

Exhibit "B"

17.18.020

District use chart.

The use chart located on the following pages is made a part of this section. The below acronyms apply to the following use chart. For listed uses, if a cell within the chart is blank under a specific district column, that use is not allowed. For unlisted uses, the city administrator shall determine if said unlisted use is similar to one that is already enumerated in the use chart and may therefore be allowed, subject to the requirements associated with that use and other applicable provisions of the CMC.

- PRM – Permitted Use
- ACC – Accessory Use
- CUP – Conditional Use Permit
- HOP – Home Occupation Permit
- PUD – Planned Unit Development
- * = Located on upper floor only
- ** = Existing residence only, as of the date of adoption of the ordinance codified in this section

	SF	SR	AR	MF	P	DB	C/LI	WI
Residential Uses								
Accessory Dwelling		CUP	CUP	CUP				
Accessory Structure	ACC	ACC	ACC	ACC				
Adult Family Home	CUP	CUP	CUP	CUP				
Caretaker's Residence for Adult Family Home	ACC	ACC	ACC	ACC				
Aircraft Hangar – Personal Use			ACC					
Assisted Living Facility				PRM				
Caretaker's Residence for Assisted Living Facility				ACC				
Bed and Breakfast	CUP	CUP	CUP	CUP				
Boarding/Lodging House	ACC	ACC	ACC	ACC				
Caretaker's Residence for Boarding/Lodging House	ACC	ACC	ACC	ACC				
Condominiums – Residential	PUD	PUD	PRM	PRM				

	SF	SR	AR	MF	P	DB	C/LI	WI
Congregate Care	CUP	CUP	CUP	CUP				
Convalescent Home/Nursing Homes				PRM				
Caretaker's Residence for Convalescent Home/Nursing Homes				ACC				
Day Care Center		CUP	CUP	CUP		CUP	CUP	
Day Care, Family Home – A	ACC	ACC	ACC	ACC		ACC**	ACC**	
Day Care, Family Home – B	CUP	CUP	CUP	CUP		CUP**	CUP**	
Day Care, Mini	CUP	CUP	CUP	CUP		CUP**	CUP**	
Duplex Dwelling		PRM	PRM	PRM		PRM**	PRM* *	
Foster Home	ACC	ACC		ACC				
Home Occupation – Group A	ACC	ACC	ACC	ACC				
Home Occupation – Group B	CUP	CUP	CUP	CUP				
Manufactured Home	PRM new	PRM old	PRM new	PRM new				
Manufactured Home Park – See Planned Unit Development								
Multifamily Dwelling		PRM		PRM		PRM*	PRM*	
Planned Unit Development	PUD	PUD	PUD	PUD				
Single-Family Dwelling	PRM	PRM	PRM	PRM		PRM**	PRM* *	
Public/Semipublic Uses								
Animal Shelter								
Cemeteries, Mausoleums					PRM			
Churches (Parsonages)	CUP	CUP	CUP	CUP		PRM	PRM	
Clinic, Medical, Dental, Etc.						PRM	PRM	PRM
Community Club, Grange, Lodge					PRM	PRM	PRM	PRM
Convention, Info and/or Community Centers, Museums					PRM	PRM	PRM	PRM
Courts of Law					PRM	PRM		
Detention Facility/Jail								
Educational Services (Public, Private)	CUP	CUP	CUP	CUP	PRM	CUP	CUP	CUP
Fire/Police Station		CUP		CUP	PRM	CUP	CUP	CUP

	SF	SR	AR	MF	P	DB	C/LI	WI
Hospital					CUP		CUP	CUP
Libraries, Public					PRM	PRM	CUP	CUP
Municipal Buildings					PRM	PRM	PRM	PRM
Municipal Shop/Maintenance Buildings					CUP		CUP	PRM
Park and Ride				CUP	PRM	PRM	PRM	PRM
Post Office					PRM	PRM	PRM	PRM
Preschool		CUP		CUP		CUP	CUP	
Public Garages					CUP	PRM	PRM	PRM
Recycling Center, Transfer Station, Composting Facility					CUP		CUP	CUP
Trade/Vocational School					CUP		CUP	CUP
Utility Uses and Structures	CUP	CUP	CUP	CUP	CUP	CUP	PRM	PRM
Wastewater Treatment Facilities					CUP		PRM	PRM
Water Wells and/or Treatment Facilities	CUP	CUP	CUP	CUP	CUP	CUP	PRM	PRM
Agricultural Uses								
Ag-Related Industry							<u>CUP</u> <u>PRM</u>	PRM
Agriculture		PRM						
Commercial Composting								
Exotic Animals		CUP		CUP				
Farm Equipment Sales/Service							PRM	PRM
Feed Lot								
Feed Store							PRM	PRM
Home Fruit Stand		ACC						
Horse Boarding/Training, Riding Stable								
Kennels								
Livestock/Poultry		ACC		ACC				
Nursery, Commercial/Retail/Wholesale		CUP					CUP	CUP
Poultry, Commercial								
Slaughterhouse								
Veterinary Clinic with Indoor Boarding Facilities						PRM	PRM	PRM

	SF	SR	AR	MF	P	DB	C/LI	WI
Veterinary Clinic with Outdoor Boarding Facilities							CUP	CUP
Caretaker's Residence for Veterinary Clinic with Outdoor Boarding Facilities							ACC	ACC
<u>Value-Added Operation of Winery/Vineyard "A", Provided Property and Vineyard are at Least One (1) Acre in Size.</u>		<u>PRM</u>				<u>PRM</u>	<u>PRM</u>	<u>PRM</u>
<u>Value-Added Operation of Winery/Vineyard "B", Provided Property and Vineyard are at Least One (1) Acre in Size</u>		<u>CUP</u>				<u>PRM</u>	<u>PRM</u>	<u>PRM</u>
Vineyard, Provided Property <u>Property and Vineyard</u> Is <u>are</u> at Least One (1) Acre in Size		PRM				<u>PRM</u>	<u>PRM</u>	<u>PRM</u>
Commercial Uses								
Accessory Buildings, Structures						ACC	ACC	ACC
Adult Entertainment Business							CUP	CUP
Arts and Crafts, Antique Sales						PRM	PRM	
Auto Towing – Secured							PRM	PRM
Auto/Truck Sales and Service							PRM	PRM
Bakery, Retail						PRM	PRM	PRM
Bakery, Wholesale							PRM	PRM
Boat Sales and Service							PRM	PRM
Car Rental							PRM	PRM
Car Wash							PRM	PRM
Caterer						PRM	PRM	PRM
Clothing Repair and Sales						PRM	PRM	PRM
Commercial Copiers/Printers						PRM	PRM	PRM
Convenience Store, Excluding Fuel Sales				CUP		PRM	PRM	PRM
Convenience Store, Including Fuel Sales							PRM	PRM
Crematorium								
Cultural and/or Historical Facilities, Museums					PRM	PRM	PRM	
Drive-Up Food Service						PRM	PRM	PRM

	SF	SR	AR	MF	P	DB	C/LI	WI
Dry Cleaners, Laundromats						PRM	PRM	PRM
Farmer's Market					ACC	PRM	PRM	PRM
Financial/Lending Institution (Bank, Etc.)						PRM	PRM	PRM
Funeral Home						PRM	PRM	
Guest Ranches, Lodging Facilities		CUP						
Caretaker's Residence for Guest Ranches, Lodging Facilities		ACC						
Hardware/Garden Store						PRM	PRM	PRM
Heating and Plumbing Sales and Services						CUP	PRM	PRM
Hotels/Motels						PRM	PRM	
Caretaker's Residence for Hotels/Motels						ACC	ACC	
Locksmiths						PRM	PRM	PRM
Lumber Yard							PRM	PRM
Mail and Internet Order Outlets						PRM	PRM	PRM
Manufactured Home, Sales							PRM	
Merchandise, Furniture, Home Furnishings, Department Retail Sales and Service						PRM	PRM	PRM
Micro-Brewery/Winery						CUP	PRM	PRM
Mini-Storage, Commercial Users							PRM	PRM
Caretaker's Residence for Mini-Storage, Commercial Users							ACC	ACC
Mini-Storage, Personal Users				CUP		CUP	PRM	PRM
Caretaker's Residence for Mini-Storage, Personal Users				ACC		ACC	ACC	ACC
Mobile Vendor					ACC	CUP	CUP	CUP
Newspaper Publishing						PRM	PRM	PRM
Parking Lots – Commercial or Public						PRM	PRM	PRM
Personal Services (Barber, Salon, Etc.)						PRM	PRM	PRM
Pet Services						PRM	PRM	PRM
Pharmacies						PRM	ACC	PRM
Professional Services (Lawyer, Psychiatrist, Computer Services, Etc.)						PRM	PRM	PRM

	SF	SR	AR	MF	P	DB	C/LI	WI
Public/Private Corporate, Regional Headquarters, Administrative Offices for Commercial, Industrial, Noncommercial Uses						PRM	PRM	PRM
Rental Services (Equipment, Furniture and Storage Space)						PRM	PRM	PRM
Repair Services, Electronics/Appliances						CUP	PRM	PRM
Restaurant						PRM	PRM	PRM
Retail – Textiles, Sporting Goods, General Merchandise						PRM	PRM	PRM
Retail Stores (Grocery, Food, Specialty Foods, Etc.)						PRM	PRM	PRM
RV Sales and Service							PRM	PRM
Service Station							PRM	PRM
Signs, Off-Premises Ads – Billboards						ACC	ACC	ACC
Taverns, Bars, Cocktail Lounges						PRM	PRM	PRM
Tractor, Trailer Sales							PRM	PRM
Travel Agencies						PRM	PRM	
Truck Stops							PRM	
Variety Stores, Antique and Secondhand Shops						PRM	PRM	
Vehicle Repair and Service Shops							PRM	PRM
Industrial Uses								
Above/Below Ground Storage of Critical Material								CUP
Accessory Buildings, Structures							ACC	ACC
Airports and Supporting Aviation Activities							CUP	CUP
Caretaker’s Residence for Airports and Supporting Aviation Activities							ACC	ACC
Apparel Manufacture						CUP	CUP	PRM
Asphalt Paving Plant								
Beverage Industry							CUP	CUP
Building/Construction Materials, Manufacture/Assembly/Fabrication, Lumber Yard							PRM	PRM

	SF	SR	AR	MF	P	DB	C/LI	WI
Bulk Fuel Distributor							CUP	CUP
Canning/Packing Foods						CUP	CUP	PRM
Cement/Concrete Plant							PRM	PRM
Construction Contractor's Yards							PRM	PRM
Caretaker's Residence for Construction Contractor's Yards							CUP	CUP
Electronic Product Manufacture/Assembly						CUP	CUP	CUP
Fabricated Metal Products, Sheet Metal, Welding							PRM	PRM
Food Processing						CUP	PRM	PRM
Furniture Products Manufacture/Assembly						CUP	PRM	PRM
Glass Products Manufacture/Assembly						CUP	PRM	PRM
Hardware Product Manufacture/Assembly						CUP	PRM	PRM
Hazardous Waste Storage, On-Site								
Hazardous Waste Treatment, On-Site								
Heliports							CUP	CUP
Caretaker's Residence for Heliports							ACC	ACC
Leather Products Manufacture/Assembly, No Processing						CUP	CUP	CUP
Lumber and Wood Manufacturing							PRM	PRM
Machinery/Heavy Equipment Manufacture/Assembly							CUP	CUP
Manufactured Homes, Travel Trailers, Campers, Manufacture/Assembly/Fabrication							PRM	PRM
Caretaker's Residence for Manufactured Homes, Travel Trailers, Campers, Manufacture/Assembly/Fabrication								
Medical/Scientific Research, Product Manufacture/Assembly, Testing and Experimental Development Labs						CUP	PRM	PRM
Mineral Extraction, Crushing, Screening, Excavation, Etc.								
Packaging and Distribution Operations						CUP	PRM	PRM
Paper Products Manufacture/Assembly							CUP	CUP

	SF	SR	AR	MF	P	DB	C/LI	WI
Paperboard Containers Manufacture							CUP	CUP
Parcel Delivery Service, Packaging, Crating						CUP	PRM	PRM
Plastic Products Manufacture/Assembly							CUP	CUP
Prefabricated Wood Products							PRM	PRM
Printing, Publishing, Binding						PRM	PRM	PRM
Rebuilding and/or Repairing Nonmetal or Mineral Products							PRM	PRM
Rendering Plants								
Retail with Products Manufactured, Packaged or Otherwise Prepared on the Same Premises						CUP	PRM	PRM
Rubber Products, Manufacturing, Processing							CUP	CUP
Storage, Outdoor							ACC	ACC
Storage, Sales, Distribution of Hazardous Materials							CUP	
Temporary Buildings for Construction Purposes	PRM	PRM	PRM	PRM	PRM	PRM	PRM	PRM
Truck, Freight Terminals							PRM	PRM
Vehicle and Machinery Repair and Storage							PRM	PRM
Vehicle Recycling Facilities								
Warehousing, Storage							PRM	PRM
Caretaker's Residence for Warehousing, Storage							CUP	CUP
Wholesale Establishments							PRM	PRM
Wholesale Trade/Storage of Durable and Nondurable Goods (Auto Parts, Tires, Furniture, Lumber)							PRM	PRM
Wireless Communication Facilities							PRM	PRM
Wrecking/Junk Yard								
Recreational Uses								
Arboretums and Gardens	CUP	CUP	CUP	CUP	PRM	CUP	CUP	CUP
Boat Launches, Water-Related Activities					PRM			
Bowling Alleys						CUP	CUP	CUP

	SF	SR	AR	MF	P	DB	C/LI	WI
Dancehalls						CUP	CUP	CUP
Drive-In Theater								
Exercise Facility						PRM	PRM	PRM
Fairgrounds					PRM			
Golf Course, Driving Range							PRM	
Gun/Sportsmen's Club								
Miniature Golf						CUP	CUP	CUP
Mini-Casinos, Game, Card Rooms						CUP	CUP	
Playfields, Playgrounds	CUP	CUP	CUP	PRM	PRM	PRM	PRM	
Public Fishing Access, Fish/Wildlife Habitat Areas					PRM			
Publicly Owned/Operated Parks and Recreation Facilities	PRM	PRM	PRM	PRM	PRM	PRM	PRM	
Racetrack/Speedway (Horse, Mini-Sprint, Etc.)								
Recreational Vehicle Park or Tent Campground (stay up to 14 days)	PUD	PUD					PUD	
Roller-Skating Rink						CUP	CUP	CUP
Theaters						CUP	CUP	CUP
Trail Systems	PRM	PRM	PRM	PRM	PRM	PRM	PRM	
Video Rental						PRM	PRM	

(Ord. 1152 § 3 (Exh. C), 2009; Ord. 1138 § 1 (Exh. A), 2008; Ord. 1108 § 3, 2007; Ord. 1097 § 1, 2007; Ord. 1047 § 1, 2004; Ord. 1046 § 2, 2004; Ord. 1039 § 1, 2004).

Exhibit “C”

Chapter 17.58

GENERAL REGULATIONS

Sections:

- 17.58.010 Purpose, intent and applicability.
- 17.58.020 Accessory structures – Residential zones.
- 17.58.030 Family home day care.
- 17.58.040 Group A home occupations.
- 17.58.050 Fences and hedges.
- 17.58.060 Decks, patios, porches, and slabs.
- 17.58.070 Swimming pools.
- 17.58.080 Domestic animals.
- 17.58.085 Livestock and poultry.
- 17.58.090 Storage standards.
- 17.58.100 Establishment of public nuisance.
- 17.58.110 Clear view triangle.
- 17.58.120 Manufactured permanent/temporary units.
- 17.58.130 Caretakers.
- 17.58.140 Flag poles, towers, and tower structures.
- [17.58.150 Value-Added Operation of Winery/Vineyard “A”](#)

17.58.010

Purpose, intent and applicability.

The purpose of the general regulations is to provide a concise reference to requirements that are common to many different zoning districts, thereby providing a more efficient utilization of this title. The provisions of this chapter shall apply to all districts unless otherwise stated. (Ord. 1138 § 1 (Exh. A), 2008; Ord. 1097 § 1, 2007; Ord. 1039 § 1, 2004).

17.58.020

Accessory structures – Residential zones.

Where authorized pursuant to Chapter 17.18 CMC, District Use Chart, all accessory structures within residential districts shall meet the following minimum requirements:

- A. Accessory structures shall not be used as a place of human habitation.
- B. No accessory structure shall occupy any part of a required front yard area.
- C. Detached accessory structures shall be no larger than the primary structure, and in no instance shall they exceed 24 feet in height. (Ord. 1138 § 1 (Exh. A), 2008; Ord. 1097 § 1, 2007; Ord. 1039 § 1, 2004).

17.58.030

Family home day care.

Family day care providers, as defined in Chapter 17.08 CMC, shall be subject to a limited administrative review to determine that the following minimum criteria are met:

- A. Comply with all building, fire, safety, health code, and business licensing requirements;
- B. Conform to lot size, building size, setbacks, and lot coverage standards applicable to the zoning district except if the structure is a legal nonconforming structure;
- C. Are certified by the State Department of Licensing;
- D. Provide a safe passenger loading area;
- E. Signage conforming with Chapter 17.60 CMC;
- F. Hours of operation shall be clearly established and complied with to facilitate neighborhood compatibility, while also providing appropriate opportunity for persons who use family day care and who work a nonstandard work shift. (Ord. 1138 § 1 (Exh. A), 2008; Ord. 1097 § 1, 2007; Ord. 1039 § 1, 2004).

17.58.040

Group A home occupations.

Where authorized pursuant to Chapter 17.18 CMC, District Use Chart, all Group A home occupations within residential districts shall meet the following minimum requirements:

- A. Have applied for the ability to obtain a valid city business license;
- B. Only resident family members are involved in the business;
- C. Customers do not come to the home to receive goods and/or services;
- D. Not more than 20 percent of the total interior living space, not to exceed 600 square feet, is to be used for the Group A home occupation;
- E. No exterior signs or indications that a business is present in the home;
- F. No window display and no sample commodities displayed outside the building;
- G. Stock in trade stored or for sale shall not exceed 25 percent of the total home occupation area;
- H. No materials or mechanical equipment shall be used which will be detrimental to the residential use of the residence or adjoining residences because of vibration, noise, dust, smoke, odor, interference with radio or television reception or other factors. (Ord. 1138 § 1 (Exh. A), 2008; Ord. 1097 § 1, 2007; Ord. 1039 § 1, 2004).

17.58.050

Fences and hedges.

The following standards shall apply to all fences, hedges, and other landscape material unless otherwise provided for in this title:

- A. Front yard fences, hedges and trees shall be pruned or maintained to 42 inches maximum height, so that a vehicle entering the street from a driveway can be seen by vehicles, pedestrians and bicyclists traveling on the public street or sidewalk.
- B. On corner lots, fences, hedges, shrubs and all other materials shall be limited in height to a maximum of 36 inches measured along the right-of-way line from the intersection at least 15 feet. Slopes and embankments may necessitate a greater line of sight clearance so that a traffic safety hazard does not result to the vehicles, bicyclists, or pedestrians who are approaching the intersection.

C. Where two adjoining properties have front yards of differing depths, any fence built along the side yard between the two properties shall not exceed 42 inches adjacent to the front yard of either dwelling.

D. All fences, hedges, shrubs and other landscape materials shall not obstruct the clear view triangle as described herein.

E. Rear yard fences and side yard fences located beyond the front yard shall not exceed six feet in height. (Ord. 1138 § 1 (Exh. A), 2008; Ord. 1097 § 1, 2007; Ord. 1039 § 1, 2004).

17.58.060

Decks, patios, porches, and slabs.

The following standards shall apply to all decks, patios, porches and slabs unless otherwise provided for in this title:

A. A freestanding covered patio or deck must meet the standards of this section. If the patio or deck is attached to a dwelling, it is to be considered as part of the dwelling.

B. Any deck or porch of any height, if covered with a roof structure, must meet minimum setback requirements.

C. Any deck, including railings or any part of the structure attached to an adjoining structure or freestanding or attached porch, exceeding 30 inches in height above ground level, measured at the highest point, must meet minimum setback requirements for front, back, and side yards.

D. Any deck or porch, including railings or any part of the structure 30 inches or less in height above ground level, may be constructed within front, back, and side yard setbacks.

E. Masonry slabs, driveways, or patios constructed at ground level may be placed within front, back, and side yard setbacks. (Ord. 1138 § 1 (Exh. A), 2008; Ord. 1097 § 1, 2007; Ord. 1039 § 1, 2004).

17.58.070

Swimming pools.

All swimming pools must be located behind the front yard setback line and the yard or area around them must be enclosed by a fence not less than five feet in height. A setback from all side and rear property lines of at least five feet must be maintained. (Ord. 1138 § 1 (Exh. A), 2008; Ord. 1097 § 1, 2007; Ord. 1039 § 1, 2004).

17.58.080

Domestic animals.

It is lawful in all zoning districts to have domestic animals as long as all applicable provisions of the CMC are complied with, including without limitation the provisions of this chapter. (Ord. 1138 § 1 (Exh. A), 2008; Ord. 1097 § 1, 2007; Ord. 1039 § 1, 2004).

17.58.085

Livestock and poultry.

A. Compliance Required. It is unlawful for any person or persons to keep or maintain any livestock or poultry within the city limits except as provided in this chapter. For the purposes of this chapter, the terms "livestock" and "poultry" shall be as defined in Chapter 17.08 CMC, Definitions.

B. Livestock and Poultry – Permitted Where. Livestock and poultry are permitted within different zoning districts as determined by this title, provided the property ownership is at least one contiguous acre in size or greater and the other provisions of this chapter are met.

C. Criteria. The following minimum criteria shall be met where keeping of livestock and poultry are permitted by the zoning district, and provided the property ownership is at least one contiguous acre in size or greater:

1. The minimum pasture area maintained for each animal shall be as listed below:

a. One-half acre per each horse, pony, mule, cow and/or other similar size animal, except animals under one year of age shall be exempt from this requirement;

b. One-quarter acre per each sheep, goat or other similar size animal, except animals under one year of age shall be exempt from this requirement;

c. Twelve poultry per acre. Poultry may include any combination of chickens, ducks, geese, rabbits and similar type animals, except poultry under three months of age are exempt from this requirement;

d. One acre per each swine. When located within an urban growth area no more than three swine are permitted per property ownership. Swine under three months of age are exempt.

Example: The minimum land area required for one sheep and one horse shall be one acre, with three-quarters of an acre maintained in pasture as described below.

2. The property shall be maintained in a clean, sanitary condition so as to be free from offensive odors, fly breeding, dust and general nuisances and shall be in compliance with health district regulations.

3. All livestock and poultry shall be kept in enclosures so constructed and maintained as to prevent the livestock from breaking through, out, or over the same and roaming at large through the city.

4. Adequate measures shall be taken to properly dispose of animal waste. Accumulations of animal waste shall be prohibited from being stored closer than 100 feet from any off-premises dwelling and/or any domestic or irrigation wells, and all accumulations of manure or refuse shall not be stored in excess of one week. Accumulated waste shall be prohibited within 200 feet of any domestic or irrigation well. Furthermore, all animals kept within the city shall be kept in a humane fashion and shall not create a noxious, foul or offensive condition.

5. Barns, shelters or other buildings or structures for the keeping or feeding of cattle, horses, goats, sheep, poultry or swine or other similar shelters for animals or birds shall be located a minimum of 100 feet from any off-premises residential dwelling.

6. Pastures are defined as that area which is enclosed within a perimeter fence, and shall not include that portion of the property used for residential purposes. Pasture areas shall be maintained with a permanent, uniform vegetative top cover and shall be kept free of noxious weeds.

7. Any future division of property must comply with the minimum standards above. The minimum pasture area and condition requirements must be met by each additional individual lot or parcel, including the original parcel of record, in order to maintain livestock or poultry on the property.

D. No person shall keep or maintain any wild, exotic, or nondomesticated animal within the corporate city limits. No exotic animals are allowed within an urban growth area without first obtaining a conditional use permit. The applicant shall submit the following facts:

1. The exotic or nondomesticated animals, at the location proposed, will not jeopardize, endanger, or otherwise constitute a menace to the public health or safety;

2. The proposed site is adequate in size and shape to accommodate the type of animal for which the permit is requested without harm to the animals or material detrimental to the use, enjoyment or valuation of the property of other persons located in the vicinity of the site; and

3. In no case shall a person have more than one poultry size or shape exotic animal per lot or parcel less than one acre. If greater than one acre, one exotic animal per acre.

All exotic animals shall comply with local, state and federal regulations. (Ord. 1138 § 1 (Exh. A), 2008; Ord. 1097 § 1, 2007).

17.58.090

Storage standards.

It is unlawful and a violation of this title for the owner of any premises in the city, the owner's agent, or the occupant of any premises in the city to store, keep or accumulate junk and/or junk vehicles on such property, or to allow anyone else to store, keep or accumulate junk and/or junk vehicles on such property. Any violations of these provisions shall be considered a public nuisance and shall be subject to the enforcement procedures described in Chapter 14.13 CMC.

A. General. All permitted storage shall be considered accessory. Storage of materials shall be located entirely within an enclosed building or shall be screened from view of the surrounding properties with a sight-obscuring fence and/or landscaping, except as otherwise required by this title.

1. No storage of materials shall be located within any required front yard.

2. Storage of junk, scrap lumber, metals, glass and other material is prohibited within all zoning classifications.

3. The repair of any personal automobile, truck or other vehicle of any kind upon the public streets or alleys in any residential district is prohibited. Said repair of personal vehicles shall only be conducted within a fully enclosed garage or other suitable structure meeting all of the applicable dimensional standards of this title.

4. No vehicle shall be stored on the lot so as to obstruct sidewalks or create a traffic hazard.

5. No shipping or cargo containers shall be permitted.

6. No unlicensed or inoperable vehicles shall be permitted.

7. A maximum of four vehicles located outside of an enclosed storage structure per lot or parcel within the single-family (SF), suburban residential (SR), and airport residential (AR) zone districts.

B. Recreational Vehicles. Off-street storage or off-street parking areas shall be provided for all recreational vehicles, including without limitation boats, motor homes, travel trailers, or similar type recreational vehicles.

1. The storage of recreational vehicles shall be prohibited within a required front yard in a residential district or on the public right-of-way.

2. No more than one each boat and recreational vehicle per dwelling may be located outside of an enclosed building on any lot in any residential zoning district.

C. Refuse Storage. All outdoor trash, garbage and refuse storage areas associated with multifamily, commercial, public and/or industrial uses shall be screened on all sides from public view and, at a minimum, be enclosed with a five-and-one-half-foot-high wood, concrete or masonry wall, or sight-obscuring fence with landscaping on all sides.

1. Refuse storage shall be prohibited within a required front yard and within required rear or side yards when adjacent to a residential district.

2. Refuse storage areas shall be designed in accordance with the overall architectural theme of the associated building or structure. Single-family and duplex dwellings shall be exempt from this provision.

D. It is unlawful for anyone to deliver and/or deposit any garbage or rubbish generated within the city or without the city at any disposal site other than a refuse disposal, processing, transfer

or recover site lawfully permitted according to applicable local and state regulations. (Ord. 1138 § 1 (Exh. A), 2008; Ord. 1097 § 1, 2007; Ord. 1039 § 1, 2004).

17.58.100

Establishment of public nuisance.

A. For the purposes of the CMC, public nuisances shall include but not be limited to those activities and situations defined in Chapter 17.08 CMC. Public nuisances are any nuisance that affects equally the rights of the entire community or neighborhood, although the extent of damage may be unequal. Public nuisances are considered hazards to the public health, safety and welfare adversely affecting the value and habitability of property within the city of Cashmere as a whole and may specifically cause substantial damage to adjoining and/or nearby property. The accumulated impacts of public nuisances if not abated will materially and adversely impact the quality of life and economic well-being of the neighborhood and the city. Chapter 8.36 CMC also addresses public nuisances.

B. Activities deemed to be a public nuisance that are conducted or occurring in any way on any lot, tract, parcel or premises shall be enforceable through Chapter 8.36 CMC, Public Nuisances; Chapter 14.13 CMC, Enforcement and Penalties; and any applicable Washington State statute. A public nuisance may include but is not limited to any thing, act, omission to act, occupation or use of property which:

1. Unreasonably annoys, injures or endangers the safety, health, comfort or repose of the public; and/or

2. Offends public decency; and/or

3. Unlawfully interferes with, obstructs, or renders dangerous for passage rivers, streams, canals, or a public park, square, street, alley, highway or sidewalk; and/or

4. Renders the public insecure in life or use of property; and/or

5. Creates an attractive nuisance by which the presence of a condition or activities can result in the attraction of children into a situation where hazards can threaten their health or safety, including but not limited to unused or abandoned large appliances, unused or abandoned motor vehicles, structurally unsound or unsafe fences, unsecured or abandoned excavations, unmaintained buildings, wells, pits, cisterns, storage tanks and any lumber, trash, debris or vegetation which may prove a hazard for minors; and/or

6. Additional public nuisances may be identified by the city and found to be in violation of the CMC when such conditions can be documented as resulting in conditions that are a menace to public health, safety, welfare and/or the public peace. (Ord. 1138 § 1 (Exh. A), 2008; Ord. 1097 § 1, 2007; Ord. 1039 § 1, 2004).

17.58.110

Clear view triangle.

A. A clear view triangle shall be maintained for vision safety purposes on all corner lots, driveways and intersecting public/private roads. No fence, sign, utility structure, associated landscaping or any other sight obstruction between 42 inches and eight feet in height above the existing road grade shall be placed or maintained within the triangle.

B. The clear view triangle shall be established as follows:

1. At street intersections, it shall be determined by measuring 25 feet from the point of intersection of the two property lines, along the property lines adjacent to each street. The third side of the triangle shall be a line connecting the end points of the first two sides of the triangle.

2. At a driveway intersection with a street right-of-way, it shall be determined by measuring 15 feet along the road right-of-way and 15 feet along the edges of the driveway, beginning at the respective points of the intersection. The third side of the triangle shall be a line connecting the end points of the first two sides of the triangle. (Ord. 1138 § 1 (Exh. A), 2008; Ord. 1097 § 1, 2007; Ord. 1039 § 1, 2004).

17.58.120

Manufactured permanent/temporary units.

Manufactured units (new or old) shall be permitted as a single-family dwelling unit in all residential districts. The minimum width of all manufactured units within residential districts shall be 24 feet. In addition, units shall be pit set with the first floor elevation no more than 12 inches above finished grade. The pit shall be of sufficient depth to accommodate 18 inches of clearance below the frame of the unit with crawl space access located near utility connections. The foundation shall be installed in compliance with the requirements of the Washington Administrative Code, Revised Code of Washington, International Residential Code and International Building Code. Skirting or sidewalls shall be installed around the perimeter, and the tongue and axle shall be removed.

Manufactured units within nonresidential districts shall comply with local, state and federal regulations and the most recent edition of the International Building Code. Units shall comply with one of the following uses:

A. Permanent Unit. Manufactured unit shall comply with manufacturer's specifications for installations, and first floor elevation shall be no less than 18 inches above finished grade. The manufactured unit shall have a crawl space access located near utility connections. Skirting or sidewalls shall be installed around the perimeter, and the tongue and axle shall be removed.

B. Temporary Unit.

1. The maximum allowed time period for a temporary use is 45 days, and the use and placement of the units shall comply with the applicable zoning district's development standards. The time period for a temporary unit may be extended for an additional 45 days, unless otherwise specified below.

2. No more than two renewals shall be issued for a temporary unit on a property within a 12-month period, unless specified below.

a. Specific Temporary Uses.

i. Construction Office. Construction office may be permitted as a temporary use incidental to construction occurring on the same site as the construction office proposed. (Ord. 1138 § 1 (Exh. A), 2008; Ord. 1097 § 1, 2007).

17.58.130

Caretakers.

A. The caretaker's residence shall be and remain incidental to the primary use of the property, and is limited to the duration of need associated with the custodial, maintenance or oversight of the owner's property, building, and/or use.

B. Caretaker's residences shall have separate utilities and meters.

C. The caretaker's residence including covered garages/carports shall be limited to one residential structure, attached or detached, containing not more than 900 square feet.

D. Caretaker's residence shall conform to lot size, building size, setbacks, and lot coverage standards applicable to the zoning district.

E. Both the title holder and the planning director shall sign a notice to title. Said notice to title shall be notarized, and be recorded by the Chelan County auditor for the property prior to building permit issuance stating:

The separate sale or division of the caretaker dwelling unit from the primary use of the land is prohibited, unless all standards in Cashmere Municipal Code can be met. This covenant is intended to run with the land burdening and benefiting the parties' successors and assigns.

(Ord. 1138 § 1 (Exh. A), 2008).

17.58.140

Flag poles, towers, and tower structures.

Flag poles, towers, and tower structures shall be permitted within all zoning districts.

A. Persons seeking to construct flag poles, towers, and tower structures pursuant to the provisions of this chapter shall complete and submit an application for a building permit for review and approval by city.

B. No more than three flag poles, towers, and tower structures shall be allowed per parcel or lot.

C. Flag poles, towers, and tower structures may be constructed within the warehouse/industrial, commercial/light industrial, and public lands to a maximum height of 15 feet greater than the established zoning district height requirement whether such structure is attached or freestanding. Flag poles, towers, and tower structures that exceed zoning district height requirements will require a conditional use permit, pursuant to Chapter 17.72 CMC, Conditional Uses.

D. Flag poles, towers, and tower structures shall comply with applicable zone district requirements unless otherwise stated within this chapter.

E. Flag poles, towers, and tower structures shall be located on the lot or license area so that the distance from the base of the tower or structure to any property line, license area boundary or adjacent/support structure is at least 100 percent of the proposed structural height.

F. Flag poles, towers, and tower structures shall comply with the most current edition of International Building Code (IBC) and International Residential Code (IRC).

G. Flag poles, towers, and tower structures that exceed zoning district height requirements shall have stamped signed plans and calculations submitted by an engineer to the city. Washington State professional engineer shall submit a report or letter showing that they addressed the following: wind speed of 90 miles per hour, seismic, snow and ice load, electrical grounding, and fall zone requirements.

H. Lighting of flag poles, towers, and tower structures are allowed. Downward and upward light shall be shielded and be incorporated into the design of the flag poles, towers, and tower structures. To contain the impacts of unsafe lighting and light pollution, the city prohibits the following, unless required by FAA, FCC or other federal, state, and local agencies:

1. Floodlights, searchlight, beacons, and laser source light fixtures.

2. Neon lighting.

3. Lighting which creates hazards to pedestrian and traffic safety, and which is a nuisance to surrounding properties because of excessive glare or light production.

4. Blinking, flashing, animated or moving lights.

I. All federal, state, and local regulations shall apply. (Ord. 1138 § 1 (Exh. A), 2008).

17.58.150

Value-Added Operation of Winery/Vineyard "A"

Value-Added Operation of Winery/Vineyard "A" means a winery or vineyard that is less than or equal to two-thousand five hundred (2,500) square feet in size. Value-added winery/vineyard "A" is permitted provided the property and vineyard are at least one (1) acre in size, and any and all cumulative ancillary uses are less than or equal to one thousand (1,000) square feet in size. Permitted ancillary uses may include decks, patios or terraces associated with the retail use and are limited to the small-scale processing and sale of wine or spirits, wine tasting, incidental and/or accessory food and beverage service, sale of ancillary items related to the winery and its products and small wine tasting events.

The following conditions shall apply to Value-Added Operation of Winery/Vineyard "A":

- a. The applicant shall submit a site design plan which addresses and mitigates, if necessary, the impacts of the operation. Such impacts may include, but are not limited to, parking, noise, lighting, odor, drainage, and traffic.
- b. The use shall adhere to all applicable building, fire safety and health codes, and all zoning restrictions of the district in which it is located.

Exhibit “D”

Chapter 17.72

CONDITIONAL USES

Sections:

- 17.72.010 Approval required.
- 17.72.020 Permit – Contents.
- 17.72.030 Permit – Expiration.
- 17.72.040 Complaint investigation – Cease and desist order – Appeal.
- 17.72.050 Evaluation criteria and general standards.
- 17.72.060 Home occupations.
- 17.72.070 Bed and breakfast.
- 17.72.080 Public and private schools.
- 17.72.090 Day care, family home – B, mini day care and day care centers.
- 17.72.100 Schools, preschools and studios for group instruction.
- 17.72.110 Accessory dwelling units.
- 17.72.120 Churches and church-sponsored youth centers.
- 17.72.140 Utility substations and exchanges.
- [17.72.150 Value-Added Operation of Winery/Vineyard “B”](#)

17.72.010

Approval required.

Conditional property uses, because of public convenience and necessity and their effect upon the neighborhood, shall be permitted only upon the approval of the hearing examiner, after due notice and public hearing, and a finding that they will not be detrimental to the general comprehensive plan or to adjacent and surrounding property. (Ord. 1138 § 1 (Exh. A), 2008; Ord. 1097 § 1, 2007; Ord. 1039 § 1, 2004).

17.72.020

Permit – Contents.

Permits for conditional property uses shall be signed by the hearing examiner (Group A home occupations may be approved by the city administrator), and shall stipulate restrictions or conditions which may include a definite time limit, provisions for a front, side or rear yard greater than the minimum requirements of the zoning ordinance, suitable landscaping, off-street parking, and any other reasonable restrictions, conditions or safeguards that would uphold the spirit and intent of the zoning ordinance and mitigate any adverse effect upon the neighborhood properties by reason of the use, extension, construction, or alteration allowed. (Ord. 1138 § 1 (Exh. A), 2008; Ord. 1097 § 1, 2007; Ord. 1039 § 1, 2004).

17.72.030

Permit – Expiration.

A. If not otherwise specified by the hearing examiner, conditional property use permits shall expire at the end of a period of one year from the time they are granted if the use for which the permit is granted is not established by that time.

B. The permit expires at the time the use for which the permit was granted is discontinued. (Ord. 1138 § 1 (Exh. A), 2008; Ord. 1097 § 1, 2007; Ord. 1039 § 1, 2004).

17.72.040

Complaint investigation – Cease and desist order – Appeal.

The city administrator having charge of the enforcement of this code shall at any time have the right and duty to investigate complaints concerning the use of any structure or property or the continuance of use of any structure or property in accordance with the provisions of this title covering conditional property uses. Upon his finding that the use or continued use of the premises is contrary to the provisions of this title establishing conditions for such use, the city attorney shall forthwith issue a cease and desist order prohibiting the use or continuance of use of the premises for such purpose, and it shall be abated as a public nuisance. Any order of cease and desist issued by the city attorney provided in this section may be appealed in writing to the hearing examiner. Written notice of appeal must be filed with the city clerk-treasurer within 20 days after the issuance of the order. (Ord. 1138 § 1 (Exh. A), 2008; Ord. 1097 § 1, 2007; Ord. 1039 § 1, 2004).

17.72.050

Evaluation criteria and general standards.

Conditional uses shall comply with the following evaluation criteria and general standards:

A. The proposed use will be harmonious and in accordance with the general and specific objectives of the comprehensive plan and all subarea plans.

B. The proposed use will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity.

C. The traffic generated by the proposed use shall be mitigated so as not to burden the traffic circulation system in the vicinity.

D. The proposed use will be adequately served by facilities and services such as highways, streets, law enforcement, fire protection, storm water drainage, refuse disposal, domestic water and sanitary sewers and schools; or that persons or agencies responsible for the establishment of the proposed use shall provide adequate services.

E. The proposed use will not create excessive additional requirements at public cost for public facilities and services.

F. The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or general welfare by reasons of excessive production of traffic, noise, smoke, fumes, vibration, glare or odors.

G. Proposed ingress and egress, driveway widths, parking and street improvements shall be approved pursuant to applicable chapters of the CMC and the Cashmere Design Standards Manual.

H. Adequate buffering devices such as fencing, landscaping, or topographic characteristics shall be in place in order to mitigate and protect adjacent properties from potential adverse impacts of the proposed use, including visual and/or auditory effects.

I. Conditional use permits shall comply with the CMC and all applicable local, state and/or federal regulations.

J. A conditional use shall ordinarily comply with the standards of the district within which the use is located and with the other applicable provisions of the CMC, except as modified by the approval of the conditional use permit and the standards of this chapter or as otherwise specified in the CMC.

K. The hearing examiner may, in addition to the standards and regulations specified in the CMC, establish other conditions found necessary to protect the health, welfare, safety and interest of surrounding properties, the neighborhood and the city as a whole. These conditions may address the following:

1. Increasing the required lot size or yard dimensions;
2. Limiting the coverage or height of buildings;
3. Mitigating traffic impacts through on-site and off-site improvements;
4. Increasing the number of off-street parking and loading requirements;
5. Limiting the number, location, design and size of signs and illumination devices;
6. Increasing required landscaping components to reduce noise and visual impacts, including glare;
7. Specifying time limits for construction and operation;
8. Requiring performance assurances acceptable to the city attorney;
9. Specifying time frames for compliance review; and
10. Other conditions deemed appropriate to address the requirements and intent of this chapter, the CMC and the comprehensive plan. (Ord. 1138 § 1 (Exh. A), 2008; Ord. 1097 § 1, 2007; Ord. 1039 § 1, 2004).

17.72.060

Home occupations.

The minimum conditions for a Group B home occupation shall be as follows:

- A. Have applied for and the ability to obtain a valid city business license;
- B. The use of the premises as a home occupation will qualify as to the definition of a home occupation in Chapter 17.08 CMC;
- C. Not over 20 percent of the total interior living space, not to exceed 600 square feet, is to be used for the home occupation;
- D. The home occupation is to be a secondary use of the dwelling;
- E. Any member of the household and not more than one nonresident may be engaged in the home occupation;
- F. No commercial advertising on site except one sign bearing the name of the business or resident, no larger than four square feet and flush-mounted on the residence;
- G. No window display and no sample commodities displayed outside the building;
- H. Stock in trade stored or for sale shall not exceed 25 percent of the total home occupation area;
- I. No materials or mechanical equipment shall be used which will be detrimental to the residential use of the residence or adjoining residences because of vibration, noise, dust, smoke, odor, interference with radio or television reception or other factors;
- J. No parking of customers' vehicles in a manner or frequency as to cause disturbance or inconvenience to nearby residents or so as to necessitate off-street parking. (Ord. 1138 § 1 (Exh. A), 2008; Ord. 1097 § 1, 2007; Ord. 1039 § 1, 2004).

17.72.070

Bed and breakfast.

The minimum conditions for a bed and breakfast shall be as follows:

A. Principal Residence. The bed and breakfast facility shall be the principal residence of the owner;

B. Impact. A bed and breakfast shall be compatible with the residential character of the neighborhood and the owners shall provide screening with shrubs, fencing and other suitable materials to minimize the impact upon the residential character of the neighborhood;

C. Other Regulations. The applicant for a conditional use permit for a bed and breakfast shall at the time of filing the application provide evidence to the hearing examiner of compliance with all health, building and fire regulations;

D. Off-street parking as required in Chapter 17.54 CMC shall be behind the front yard setback line and shall be screened so as to minimize the visual and audio impact upon the residential character of the neighborhood;

E. Sign. Each bed and breakfast guest house facility may have one sign advertising the facility which shall comply with the CMC;

F. Bathrooms. Bathrooms must be provided in accordance with county and state bed and breakfast regulations;

G. Duration of Stay. Guests shall limit their length of stay to not more than 14 consecutive days;

H. Nontransferable. All conditional use permits for bed and breakfast facilities shall be nontransferable to subsequent owners of the residence;

I. Usage Density. Not more than 25 percent of the square footage of floor space of any facility shall be used for bed and breakfast purposes;

J. Application. All applications for bed and breakfast conditional use permits shall be accompanied with a floor plan and lot plan setting forth bathrooms and bedrooms to be used for bed and breakfast guest house facilities, their size, location and the lot plan showing the location of off-street parking, its size and any additions to premises and screening;

K. Food. Serving meals to paying guests shall be limited to guests staying at the facility only. (Ord. 1138 § 1 (Exh. A), 2008; Ord. 1097 § 1, 2007; Ord. 1039 § 1, 2004).

17.72.080

Public and private schools.

The minimum conditions for public and private schools shall be as follows:

A. Minimum land area standards as now established and as they may be subsequently established by the State Department of Public Instruction;

B. Fifty-foot setback on front, side, and rear yards for a proposed school located in any residential district;

C. Off-street parking area equal to at least five times the floor area of the auditorium or two stalls per classroom, whichever is the greater. (Ord. 1138 § 1 (Exh. A), 2008; Ord. 1097 § 1, 2007; Ord. 1039 § 1, 2004).

17.72.090

Day care, family home – B, mini day care and day care centers.

The minimum conditions for mini day care and day care centers shall be as follows:

A. Submit a certificate of compliance with all applicable code requirements including without limitation all building, fire, safety, health code, and business licensing requirements;

B. Conform to lot size, building size, setbacks, and lot coverage standards applicable to the zoning district except if the structure is a legal nonconforming structure;

C. Obtain the applicable licensing by Washington State;

D. Provide a safe passenger loading area;

E. Hours of operation shall be established by the hearing examiner;

F. All equipment and play areas shall be located behind the front yard setback line;

G. All play areas shall be fenced and screened in a manner approved by the hearing examiner so as to minimize noise and visual interference with the adjoining neighborhood;

H. An on-site vehicle turnaround or separate entrance and exit points and passenger loading area must be provided. The city shall specifically consider the location and appearance of the proposed turnaround or access in determining the compatibility with the surrounding uses. The hearing examiner shall consider the traffic safety of the location for pickup and delivery of children;

I. The hearing examiner may impose such other conditions to mitigate any potential adverse impact on the surrounding area. The hearing examiner shall specifically consider the need to limit the hours of operation of use. The hearing examiner shall establish the maximum number of children permitted in the child care service at any one time;

J. Review and Transferability. This permit is nontransferable. This permit shall be revoked upon determination by the hearing examiner that a violation of the requirements has occurred. (Ord. 1138 § 1 (Exh. A), 2008; Ord. 1097 § 1, 2007; Ord. 1046 § 2, 2004; Ord. 1039 § 1, 2004).

17.72.100

Schools, preschools and studios for group instruction.

Preschools and studios for group instruction that occur in a building/structure other than a residence, and that occur independent of a home, mini day care or day care center shall comply with the standards identified for mini day care and day care centers, as provided herein. (Ord. 1138 § 1 (Exh. A), 2008; Ord. 1097 § 1, 2007; Ord. 1039 § 1, 2004).

17.72.110

Accessory dwelling units.

The minimum conditions for accessory dwelling units shall be as follows:

A. Only one accessory dwelling unit shall be allowed per building lot or home site in conjunction with a single-family structure, even if such structure is built on more than one platted lot.

B. An accessory dwelling unit may be attached to, created within, or detached from a new or existing primary single-family dwelling unit.

C. The property owner (which shall include title holders and contract purchasers) shall occupy either the primary unit or the accessory unit as their permanent residence. An annual ownership certification shall be required to ensure this condition is maintained.

D. The accessory dwelling unit will require one parking space, which is in addition to any off-street spaces required for the primary single-family dwelling unit.

E. The floor area for the accessory dwelling unit shall in no case exceed 900 square feet, nor be less than 300 square feet, and the accessory dwelling unit shall contain no more than two bedrooms. Additionally, the square footage of the accessory dwelling unit shall be no more than 50 percent of the area of the primary single-family dwelling.

F. An accessory dwelling unit, together with the primary single-family dwelling unit and other accessory buildings or structures with which it is associated, shall conform to all other provisions

of this code, and no variance of yard setback or building lot coverage requirements will be granted.

G. The accessory dwelling unit shall meet the minimum requirements of the International Building Code, International Fire Code, health district and all other local, state and federal agencies.

H. The accessory dwelling unit shall have separate utility connections; however, the property owner, as shown on the Chelan County assessor records, shall be responsible for ensuring the utility bills associated with both the primary and accessory are paid in a timely fashion.

I. Future subdivision shall require compliance with all applicable provisions of the CMC including, without limitation, minimum lot size and yard area requirements.

J. Conversions of accessory storage structures, including without limitation garages and carports, to accessory dwelling units shall only occur when that existing structure meets the required yard setbacks for a residence, including without limitation the rear and side yard requirements. (Ord. 1138 § 1 (Exh. A), 2008; Ord. 1097 § 1, 2007; Ord. 1039 § 1, 2004).

17.72.120

Churches and church-sponsored youth centers.

The minimum conditions for churches and church-sponsored youth centers shall be as follows:

A. Minimum lot area shall be 10,000 square feet;

B. Minimum lot frontage shall be 100 feet;

C. Site must be on or within one block of an arterial street as designated in the comprehensive plan;

D. Maximum lot coverage shall be 25 percent for all buildings;

E. Maximum height shall be 40 feet;

F. Minimum setback distances shall be as follows: front yard, same as required in district regulations, 15 feet for side yard, and 20 feet for rear yard. Buildings on corner lots shall observe the minimum setback on both streets. (Ord. 1138 § 1 (Exh. A), 2008; Ord. 1097 § 1, 2007; Ord. 1039 § 1, 2004).

17.72.140

Utility substations and exchanges.

The minimum conditions for utility substations and exchanges shall be as follows:

A. Completely enclosed within buildings which conform to and harmonize with surrounding buildings as to type of architecture and landscaping and comply with the setback requirements of the single-family district; or

B. If the use is of an outdoor nature, such as a neighborhood substation, it shall be completely enclosed in a view-obscuring fence or hedge, with the exterior grounds landscaped; such enclosure to meet the following setback requirements: front yard, 30 feet; side yard, 20 feet; and rear yard, 10 feet if abutting on alley, otherwise 20 feet. (Ord. 1138 § 1 (Exh. A), 2008; Ord. 1097 § 1, 2007; Ord. 1039 § 1, 2004).

17.72.150

Value-Added Operation of Winery/Vineyard "B"

Value-Added Operation of Winery/Vineyard "B" means a winery/vineyard that exceeds 2,500 square feet, or includes cumulative ancillary uses of more than 1,000 square feet. Value-added wineries/vineyards "B" shall be permitted as a conditional or permitted use provided property and vineyard are at least one acre in size. Ancillary uses may include decks, patios or terraces

associated with the retail use and are limited to the processing and sale of wine or spirits, wine tasting, incidental and/or accessory food and beverage service, and sale of items related to the winery and its products and wine tasting events.

Value-Added Operation of Winery/Vineyard “B” proposals shall comply with Section 17.72.050-Evaluation criteria and general standards of Cashmere Municipal Code.