chapter 17.04

Sections:

- | | |
|-----------|---|
| 17.04.010 | Title. |
| 17.04.020 | Purpose. |
| 17.04.030 | Interpretation and applicability. |
| 17.04.050 | Developments on or near resource lands—Notice required. |
| 17.04.080 | Severability. |

17.04.050 Developments on or near resource lands – Notice required.

All plats, short plats, development permits and building permits issued for development activities on or within one thousand three hundred twenty feet of lands designated as agricultural lands, forest lands, or mineral resource lands of long-term commercial significance in the comprehensive plan and zoned accordingly shall contain a notice that the subject property is located on or within one thousand three hundred twenty feet of lands designated as resource lands in the comprehensive plan and that a variety of activities may occur that are not compatible with residential development.

A. Plats and short plats. All plats pursuant to Title 16 (Subdivisions) of this code shall contain the notice in section 17.04.050(C) below as a covenant running with the land binding all lots within the subdivision.

B. Development permits. For all development permits not subject to section 17.04.050(A), including but not limited to large lot subdivisions, binding site plans, and building permits, the property owner shall record with the county auditor the notice in section 17.04.050(C) below prior to issuance of a building permit.

C. Notice. This property is on or within one thousand three hundred twenty feet of lands designated as resource lands of long-term commercial significance in the comprehensive plan and zoned accordingly and subject to a variety of activities that may not be compatible with residential development for certain periods extending beyond the normal work day and/or work week. In addition to other activities, these activities may include, but are not limited to, noise, dust, smoke, visual impacts, and odors resulting from crop or timber harvesting, planting, application of fertilizers, pesticides, animal husbandry, mining-related operations, and associated activities. These activities are to be expected, consented to by the owners of this property, their heirs, successors, and assigns, and shall not be subject to legal action or considered a public or private nuisance.

Part B: Amendments to WWCC Chapter 17.08

Sections:

- 17.08.005 General.



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- 17.08.010 Accessory use.
 17.08.015 Accessory dwelling unit.
 17.08.017 Adult family home.
 17.08.020 Airport.
 17.08.023 Airport and aircraft landing field--Agricultural.
 17.08.024 Aircraft landing field--Private.
 17.08.025 Alley.
 17.08.030 All-terrain vehicle areas or parks.
 17.08.035 Alterations.
 17.08.051 Apiary.
 17.08.051A Apparel and accessory stores.
 17.08.051B Apparel and other textile products manufacture.
 17.08.052 Appliances.
 17.08.054 Assembly hall.
 17.08.056 Automobile parking.
 17.08.060 Automobile wrecker.
 17.08.065 Automobile wrecking.
 17.08.070 Automobile wrecking yard.
 17.08.072 Automotive dealers.
 17.08.073 Automotive repair and services.
 17.08.074 Bed and breakfast guesthouse.
 17.08.074A Bed and breakfast guesthouse type I.
 17.08.074B Bed and breakfast guesthouse type II.
 17.08.075 Billboard.
 17.08.085 Board.
 17.08.105 Building.
 17.08.110 Building height.
 17.08.115 Building, main.
 17.08.117 Building materials, hardware and garden supply stores.
 17.08.120 Business or commerce.
 17.08.122 Business services.
 17.08.125 Campground.
 17.08.130 Campground space.
 17.08.135 Camp, public.
 17.08.137 Caretakers quarters.
 17.08.140 Carport.
 17.08.141 Car wash.
 17.08.142 Chemicals and allied products manufacture.
 17.08.145 Clinic.
 17.08.151 Colony or colonies.
 17.08.153 Computer and office equipment manufacture.
 17.08.155 Conditional use.
 17.08.160 Conditional use permit.
 17.08.165 Condominium.
 17.08.168 Crop maze.

17.08.170	Court.
17.08.177	Dairy products processing.
17.08.179	<u>Day care, family.</u>
17.08.180	Day care center.
17.08.185	Day-use area.
17.08.190	Dependent space, campground.
17.08.195	District.
17.08.197	Durable goods, wholesale.
17.08.205	Dwellings, types of.
17.08.210	Dwelling unit.
17.08.212	Eating and drinking establishments.
17.08.213	Electronic and other electric equipment manufacture.
17.08.213A	Equestrian park.
17.08.214	Fabricated metal products industries.
17.08.215	Family.
17.08.217	Farmworker dwellings.
17.08.220	Fence.
17.08.230	Finance, insurance and real estate services.
17.08.232	Food and kindred products manufacture.
17.08.235	Food stores.
17.08.237	Funeral service and crematories.
17.08.240	Furniture and fixtures manufacture.
17.08.245	Garage, private.
17.08.251	General merchandise stores.
17.08.252	Golf facility.
17.08.253	<u>Growing of crops.</u>
17.08.255	Health officer.
17.08.255A	Heliport.
17.08.255B	Helistop.
17.08.256	Hive.
17.08.258	Home furniture, furnishings and equipment stores.
17.08.260	Home occupation.
17.08.261	Honey bees.
17.08.265	Hospital.
17.08.270	Hospital, animal.
17.08.280	Hotel.
17.08.282	Hunting/fishing lodge.
17.08.285	Independent space, campground.
17.08.287	Industrial machinery and equipment manufacture.
17.08.290	Instruments and related products manufacture.
17.08.300	Junk yard.
17.08.305	Kennel, commercial.
17.08.307	Leather and leather goods manufacture.
17.08.310	Livestock.
17.08.317	Long-term care facility.



17.08.320	Lot.
17.08.323	<u>Lot coverage.</u>
17.08.325	Lot frontage.
17.08.330	Lot types.
17.08.331	Lumber and wood products manufacture.
17.08.332	Manufactured home.
17.08.332A	<u>Marina.</u>
17.08.333	Meat processing and packing.
17.08.335	Mobile home, double-wide.
17.08.340	Mobile home lot.
17.08.345	Mobile home park.
17.08.348	Mobile home, single-wide.
17.08.349	Mobile home subdivision.
17.08.355	Motel.
17.08.360	Nonconforming use.
17.08.362	Nondurable goods, wholesale.
17.08.363	Office.
17.08.364	Organic waste processing facility.
17.08.365	Outdoor advertising display.
17.08.367	Paper and allied products manufacture.
17.08.370	Park.
17.08.375	<u>Pasture.</u>
17.08.380	Person.
17.08.382	Personal services.
17.08.383	Petroleum and coal products manufacture.
17.08.385	Planning commission.
17.08.387	Primary metal industries.
17.08.390	Principal use.
17.08.392	Printing, publishing and allied industries.
17.08.393	Produce market.
17.08.395	Produce stand.
17.08.398	<u>Railroad terminal.</u>
17.08.407	Recreational facility.
17.08.410	Recreational vehicle.
17.08.412	Repair shops and related services (non-automotive).
17.08.414	Retail, miscellaneous.
17.08.420	Riding academy.
17.08.427	Rubber and miscellaneous plastics products manufacture.
17.08.428	<u>Rural farmworker community.</u>
17.08.440	School, elementary, junior or senior high (including public, private and parochial).
17.08.445	Senior citizen assisted housing.
17.08.450	Service building.
17.08.455	Service station and convenience market, automobile.
17.08.460	Sewage dumping station.



17.08.470	Sign.
17.08.480	Stable, private.
17.08.481	Stable, public.
17.08.482	Stone, clay, glass and concrete products manufacture.
17.08.483	Storage, self service.
17.08.485	Street.
17.08.490	Structure.
17.08.492	Textile mill products manufacture.
17.08.493	Townhouse.
17.08.501	Transient labor camp.
17.08.502	Transportation equipment manufacture.
17.08.503	Truck stop.
17.08.504	Utility facilities.
17.08.505	Variance.
17.08.507	Warehousing and storage.
17.08.508	Wedding and event center.
17.08.515	Winery, Type I.
17.08.516	Winery, Type II.
17.08.518	Wireless communication facility.
17.08.518A	Wireless communication facility, attached.
17.08.519	Wireless communication support structure.
17.08.520	Yard.

17.08.015 Accessory dwelling unit.

"Accessory dwelling unit" means living quarters a dwelling unit within a primary residence or an accessory building for occupancy by a person or family for living and sleeping purposes, the sole use of the family or of persons employed on the premises, or for the temporary use of guests of the occupants of the premises. Such quarters may have kitchen facilities but are not rented or otherwise used as a separate dwelling unit. "Accessory dwelling unit" includes "guesthouse." (Ord. 269 (part), 2002) Any accessory dwelling unit used as a bed and breakfast guesthouse shall comply with all applicable bed and breakfast regulations. Accessory dwelling units are subject to the following conditions:

- A. No accessory building to be used for a dwelling unit shall be constructed upon a lot until the construction of the main building has commenced;
- B. Accessory dwelling units must meet all applicable building codes;
- C. The size of the primary residence must be at least eight hundred square feet to allow an accessory dwelling unit;
- D. The accessory dwelling unit, excluding any garage area and other nonliving areas, shall not exceed one thousand square feet, or fifty percent of the total square footage of the primary residence (excluding any garage area and other nonliving space), whichever is less;
- E. There shall be only one accessory dwelling unit per lot;
- F. The accessory dwelling unit and the primary residence must meet all lot coverage and setback requirements of the applicable zone as defined herein the Walla Walla County zoning code;



- G. Accessory dwelling units shall meet all Walla Walla County health department requirements for water and septic/sewer requirements;
- H. Mobile homes, manufactured homes and recreational vehicles shall not be permitted as accessory dwelling units;
- I. Accessory dwelling units must be dependent upon the primary residence and must share at least four of the following criteria with the primary residence:
 - i. Road access;
 - ii. Septic system;
 - iii. Water system;
 - iv. Utility meters;
 - v. Yard; and
 - vi. Parking area.
- J. Either the primary residence or the accessory dwelling unit must be occupied by an owner of the property for at least six (6) months out of a year, and at no time can the owner receive rent for the owner-occupied dwelling;
- K. An accessory dwelling unit may be rented.
- L. One parking space must be provided for the accessory dwelling unit in addition to the parking required for a one family dwelling unit;
- M. Accessory dwelling units are allowed only on a lot with a one family dwelling unit;
- N. Accessory dwelling units are allowed within or accessory to a one family dwelling unit; and
- O. An accessory dwelling unit in an urban growth area is not allowed on the same lot that is utilized for a family day care and/or a home occupation.

17.08.025 Alley.

“Alley” means a passage or way, other than a public street open to public travel and dedicated established for public use, affording generally a secondary means of vehicular access to abutting lots and not intended for general traffic circulation. (Ord. 269 (part), 2002)

17.08.023 Airport and aircraft landing field--Agricultural.

“Airport, and aircraft landing field” means any runway, landing area or other facility which is designed, used or intended to be used in relation to agricultural uses for landing and taking off of aircraft, including all necessary taxiways, aircraft storage and tiedown areas, hangars and other necessary buildings and open space. (Ord. 269 (part), 2002)

17.08.060 Automobile wrecker.

“Automobile wrecker” means any person, corporation or enterprise engaged in automobile wrecking. (Ord. 269 (part), 2002)

17.08.065 Automobile wrecking.

“Automobile wrecking” means the dismantling or wrecking of motor vehicles or trailers; or the storage, sale, or dumping of dismantled or partially dismantled, obsolete, or wrecked vehicles or their parts. (Ord. 269 (part), 2002)



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17.08.070 Automobile wrecking yard.

"Automobile wrecking yard" means any premises devoted to the dismantling or wrecking of motor vehicles or trailers; or the storage, sale, or dumping of dismantled or partially dismantled, obsolete, or wrecked vehicles or their parts automobile wrecking as the term is defined in Section 17.08.065. (Ord. 269 (part), 2002)

17.08.074 Bed and breakfast guesthouse

"Bed and breakfast guesthouse" means an establishment providing overnight accommodations and food services located in a dwelling unit provided to transients for compensation or utilized by the owner or operator as short-term lodging for travelers and transient guests. A bed and breakfast guesthouse establishment is subject to the following conditions:

- A. Number of lodging units. Not more than ten lodging units will be present in any dwelling unit; travelers or transient guests may not stay longer than thirty days;
- B. Occupancy. Property owner or operator occupied;
- C. Parking. One off-street parking space must be provided for each lodging unit in addition to the parking requirements for the use of the structure as a dwelling unit;
- D. Food service. Only limited food service as permitted under Washington Administrative Code (WAC) Chapter 246-215, Food Service, may be provided. Food service is limited to overnight guests;
- E. Signs. Signs associated with this use shall be limited to four square feet in size, except bed and breakfast establishments in a zone which allows signs larger than four square feet may have a larger sign, provided it is in compliance with the size standards for that district. Signs shall meet all setback requirements for the zone in which the bed and breakfast establishment is located.

17.08.074A Bed and breakfast guesthouse type I.

"Bed and breakfast guesthouse type I" means a bed and breakfast guesthouse overnight accommodations and food services located in a primary dwelling unit, provided to transients for compensation. A bed and breakfast establishment is a dwelling unit which is also utilized by the owner or operator as short-term lodging for travelers and transient guest. (Ord. 269 (part), 2002; Ord. 312 (part), 2005)

17.08.074B Bed and breakfast guesthouse type II.

"Bed and breakfast guesthouse type II" means a bed and breakfast guesthouse overnight accommodations and food services located in an accessory building provided to transients for compensation. A bed and breakfast establishment is a dwelling unit which is also utilized by the owner or operator as short-term lodging for travelers and transient guest. (Ord. 269 (part), 2002; Ord. 312 (part), 2005)

17.08.130 Campground space.

"Campground space" means a portion of a campground for the placement of a single recreational vehicle or tent and the exclusive use of its occupants. (Ord. 269 (part), 2002)



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17.08.135 Camp, public.

“Public camp” means any area or tract of land used or designed to accommodate two or more camping parties, including cabins, tents, camping trailers or other camping outfits. (Ord. 269 (part), 2002)

17.08.141 Car wash.

“Car wash” means any building or premises or portions thereof used for washing automobiles. (Ord. 269 (part), 2002)

17.08.165 Condominium.

“Condominium” means ownership in common with others of a parcel of land and certain parts of a building, together with individual ownership in fee of a particular unit in such building. Each individual owns a fee title to their unit which may be sold or mortgaged as with a single-family dwelling. (Ord. 269 (part), 2002)

17.08.170 Court.

“Court” means an open, unoccupied space, bounded on two or more sides by the walls of the building. An inner court is a court entirely within the exterior walls of a building. All other courts are outer courts. (Ord. 269 (part), 2002)

17.08.179 Day care, family.

“Day care, family” means a child day care facility that provides child day care and early learning services in the family living quarters of the provider’s home for not more than twelve children in a 24-hour period; provided, any such family day care is licensed by the state or county and conducted in accordance with state and county requirements. Services can be provided in all types of family dwelling units. Family day care facilities are subject to the following conditions:

- A. The use must be located in the principal residential dwelling unit.
- B. Outdoor play areas must be completely enclosed by a wall or fence.
- C. Outdoor play equipment must be located at least 15 feet from side property lines adjoining residential zoning districts.
- D. A family day care facility in an urban growth area is not allowed on the same lot as an accessory dwelling unit and/or a home occupation.

17.08.194 Distillery, production facility.

“Distillery, production facility” means a facility which produces by distillation spirits for consumption; the sales and distribution of which are subject to regulation by the Washington State Liquor Control Board. Uses that are clearly incidental to the production of spirits are allowed accessory uses to a distillery. On-site retail sales and samples shall not be permitted.

17.08.253 Growing of Crops

“Growing of Crops” means establishments primarily engaged in the production of crops, plants, vines, and trees (excluding forestry operations, retail nurseries, and commercial greenhouses); in the operation of sod farms; in the production of mushrooms, bulbs, flower seeds, vegetable seeds and seeds of field crops; and in the growing of hydroponic crops.



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17.08.255A Heliport

"Heliport" means a transportation facility in which an area on a roof or on the ground is used for the takeoff and landing of helicopters or other steep-gradient aircraft, and one (1) or more of the following services are provided: cargo facilities, maintenance and overhaul, fueling service, tie-down areas, hangars and other accessory buildings and open spaces.

17.08.255B Helistop

"Helistop" means a transportation facility intended for private use in which an area on a roof or on the ground is used for the takeoff and landing of helicopters or other steep-gradient aircraft, but not including cargo facilities, fueling service, hangars, maintenance, overhaul, tie-down space, or accessory buildings for more than one (1) aircraft.

17.08.260 Home occupation.

"Home occupation" means an occupation customarily conducted entirely within a dwelling or out building and carried on by the inhabitants thereof, which use is clearly incidental and secondary to the dwelling for dwelling purposes and does not change the character thereof.

(Ord. 269 (part), 2002) Home occupations are subject to the following conditions:

A. That not more than one person outside the family shall be employed in the home occupation.

B. There shall be no exterior display, no exterior sign, no exterior storage of materials and no other exterior indication of the home occupation or variation from the residential character of the principal building and that no special equipment different from the normal residential equipment shall be installed, and no offensive noise, vibration, smoke, dust, odors, heat or glare shall be produced as a result thereof.

C. The maximum amount of square footage used by the home occupation is two hundred square feet.

D. The home owner submits a letter acknowledging the above conditions.

E. A home occupation in an urban growth area is not allowed on the same lot as an accessory dwelling unit and/or a family day care facility.

17.08.285 Independent space, campground.

"Campground independent space" means a campground space at which sewer and water services are provided for connection to a recreational vehicle. (Ord. 269 (part), 2002)

17.08.323 Lot coverage.

"Lot coverage" means the total amount of the gross site area covered by the footprint of all structures.

17.08.325 Lot frontage.

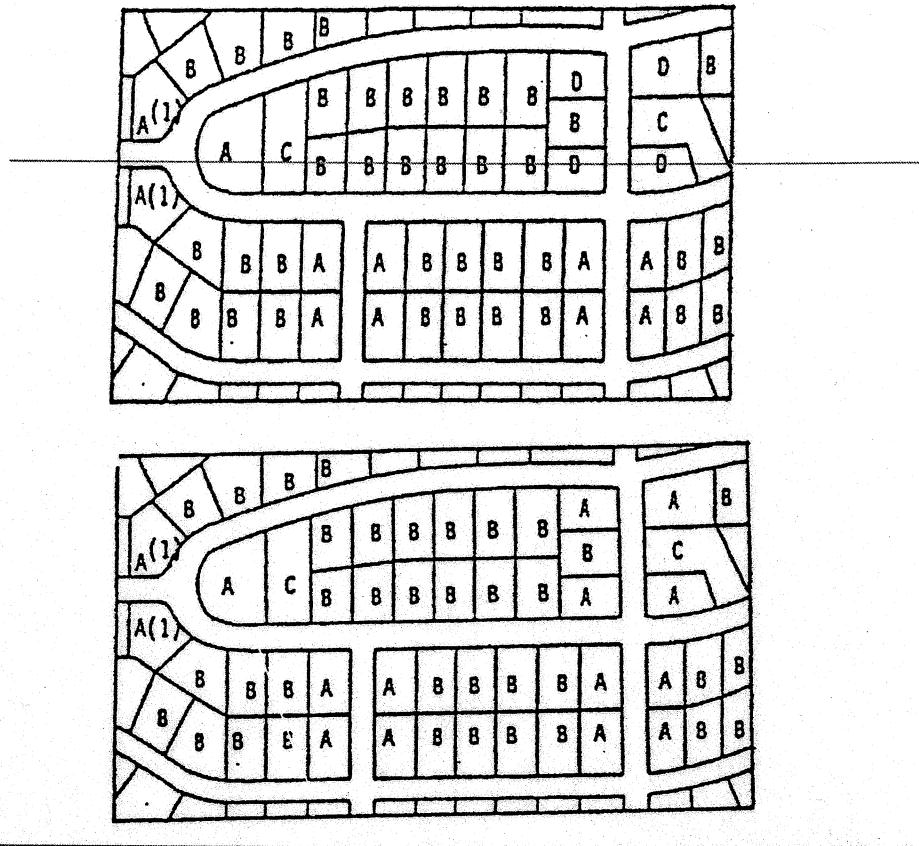
"Lot frontage" means that portion of the lot adjacent to any public or private access street or road. For the purpose of determining yard requirements on corner lots and through lots, all sides of a lot adjacent to streets shall be considered frontage. (Ord. 269 (part), 2002)



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17.08.330 Lot types.

The following diagram illustrates terminology used in this title with reference to "corner lots," "interior lots," ~~reversed frontage lots~~, and "through lots":



A. "Corner lot" means a lot located at the intersection of two or more streets (see A in diagram). A lot abutting on a curved street or streets shall be considered a corner lot if straight lines drawn from the foremost points of the side lot lines to the foremost point of the lot meet an interior angle of less than one hundred thirty-five degrees (see lots marked A (1) in the diagram).

B. "Interior lot" means a lot other than a corner lot with only one frontage on a street other than an alley (see B in diagram).

C. "Through lot" means a lot other than a corner lot with only one street other than an alley. Through lots with frontage on two streets, may be referred to as "double frontage lots" (see C in diagram).

D. "~~Reversed frontage lots~~" means a lot in which the frontage is at right angles, or approximately right angles, to the general pattern in the area involved. A reversed frontage lot may also be a corner lot or an interior lot (see D in diagram). (Ord. 269 (part), 2002)



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17.08.332A Marina

See the definition in Section V of the Walla Walla County Shoreline Management Plan.

17.08.375 Pasture.

“Pasture” means an area confined within a fence or other physical barrier and which area is used for grazing or roaming of livestock. (Ord. 269 (part), 2002)

17.08.398 Railroad Terminal

“Railroad Terminal” means an establishment primarily engaged in the furnishing of terminal facilities for rail passenger or freight traffic for line-haul service and in the movement of railroad cars between terminal yards, industrial sidings and other local sites.

17.08.428 Rural farmworker community.

“Rural farmworker community” means a planned development providing permanent and/or temporary housing to farmworkers and their family members. The housing units are grouped on a single lot and may be either single family or multifamily or a combination. Rural farmworker communities may also provide housing related service facilities such as day care, meeting rooms, laundry rooms, offices, recreation facilities, health services, convenience retail and storage facilities. (Ord. 269 (part), 2002)

17.08.445 Senior citizen assisted housing.

“Senior citizen assisted housing” means a place of residence for several families or individuals in apartment like quarters, rented or condominium which may feature services to retired persons such as limited nursing facilities, minimum maintenance living accommodations, and recreation programs and facilities. (Ord. 269 (part), 2002)

17.08.480 Stable, private.

“Stable, private” means an accessory building in which horses or beasts of burden owned by the occupants of the premises are kept, and in which no such animals are kept for hire, remuneration or sale. (Ord. 307 (part), 2004)

17.08.485 Street.

“Street” means a dedicated public or recorded private thoroughfare which affords the primary means of access to abutting property, and intended for general traffic circulations. “Street” does not include an alley. (Ord. 269 (part), 2002)

17.08.515 Winery, Type I.

“Winery” means a facility specifically designed for the crushing, fermentation, barrel aging, bottling, case goods storage and/or wholesale sales of wine. (Ord. 269 (part), 2002) See the definition in ch.17.22.030.

17.08.516 Winery, Type II.

See the definition in ch.17.22.030.



Part C: Amendments to WWCC Chapter 17.12

17.12.040 Establishment of districts--Designated--General purposes.

The county of Walla Walla is divided by this section into twenty-one classes of separate districts with the designations and general purposes listed in this section and the specifically permitted uses tabulated in Section 17.16.014 of this title. See Chapter 17.14 for the development regulations specific to the UPC zone.

A. Primary Agriculture. All lands in this district are lands of long-term commercial significance. The purpose of this zoning district is to perpetuate maintain the viability of irrigated and non-irrigated resource lands of long-term commercial significance for agricultural and ranching uses. Land in this district is characterized by large holdings and designated as primary and secondary agricultural lands marked to some degree with limited irrigation. Uses in this district are distinctive of the agricultural sector, except that naturalNatural resource-related industries are priority compatible uses.— Limited outdoor recreation uses and agricultural accessory uses and non-agricultural accessory uses and activities that support, promote, or sustain agricultural operations and production consistent with RCW 36.70A.177 are permitted. Residences are an allowed use in this district with limited home occupations that are clearly incidental to the agricultural nature of the district. Limited commercial and agri-tourist uses serving to support agriculture and natural resource related industries are permitted uses. Clustering to preserve large tracts of resource land is the preferred method of residential land developmentand is required on lands that are of primary significance or unique lands as shown on maps in the comprehensive plan.

B. Exclusive Agriculture. All lands in this district are lands of long-term commercial significance. This district is intended to preserve agricultural landsagriculture lands of long-term commercial significance; protect and preserve agriculture land for agricultural and ranching use in areas of large holdings with a minimum of roads and other utilities and services; discourage the scattering of commercial, industrial and other urban uses into outlying areas, resulting in excessive costs for public services; recognize the desire of owners of large commercial and ranching agricultural operations to maintain those operations and protect them from the intrusion of noncompatible uses; and limit the creation of nonfarm parcels. Natural resource related industries is a are priority compatible uses. Limited outdoor recreation uses and agricultural accessory uses and non-agricultural accessory uses and activities that support, promote, or sustain agricultural operations and production consistent with RCW 36.70A.177 are permitted uses. Residences are an allowed use in this district as are home occupations that are clearly incidental to the agricultural and ranching nature of the district, but Eclustering of residential development is not allowed.

C. General Agriculture. All lands in this district are lands of long-term commercial significance. The purpose of this zoning district is to perpetuate the viability of resource lands of long-term commercial significance. Land in this district is designated as primary and secondary agricultural lands with acharacterized by a mix of semi-sparsely populated irrigated and non-irrigated lands, within close proximity to agricultural areas, existing transportation corridors and populated urban areas. Uses in this district are distinctive of the agricultural and ranching sector except that natural resource-related industry is aindustries are permitted compatible uses. Limited outdoor recreation and agricultural accessory uses and non-agricultural accessory uses and activities that support, promote, or sustain agricultural operations and production consistent with



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RCW 36.70A.177 are permitted. Residences are an allowed use in this district as are home occupations that are clearly incidental to the agricultural and ranching nature of the district and clustering to preserve large tracts of resource land is an encouraged method of residential land development. This district permits natural resource related industry, low density residential, limited commercial and agri tourist uses serving to support agriculture and limited home occupations that are clearly incidental to the agricultural nature of this zone.

D. Agriculture Residential. All lands in this district are lands of long-term commercial significance. The purpose of this district is to maintain the viability of agricultural and ranching uses. This zoning district is intended for agricultural uses that are located in this district is located adjacent to existing rural lands, rural service areas, activity centers, and urban growth areas and that are in smaller land ownerships with denser development than other agricultural areas of the county. This district permits are distinctive of the agricultural and ranching sector. Large-scale natural resource processing industry is discouraged. Limited commercial-tourism and businesses that support agriculture are permitted. Low to medium density residential Residences are an allowed use as are home occupations that are clearly incidental to the agricultural and ranching nature of the district and clustering to preserve large tracts of resource land is the preferred method of residential land development and is required on lands that are of primary significance or unique lands as shown on maps in the comprehensive plan, commercial businesses serving to support agricultural and limited commercial tourism uses. Limited home occupations that are clearly incidental to the agricultural nature of these areas are also permitted.

E. Rural Remote. The purpose of this district primarily is to accommodate resource-oriented activities intended for areas on large rural lots that are not suitable for intensive farming and are generally not attractive for residential development. Land in this district typically is too far from an urban area to enable cost-effective provision of public services at this time. Permitted land uses in this district include emphasize resource-oriented activities such as farming, grazing, timber harvesting, and mineral extraction. Residential and recreation uses also are appropriate in this district, open space, recreation and residential. Lands that are not platted, that lie within extremely remote areas, or that have poor road access should be zoned for larger lot sizes until services and/or infrastructure become available. In determining the appropriate implementing zoning district, factors such as the following should be considered: historic platting patterns, historic zoning, road access, floodplain locations, water availability, land availability, and the surrounding built densities.

F. Rural Agriculture. The primary purpose of this district is intended to accommodate smaller scale farming activity, residential and limited agricultural production uses on medium-sized rural lots. Limited residential and recreational uses also should be accommodated. In determining the appropriate implementing zoning district, factors such as the following should be considered: historic platting patterns, historic zoning, road access, floodplain locations, water availability, land availability, and the surrounding built densities. It is primarily located adjacent to resource lands and areas of encroaching residential development or expansion.

G. Rural Floating Residential Mill Creek. The purpose of this district is intended to recognize and preserve the unique physical and visual characteristics of the land and uses in the Mill Creek canyon. Uses should emphasize small scale farming, commercial uses appropriate for the agricultural nature of the area, and other uses consistent with the current rural character of the area. The minimum lot size in this district is five acres, within the district and provide for flexibility in requirements depending upon the environmental constraints present on individual



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properties and streamlining of the review process, while maintaining the opportunity for public input.

H. Rural Residential. The purpose of this district is to maintain the rural aspects of the county, recognize historic development patterns and provide a transition or a buffer between existing rural developments and areas of higher or lower densities and higher or lower densities in the Burbank Rural Activity Center. Land in this district typically is too far from an urban area to enable cost-effective provision of public services at this time. Typical uses include in the rural residential zone are characterized by small-scale farms, dispersed single-family homes, open space recreation, and other uses that typically do not require urban services. Within the Burbank Rural Activity Center limited recreational and community-oriented cultural uses are allowed.

I. Rural Development. The primary purpose of this district is to recognize that there are certain rural areas within the county that are characterized by more intensive rural development but do not have the range of uses typically found in rural activity centers. These areas are previously platted neighborhoods or shoreline development areas where development patterns differ from those in the surrounding area, and they either include or have access to public facilities and services such as roads and water systems. Infill, new development, or redevelopment is allowed, as is the intensification of isolated nonresidential uses. New development of small-scale recreational or tourist uses with related commercial facilities is allowed as is the new development of isolated cottage industries and small-scale businesses that conform to the rural character of the area. Rural Transition. The purpose of this zoning district is to recognize that there are areas where some platting to smaller lots already exists in subdivisions and along arterials and where some services and infrastructure may be located. These are previously platted neighborhoods where the development patterns are not consistent with a resource lands designation, yet the lands do not fit within the definition of "urban," even though these areas may be adjacent to urban growth areas or there may be components of urban level services available to these lands, most frequently public water systems with fire hydrants. This zone includes areas characterized by land uses which include small scale farms, single family homes, limited commercial uses and open space.

O. Public Reserve District. This district is intended for public open space uses such as parks, playgrounds, federal and state wildlife habitats, open spaces, and greenbelts; public facilities such as schools, fire stations, and recreation centers; low intensity public cultural facilities; and limited low intensity general service uses such as utilities, cemeteries and mausoleums.

V. Rural Farm Worker Community District. The primary purpose of this district is to provide housing for employees of agricultural operations and limited services to support the residents in a planned community that includes or is located in close proximity to agricultural processing facilities. Residential uses can include permanent and temporary single family or multi-family housing for farm worker employees and their families. Limited recreational and cultural uses in support of residents also should be accommodated. The range of appropriate resident-related services may include uses such as: day care facilities, meeting rooms, laundry facilities, offices, recreation facilities, health services, convenience retail uses, and storage facilities for residents. Residential densities are limited by the capacity for on-site sewage disposal.

W. Single Family Residential District. The purpose of this district is primarily to accommodate residential dwellings, neighborhood-serving public uses, and limited low intensity non-residential uses on small and medium-size lots.



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X. Suburban Residential District. The purpose of this district is primarily to accommodate residential dwellings, neighborhood-serving public uses, and limited low intensity non-residential uses on large lots.

Y. Multiple Family Residential District. The purpose of this district is primarily to accommodate high density residential dwellings, recreational facilities, schools, and low intensity service and cultural uses on large lots in close proximity to major streets.

Z. General Commercial District. The purpose of this district is primarily to accommodate regional retail enterprises, offices, service uses, institutions, and recreational and cultural uses which require close proximity to major streets and arterials for trade or transportation.

17.12.050 Unincorporated urban growth areas – Zoning.

A. The county's zoning districts and dimensional requirements in place before January 30, 2001 shall continue to apply to those unincorporated areas within the county's urban growth boundaries until such time as joint zoning and development regulations are adopted. (Ord. 269 (part), 2002)

Part D: Amendments to WWCC Chapter 17.16

17.16.010 Establishment of uses.

The use of a property is defined by the activity for which the building or lot is intended, designed, arranged, occupied or maintained. All applicable requirements of this code, or other applicable state or federal requirements, shall govern a use located in unincorporated Walla Walla County.

The use is a permitted use in Walla Walla County Code Section 17.16.014, Table of Permitted Uses. A bed and breakfast establishment will have to meet the following criteria:

- A. Not more than ten lodging units will be present in any dwelling unit; travelers or transient guests may not stay longer than thirty days;
- B. Property owner or operator occupied;
- C. One off street parking space must be provided for each lodging unit in addition to the parking requirements for the use of the structure as a dwelling unit;
- D. Only limited food service as permitted under Washington Administrative Code (WAC) Chapter 246-215, Food Service, may be provided. Food service is limited to overnight guests;
- E. Signs associated with this use shall be limited to four square feet in size, except bed and breakfast establishments in a zone which allows signs larger than four square feet may have a larger sign, provided it is in compliance with the size standards for that district. Signs shall meet all setback requirements for the zone in which the bed and breakfast establishment is located. (Ord. 269 (part), 2002; Ord. 312 (part), 2005; Ord. 343 §§ 1, 2, 2007)



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17.16.014 Permitted uses table

Residential Land Uses

Key	
P	Permitted use
C	Conditional use permit required
AC	Administrative conditional use permit required
*	Definition of this specific land use see Chapter 17.08
PA	Primary Agriculture
EA	Exclusive Agreement
GA	General Agriculture
AR	Agriculture Residential
RR	Rural Remote
RA	Rural Agriculture
RM/C-5	Rural Residential Mill Creek-5
RR	Rural Residential
R-96	Suburban Residential
R-72	Single Family Residential
R-60	Single Family Residential
RM	Multiple Family Residential
RT-RD-R	Rural Transition Development Residential
RD-CI	Rural Development-Commercial/Industrial
RFC	Rural Farmworker Community
RAC	Rural Activity Center



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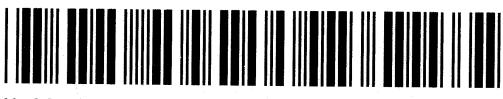
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Zone	Resource										Urban Residential										Misc.	
	PA -40	EA- 120	GA- -20	AR -10	RR -40	RA -20	RR -10	RA -5	RR -M -2	RR -C-5	R- 5	R- 5	R- 96	R- 72	R- 60	RM	RT- 42R	RD- CL	RF D-R	RA C		
Specific Use																						
Dwelling Units	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
* One Family																						
* Two Family (duplex)																						
* Multi Family																						
* Townhouse																						
* Condominiums																						
* Mobile Home, single wide	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
* Mobile Home, double wide	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
* Manufactured Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
* MOBILE/ MANUFACTURE D HOME PARK																						
* RURAL, FARMWORKER COMMUNITIES	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
GROUP RESIDENCES																						
* Adult Family Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
* Long Term Care Facility																						
* Senior Citizen Asst. Housing																						
TEMPORARY LODGING																						
* Bed & Breakfast	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		



	Zone		Resource										Rural										Urban Residential										Misc.			
	PA	EA-	GA	AR	RR	RA	RR	RR	RR	RR	R-	R-	R-	R-	R-	R-	R-	R-	R-	R-	R-	R-	R-	R-	R-	R-	R-	R-	R-	R-	R-	R-	R-			
Specific Use	-40	120	-20	-10	-40	-20	-10	-5	-M	-2	-5	-5	-M	-2	-5	-C-5	-2	-5	-M	-2	-5	-M	-2	-5	-M	-2	-5	-M	-2	-5	-M	-2	-5			
Type I																																				
* Bed & Breakfast	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C					
Type II																																				
* Hotels/motels																																				
Mobile/ Manufactured Home	AC	AC1	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC					
* Transient Labor Camps	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	P				
ACCESSORY USES																																				
* Accessory Dwelling Units	P2	P2	P2	P2	P2	P2	P2	P2	P2	P2	P2	P2	P2	P2	P2	P2	P2	P2	P2	P2	P2	P2	P2	P2	P2	P2	P2	P2	P2	P2	P2					
* Accessory Use * Home Occupation	P3	P3	P3	P3	P3	P3	P3	P3	P3	P3	P3	P3	P3	P3	P3	P3	P3	P3	P3	P3	P3	P3	P3	P3	P3	P3	P3	P3	P3	P3	P3					
* Caretakers Quarters	AC	AC4	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC					
* Farmworker Dwellings	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4				



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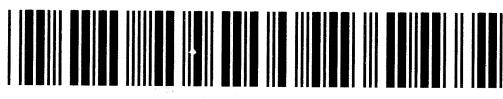
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Residential Land Uses

Key	
P = Permitted use	
C = Conditional use permit required	
AC = Administrative conditional use permit required	
* = Definition of this specific land use see Chapter 17.08	
IA-M = Industrial Agriculture Mixed	
IA-H = Industrial Agriculture Heavy	
HI = Heavy Industrial	
LI = Light Industrial	
V/BP = Industrial/Business Park	
NC = Neighborhood Commercial	
CG = General Commercial	
BC = Burbank Commercial	
BR = Burbank Residential	
PR = Public Reserve	

SPECIFIC USE DWELLING UNITS	Zone	Industrial and Commercial						Misc.
		IA-M	IA-H	HI	LI	V/BP	NC	
* One Family	AC							P
* Two Family (duplex)								P6
* Multi Family								P6
* Townhouse								P6
* Condominiums								
* Mobile Home, single wide	AC							P6
* Mobile Home, double wide	AC							P
* Manufactured Home	AC							P
* Mobile/Manufactured Home Park								C



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SPECIFIC USE	Zone									Misc.
	Industrial and Commercial			Residential			Commercial			
	IA-M	IA-H	HI	LI	I/BP	NC	CG	BC	BR	PR
* Rural/Farmworker Communities										
GROUP RESIDENCES										
* Adult Family Home										
* Long Term Care Facility						P	P	P	P	
* Senior Citizen Ass't. Housing						P	P	P	C	
TEMPORARY LODGING						P	P	P	AC	
* Bed and Breakfast Type I						P	P	P	C	
* Bed and Breakfast Type II						P	P	P	C	
* Hotels/Motels						P	P	P	P	
* Mobile/Manufactured Home			<u>AC1</u>			P	P	P	AC-I	
* Transient Labor Camps										
ACCESSORY USES										
* Accessory Dwelling Units			P2						P2	
* Accessory Use			P3				P3	P3	P3	
* Home Occupation			AC4						AC4	
* Caretakers Quarters			P	P			P	P	P	
* Farmworker Dwellings			AC5	AC5	AC5	AC5	AC5	AC5	AC5	AC5

A.

Residential Land Uses—Development Conditions.

1. The temporary placement of mobile/manufactured homes only applies to situations where there exists a personal hardship related to the aged, infirm or to persons incapable of maintaining a separate residence, whereby it is necessary to have someone living on the same premises. The following provisions are also required:
 - a. A signed doctor's statement indicating the need for care shall be submitted with the application;
 - b. The permit shall be issued for a specific person(s) and for a period of one year, requiring annual review and renewal. No change in occupancy shall take place without review of the planning commission. The mobile/manufactured home shall be removed within ninety days after the original need has ceased;
 - c. The county health department shall approve the provisions of water and sewer service to the temporary dwelling unit;



- d. Each granting does not constitute an approval to divide land. The location of a temporary dwelling unit on a parcel of land shall not be considered the creation of a separate dwelling site and the lot area, frontage and access requirements of the applicable zoning district shall not apply.
2. See the definition of accessory dwelling unit in ch. 17.08. Accessory dwelling units are permitted, provided that:
- a. None shall be inhabited by other than employees of the owner or tenant of the premises;
 - b. No accessory building to be used for a dwelling unit shall be constructed upon a plot until the construction of the main building has commenced;
 - c. Accessory dwelling units must meet all applicable uniform building codes;
 - d. The size of the primary residence must be at least eight hundred square feet to allow an accessory dwelling unit;
 - e. The accessory dwelling unit, excluding any garage area and other non-living areas, shall not exceed one thousand square feet, or fifty percent of the total square footage of the main residence (excluding any garage area and other non-living space), whichever is less;
 - f. There shall be only one accessory dwelling unit per single-family lot;
 - g. The accessory dwelling unit and the primary residence must meet all lot coverage and setback requirements of the applicable zone as defined herein the Walla Walla County zoning code;
 - h. Accessory dwelling units shall meet all Walla Walla County health department requirements for water and septic/sewer requirements;
 - i. Mobile homes and recreational vehicles shall not be permitted as accessory dwelling units, except as in development condition i above;
 - j. Accessory dwelling units must be dependent upon the primary residence and must share at least four of the following criteria with the primary residence:
- i. Road access;
 - ii. Septic system;
 - iii. Water system;
 - iv. Utility factors;
 - v. Yard; and
 - vi. Parking area;
- k. Either the primary residence or the accessory dwelling unit is occupied by an owner of the property; and
- l. None shall be rented.
3. An accessory use, structure or activity clearly incidental to the permitted use and which will not create a nuisance or hazard if permitted.



4. See the definition of home occupation in ch. 17.08. Home occupations are permitted provided:
 - e. That not more than one person outside the family shall be employed in the home occupation.
 - d. There shall be no exterior display, no exterior sign, no exterior storage of materials and no other exterior indication of the home occupation or variation from the residential character of the principal building and that no special equipment different from the normal residential equipment shall be installed, and no offensive noise, vibration, smoke, dust, odors, heat or glare shall be produced as a result thereof.
 - e. The maximum amount of square footage used by the home occupation is two hundred square feet.
 - f. The home owner submits a letter acknowledging the above conditions.
5. Farmworker dwellings to accommodate agriculture employees and their families employed by the owner of the premises are permitted, provided that only three accessory farmworker dwelling units are permitted on a lot in addition to the owner's single-family residence and that each lot has a minimum of twenty acres and; provided further that such housing facilities shall be considered accessory to the main dwelling and shall conform to the provisions of the district pertaining to required yards and open spaces for dwellings. Verification of half time or greater employment is required before issuance of building permit.
6. Permitted at densities not to exceed four dwelling units per acre—Height, bulk and scale to be consistent with existing adjacent development—Only permitted within an approved Planned Unit Development. Increased density for two-family dwellings (duplex) and townhouses is a recognized public benefit in the R-96, R-72, R-60, RD-R, RFG, RAC, and BR zoning districts.
7. Transient labor camps are permitted provided they meet the state's minimum health and safety requirements for temporary worker housing (246-3 58 WAC Temporary Housing Rules).



Retail/Wholesale Land Uses

Key
P = Permitted use
C = Conditional use permit required
AC = Administrative conditional use permit required
* = Definition of this specific land use see Chapter 17.08
PA = Primary Agriculture
EA = Exclusive Agreement
GA = General Agriculture
AR = Agriculture Residential
RR = Rural Remote
RA = Rural Agriculture
RRMC-5 = Rural Residential Mill Creek- ⁵
RR = Rural Residential
R-96 = Suburban Residential
R-72 = Single Family Residential
R-60 = Single Family Residential
RM = Multiple Family Residential
RT-RD-R = Rural Transition Development-Residential
RD-CI = Rural Development-Commercial/Industrial
RFC = Rural Farmworker Community
RAC = Rural Activity Center

Zone	Rural										Urban Residential				Misc.		
	PA-	EA-	GA-	AR	RR	RA	RA	RR	RR	R-	R-	RM	RT-	RD	RF	RA	
	40	120	20	.10	.40	.20	-.10	-.5	M	-.2	-.5	96	.72	.60	D/R	C	
SPECIFIC USE																	
RETAIL																	
* Apparel & Access-																	
																	P1



Zone		Resource		Rural				Urban Residential				Misc.				
		PA-40	EA-20	GA-10	AR-40	RR-20	RA-10	RR-5	RM-2	RR-5	RM-96	R-72	R-60	RF-D.R.	RD-CI	RA-C
SPECIFIC USE																
Gasoline Stores																
Auction Houses, except livestock																P1
Auction Houses/Yards, Livestock	p	AC	PAC	PA	C											
*-Automobile Service Station & Convenience Market																P1
* Automotive Dealers																
Automobile Leasing/Rental																C
* Building Material, Hardware, & Garden Supply																P1
* Eating & Drinking Establishments																P1
* Food Stores																P1
* General Merchandise Stores																P1
Heavy Equipment Sales & Rental																P1
* Home Furniture, Furnishings, and Equipment Stores																P1
Horticultural Nurseries, Retail	p	p	p	p	p	p	p	p	p	p	p	p	p			P1
Irrigation Systems & Equipment, Sales Service & Storage																P1
* Produce Stand	p	p	p	p	p	p	p	p	p	p	p	p	p			P
* Produce Market	c	c	c	c	c	c	c	c	c	c	c	c	c			C

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Ordinance No. 371

Exhibit A



Zone		Resource				Rural				Urban Residential				Misc.			
		PA-40	EA-120	GA-20	AR-10	RR-20	RA-10	RR-5	RA-2	RR-5	RA-96	RR-72	RA-60	RT-1/2R	RD-D.R.	RF-CI	RA-C
SPECIFIC USE																	
* Retail,																	
Miscellaneous																	
WHOLESALE																	
* Durable Goods																	
* Non Durable Goods																	
Commercial	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Greenhouses																	
ACCESSORY USES																	
* Accessory Use	F3	P3	P3	P3	P3	P3	P3	P3	P3	P3	P3	P3	P3	P3	P3	P3	P3



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Retail/Wholesale Land Uses

Key									
P = Permitted use									
C = Conditional use permit required									
AC = Administrative conditional use permit required									
* = Definition of this specific land use see Chapter 17.08									
IA-M = Industrial Agriculture Mixed									
IA-H = Industrial Agriculture Heavy									
HI = Heavy Industrial									
LJ = Light Industrial									
I/BP = Industrial/Business Park									
NC = Neighborhood Commercial									
CG = General Commercial									
BC = Burbank Commercial									
BR = Burbank Residential									
PR = Public Reserve									

SPECIFIC USE	Zone										Misc.
	IA-M	IA-H	HI	LJ	I/BP	NC	CG	BC	BR	PR	
RETAIL											
* Apparel and Accessory Stores											
Auction Houses, except livestock											
Auction Houses/Yards, Livestock											
* Automobile Service Station and Convenience Market											
* Automotive Dealers											
Automobile Leasing/Rental											
* Building Material, Hardware, and Garden Supply											
* Eating and Drinking Establishments											
* Food Stores											



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SPECIFIC USE	Zone										Misc.
	Industrial and Commercial										
	IA-M	IA-H	HI	LI	I/BP	NC	CG	BC	BR	PR	
* General Merchandise Stores					P5	P1	P	P			
Heavy Equipment Sales and Rental Stores			P	P1	P						
* Home Furniture, Furnishings, and Equipment Stores			P	P1	P	P	P	P			
Horticultural Nurseries, Retail			P	P1	P	P1	P	P			
Irrigation Systems/Equipment, Sales Service & Storage	P	P	P	P1	P	P1	P	P			
* Produce Stand				P4	P						
* Produce Market				P4	P1	P	P	P			
* Retail, Miscellaneous				P4	P	P	P	P			
WHOLESALE											
* Durable Goods	P	P	P	P1	P						
* Non Durable Goods	P	P	P	P1	P						
Commercial Greenhouses	P	P	P1	P	P1	P	P	P			
ACCESSORY USES											
* Accessory Use	P3	P3	P3	P3	P3	P3	P3	P3			

B. Retail/Wholesale Land Uses--Development Conditions.

1. The primary building cannot exceed twenty thousand square feet per establishment.
2. No gasoline or oil pump or appliance may be located within twelve feet of any street or property line unless within a building.
3. Any accessory use, structure or activity clearly incidental to a permitted use and which will not create a nuisance or hazard is permitted.
4. Permitted only within the Burbank UGA. The total area dedicated to retail land uses subject to this condition shall not exceed thirty contiguous acres.
5. Permitted only if located in a building that is also occupied by a permitted noncommercial use. Alternatively, in the Burbank UGA, retail uses subject to this condition are also permitted as stand-alone establishments, subject to geographic and acreage limitation in subsection (B)(4) of this section.



Government/General Services Land Uses

Key

P = Permitted use

C = Conditional use permit required

AC = Administrative conditional use permit required

* = Definition of this specific land use see Chapter 17.08

PA = Primary Agriculture

EA = Exclusive Agreement

GA = General Agriculture

AR = Agriculture Residential

RR = Rural Remote

RA = Rural Agriculture

RRMC-5 = Rural Residential Mill Creek-5

RR = Rural Residential

R-96 = Suburban Residential

R-72 = Single Family Residential

R-60 = Single Family Residential

RM = Multiple Family Residential

RTRD-R = Rural Transition Development-Residential

RD-CI = Rural Development-Commercial/Industrial

RFC = Rural Farmworker Community

RAC = Rural Activity Center

Zone	Resource	Rural						Urban Residential			Misc.		
		PA	EA	GA	AR	RR	RA	RR	R	R	RD	R	R
		40	-	-20	-10	-40	-20	-10	-5	MC	R-	R	R
										.5	2	.5	
SPECIFIC USE													
EDUCATION SERVICES													



	Zone		Rural										Urban Residential						Misc.		
	PA-	Resource	EA	GA	AR	RR	RA	RR	R-	R-	R-	R-	R-	R-	R-	RD	RD-	R			
	40	-	120	-20	-10	-40	-20	-10	-5	-5	-5	-5	-5	-5	M	-R	CI	F	A	C	C
SPECIFIC USE																					
* Schools, public and private									P	C	C	P	P	P	P	C		C	C		
GOVERNMENT SERVICES																					
Fire Station	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
GENERAL SERVICES																					
* Animal Hospital									C	C	C	C	C	C	C	P	C	C	C	C	
Animal Shelter																		P1			
* Automotive Repair and Services																		A	C		
* Automobile Parking																		P1			
* Automobile Wrecking Yard																		P1			
* Business Services																		P1			
Catering Establishments																		P1			
Cemeteries, Mausoleums																		P1			
Churches & Places of Worship	C	C	C	C	C	C	C	P	C	C	P	P	P	P	P	C	C	C	C	C	
* Clinic																		P1			
* Day Care, Family	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Daycare Center																		P1			
Debt Payment																		C	P1		
* Finance, Insurance, Real Estate																		A	C		
* Funeral Service & Crematories																		C			
* Hospitals																					
* Kennel, Commercial	C\$4	C\$4	C\$4	C\$4	C\$4	C\$4	C\$4	C\$4	C\$4	C\$4	C\$4	C\$4	C\$4	C\$4	C\$4	C\$4	C\$4	C\$4	C\$4	C\$4	C\$4

Zone		Resource						Rural						Urban Residential						Misc.		
		PA-	EA	GA	AR	RR	RA	RR	R	R	R	R	R	R	R	R	RD	RD-	R	R		
	40	-	-20	-10	-40	-20	-10	-5	-5	-5	-5	-5	-5	-5	-5	-5	M	-R	CI	F		
SPECIFIC USE		120															C	A	C	C		
Laboratories, Research and Testing																						
* Offices																						
Orphanage/Charitable Institutions									P1	P							P+			P1		
* Personal Services										1										P1		
* Repair Shops and related services																	C		A	P1		
Storage, Self Service																	C		C	P1		
* Utility Facilities		C	C	C	C	C	C	C	C	C	C	C	C	C	C		A	C	C	C		
* Warehousing and Storage																	P		P1			
* Wedding and Event Center									C	C									A	C		
ACCESSORY USE		P4 ₃	P4 ₃	P	P4 ₃	P	P4 ₃															
* Accessory Use																						



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Government/General Services Land Uses

Key	
P = Permitted use	
C = Conditional use permit required	
AC = Administrative conditional use permit required	
* = Definition of this specific land use see Chapter 17.08	
IA-M = Industrial Agriculture Mixed	
IA-H = Industrial Agriculture Heavy	
HI = Heavy Industrial	
LJ = Light Industrial	
IBP = Industrial/Business Park	
NC = Neighborhood Commercial	
BC = Burbank Commercial	
CG = General Commercial	
BR = Burbank Residential	
PR = Public Reserve	

SPECIFIC USE	Zone	Industrial and Commercial										Misc.
		P	P	P	P	P	P	P	P	P	P	
EDUCATION SERVICES												
* Schools, public and private												
GOVERNMENT SERVICES												
Fire Station	C	C	P	P	P	P	P	E/P	P	C	P	
GENERAL SERVICES												
* Animal Hospital							P	P1	P1	P1	P1	
Animal Shelter			P	C1								
* Automotive Repair and Services	P	P	P	P1	P	P	P	P	P	P	P	
* Automotive Parking												
Automobile Wrecking Yard	C	C	C	C	C	C	P	P	P	P	P	
* Business Services				P	P	P	P	P1	P	P+	P	
Catering Establishments				P	P	P	P	P1	P1	P1	P1	

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	Zone	Industrial and Commercial			Misc.
SPECIFIC USE					
Cemeteries, Mausoleums		C	P1	P	C
Churches and Places of Worship		P	P1	P	P+
* Clinic			P	P	P+
* Day Care, Family					
* Day Care Center		P	P1	GP	P
Day Room		C+		P+	C
* Finance, Insurance, Real Estate		P	P1	P1	P1
* Funeral Services and Crematories				C	C
* Hospitals		P	C1	C	PC
* Kennel, Commercial	C54		C1,54	C1,54	
Laboratories, Research and Testing	P	P	P1	P	
* Offices	P	P	P	P1	P+
Orphanage/Charitable Institutions		P	P	P	P+
* Personal Services			P	P	P1,23
* Repair Shops and related services	P	P	P1	P	P+
Storage, Self Service	P	P	P	P	P+
* Utility Facilities	C	C	C+	C	C
* Warehousing and Storage	P	P	P1	P	P
* Wedding and Event Center					
ACCESSORY USE	P43	P43	P43	P43	P43
* Accessory Use	P43	P43	P43	P43	P43

C. Government/General Services Land Uses--Development Conditions.

1. The primary building cannot exceed twenty thousand square feet per establishment.
2. Permitted if conducted within an enclosure not less than eight feet in height with a solidity of not less than sixty percent and setback fifty feet from any public street.
3. No building so used shall be within one hundred feet of any property line.
3. An accessory use, structure or activity clearly incidental to a permitted use and which will not create a nuisance or hazard is permitted.
4. All cages, runs, pens or kennels used for holding animals shall be at least twenty-five feet from property lines and be kept in a clean and sanitary condition, and must be disinfected on a routine basis. All waste material must be disposed of daily in a sanitary method in accordance with regulations of the city/county health department.

ment. Cages and kennels must be of sufficient size to allow for exercise and maintenance of sanitary conditions.

Animals must be provided with adequate shelter to protect them from extremes of temperature and from rain and snow.

Fencing shall be adequate to contain all animals and to restrict the entry of animals not under the control of the kennel operator.

The kennel may be inspected during any reasonable hour by the director, the health officer or by the animal control officer, for compliance with these regulations, and/or the provisions of Title 6 of the Walla Walla County Code.

The following shall be considered when a conditional use permit is reviewed for a commercial kennel:

- a. Noise;
- b. Proximity to and compatibility with adjacent uses;
- c. Lot size and isolation;
- d. Location of kennel on the lot;
- e. Screening and buffering;
- f. Number of animal accommodations.



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Industrial/Manufacturing Land Uses

Key	
P = Permitted use	
C = Conditional use permit required	
AC = Administrative conditional use permit required	
* = Definition of this specific land use see Chapter 17.08	
PA = Primary Agriculture	
EA = Exclusive Agriculture	
GA = General Agriculture-20	
AR = Agriculture Residential-10	
RR = Rural Remote	
RA = Rural Agriculture	
RRMC-5 = Rural Residential Mill Creek-5	
RR = Rural Residential	
R-96 = Suburban Residential	
R-72 = Single Family Residential	
R-60 = Single Family Residential	
RM = Multiple Family Residential	
RF-RD-R = Rural TransitionDevelopment-Residential	
RD-CI = Rural Development-Commercial/Industrial	
RFC = Rural Farmworker Community	
RAC = Rural Activity Center	

Zone	Resource	Rural										Misc.					
		PA	EA	GA	AR	RR	RR	RA	RA	RR	RR	R	R	R	R	R	R
		-40	120	-20	-10	-40	-20	-10	-5	-5	-2	-5	-96	-72	-60	-48	-36
SPECIFIC USE																	
Apparel and Other Textile Products																	P4



	Zone		Resource		Rural						Misc.	
	PA	EA	GA	AR	RR	RA	RR	RR	R-	R-	R	R
	-40	-120	-20	-10	-40	-20	-10	-5	M	M	D-R	D-R
SPECIFIC USE												
Acid, manufacture (sulphurous, sulfuric, nitric, hydrochloric, and other similar acids)												
Arsenals												
Asphalt Plant												
* Chemicals and Allied Products											P	
* Computer and Office Equipment												
Concrete Batch Plant												
* Dairy Products	PA											
Processing	C											
* Distillery, production facility											P	
* Electronic and Other Electric Equipment												
Explosives, Manufacture and Storage												
* Fabricated Metal Products												
Fat Rendering												
* Food and Kindred Products												
* Furniture and Fixtures												
* Industrial Machinery and Equipment												
* Instruments and Related Products												
* Leather and Leather Goods												



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Zone		Rural										Misc.					
	Resource	PA	EA	GA	AR	RR	RA	RR	RR	RR	R-	R-	R-	R-	R-	R-	R-
		-40	-120	-20	-10	-40	-20	-10	-5	-2	5	96	72	60	48	36	24
SPECIFIC USE																	
* Lumber and Wood Products, Except Furniture																	
* Meat Processing and Packing																	
Offal and Animal Reduction or Processing																	
* Paper and Allied Products																	
* Petroleum Refining Related Industries																	
Petroleum Refining																	
* Primary Metal Industries																	
* Printing and Publishing																	
* Rubber and Miscellaneous Plastics																	
* Stone, Clay, Glass and Concrete Products																	
Smelting or Refining Aluminum, Copper, Tin or Zinc																	
Storage/Packing Agricultural Produce		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
* Textile Mill Products																	
* Transportation Equipment																	
* Truck Stop																	
* Winery Type I		P3	P3	C3	P3	C3	P3	C3	C3	C3	C3	C3	C3	C3	P3	P3	P3
* Winery Type II		C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3



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Zone		Resource										Rural							Misc.						
		PA	EA	GA	AR	RR	RR	RA	RA	RR	RR	R-	R-	R-	R-	R-	R-	R-	R-	R-	R-	R-	R-	R-	R-
		-40	120	-20	-10	-40	-20	-10	-5	M	M	.5	.2	.5	.96	.72	.60	M	M	R	R	R	R	R	R
SPECIFIC USE																									
* Miscellaneous Light																									
Manufacturing																									
ACCESSORY USES																									
* Accessory Use		P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	



Industrial/Manufacturing Land Uses—Development Conditions

Key	
P = Permitted use	
C = Conditional use permit required	
AC = Administrative conditional use permit required	
* = Definition of this specific land use see Chapter 17.08	
IA-M = Industrial Agriculture Mixed	
IA-H = Industrial Agriculture Heavy	
HI = Heavy Industrial	
LI = Light Industrial	
I/BP = Industrial/Business Park	
GC = General Commercial	
NC = Neighborhood Commercial	
CG = General Commercial	
BC = Burbank Commercial	
BR = Burbank Residential	
PR = Public Reserve	

SPECIFIC USE	Zone	Industrial and Commercial						Misc.		
		IA-M	IA-H	HI	LI	I/BP	NC	CG	BC	BR
* Apparel and Other Textile Products	P	P	P	P4	P					
Acid, manufacture of sulphurous, sulfuric, nitric, hydrochloric, and other similar acids	C	C	C							
Arsenals	C	C								
Asphalt Plant	P	P								
* Chemicals and Allied Products	C	P	P							
* Computer and Office Equipment	P	P	P	P4	P					
Concrete Batch Plant	P	P	P							
* Dairy Products Processing	P	P	P	P4	P					



Zone	Industrial and Commercial								Misc.		
	IA-M	IA-H	HI	LI	I/BP	NC	CG	BC	BR	PR	
SPECIFIC USE											
* Electronic and Other Electric Equipment	P	P	P	P	P4	P					
Explosives, Manufacture and Storage	C	C									
* Fabricated Metal Products	P	P	P	P							
Fat rendering	C	C									
* Food and Kindred Products	P	P	P	P							
* Furniture and Fixtures	P	P	P	P	P4						
* Industrial Machinery and Equipment	C	P	P								
* Instruments and Related Products	P	P	P	P	P4						
* Leather and Leather Goods	P	P	P	P	P4	P					
* Lumber and Wood Products, Except Furniture	C	P	P	P	P	P					
* Meat Processing and Packing	C	P	P	P	P	P					
Offal and Animal Reduction or Processing	C	C									
* Paper and Allied Products	P	P	P	P	P4						
* Petroleum Refining Related Industries	C	P	P								
Petroleum Refining	C	C	P								
* Primary Metal Industries	C	P	P								
* Printing and Publishing	P	P	P	P	P4	P	P				
* Rubber and Miscellaneous Plastics	C	P	P	P	P	P					
* Stone, Clay, Glass and Concrete Products	P	P	P	P	P4						
Smelting or Refining Aluminum, Copper, Tin or Zinc	C	C									
Storage/Packing Agricultural Produce	P	P	P	P	P4	P					
* Textile Mill Products	P	P	P	P	P4	P					
* Transportation Equipment	C	P	P								
* Truck Stop	P	P	P	P		P	P				
* Winery Type I	P3	P3	P3	P3	P3	P3	P3	P3	P3	P3	
* Winery Type II	P3	P3	P3	P3	P3	P3	P3	P3	P3	P3	
Miscellaneous Light Manufacturing	P	P	P	P	P	P	C	C	C	C	
ACCESSORY USES	P	P									
* Accessory Use	P1	P1	P1	P1, 4	P1	P1	P1	P1	P1	P1	



Industrial/Mfg Manufacturing Land Uses—Development Conditions

Key	
P	Permitted use
C	Conditional use permit required
AC	Administrative conditional use permit required
*	Definition of this specific land use see Chapter 17-08
R-96	Suburban Residential
R-72	Single Family Residential
R-60	Single Family Residential
MFR	Multiple Family Residential
UPC	Urban Planned Community
RD	Rural Development
RFC	Rural Farmworker Community

Zone	
Residential	
	R-96
SPECIFIC USE	R-72
* Winery Type I	R-60
* Winery Type II	MFR
	UPC
	RD
	RFC

D. Industrial/Mfg Manufacturing Land Uses—Development Conditions.

1. An accessory use, structure or activity clearly incidental to a permitted use and which will not create a nuisance or hazard is permitted.
2. Industrial Uses Limits. Industrial uses shall be subject to the following conditions:
 - a. The noise emanating from industrial activities shall be controlled so as not to become objectionable due to intermittent beat, frequency, volume and duration.



- b. Industrial and exterior lighting shall not produce glare on public highways and neighboring property. Arc welding, acetylene torch cutting or similar processes shall be screened from any point outside of the property.
 - c. The storage and handling of inflammable liquids, liquefied petroleum gases, and explosives shall comply with rules and regulations of the state and other county regulations, the Uniform Building Code, and the Uniform Fire Code.
 - d. Provisions shall be made for shielding or other preventive measures against electromagnetic interferences occasioned by mechanical, electrical and nuclear equipment, uses, or processes. The emission of odors shall be minimized and the emission of any toxic or corrosive fumes or gases shall be prohibited. Dust, smoke and other types of air pollution shall be minimized.
 - e. Liquid and solid wastes, and storage of animal or vegetable waste which attracts insects or rodents or otherwise creates a health hazard shall be prohibited. No waste products shall be exposed to view from eye level from any property line in an industrial district.
 - f. All storage shall be located within an area not closer than twenty feet from the street right-of-way line and shall be enclosed with a heavy wire fence or of a similar type, with the top of said fence not to be less than eight feet above the adjoining street level, or by an attractive hedge or board fence at least eight feet high. In the case of the open storage of lumber, coal, or other combustible material, a roadway shall be provided, graded, surfaced and maintained from the street to the rear of the property to permit access of fire trucks.
 - g. See Chapter 17.22 for winery development standards.
3. The primary building not to exceed thirty thousand square feet per establishment.
- 4.

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Exhibit A



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Recreational/Cultural Land Uses

Key	
P = Permitted use	
C = Conditional use permit required	
AC = Administrative conditional use permit required	
* = Definition of this specific land use see WWCC Chapter 17.08	
PA = Primary Agriculture	
EA = Exclusive Agriculture	
GA = General Agriculture	
AR = Agriculture Residential	
RR = Rural Remote	
RA = Rural Agriculture	
RRMC-5 = Rural Residential Mill Creek-5	
RR = Rural Residential	
R-96 = Suburban Residential	
R-72 = Single Family Residential	
R-60 = Single Family Residential	
RM = Multiple Family Residential	
RT-RD-R = Rural Transition-Development-Residential	
RD-CI = Rural Development-Commercial/Industrial	
RFC = Rural Farmworker Community	
RAC = Rural Activity Center	

Zone	Resource	RR	RA	RR	RA	RR	RR	R	R	R	R	R	Misc.
PA	EA	GA	AR	RR	RA	RR	RR	R	R	R	R	R	RA
-40	-20	-10	-40	-20	-10	.5	.5	-2	R	R	R	R	C
	120							5		22	60		
SPECIFIC USE													
PARKS/RECREATION													

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		Zone		Resource				Rural				Urban Residential				Misc.			
		PA	EA	GA	AR	RR	RR	RA	RR	RR	R-	R-	R-	R-	R-	R-	R-	R-	R-
		-40	-120	-20	-10	-40	-20	-10	-5	-MC	-2	-5	-5	-96	-72	-60	-M	-RD	-RF
SPECIFIC USE																			
* Crop maze	P			P															
* Equestrian Park	P5			P5															
* Golf facility	P5 _r			P5 _r		P7	C	C	C	C	C	C	C						
Gun/Archery Ranges (Outdoor)	P5, 87			P5 _p		C	C	C	C	C	C	C	C						
Gun/Archery Ranges (Indoor)				P5 _p		C	C	C	C	C	C	C	C						
Hunting/Fishing Lodges	P89			P9P		P9P	P8	P8	P8	P8	P8	P8	P8						
* Marina	AC																		
* Park	P5	P5	P5	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
* Recreational Facility (Public)																			
Recreation Facility (Private when 50% or less is owned/partnered by a public agency)																			
Recreational Vehicle Park & Campgrounds																			
* Riding academy	P5, 421			P5, 112		P5, 112													
* Stables, private	P4, 42			P4, 42		P4, 42		P4	P4	P4	P4	P4	P4	P4	P4	P4	P4	P4	
* Stables, public	P4, 112			P4, 112		P4, 112													
* All-terrain Vehicle Park	P5, 409							C	C									P3	



Zone		Resource						Rural						Urban Residential						Misc.	
	PA	EA	GA	AR	RR	RR	RA	RA	RR	RR	R-	R-	R-	R-	R-	R-	RD	RD	RD	RD	RD
SPECIFIC USE	-40	-20	-10	-40	-20	-10	-5	-5	-2	-2	5	96	72	60	MI	MI	-4/2	-4/2	-4/2	-4/2	-4/2
ENTERTAINMENT																	C	C	C	C	C
Drive-in Theaters																					
Theaters																					
CULTURAL																					
Art Galleries																					
Art Studio																					
* Assembly Halls	P12	P11	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC
Outdoor Concert																					
Amphitheaters,																					
Coliseums, Stadiums																					
Libraries																					
Museums																	P	P	P	P	P
ACCESSORY USES																	AC	AC	AC	AC	AC
* Accessory Use	P2	P2	P2	P2	P2	P2	P2	P2	P2	P2	P2	P2	P2	P2	P2	P2	P2	P2	P2	P2	P2



Recreational/Cultural Land Uses

Key	
P = Permitted use	
C = Conditional use permit required	
AC = Administrative conditional use permit required	
* = Definition of this specific land use see Chapter 17.08	
IA-M = Industrial Agriculture Mixed	
IA-H = Industrial Agriculture Heavy	
HI = Heavy Industrial	
LJ = Light Industrial	
I/BP = Industrial/Business Park	
NC = Neighborhood Commercial	
CG = General Commercial	
BC = Burbank Commercial	
BR = Burbank Residential	
PR = Public Reserve	

Zone	IA-M	IA-H	HI	LJ	I/BP	NC	CG	BC	BR	PR
SPECIFIC USE										
PARKS/RECREATION										
* Crop Maze										
* Equestrian Park										
* Golf Facility										
Gun/Archery Ranges (outdoor)										
Gun/Archery Ranges (indoor)										
Hunting/Fishing Lodges										
Marina										
* Park										
* Recreational Facility, public										



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	Zone	IA-M	IA-H	HI	LI	I/BP	NC	CC	BC	BR	PR
SPECIFIC USE											
* Recreational Facility (Private when 50% or less is owned/partnered by a public agency)					P	P	C	C	C	C	
Recreational Vehicle Park and Campgrounds											
* Riding Academy							P				
* Stables—PRIVATE											
* Stables—PUBLIC											P4
* All-Terrain Vehicle Park							C				
ENTERTAINMENT								C	C	C	
Drive-in Theaters					C	P	P3	P	P	P	
Theaters											
CULTURAL											
Art Galleries						P	P3	P	P3	P	
Art Studio					P		P3	P	P	P	
* Assembly Halls					AC	P	P3	P	P3	P	
Outdoor Concert Amphitheaters, Coliseums, Stadiums						C		C			
Libraries							P	P3	P	P3	
Museums							P	P3	P	P3	P
ACCESSORY USES											
* Accessory Use		P2	P2	P2	P2	P2	P2	P2	P2	P2	P2

E. Recreational/Cultural Land Uses—Development Conditions.

1. See Chapter 17.32 WWCC for RV park and campground development regulations.
2. An accessory use, structure or activity clearly incidental to a permitted use and which will not create a nuisance or hazard is permitted.
 - a. Buildings associated with accessory uses must be in or adjacent to a farm center if one is present.
 - b. Buildings associated with accessory uses shall not exceed fifty thousand square feet per establishment.
 - c. Up to twenty thousand square feet per establishment.
 - d. See Chapter 17.26 WWCC for animal standards.
3. This land use type shall not be permitted on lands identified as primary significance or unique farmlands per the adopted maps of the agricultural lands advisory committee.

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Ordinance No. 371

Exhibit A



- ~~7. Golf Facility. Golf facilities with vested development rights before July 11, 2005 (the effective date of Ordinance No. 307) are grandfathered as conforming uses if constructed in accordance with an approved development permit.~~
87. Gun/Archery Ranges (Outdoor).
- a. Permitted only as a private use not open commercially to the public.
 - b. Club-type ranges are allowed as part of this permitted use.

98. Hunting/Fishing Lodges.

- a. Must be accessory to an existing farm.
- b. May include a shooting range for lodge guests.
- c. Lodging is permitted as an accessory use to a hunting club and the lodging is limited to twelve persons at one time.
- d. Each guest will be allowed to stay a maximum of thirty days per year.
- e. Ten recreational vehicle spaces are allowed in conjunction with a lodge.
- f. Must be sited on a parcel that conforms to the minimum lot size in the zoning district assigned to the property.
- g. May be sited on unfarmed lands or on poorer soils.

109. All-Terrain Vehicle Park.

- a. No more than five ATV parks are permitted at any one time in the Primary Agricultural-40 zoning district.
 - b. ATV parks are prohibited on lands in current crop production. ATV parks can be established on rangelands and/or on fallow lands and/or during post-harvest conditions such as stubble during crop rotation cycles.
 - c. May include mountain bicycles.
 - d. Shall not include grandstands or any other temporary or permanent structures.
 - e. Shall not include any permanent vendors or concession stands, temporary or permanent.
 - f. ATV parks cannot be sited in critical areas.
 - g. All sanitary facilities must satisfy health department regulations.
110. All existing assembly halls established before May 15, 2001 will remain as nonconforming uses.
121. Equestrian parks and riding facilities are limited in size and scale as follows:
- a. A maximum of one hundred visitors may be on the site for an event at any one time.
 - b. The footprint of the operation may not exceed five acres of land including but not limited to arenas, buildings, parking. This limitation does not include trails.
 - c. Buildings or portions of buildings associated with a facility shall not exceed a cumulative maximum of thirty thousand square feet per establishment.

¹². See the definition of Marina in ch 17.08.



Resource Land Uses

<u>P = Permitted use</u>	<u>Key</u>
C = Conditional use permit required	
AC = Administrative conditional use permit required	
* = Definition of this specific land use see Chapter 17.08	
PA = Primary Agriculture	
EA = Exclusive Agriculture	
GA = General Agriculture	
AR = Agriculture Residential	
RR = Rural Remote	
RA = Rural Agriculture	
RRMC-5 = Rural Residential Mill Creek-5	
RR = Rural Residential	
R-96 = Suburban Residential	
R-72 = Single Family Residential	
R-60 = Single Family Residential	
RM = Multiple Family Residential	
RF-RD-R = Rural Transition Development-Residential	
RD = Rural Development-Commercial/Industrial	
RFC = Rural Farmworker Community	
RAC = Rural Activity Center	



17.16.014 17.16.014

Zone	Resource	Rural										Urban						Residential		
		PA-40	EA-120	GA-20	AR-10	RR-40	RR-20	RA-10	RA-5	RR-MC-2	RR-MC-5	R-96	R-72	R-60	RT-42R	RD-42R	RF-C	RA-C		
SPECIFIC USE																				
AGRICULTURE																				
* Growing of Crops	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Raising Livestock, Large Scale Commercial	P	P	P	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Processor for Animal Killing and Dressing (large scale processing greater than 1,500 square feet of gross floor area)	P_A_C	P_A_C	P_A_C	P_A_C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Processor for Animal Killing and Dressing (equal to or less than 1,500 square feet of gross floor area)	P_A_C	P_A_C	P_A_C	P_A_C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
FISH/WILDLIFE	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Hatcheries	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
MINERAL																				
Asphalt Plant																				
Concrete-Batch-Plant																				
Rock Crushers	P_A_C	P_A_C	P_A_C	P_A_C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Quarries, gravel/rock extractions (designated mineral lands)	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC
Quarries, gravel/rock extractions (non-designated mineral lands)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Timber Harvesting	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
ACCESSORY USES	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1
* Accessory Use	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1



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Resource Land Uses

Key									
P = Permitted use									
C = Conditional use permit required									
AC = Administrative conditional use permit required									
* = Definition of this specific land use see Chapter 17.08									
IA-M = Industrial Agriculture Mixed									
IA-H = Industrial Agriculture Heavy									
HI = Heavy Industrial									
LI = Light Industrial									
I/BP = Industrial/Business Park									
NC = Neighborhood Commercial									
CG = General Commercial									
BC = Burbank Commercial									
BR = Burbank Residential									
PR = Public Reserve									

SPECIFIC USE	Zone										Misc.
	IA-M	IA-H	HI	LI	I/BP	NC	CG	BC	BR	PR	
AGRICULTURE											
* Growing of Crops	P	P	P	P	P	P	P	P	P	P	
Raising Livestock, Large Scale	P	P	P	P	P	P	P	P	P	P	
Commercial											
Processor for Animal Killing and Dressing (large scale processing greater than 1,500 square feet of gross floor area)	C	C	C								
Processor for Animal Killing and Dressing (equal to or less than 1,500 square feet of gross floor area)	P	P	P								



	Zone	Industrial and Commercial									Misc.
		IA-M	IA-H	HI	LI	I/BP	NC	CG	BC	BR	
SPECIFIC USE											
FISH/WILDLIFE											
Hatcheries	P	P									
MINERAL											
Asphalt Plant	P	P									
Concrete Batch Plant	P	P	P	P							
Rock Crushers											
Quarries, gravel/rock extractions (designated mineral lands)	AC	AC									
Quarries, gravel/rock extractions (nondesignated mineral lands)	C	C									
Timber harvesting											
ACCESSORY USES		P1	P1	P1	P1	P1	P1	P1	P1	P1	
* Accessory Use											

F. Resource Land Uses--Development Conditions.

1. An accessory use, structure or activity clearly incidental to a permitted use and which will not create a nuisance or hazard is permitted.

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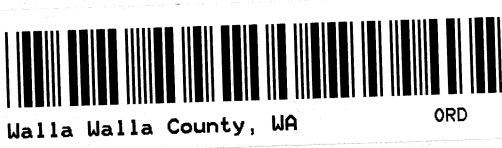
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Regional Land Uses

Key	
P = Permitted use	
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RA = Rural Agriculture	
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R-60 = Single Family Residential	
RM = Multiple Family Residential	
RT-RD-R = Rural Transition Development-Residential	
RD-CI = Rural Development-Commercial/Industrial	
RFC = Rural Farmworker Community	
RAC = Rural Activity Center	

	Zone	Resource												Urban Residential				Misc.	
		PA	EA*	GA	AR	RR	RA	RA	RRM	RR	RR	R-	R-	R-	RM	RT-	RD	RFC	RAC
SPECIFIC USE		-40	120	-20	-10	40	-20	-10	-5	C-5	-2	-5	96	72	60	142R	-CI		
* Aircraft Landing Field--Private															D-R				
Airports and Accessory Uses																			

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	Zone	Resource										Rural				Urban Residential				Misc.		
		PA	EA	GA	AR	RR	RR	RA	RA	RRM	RR	R-	R-	R-	RM	RT	RD	RHC	RAC			
SPECIFIC USE		-40	-20	-20	-10	-40	-20	-10	-5	C-5	-2	-5	96	72	60	D-R	I-ZR	C-I				
* Airports and Aircraft Landing Field	Agricultural	P	P	P	P																	
Bus Passenger Stations																						
College or Universities, public or private												C	C									
Colleges, business colleges, trade schools and similar organizations, all without students in residence offering training in specific fields											C	C										
* Heliports <small>(under Helicopters)</small>		E	E	E	E	E	E	E	E	E									C			
* Helicopters		P	P	P	P	AC	AC	AC	AC	C									E			
Jails and Penal Institutions																			C			
* Junkyards																						
Land fills																						
Microwave Relay Stations		P																				
* Organic Waste Processing Facility		P-A	C																			
Radio and Television Broadcasting Stations and Towers		P3	P3	P3	P3	C3	C3	C3	C3	C3												
Railroad Freight Yards						P	P															
* Railroad Terminals		P	P	P	P	C	C	C	C	C												
Wind Farm Power Generators, Commercial		C	C	C	C														C			
* Wireless Communication Facility		P4, P4, 6	P4, 6	P6	P6	P6	P6	P6	P6	P6					C5,6	P6	C5,6	C5,6				
* Wireless Communication Facility, Attached		P6	P6	P6	P6	P6	P6	P6	P6	P6					P4C	P6	P6	P6				
ACCESSORY USES		P2	P2	P2	P2	P2	P2	P2	P2	P2					P2	P2	P2	P2				
* Accessory Use																						



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Regional Land Uses

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HI = Heavy Industrial	
LI = Light Industrial	
I/BP = Industrial/Business Park	
NC = Neighborhood Commercial	
CG = General Commercial	
BC = Burbank Commercial	
BR = Burbank Residential	
PR = Public Reserve	

a SPECIFIC USE	Zone						Misc.				
	Industrial and Commercial	IA-M	IA-H	HI	LI	I/BP	NC	CG	BC	BR	PR
* Aircraft Landing Field—Private											
* Airports and Accessory Uses	C	C									
* Airports and Aircraft Landing Field—Agricultural	P	P	P								
Bus Passenger Stations			P	P				P	P		
Colleges or Universities, public or private								P	P		
Colleges, business colleges, trade schools and similar organizations, all without students in residence offering training in specific fields				P		P		P	P		
* Heliports and/or Helistops	C	C	C	C				C	C		



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a SPECIFIC USE	Zone								
	Industrial and Commercial								
	IA-M	IA-H	HI	LI	I/BP	NC	CG	BC	Misc.
* Helistops	P	P	P	P	AC	AC	C	C	
Jails and Penal Institutions	P	P	P						
* Junkyards	P1	P1							
Land fills	C	C							
Microwave Relay Stations	P	P	P	P					
* Organic Waste Processing Facility	P	P							
Radio and Television Broadcasting Stations and Towers	P3	P3	P3	P3	P3	P3	C	P3C	
Railroad Freight Yards	P	P	P	P	P	P			
* Railroad Terminals			P	P	P	P		P	
Wind Farm Power Generators, Commercial	C	C							
* Wireless Communication Facility	P6	P6	P6	P6,7	P6	C5,6P6	C5,6	C5,6P6,7	C5,6
* Wireless Communication Facility, Attached	P6	P6	P6	P6,7	P6	P6	P6	P6	P6
ACCESSORY USES	P2	P2	P2	P2	P2	P2	P2	P2	P2
* Accessory Use	P2	P2	P2	P2	P2	P2	P2	P2	P2

G.

Regional Land Uses--Development Conditions.

1. Only permitted when conducted within an enclosure not less than eight feet in height with a solidity of not less than sixty percent and located at least fifty feet from any public street.
2. An accessory use, structure or activity clearly incidental to a permitted use and which will not create a nuisance or hazard is permitted.
3. Radio and television broadcasting towers must comply with the following conditions:
 - a. The applicant shall demonstrate that the selected tower design is as visually unobtrusive as possible, considering technical, engineering, economic or other constraints.
 - b. The tower shall be painted silver or the galvanized finish be retained on towers less than two hundred feet unless otherwise required by the FAA.
 - c. Appropriate landscaping may be required and/or fencing and signage for radiation.
 - d. No nighttime lighting of the tower may take place unless required by the FAA.

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- e. The tower shall meet the minimum front yard setback for the district in which it is located or twenty percent of its height, whichever is greater and be set back from the side and rear property lines equal to twenty percent of its height.

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Exhibit A



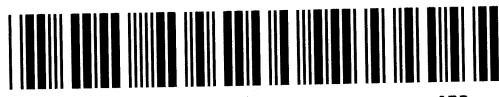
4. If located within one mile of another wireless communication facility, a conditional use permit is required.
5. A conditional use permit for a wireless communication facility shall be subject to the following additional standards:
 - a. Such facilities shall not be injurious to the neighborhood or otherwise detrimental to the public welfare.
 - b. The applicant shall demonstrate the need for the proposed tower (wireless communication support structure) to be located near a residential area, the procedures involved in the site selection and an evaluation of alternative sites and existing facilities on which the proposed facility could be located or co-located.
 - c. A site development plan shall be submitted showing the location, size, screening, and design of all buildings and structures, including fences, the location, size and nature of outdoor equipment, and the location, number, and species of all proposed landscaping.
 - d. The facility shall be designed to be aesthetically and architecturally compatible with the natural and built environment. This includes, but is not necessarily limited to, building design and the use of exterior materials harmonious with the character of the surrounding neighborhood and the use of landscaping and privacy screening to buffer the facilities and activities on the site from surrounding properties. Any equipment or facilities not enclosed within a building (e.g., towers, transformers, tanks, etc.) shall be designed and located on the site to minimize adverse impacts on surrounding properties.
 - e. The applicant shall demonstrate a justification for the proposed height of the structures and an evaluation of alternative designs which might result in lower heights. If additional height over that allowed in the zone is justified, it may be approved by the planning commission.
 - f. The applicant shall include an analysis of the feasibility of future consolidated use of the proposed facility with other utility facilities.

These requirements shall not apply to utility facilities located on a property which are accessory to the property or to the transmission, distribution or collection lines and equipment necessary to provide a direct utility connection to the property or neighboring properties, or to those utility facilities located on public right-of-way.

6. See Development Standards for Wireless Communication Facilities, Chapter 17.34.
7. If located within one-half mile of another wireless communication facility, a conditional use permit is required.

17.16.015 Permitted uses--Airport development district.

- A. The airport development district permits the full range of agricultural, aviation, industrial, office and commercial, public and quasi-public uses and incidental accessory uses.
- B. Specific use or uses of buildings and sites will be permitted by approval of the airport board, based on its land use and development plan. (Ord. 187 (Exh. A (part)), 1986)



17.16.020 General requirements and procedure--Rural Residential Mill Creek-5 district.

- A. Upon receipt of a completed application for the creation of a lot within the RRMC4 RRMC-5 district, the planning director shall, within fourteen days approve or deny the proposal. All property owners within one thousand feet of the exterior boundaries of the lot to be created shall be notified of staff's action at the time of approval or denial. Such decision by the planning department shall be final and conclusive unless an appeal is filed within ten days from the date of mailing of the notices. If an appeal is received, a date for public hearing shall be set before the county planning commission after which their decision may also be appealed to the board of county commissioners.
- B. Application and appeal fees shall be the same as those established in Ordinance 198.
- C. All land divisions, within the RRMC5-RRMC-5 district shall comply with Walla Walla County Code, Title 16.
- D. Joint driveways shall be required wherever feasible. (Ord. 287, Part B, §8, 2004)

Part E: Amendments to WWCC Chapter 17.17

Sections:

- 17.17.010 Purpose.
- 17.17.020 Applications for permits.
- 17.17.030 Action.
- 17.17.040 Conditions of approval.
- 17.17.050 Compliance with permits.
- 17.17.060 Term of permits.
- 17.17.070 Site plans -- Generally.

17.17.070 Site plans--Generally.

- A. No building permit will be issued nor may any use or change in use be made of land without a site plan permit.
- B. Exceptions. This requirement does not apply to ~~Site plans are not required for single-family residences and their accessory structures, the cultivation of land for farming, growing of crops, or staging of equipment.~~

~~C. Consolidated review. Site plans may be submitted with building permit, change of use or other applications and the site plan review consolidated with the review of other applications.~~

~~D. Drawing requirements. Each site plan or amendment submitted for approval must be accompanied by a scale drawing showing lot lines and dimensions, the location of existing structures intended to remain, proposed buildings or improvements, the heights of all structures, parking lot design and location including access and drainage, street right-of-way lines, setbacks, exterior lighting, garbage facilities, signs, landscaping, fences, and any other information deemed necessary by the director to ensure compliance with the provisions of this title. If known, the plan must indicate the proposed or probable use of the development and a brief statement of the type of construction contemplated.~~



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E. Development consistency. The site plan will be conditioned or amended so that the development is consistent in all respects to this title and other applicable laws and ordinances. (Ord. 310 (part), 2005)

Part F: Amendments to WWCC Chapter 17.18

Sections:

<u>17.18.010</u>	Density and dimensional requirements purpose.
<u>17.18.020</u>	Table of density and dimensional requirements.
<u>17.18.040</u>	Measurement methods.
<u>17.18.050</u>	Residential Density in Urban Growth Areas.
<u>17.18.060</u>	Residential Density Outside of Urban Growth Areas
<u>17.18.070</u>	Gross Site Area, Net Site Area and Buildable Site Area



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17.18.020 Table of density and dimensional requirements.

	<u>Minimum Lot Area Requirements⁷</u> <small>S. 22.2644</small>	<u>Residential Density per Acre (16.17)</u>	<u>Minimum Setback Requirements (in feet) (22)</u>	<u>Maximum Impervious Surface Lot Coverage (in percent)</u>	<u>Maximum Height (in feet)</u>
<u>Zone</u>	<u>Acre Size</u>	<u>Width (feet)</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
Exclusive Agriculture (18)	120 acres	.00083	30(2)	(2)(7) (.5)	--
Primary Agriculture (19)(20)(21)	40 acres	.025	30(2)	(2)(7) (.5)	--
General Agriculture (19)(20)	20 acres	.05	30(2)	(2)(7) (.5)	--
Agriculture Residential (23)	10 acres	.10	30(2)	(2)(7) (.5)	--
Rural Remote-20	20 acres	.05	30(2)	(2)(7) (.5)	--
Rural Remote-40	40(42) acres	.025	30(2)	(2)(7) (.5)	--
Rural Agriculture-5	5 acres	.20	30(2)	(2)(7) (.5)	--
Rural Agriculture-10	10 acres	.10	30(2)	(2)(7) (.5)	--
Rural Residential Mill Creek-5	5 acres	.20	30	10(2) (.5)	--

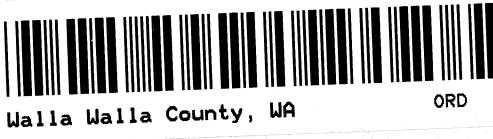


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	Minimum Lot Area Requirements ⁷ <small>§ 22.64+</small>		Residential Density per Acre (16.17)		Minimum Setback Requirements (in feet) (22)		Maximum Impervious Surface-Lot Coverage (in percent)	Maximum Height (in feet)
Zone	Acre Size	Width (feet)			Front	Side	Rear	
Rural Residential-2	2 acres	125	0.50	30	10	<u>(2)5(7)</u>	35	35(1)
Rural Residential-5	5 acres	200	0.20	30	10	<u>(2)5(7)</u>	--	35(1)
Suburban Residential R-96	9,600 square feet	75	3.0	20	10	20	<u>35</u>	<u>35</u>
Single Family Residential R-72	7,200 square feet	50	3.0	20	5	20	40(11)	35
Single Family Residential R-60	6,000 square feet	50	3.0	15	5	20	40(11)	35
Multiple Family Residential	--	50	3.0	15	5	20	<u>45</u>	<u>50</u>
Burbank Residential	--	--	3.0(15)	20	5	25	35	35
Rural Development (4)(13)(14) Transition--1/2	<u>1/2</u> acre	<u>100</u>	--	<u>30(20</u>	10	<u>(7)20</u>	<u>35(24)</u>	<u>35(4)</u>
Rural Activity Centers (Residential uses)(6)(4)	--	--	--	20	10	20	<u>35(24)</u>	35
							60(35)	



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	Minimum Lot Area Requirements ² § 22.64+		Residential Density per Acre (16.17)		Minimum Setback Requirements (in feet) (22)			Maximum Impervious Surface-Lot Coverage (in percent)		Maximum Height (in feet)	
Zone	Acre Size	Width (feet)			Front	Side	Rear				
Rural Farmworker Community (4)	=	=	=	=	20	10	20		35(24) 60(3)	35	--
Industrial Agriculture Mixed	(4)	(4)	(4)	=	(6)(8)	(6)(8)	(6)(8)		75		--
Industrial Agriculture Heavy	--	--	--	=	(6)(8)	(6)(8)	(6)(8)		75		--
Neighborhood Commercial	--	--	--	=	15	5	15		75	35	
General Commercial	=	=	=	=	20	(9)	(10)		75	50	--
Light Industrial	--	--	--		(8)	(8)	(8)		75		--
Burbank Residential	(9)	(9)	(9)		20	5	25		35	35	
Burbank Commercial	--	--	--	=	15	5	15		75	35	
Heavy Industrial	--	--	--	=	(6)(8)	(6)(8)	(6)(8)		75	--	
Light Industrial	--	--	--	=	(6)(8)	(6)(8)	(6)(8)		75	--	
Industrial Business Park	--	--	--	=	(6)(8)	(6)(8)	(6)(8)		75	--	
Airport Development	--	--	--	=	(12)	(12)	(12)		75	(25)	
Public Reserve	--	--	--	=	20	(9)	(10)		75	35	
Urban Planned Community	--	--	3.0	=	=	=	=				



Density and Dimensional Requirements Development Conditions:

1. No limit for barns or other agricultural structures.
2. Buildings housing domestic animals or any use that produces offensive noise, vibration, smoke, dust, odors, heat or glare shall maintain a seventy-five feet front yard setback and fifty feet side and rear yard setbacks.
4. Lot sizes shall be sufficient to meet public health and environmental protection standards established by the Walla Walla County Health Department. Subdivision of land shall be subject to the density provisions of adjacent zones.
53. Applies only to townhouse, multi-family and non-residential uses. An additional fifteen percent may be covered if at least twenty percent of the lot is landscaped.

64. The dimensional standards in this zone may be administratively modified during site plan review.

75. Rear yard setbacks ~~will~~ shall be in compliance with the Unified Building Code.

86. No restrictions, except fifty feet yard setbacks are required where abutting a residential district.

9. Lot sizes shall be sufficient to meet public health and environmental protection standards established by the Walla Walla County Health Department.

10. Density Calculation: To calculate allowed density for any given site in the county, the gross area of the site is multiplied by the allowed density per acre that applies to the zone where the site is located. The result is the maximum number of units that may occupy that site. For the purposes of this calculation, fractional values shall be rounded to the nearest whole number (0.5 and above, round up; below 0.5, round down).

Example:

90
(gross site area
in acres)
+40 Primary Agriculture
allowed density is 1 dwelling
unit per 40 acres
2 maximum
allowed dwelling
units

117. Dedicated right-of-way shall not be calculated into meeting the minimum required lot size of the respective zone See ch.17.18.060 for the definition of minimum lot area.

12. The buildable area shall not include lands with slopes greater than fifteen percent, geologically unstable slopes and lands which lie within the one hundred-year floodplain.



- +38. The minimum parcel size requirement shall not apply to the creation of parcels for use as publicly owned quarries, material stockpiling, rock crushing, road construction, road maintenance and mining equipment storage within the Exclusive Agriculture, Primary Agriculture, General Agriculture, Rural Remote forty acre, Rural Remote twenty acre, Rural Agriculture ten acre and Rural Agriculture five zoning districts. A note will be placed on the face of the recorded land division instrument (e.g., short plat, subdivision, etc.) stating that the site is not a buildable parcel for residential or commercial purposes.
9. No restrictions except where abutting a Residential district, then 10 feet.
 10. No restrictions except where abutting a Residential district, then 15 feet.
 11. 45% allowed with a two-family dwelling unit.
 12. No restrictions, except where abutting a Residential district, then fifty feet from centerline of road.
 13. In the RD-R zone, newly created lots must be connected to a public water system.
 14. In terms of building size, scale, use, or intensity, development or redevelopment of existing uses shall be consistent with the character of the area. Visual compatibility is not required and changes in use from vacant land are permitted.
 15. See ch.17.18.O50(D) for the maximum allowed density.
 16. In urban growth areas the residential density per acre is the minimum density required for residential uses. See ch.17.18.050 and 17.18.070.
 17. Outside of urban growth areas the residential density per acre is the maximum density allowed for residential uses. See ch.17.18.060.
 18. The number of lots that can be created through the land division process is limited to four within a five year period.
 19. The number of lots that can be created through the land division process on agriculture lands not designated as lands of primary significance or unique lands is limited to four within a five year period unless provided otherwise in ch.17.31.
 20. The provisions of ch.17.31 shall apply when creating more than four lots on lands not designated as agriculture lands of primary significance or unique lands.
 21. The provisions of ch.17.31 shall apply to all lands designated as agriculture lands of primary significance or unique lands.
 22. The provisions of ch.17.31 shall supersede the minimum lot area requirements and the minimum setback requirements.
 23. The provisions of ch.17.31 shall apply to all lands in this district.
 24. This height limit shall apply to one-family dwelling units, duplexes, mobile homes, and manufactured homes.
 25. Height limits shall be governed by Federal Aviation Administration (FAA) regulations.
 26. Public rights-of-way shall not be calculated into meeting the minimum required lot size of the respected zone.



17.18.040 Measurement methods.

A. YardSetback, front. "Front yardsetback" means a yardsetback extending between side lot lines across the front of a lot. In any required front yardsetback, no fence or wall shall be permitted which materially impedes vision across such yardsetback above the height of forty-two inches. No hedge or other vegetation shall be permitted which impedes vision across such yardsetback greater than forty-two inches, and no fall-out shelter shall be permitted, either above-ground or underground.

1. In the case of "through lots," unless the prevailing front yardsetback pattern on adjoining lots indicates otherwise, front yardsetbacks shall be provided on all frontages. Where one of the front yardsetbacks that would normally be required on a through lot is not in keeping with the prevailing yardsetback pattern, the director of planning may waive the requirement for the normal front yardsetback and substitute therefore a special yardsetback requirement which shall not exceed the average of the yardsetbacks provided on adjacent lots.

2. In the case of "corner lots," which do not have reversed frontage, a front yardsetback of the required depth shall be provided in accordance with the prevailing yardsetback pattern and a second front yardsetback of half the depth required generally for front yardsetbacks in the district shall be provided on the other frontage.

3. In the case of "reversed frontage lots," a front yard of the required depth shall be provided on either frontage, and a second front yard of half the depth required generally for front yards in the district shall be provided on the other frontage.

43. In the case of "corner lots" with more than two frontages, the director of planning shall determine the front yardsetback requirements, subject to the following limitations:

a. At least one front yardsetback shall be provided having the full depth required generally in the district.

b. No other front yardsetback on such lot shall have less than half the full depth required generally.

B. YardSetback, rear. "Rear yardsetback" means a yardsetback extending across the rear of the lot between inner side yardsetback lines. In the case of "through and reversed frontage-corner lots," there will be no rear yardsetback. In the case of "corner lots" with normal frontage, the rear setback shall extend from the inner side yardsetback line of the side yardsetback adjacent to the interior lot to the rear line of the half-depth front yardsetback.

C. YardSetback, side. "Side yardsetback" means a yardsetback extending from the rear line of the required front yardsetback to the rear lot line. In the case of "through lots," side yardsetbacks shall extend from the rear lines of the front yardsetbacks required. In the case of "corner lots" with normal frontage, there will be only one side yardsetback, adjacent to the interior lot. In the case of "corner lots" with "reversed frontage," the yards remaining after the full and half depth front yards have been established shall be considered the side yards. (Ord. 269 (part), 2002)

17.18.050 Residential Density in Urban Growth Areas.

A. The residential density per acre in ch.17.18.020 shall be the minimum density required for residential uses.

B. Minimum Residential Density Calculation. To calculate the minimum number of residential dwelling units required for any given property in an urban growth area, the buildable site area is multiplied by the residential density per acre that applies to the zone in which the



property is located. The result is the minimum number of dwelling units that must be accommodated on that property. For the purposes of this calculation, fractional values shall be rounded to the nearest whole number (0.5 and above rounded up; below 0.5, rounded down).

Example for determining the minimum number of residential dwelling units required on a 2.2 acre buildable site area property in an R-96 zone:

<u>2.2</u> <u>(buildable site area</u> <u>in acres)</u>	<u>x</u>	<u>3.0</u> <u>(minimum residential</u> <u>density per acre)</u>	<u>=</u>	<u>6.6 rounded to 7</u> <u>(minimum number of</u> <u>required dwelling units)</u>
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C. Maximum Number of Dwelling Units. The maximum number of dwelling units allowed on a property shall be determined by dividing the buildable site area (in square feet) by the minimum lot area requirement for the zone in which the property is located. The result is the maximum number of dwelling units allowed on that property, provided that no lot shall be less than ninety-five percent (95%) of the minimum lot area requirement for the zone in which the property is located. For purposes of this calculation, fractional values shall be rounded to the nearest whole number (0.5 and above rounded up; below 0.5 rounded down).

Example for determining the maximum number of residential dwelling units allowed on a 2.2 acre buildable site area property in an R-96 zone:

<u>2.2 acres</u> <u>(95,832 buildable site</u> <u>area in square feet)</u>	<u>/</u>	<u>9,600 square feet</u> <u>(minimum lot area</u> <u>requirement)</u>	<u>=</u>	<u>9.98 rounded to 10</u> <u>(maximum number of</u> <u>allowed dwelling units)</u>
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D. In the Burbank Residential zoning district the density for multi-family and town-house residential uses shall not exceed four dwelling units per acre.

E. The minimum density requirement for a property may be waived one time by the county if:

1. The applicant proposes the creation of no more than two lots or parcels;
and

2. One or both lots or parcels can be less than five acres in size; and

3. The size and configuration of the lots or parcels shall not preclude future division of all lots or parcels into lots that comply with the provisions of this chapter and Title 16; and

4. The placement of all structures, improvements, and infrastructure shall not preclude the future division of all lots or parcels into lots that comply with the provisions of this chapter and Title 16.

F. A proposal to locate one residential dwelling on a property shall be exempt from the minimum density requirement if the applicant demonstrates that the single residence, infrastructure and other improvements are located in a manner such that they would not preclude future residential development of the property consistent with the applicable provisions of this chapter and Title 16.



G. Accessory dwelling units, sleeping units, caretakers quarters, farmworker dwellings, transient labor camps, and temporary lodging mobile/manufactured homes under ch.17.16.014(A) are not counted as dwelling units for purposes of density.

17.18.060 Residential Density Outside of Urban Growth Areas.

A. The residential density per acre shall be the maximum density allowed in zoning districts outside of an urban growth area.

B. To calculate the maximum number of residential dwelling units allowed for any given property outside of an urban growth area, the net site area size of the property in acres is multiplied by the residential density per acre that applies to the zone in which the property is located. The result is the maximum number of dwelling units allowed on that property, provided that no residential lot shall be smaller than the minimum lot area requirement for the zone in which the property is located. For the purposes of this calculation, fractional values shall be rounded to the nearest whole number (0.5 and above, round up; below 0.5, round down).

Example for determining the maximum number of residential dwelling units allowed on a 90 acre net site area property in the General Agriculture zone:

90 <u>(net site area in acres)</u>	x	0.05 <u>(residential density per acre)</u>	=	4.5 rounded to 5 <u>(maximum number of allowed dwelling units) but the mini- mum lot area is 20 acres and only 4 resi- dential lots can meet the minimum lot area requirement, so 4 residential lots is the maximum number of lots allowed.</u>
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C. Accessory dwelling units, sleeping units, caretakers quarters, farmworker dwellings, transient labor camps, and temporary lodging mobile/manufactured homes under ch.17.16.014(A) are not counted as dwelling units for purposes of density.

17.18.070 Gross Site Area, Net Site Area and Buildable Site Area

A. Gross site area is the total horizontal area of a site.

B. Net site area is the gross site area less existing public rights-of-way.

C. Buildable site area is the gross site area less:

1. Existing public rights-of-way or areas to be dedicated for rights-of-way;
2. Tracts or easements to be established for public or private streets and alleys;
3. Areas in critical areas excluding critical area protection zones (buffers); and
4. Lands with slopes greater than fifteen percent, unbuildable geologically unstable slopes and lands which lie within the one hundred-year floodplain.



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Part F: Amendments to WWCC Chapter 17.28

Sections:

- 17.28.005 Purpose.
- 17.28.010 Sign standards.
- 17.28.020 Off premiseTemporary signs.
- 17.28.030 Outdoor advertising display.
- 17.28.040 Billboards.
- 17.28.050 Sign setbacks.
- 17.28.060 Sign height.
- 17.28.070 Building permits required.
- 17.28.080 Exempt signs.
- 17.28.090 Prohibited signs.

17.28.020 Off premiseTemporary signs.

Off premise signs are not allowed except for Signage for temporary events is allowed for a period not to exceed three days unless documentation is provided that the temporary events exceeds three days. In no case shall the temporary event signage be allowed for a period exceeding thirty days annually. (Ord. 269 (part), 2002)

Part G: Amendments to WWCC Chapter 17.31

17.31.060 Design requirements.

Cluster developments shall be designed and approved in accordance with the following requirements:

- A. Cluster developments will be allowed only at the density permitted by the assigned zoning.
- B. The minimum land area needed to implement a cluster development is as follows:
 1. Primary Agriculture-40 zone: eighty acres;
 2. General Agriculture-20 zone: forty acres;
 3. Agriculture Residential-10 zone: twenty acres.
- C. Cluster developments do not have to comply with minimum lot size requirements specified by the assigned zoning.
- D. All required infrastructure improvements to serve the development, such as potable water, wastewater disposal, and access to public roads shall occur concurrent with development.
- E. Cluster development lot width shall be a minimum of one hundred fifty feet.
- F. Cluster developments may occur in phases.
- G. New residential parcels in the forty- and twenty-acre zones shall not be created in more than two sites in a single development parcel and shall otherwise comply with the requirements of the county's subdivision ordinance in WWCC Title 16 (Subdivisions). New residential parcels on lands in the ten-acre zone shall not be created on more than four sites in a single development.



H. With the exception of developments within the Agriculture Residential-10 zone, at least seventy percent of the overall development site shall be maintained and preserved for a resource use through a recorded instrument approved by the director. In the Agriculture Residential-10 zone, at least eighty-five percent of the overall development site will be maintained and preserved for a resource use through a recorded instrument approved by the director. Resource use shall include all permitted and conditional uses and buffer requirements in the Agriculture Residential-10 zone other than residential lots.

I. Within the Primary Agriculture-40 acre zone and the General Agriculture-20 acre zone, the maximum number of parcels smaller than the minimum parcel size is specified by the assigned zoning, and shall comply with the following limits:

1. Where there are existing domestic and irrigation water rights, no more than twelve smaller parcels shall be created;
2. Where there are existing irrigation water rights only, no more than eleven smaller parcels shall be created;
3. Where there are no existing water rights (domestic nor irrigation), no more than four smaller parcels shall be created.

J. Within the Agriculture Residential-10 acre zone, the maximum number of lots will be calculated at a rate of one unit per ten acres.

K. Sufficient water to serve both domestic and residential irrigation needs must in fact be present and shall be required. With regard to provision of domestic water and consistent with the requirements regulating the number of smaller parcels allowed on an overall site, the following requirements shall be met:

1. Where there are sufficient existing domestic and irrigation water rights to serve the development, a community water system shall be implemented for the smaller parcels;
2. Where there are existing irrigation water rights only, or where there are no existing water rights (domestic nor irrigation), an exempt well(s) may be utilized to serve the smaller parcels with domestic water, provided all applicable regulations governing exempt wells are met, as demonstrated by approval from the Washington State Department of Ecology.

L. Wellhead protection zones shall be overlapped to the extent possible.

M. Cluster developments shall comply with all applicable county and state health requirements for water and sewage disposal.

N. A farm center parcel containing farm-related buildings can be up to ten acres in size, and is not to be included in the average lot size calculation, provided the new property line follows the perimeter of the existing farm center footprint comprised of such structures as a home, outbuildings, equipment storage areas, barns and corrals.

O. No parcel in the cluster development, except a farm center parcel with existing building or a resource parcel, shall exceed three acres in area.

P. The average lot size of the smaller parcels shall not exceed two acres in size.

Q. The buffer space shall be a minimum of fifty feet from the adjacent resource parcel to any dwelling in the cluster development. All required buffers between the resource parcel and the smaller development parcels shall be provided within the new lots, and shall not encumber the resource parcel.

R. Setbacks.

1. For all nonfarm-related development within agricultural resource areas or on lands adjacent to or abutting agricultural resource lands: all structures shall maintain a mini-



mum setback of fifty feet from land designated for agricultural purposes; provided, however, the appropriate authority may reduce the setback through a variance where:

a. The owner requesting the administrative variance records an agricultural easement for the benefit of the abutting commercial farmlands of significance, granting a right to all normal and customary agricultural primary or accessory practices in accordance with recommended best management practices in Walla Walla County.

S. Public access that meets applicable county standards shall be available to the development site that meets applicable county standards.

T. A right-to-farm covenant shall be recorded with the land division.

U. Owners of cluster lots created under the provisions of this chapter shall prevent the spread of noxious weeds. All development approvals shall include this requirement on the face of the land division and recorded with the county auditor and in a covenant enforceable by an adjacent property owner (see Washington State Noxious Weed List).

V. Prior to issuance of a permit for lots in a cluster development, the property owner(s) shall acknowledge that the site is in or near agricultural lands through a recorded statement filed with the county auditor that is binding upon future owners, heirs and successors.

W. Notification of Agricultural Activities—Conflict Mitigation.

1. It is important that people choosing to live within or adjacent to agricultural land be aware of the inevitability of agricultural activities and understand the necessary activities that are required to sustain agricultural use of the land. The following language indicating proximity, within one thousand three hundred twenty feet, to designated agricultural land shall be required on all final plats, short plats, large lot subdivisions, and binding site plans or building permits approved by Walla Walla County within the agricultural resource areas.

2. In addition, at the time of building permit issuance, applicants shall be required to sign and record with the county auditor a statement acknowledging that their property is located within one thousand three hundred twenty feet of designated agricultural area and that if consistent with good and materially accepted agricultural and management practices and established prior to surrounding activities, are presumed to be reasonable and shall not be found to constitute a nuisance unless the activity has a substantial adverse effect on the public health and safety.

3. The language required is as follows:

~~Notice and Covenant.~~ The subject property is within or near and designated for long-term commercially significant agricultural activities and subject to a variety of activities that may not be compatible with residential development for certain periods extending beyond the normal work day and/or work week. In addition to other activities, these may include noise, dust, smoke, visual impacts, and odors resulting from harvesting, planting, application of fertilizers, pesticides, animal husbandry, and associated agricultural activities. When performed in accordance with best management practices, these agricultural activities are to be expected, consented to by the developers of this property, their heirs, successors, and assigns, and shall not be subject to legal action or public nuisance (refer to the Walla Walla County Right to Farm Ordinance).

4. Where the approval is a plat pursuant to Title 16 (Subdivisions) of this code, the notice shall be a covenant running with the land binding all lots within the subdivision.

~~X~~W. A land division approved under the authority of this chapter shall include a note on the recorded land division instrument stating that the acreage shall not be used more than once



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for determining the allowable number of units. The applicant shall denote on the land division instrument the specific acreage used for determining the proposed new lots.

~~YX~~. Cluster lot density can be transferred from contiguous parcels in the same ownership but in different resource lands zoning districts (from Agricultural Resource-40 or Agricultural Resource-20 to Agricultural Resource-10).

~~ZY~~. In the Agriculture Residential-10 zone, contiguous parcels in common ownership can be changed through the use of boundary line adjustments to create parcels that can subsequently be divided using the clustering provisions of this chapter. (Ord. 308 Exh. A (part), 2004; Ord. 328 §1(part), 2006)

Part G: Amendments to WWCC Chapter 17.37

17.37.220 Residential projects.

In projects exclusively residential, the land area and characteristics shall be such that:

A. Residential dwelling unit density shall be determined by the density permitted in the underlying zoning classification.

B. Residential projects may propose concepts such as:

1. Four-unit single-family clusters with party walls, one side and one front yard for each unit;

2. Single-family row houses with party side walls;

3. Single-family double row houses with party side and rear walls;

~~4. Condominium ownership;~~

~~54. Public and private access lanes;~~

~~65. Varied, lot size subdivisions;~~

~~76. Establishment of greenbelts or other open areas, or community buildings or recreation facilities;~~

~~87. Multiple ownerships may participate in a PUD provided all parcels are contiguous to at least one other parcel in the planned unit development;~~

~~98. The transfer of residential dwelling units is permitted throughout the planned unit development provided the transfer does not occur from a higher density zone to a lower density zone;~~

~~109. Every parcel must retain one residential dwelling unit, excluding open space tracts. (Ord. 269 (part), 2002; Ord. 329 §1(part), 2006)~~

Part H: Amendments to WWCC Chapter 17.40

17.40.020 Conditional use permit decision criteria.

A. A conditional use shall be granted by the county only if the applicant demonstrates:

1. That the use will not endanger the public health or safety, and that the use will not generate significant nuisance conditions such as noise, dust, glare, vibration;

2. That the use meets all required conditions and standards set forth in the district where it proposes to locate;



3. That the location and character of the use is compatible and consistent with the character of the area in which it is to be located and in conformance with the comprehensive plan.

4. That the use will be supported by adequate public facilities or services.

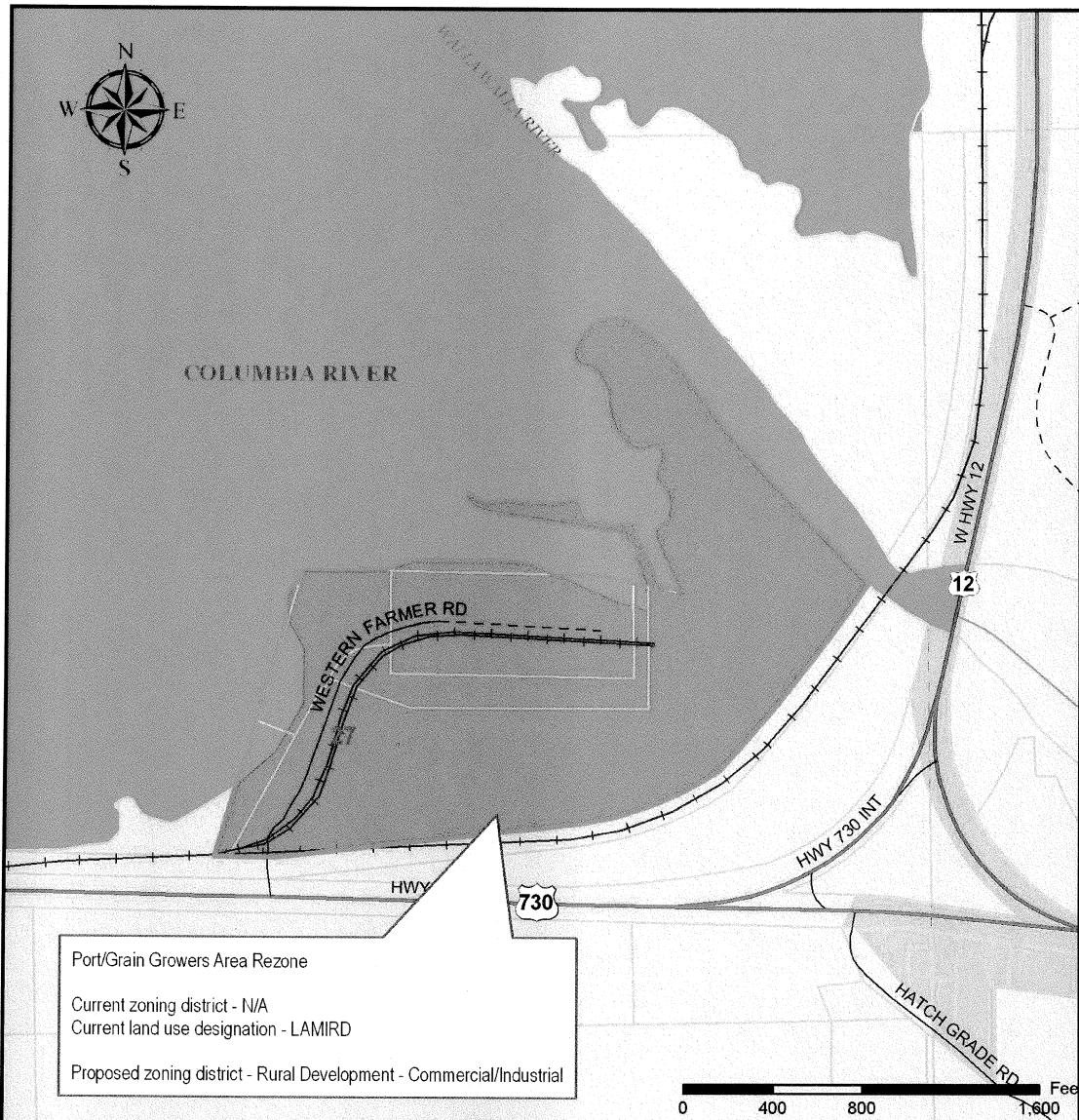
B. To ensure the above conditions, the county may require and approve specific plans to increase requirements of this title. Any decrease in the dimensional standards of this title shall only be granted by a variance (Chapter 17.44).

C. The action for which the conditional use permit is required shall begin be begun or completed, or both within one year of approval, unless extended by the county planning commission. Failure to begin or complete, or both, such action within the time limit set shall void the conditional use permit. (Ord. 269 (part), 2002)



EXHIBIT B

Walla Walla County Zoning Map



STATE HIGHWAYS

PUBLIC ROADS

PRIVATE ROADS

RAILROADS

RIVERS/STREAMS

ZONING DISTRICTS

PRIMARY AGRICULTURE 40

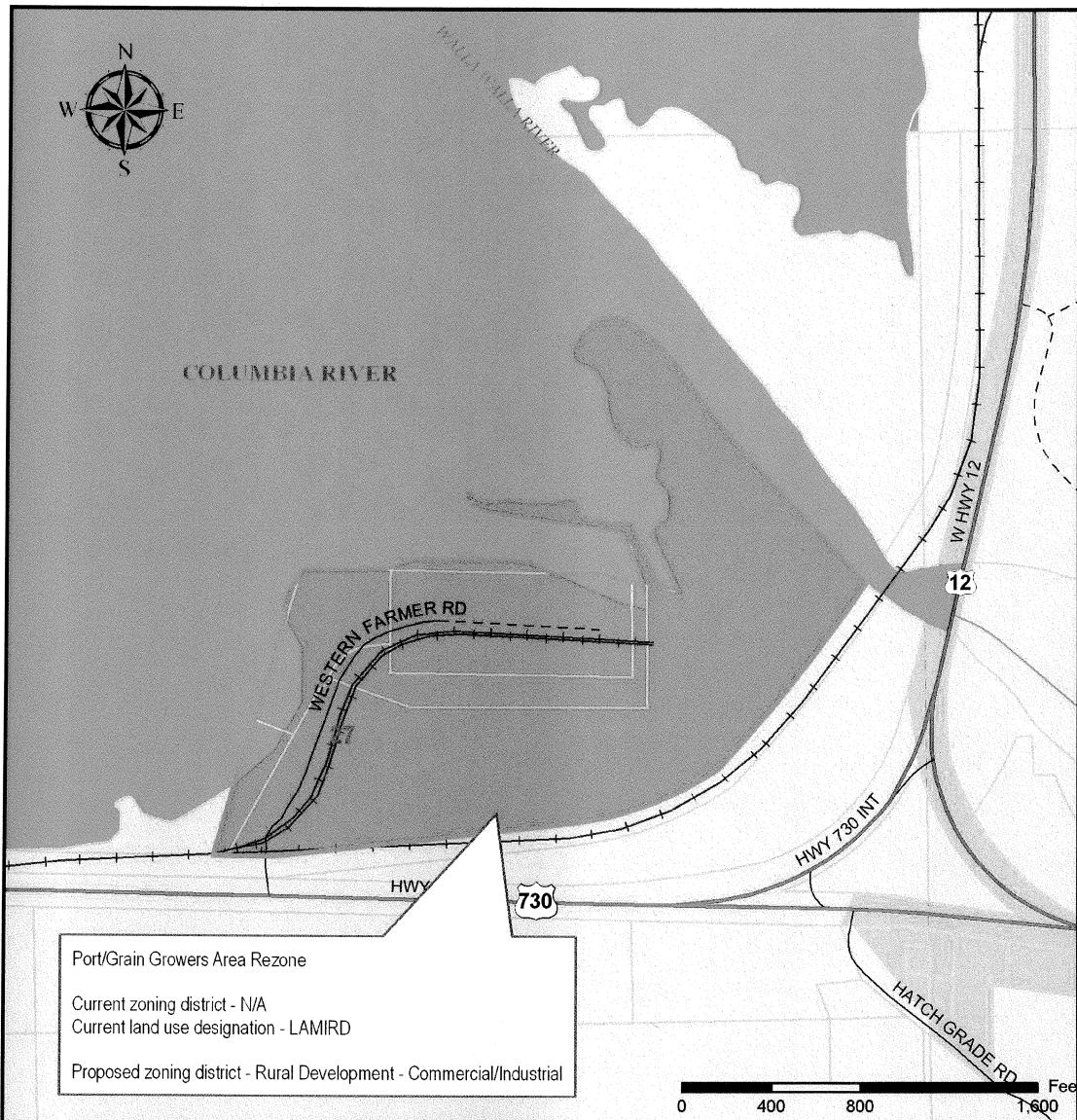
RURAL ACTIVITY CENTER

RURAL DEVELOPMENT - COMMERCIAL/INDUSTRIAL

Print Date: July 15, 2009

EXHIBIT B

Walla Walla County Zoning Map



STATE HIGHWAYS

PUBLIC ROADS

PRIVATE ROADS

RAILROADS

RIVERS/STREAMS

ZONING DISTRICTS

PRIMARY AGRICULTURE 40

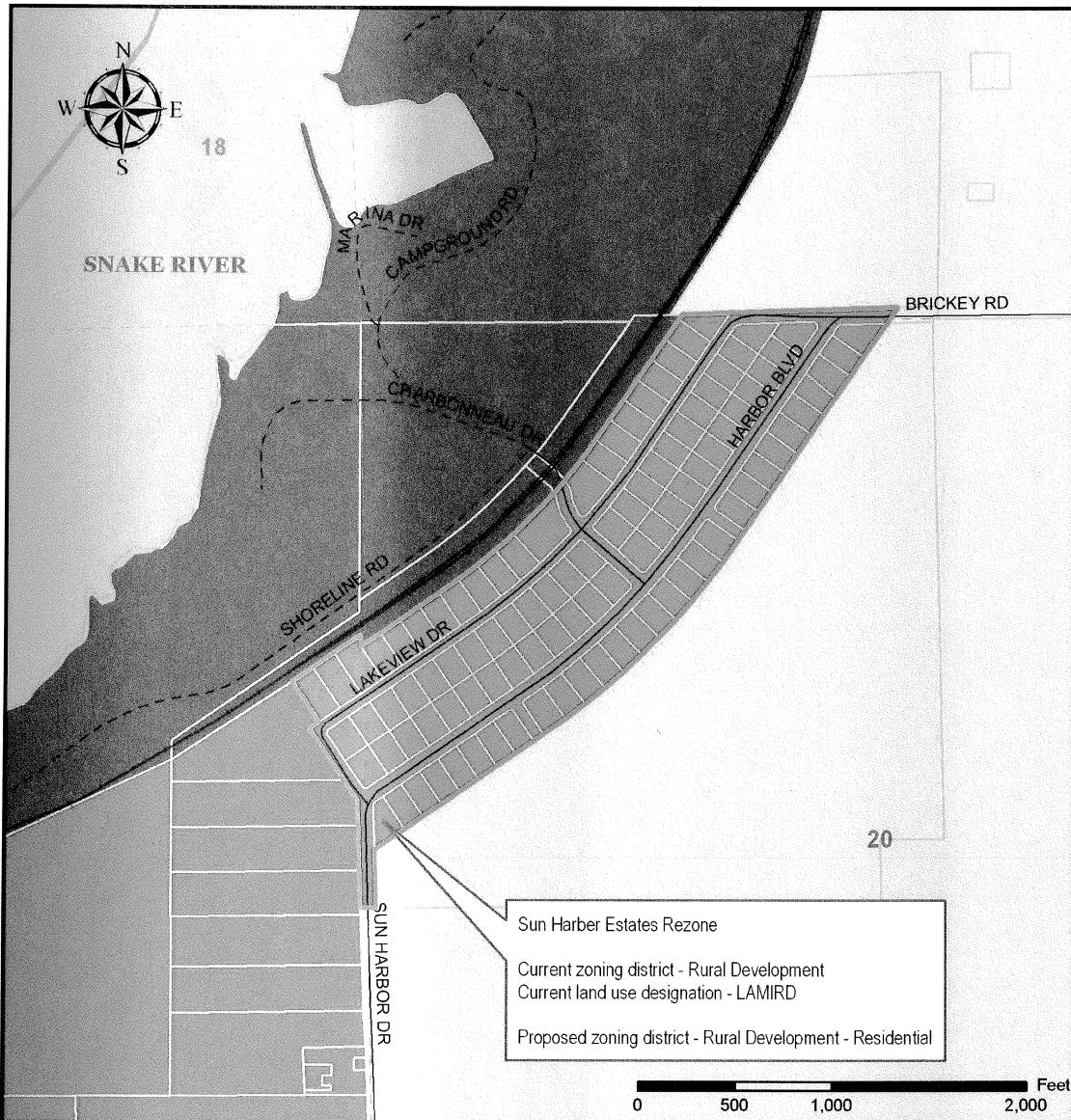
RURAL ACTIVITY CENTER

RURAL DEVELOPMENT - COMMERCIAL/INDUSTRIAL

Print Date: July 15, 2009

EXHIBIT C

Walla Walla County Zoning Map



STATE HIGHWAYS

PUBLIC ROADS

PRIVATE ROADS

RAILROADS

RIVERS/STREAMS

ZONING DISTRICTS

PRIMARY AGRICULTURE 40

RURAL DEVELOPMENT - RESIDENTIAL

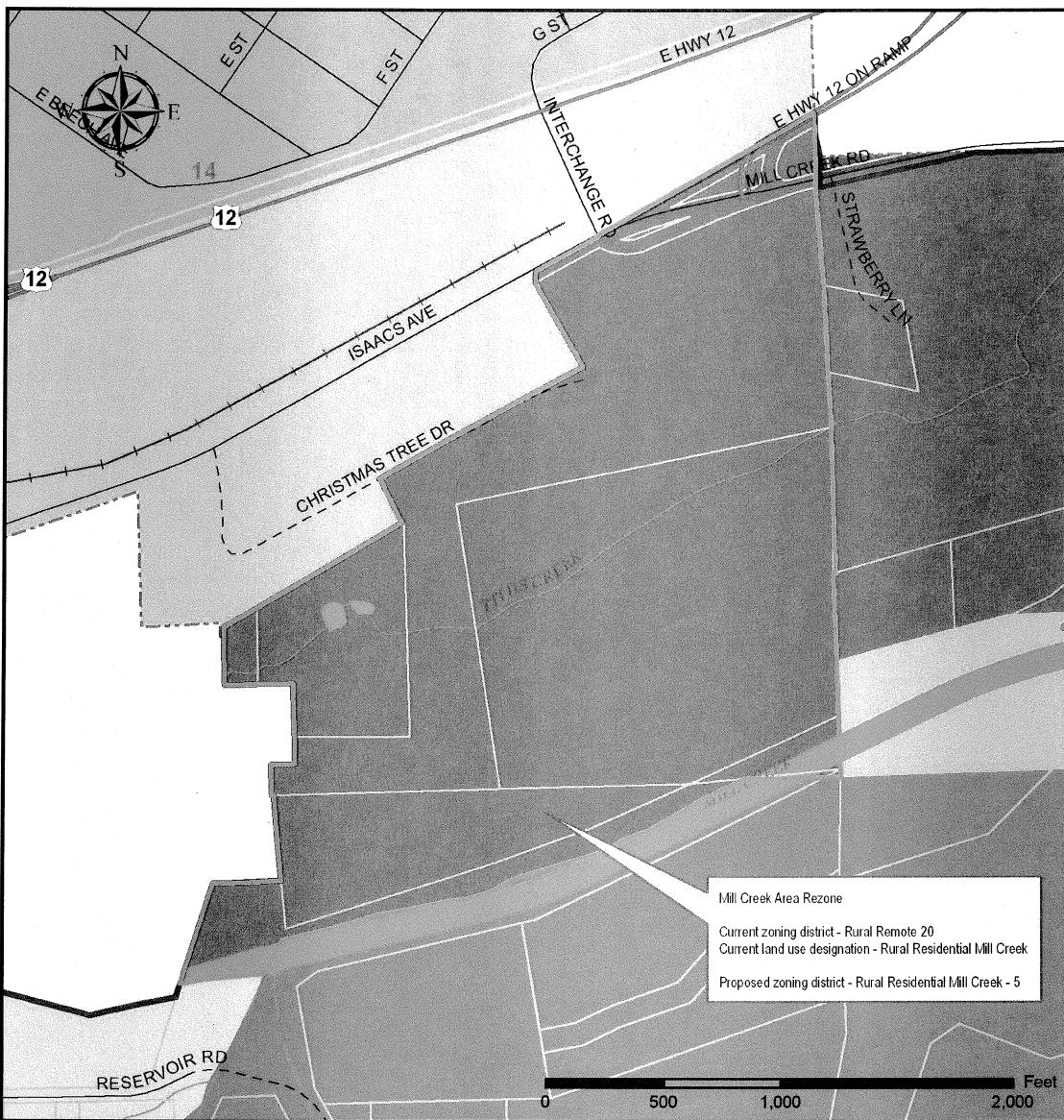
RURAL AGRICULTURE 10

PUBLIC RESERVE

Print Date: July 15, 2009

EXHIBIT D

Walla Walla County Zoning Map



STATE HIGHWAYS
PUBLIC ROADS
PRIVATE ROADS
RAILROADS
RIVERS/STREAMS

BOUNDARIES
URBAN GROWTH AREA
CITY LIMITS

ZONING DISTRICTS
EXCLUSIVE AGRICULTURE 120
RURAL RESIDENTIAL 5
RURAL RESIDENTIAL MILL CREEK

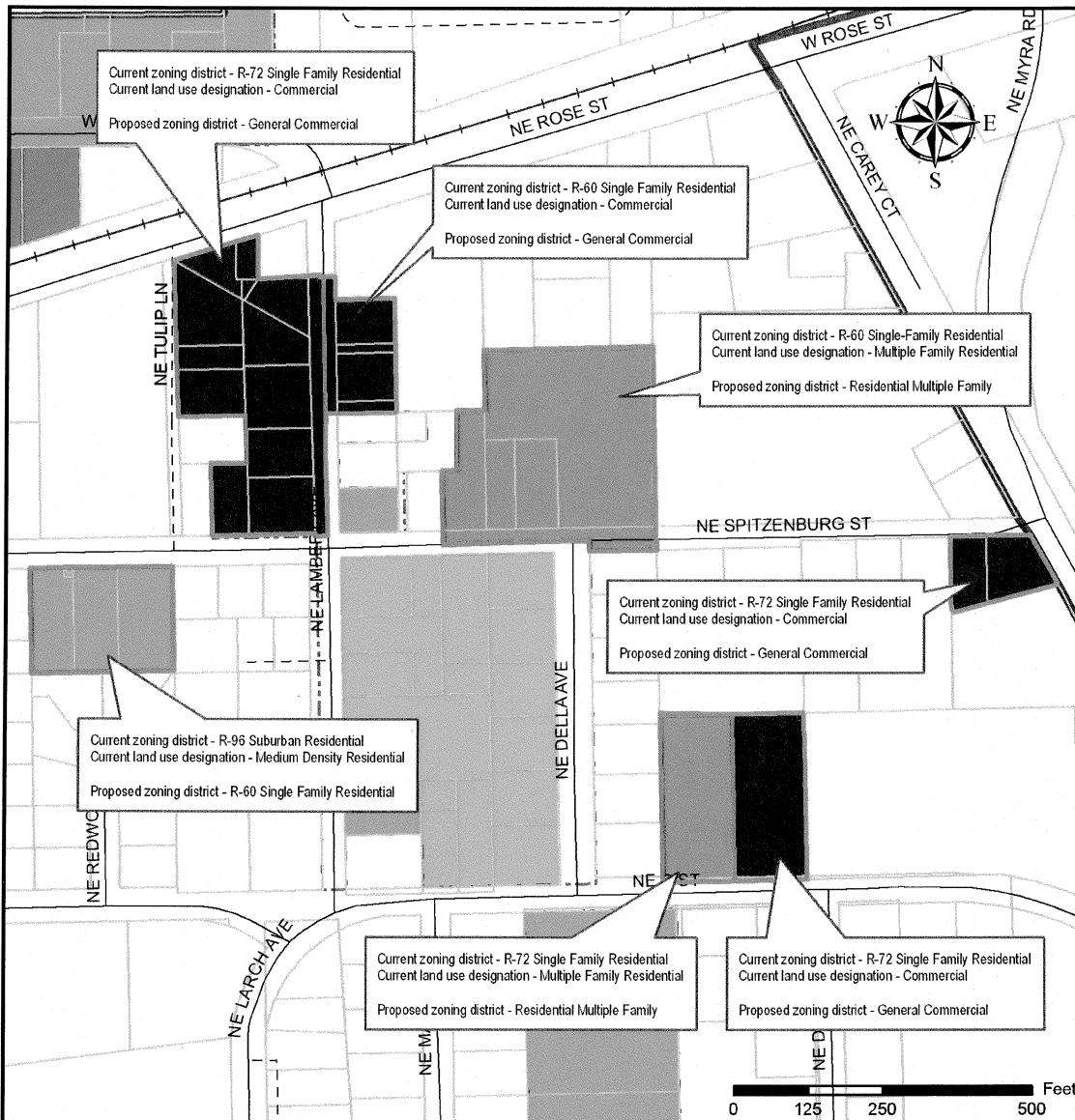
RURAL REMOTE 20
PUBLIC RESERVE
AIRPORT DEVELOPMENT
LIGHT INDUSTRIAL

Print Date: July 15, 2009



EXHIBIT E

Walla Walla County Zoning Map



— PUBLIC ROADS
- - - PRIVATE ROADS
+ RAILROADS

BOUNDARIES
URBAN GROWTH AREA
CITY LIMITS

ZONING DISTRICTS

NEIGHBORHOOD COMMERCIAL
GENERAL COMMERCIAL
R-72 SINGLE-FAMILY RESIDENTIAL
R-60 SINGLE-FAMILY RESIDENTIAL
MULTIPLE FAMILY RESIDENTIAL

Print Date: July 15, 2009



EXHIBIT F

Walla Walla County Zoning Map

