

## Chapter 11.20 RURAL VILLAGE (RV)

### Sections:

- 11.20.010 Permitted, accessory and conditional uses.
- 11.20.020 Standards.

### **11.20.010 Permitted, accessory and conditional uses.**

Permitted, accessory and conditional uses in this district shall be as identified in Chapter 11.04, District Use Chart, of this title. Said uses shall be allowed, as indicated in the district use chart, only after the provisions of this chapter and all other applicable provisions of the Chelan County Code are met. (Res. 2007-98 (part), 7/2/07; Res. 2006-22 (part), 2/7/06; Res. 2005-66 (part), 6/28/05; Res. 2002-8 (part), 1/15/02; Res. 2001-60 (part), 4/17/01; Res. 2000-129 (part), 10/17/00).

### **11.20.020 Standards.**

All development in this zone shall meet the applicable provisions of the Chelan County Code, including without limitation the following:

- (1) **Minimum Lot Size.** Lot size, which measures to include ten percent of the adjoining public rights-of-way, shall be in accordance with the Chelan-Douglas health district standards for public or community water and sewage disposal; however, in no case shall lot size be less than twelve thousand square feet for single-family; requiring minimum lot size for a duplex structure to be not less than fifteen thousand and fifty square feet; and requiring three thousand and fifty additional square feet to the minimum required lot size for each additional dwelling unit for multifamily dwelling unit structures, except for cluster subdivisions approved pursuant to Title 12 of the Chelan County Code or planned development districts approved pursuant to Chapter 11.76 of this title.
- (2) **Minimum lot width:** seventy feet at the front building line for an interior lot, eighty feet for a corner lot.
- (3) **Maximum building height:** thirty-five feet.
- (4) **Maximum Lot Coverage.** Buildings and structures shall not occupy more than thirty-five percent of the lot area.
- (5) **Minimum Setback Distances.** Minimum setback requirements shall be as provided in this section except when abutting commercial agricultural lands (AC), riparian and shoreline areas, or as increased by the provisions of this title:
  - (A) **Front yard:** twenty-five feet from the front property line or fifty-five feet from the street centerline, whichever is greater.
  - (B) **Rear yard:** twenty feet from the rear property line.
  - (C) **Side yard:** five feet from the side property line. On corner lots the street side yard shall be a minimum of twenty-five feet from property line or fifty-five feet from street centerline, whichever is greater.
- (6) **Off-street parking requirements in this district shall be as follows:**
  - (A) Two spaces per single-family dwelling unit.
  - (B) One space per five beds and one space per staff person for adult family homes.
  - (C) Other off-street parking and loading shall be provided as prescribed in Chapter 11.90 of this title.
- (7) **Landscape standards shall be provided as prescribed in Chapter 15.50 of Title 15, Development Standards, as amended. (Res. 2015-73 (Atts. A, B) (part), 8/4/15; Res. 2008-13 (part), 2/5/08; Res. 2007-98 (part), 7/2/07; Res. 2006-22 (part), 2/7/06; Res. 2001-60 (part), 4/17/01; Res. 2000-129 (part), 10/17/00).**

**The Chelan County Code is current through Resolution 2019-8, passed January 15, 2019.**

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## Chapter 11.04 DISTRICT USE CHART

Sections:

11.04.010 Purpose.

11.04.020 District use chart.

### 11.04.010 Purpose.

A district use chart is established and contained herein as a tool for the purpose of determining the specific uses allowed in each use district. If a proposed use is not listed the administrator will determine if the proposed 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 all other applicable provisions of the Chelan County Code. (Res. 2017-75 § 3 (Exh. D) (part), 8/22/17; Res. 2017-53 §§ 2, 3, 6/27/17; Res. 2016-14 (Att. A) (part), 2/16/16; Res. 2011-86 (Att. A) (part), 10/4/11; Res. 2007-98 (part), 7/2/07).

### 11.04.020 District use chart.

The use chart located on the following pages is made a part of this section. The following acronyms apply to the following use chart. If a cell in the table is blank, the use listed in the left hand column is a prohibited use in the zone that is the heading for that cell.

- P — Permitted use
- P(1) — Permitted use subject to development standards in Chapters 11.88, 11.93 and/or within the applicable zoning district standards
- P(2) — Permitted use subject to development standards in Chapters 11.88, 11.93 and/or within the applicable zoning district standards, except for on parcels that are twelve thousand square feet or smaller, the use/structure must be located on a lot with an existing single-family residence
- A — Accessory use
- A(1) — Accessory use subject to development standards in Chapters 11.88, 11.93 and/or within the applicable zoning district standards
- CUP — Conditional use permit

**District Use Chart**

USE/ACTIVITY	RR20	RR10	RR5	RR2.5	RW	RRR	RV	RC	RI	RP	AC	FC	MC
Accessory Dwelling Unit	A(1)	A(1)	A(1)	A(1)	A(1)	A(1)	A(1)				A(1)	A(1)	
Agricultural Structure	P	P	P	P	A	A	P	A	P	P	P	P	P
Accessory Use/Structure <sup>1</sup>	A	A	A	A	A	A	A	A	A	A	A	A	A
Electric Vehicle Charging Station	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)
Fences	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)
Isolated Cottage Industries		CUP	CUP	CUP						CUP			
Isolated Nonresidential Uses	CUP	CUP	CUP	CUP	CUP	CUP	CUP			CUP	CUP	CUP	
Isolated Small-Scale Businesses		CUP	CUP	CUP						CUP			
Recreation/Tourist Uses	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP		CUP	CUP	CUP	

USE/ACTIVITY	RR20	RR10	RR5	RR2.5	RW	RRR	RV	RC	RI	RP	AC	FC	MC
Planned Developments		P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)		
Sign, Agricultural Identification								P			P		
Signs	A(1)	A(1)	A(1)	A(1)	A(1)	A(1)	A(1)	A(1)	A(1)	A(1)	A(1)	A(1)	A(1)
Land Division	P	P	P	P	P	P	P	P	P	P	P	P	P
Cluster Subdivision	P(1)	P(1)	P(1)	P(1)							P(1)	P(1)	
Indoor Cannabis Production/Processing	CUP	CUP							CUP		CUP		
Outdoor Cannabis Production/Processing	CUP												
<b>RESIDENTIAL USES</b>													
Adult Family Home	P	P	P	P	P	P	P	A(1)					
Bed and Breakfast (3 or Fewer Rooms)	A(1)	A(1)	A(1)	A(1)	A(1)	A(1)	A(1)				A(1)	A(1)	
Caretaker Dwelling Unit								A(1)	A(1)				
Detached Garages	P(2)	P(2)	P(2)	P(2)	P(2)	P(2)	P(2)	P(2)			P(2)	P(2)	
Dock/Pier, Single or Joint Use	P	P	P	P	P	P					P	P	
Dock/Pier, Community for Residential Development	A	A	A	A	A	A	A	A	A	A	A	A	
Dock/Pier, Community for Commercial Development	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Duplex Dwellings							P						
Guest Inn—4 to 6 Rooms	CUP	CUP	CUP	CUP	CUP	CUP	CUP				CUP		
Home-Based Business	CUP	CUP	CUP	CUP	CUP	CUP	CUP				CUP	CUP	
Home Occupations	A(1)	A(1)	A(1)	A(1)	A(1)	A(1)	A(1)				A(1)	A(1)	
In-Home Daycare	A(1)	A(1)	A(1)	A(1)	A(1)	A(1)	A(1)	A(1)			A(1)	A(1)	
Mobile/Manufactured Home Park			CUP	CUP	CUP	CUP	CUP						
Multifamily Dwellings							P(1)						
Private Greenhouses	P(2)	P(2)	P(2)	P(2)	P(2)	P(2)	P(2)				P(2)	P(2)	
Dependent Care Housing	P(1)	P(1)	P(1)	P(1)	CUP	CUP	CUP				CUP	CUP	
Residential Dwelling Units, Above Ground Floor								P(1)					
Single-Family Dwelling	P	P	P	P	P	P	P				P	P	
<b>AGRICULTURAL USES</b>													
Accessory Uses That Support, Promote or Sustain Agricultural Operations	CUP	CUP	CUP	CUP							CUP		
Agricultural Uses	P	P	P	P	P	P	P	P	P	P	P	P	P
Agricultural Worker Housing, Off-Site									CUP		CUP		
Agricultural Worker Housing, Permanent	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	CUP	CUP		P(1)	P(1)	P(1)
Agricultural Worker Housing, Temporary	A	A	A	A	A	A	A			A	A		
Agriculturally Related Industry	CUP	CUP	CUP	CUP					P		P		
Agricultural Processing Facility	P	P	P						P	P	P	P	P
Agricultural Support Services	CUP	CUP	CUP					P	P	CUP	CUP	P	CUP
Animal Boarding Facilities	CUP	CUP	CUP	CUP			CUP	CUP			P(1)	CUP	

USE/ACTIVITY	RR20	RR10	RR5	RR2.5	RW	RRR	RV	RC	RI	RP	AC	FC	MC
Kennels	CUP	CUP	CUP	CUP			CUP	CUP			CUP	CUP	
Farm Visit, U-Pick and Rent-A-Tree Operation	P	P	P	P	P	P	P	P	P		P	P	
Forest Product Processing Facility	CUP	CUP	CUP						P	CUP	CUP	CUP	CUP
Forest Support Services	CUP	CUP	CUP					P	P	CUP	CUP	P	CUP
Forestry Uses	P	P	P	P	P	P	P	P	P	P	P	P	P
Roadside Stands, Nursery, Greater Than 1,500 sq. ft. Retail	CUP	CUP	CUP	CUP	CUP	CUP	CUP	P	CUP		CUP	CUP	
Roadside Stands, Nursery, Equal to or Less Than 1,500 sq. ft. Retail	A(1)	A(1)	A(1)	A(1)	A(1)	A(1)	A(1)	P	A(1)		P	A(1)	
Winery, Equal to or Less Than 1,500 sq. ft. of Retail Space	A(1)	A(1)	A(1)	A(1)	A(1)	A(1)	A(1)	P	A(1)		P		
Winery, Greater Than 1,500 sq. ft. of Retail Space	CUP	CUP	CUP	CUP	CUP	CUP	CUP	P	CUP		CUP	CUP	
Value Added Agricultural Operations	P(1)	P(1)	P(1)								P		
<b>COMMERCIAL USES</b>													
Farm/Agricultural Supply Sales								P	P		CUP		
Agricultural Theme Market											CUP		
Airport/Heliport, Single Engine Crop Dusting/Spraying									CUP		CUP	CUP	
Commercial Amusement/Recreational Facilities								P					
Commercial Facilities Serving Water-Related Recreational/Tourist Activities, Less Than 5,000 sq. ft.					CUP	CUP		CUP					
Commercial Feedlot											CUP		
Lodging Facilities								P					
Neighborhood-Oriented Commercial								P					
Restaurants and Drinking Establishments								P					
Restaurants and Drinking Establishments, Less Than 5,000 sq. ft.								P					
Water-Dependent Use/Structure	P	P	P	P	P	P	P	P	P	P	P	P	P
<b>INDUSTRIAL USES</b>													
Chemical, Fuel or Fertilizer Distribution, Sales, Bulk Storage									P		CUP		
Contractor Storage Yard								P	P				
Explosives Manufacture and Storage									CUP				
Farm Equipment/Machinery Sales and Service								P	P		CUP		
Hazardous Waste Treatment/Storage Facilities, Off-Site									CUP				
Heliport, Temporary Emergency and Forest-Related Management Support	P	P	P	P	P	P	P	P	P	P	P	P	P
Inert Waste Site	CUP	CUP							CUP	CUP	CUP	CUP	

USE/ACTIVITY	RR20	RR10	RR5	RR2.5	RW	RRR	RV	RC	RI	RP	AC	FC	MC
Junkyard/Auto Wrecking Yard/Impound Yard									CUP				
Machine Shop								P	P		CUP		
Manufacturing, Assembly, Fabrication of Products									P				
Mineral Extraction, Long-Term													CUP
Mineral Extraction, Short-Term	CUP	CUP	CUP					CUP	CUP	CUP	CUP	CUP	CUP
Mini Storage				CUP		CUP	CUP	P	P				
Portable Sawmills and Chippers, Log Sorting and Storage Temporary Installation												P	
Recycling Inert Waste									CUP				
Remote Industrial Use	CUP	CUP										CUP	
Research Facilities								P	P				
Rock Crusher, Temporary Use	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	P	P
Rock Crushing Sorting, Batching of Concrete or Asphalt	CUP	CUP	CUP						CUP	CUP	CUP	CUP	CUP
Sanitary Landfill	CUP	CUP								CUP		CUP	
Short-Term Stockpiling of Inert Waste	CUP	CUP						CUP	CUP	CUP	CUP	CUP	
Transportation/Shipping Terminal									P				
Vehicle Sales								P	P	P			
Veterinarian/Animal Hospital								P	P		CUP		
Warehousing									P				
Wholesale Trade								P	P				
Stockpiling of Sand and Gravel, Etc.	CUP	CUP	CUP					CUP	CUP	A	A	A	P
<b>RETAIL USES</b>													
Retail Sales								P					
Cannabis Retail Sales								P					
Retail Sales, Less Than 5,000 sq. ft.								P					
Retail Trade Serving Industrial Uses								P	P				
<b>PUBLIC/GOVERNMENT USES</b>													
Developed Open Space	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)		P(1)	
Educational Institutions, Public or Private					CUP	CUP	CUP	CUP	CUP	CUP	CUP		
Educational/Administrative Facilities Associated with Permitted Use					A	A	A	A	P	A	CUP		
Essential Public Facilities	CUP	CUP	CUP	CUP					P(1)	P(1)			
Parking Garage	CUP	CUP	CUP	CUP	CUP	CUP	CUP	P	P	P			
Parking Lots	CUP	CUP	CUP	CUP	CUP	CUP	CUP	P	P	P			
Public Facilities, High Impact	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Public Facilities, Low Impact	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	
Recreational Vehicle Park/Campground, Major								P(1)		CUP			

Chapter 11.04 DISTRICT USE CHART

USE/ACTIVITY	RR20	RR10	RR5	RR2.5	RW	RRR	RV	RC	RI	RP	AC	FC	MC
Recreational Vehicle Park/Campground, Minor		CUP	CUP		CUP	CUP		P(1)		CUP		CUP	
Schools, Business, Technical or Trade (L)													
Utilities, High Impact	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Utilities, Low Impact	P	P	P	P	P	P	P	P	P	P	P	P	
Swimming Pools	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)			P(1)	P(1)	
<b>SERVICE USES</b>													
Churches and Religious Facilities	CUP	CUP	CUP	CUP	CUP	CUP	CUP	P			CUP		
Daycare Center/Preschool	P	CUP	CUP	CUP	CUP	CUP	CUP	P(1)	A				
Food and Beverage Services	A	A	A	A	A	A	A						
Personal and Professional Services								P					
Personal and Professional Services, Less Than 5,000 sq. ft.								P					
Places of Public and Private Assembly	CUP	CUP	CUP	CUP	CUP	CUP	CUP	P		CUP	CUP	CUP	
Service Station, Including Automotive Repair								P	P				

<sup>1</sup> May be placed prior to establishment of primary structure.

(Res. 2017-119 (Att. B) (part), 12/19/17; Res. 2017-75 § 3 (Exh. D) (part), 8/22/17; Res. 2016-14 (Att. A) (part), 2/16/16; Res. 2014-38 (Atts. A, B) (part), 4/15/14; Res. 2011-86 (Att. A) (part), 10/4/11; Res. 2010-68 (part), 7/13/10; Res. 2010-11, 1/12/10; Res. 2009-24, 2/23/09; Res. 2008-141 (part), 10/7/08; Res. 2007-164, 12/11/07; Res. 2007-98 (part), 7/2/07).

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