

ORDINANCE NO. 62678
Klickitat County Zoning Ordinance

AN ORDINANCE RELATED TO PLANNING AND ZONING FOR LAND USE AND DEVELOPMENT IN THE UNINCORPORATED TERRITORY OF Klickitat County TO KNOWN AS "Klickitat County Zoning Ordinance": CREATING UNIFORM DISTRICTS IN WHICH COMPATIBLE USES ARE ALLOWED: PRESCRIBING STANDARDS FOR REACH DISTRICT: PRESCRIBING DENSITY CONTROLS: PRESCRIBING PROCEDURES AND CONDITIONS FOR GRANTING VARIANCES IN HARDSHIP CASES: PROVIDING PROCEDURES FOR ADMINISTRATION, APPEAL, AMENDMENTS AND ENFORCEMENT: AND PROVIDING FOR PENALTIES: AND PROVIDING OFF-STREET PARKING

WHEREAS, the laws of Washington, Chapter 36.70 RCW, authorize the implementation of comprehensive plans as prepared by the County Planning Commission and adopted by the Board of County Commissioners through such instrumentalities as a zoning ordinance, and

WHEREAS, the Planning Commission and Board have given due public notice of hearings relating to this ordinance, and have held such hearings,

NOW, THEREFORE, THE COUNTY OF Klickitat HEREBY ADOPTS THE FOLLOWING COMPREHENSIVE ZONING ORDINANCE:

SECTION I: LEGISLATIVE INTENTS

1.1 Title and Adoption.

This ordinance shall be known and cited as the "Klickitat County Zoning Ordinance".

1.2 General Intent.

It is the intent of the Board to provide uniform, equitable and reasonable standards to govern the usage of land and structures in the interest of the public health, safety and the general welfare.

1.3 Map and Policy.

The zoning map adopted for Klickitat County is an official map and land use policy to control and direct the use and development of property in the unincorporated territory by dividing it comprehensively into districts and according to the present potential use of the properties.

1.4 Police Power.

Utilizing the broad concept of the police power, it is the objective of the County to provide for the highest and best

use of lands consistent with the needs of most people. Changing conditions and requirements dictate that a flexible policy be exercised within the framework of this ordinance.

1.5 Public Welfare

Since the general welfare of the public is superior in importance to the pecuniary profits of the individual, this ordinance may (1) limit the use of property, (2) cause depreciation of property value, or (3) prevent a vested right. Also, if some reasonable use of the property is allowed by this ordinance the effect is not confiscatory and is a proper exercise of police power.

1.6 Standards.

Standards provided by this ordinance for particular districts and circumstances are determined to be the minimum requirements in the public interest of health, safety and general welfare to achieve the objectives of the Comprehensive Plan.

1.7 Text and Official Map.

This ordinance shall consist of the text hereof and that certain map or maps identified by the approving signature of the Chairman, Board of County Commissioners, and marked and designated as "Zoning Map, Klickitat County", which map is placed on file in the offices of the County Auditor and County Planning Department, said map has heretofore been examined and duly considered in detail by the Board and is hereby adopted as a part of this ordinance. Said ordinance and each and all of its terms and mapped details is to read and be interpreted in the light of the contents of said maps and their relationship to the Comprehensive Plan. If any conflict between the map and the text of this ordinance is deemed to arise, the text of the ordinance shall prevail.