

ORDINANCE NO. 381-N

AN ORDINANCE OF THE TOWN OF GARFIELD, WASHINGTON, amending Ordinance No. 320-N, and Garfield Municipal Code §24.02.070, thereby authorizing certain residential uses in the C-1 zone; providing a conditional use for the processing of crops grown onsite in the AG-1, AG-2, and AG-3 zones; establishing a 10,000 square feet minimum lot size in the R-1 zone and a two acre minimum lot size in the AG-3 zone; and, establishing a minimum requirement of 1,000 square feet of living space for dwellings located in the R-1, R-2, and R-3 zones.

WHEREAS, after notice was given as required by law, the Planning Commission held a public hearing on May 5, 2008, to consider various amendments to the zoning ordinance; and

WHEREAS, following the public hearing, the Planning Commission adopted findings of fact and forwarded recommendations to the Town Council regarding the proposed amendments; and

WHEREAS, after notice was given as required by law, the Town Council held a public hearing on June 11, 2008, to consider the proposed amendments; and

WHEREAS, following the public hearing, the Town Council adopted findings of fact and approved the proposed amendments.

Now, therefore,

BE IT ORDAINED by the Council of the Town of Garfield as follows:

Section 1. For the purposes of this ordinance, all amendments in this ordinance of Garfield Municipal Code §24.02.070 and/or specific parts or portions thereof, shall also amend the corresponding sections and/or specific parts or portions of Ordinance No. 320-N.

Section 2. That portion of Garfield Municipal Code §24.02.070 entitled "Outright

Uses" is hereby amended to read as follows:

"Outright Uses

- A** One single family dwelling per lot.
- AA** One single family dwelling on any lot used for residential purposes on October 25, 2005.
- AAA** One single family apartment behind a store front or upstairs in a commercial building, provided the primary use of the property remains commercial.
- B** Activities typically associated with and incidental to single family residential use, including but not limited to keeping of household pets and gardening.
- C** Raising and/or of animals with restrictions – Refer to Animal Ordinance.
- D** Accessory structures such as but not limited to barns and outlying sheds appropriate and incidental to permitted use of property.
- E** 1 or 2 family dwellings.
- F** Agriculture machinery sales, supplies and service.
- G** Building supplies.
- H** Rental yards.
- I** General store or grocery store.
- J** Gas stations or garage.
- K** Mechanic shop.
- L** Blacksmith.
- M** Restaurants.
- N** Motel or hotel.
- O** Professional offices.
- P** General commercial uses.
- Q** Industrial uses, etc.

- R Personal service: shops, barber, beauty, car wash, and laundromats.
- S Health care facilities, including long term.
- T Agriculture and horticulture activities, including but not limited to cropping, tree fruit production, vegetables, and berries.”

Section 3. That portion of Garfield Municipal Code §24.02.070 entitled

“Conditional Uses” is hereby amended to read as follows:

“Conditional Uses

These descriptions apply to all references to index letters used in zone charts.

- a. Home occupation in home with no more than two outside employees
- b. Schools and churches
- c. Community club houses
- d. Public parks and recreation areas
- e. Private parks and recreation operated by a non-profit as a community facility
- f. Building for public utilities
- g. Animals for sale if all densities and other regulations are followed, and animals are raised onsite
- h. Private storage for agricultural purposes
- i. Mobile home parks
- j. Multiple family dwellings
- k. Grain storage apart from farmstead
- l. Grain dryer
- m. Green houses
- n. Industrial uses not permitted outright
- o. Apartments
- p. Chemical storage and shipping

- q. **Petroleum and storage and shipping**
- r. **Hazardous waste treatment storage pursuant to RCW 70.105.210**
- s. **Cottage industry use of accessory buildings for commercial activities**
- t. **Sales outlet for commodities grown onsite and crops grown and processed onsite.”**

The conditional use of property as a “sales outlet for commodities grown onsite” in the AG-1, AG-2, and AG-3 zones under the provisions of Garfield Municipal Code §24.02.070 is hereby amended to include crops grown and processed onsite.

Section 4. That portion of Garfield Municipal Code §24.02.070 entitled “Zone Descriptions” for the C-1 zone is hereby amended to include as outright uses the following:

“AA. One single family dwelling on any lot used for residential purposes on October 25, 2005.

AAA. One single family apartment behind a store front or upstairs in a commercial building, provided the primary use of the property is commercial.”

Section 5. Garfield Municipal Code §24.02.070 is hereby amended to require a lot in the R-1 zone to be at least 10,000 square feet, and a lot in the AG-3 zone to be at least two acres in size.

Section 6. Garfield Municipal Code §24.02.070 presently requires single family dwellings in the R-1, R-2, and R-3 zones to have “1,000 ft² minimum on main floor of homes.” Garfield Municipal Code §24.02.070 is hereby amended to require single family dwellings in the R-1, R-2, and R-3 zones to have “1,000 ft² minimum of living space.”

Section 7. This ordinance shall be in full force and effect five days after it or a summary thereof, is published in the official newspaper of the Town of Garfield as required by law.

PASSED by the Town Council of the Town of Garfield this _____ day of _____, 2010.

Jarrod Pfaff, Mayor

Attest: _____
Annie Pillers, Clerk

Approved as to form:

Stephen Bishop,
Town Attorney

Passed: _____

Published: _____

Effective date: _____