

SECTION 10: DEFINITIONS

10.1 General Definitions

For the purpose of this ordinance certain terms are herewith defined. When not inconsistent with the context, words used in the present tense include the future, words in the singular number include the plural, and words in the plural number include the singular; the word "person" may be taken for persons, association, firm, co-partnership or corporation; the word "structure" includes building; the word "occupied" includes premises designed or intended to be occupied; the word "used" includes designed or intended to be uses; and the word "shall" is always mandatory and not merely directive.

10.2 Specific Definitions

Accessory Use of Structure is one which is subordinate to the principal use of a building on the lot serving a purpose customarily incidental to the principal use of a building.

Agriculture, Agriculture Use. The use of the land for crop and tree farming; the raising of livestock, poultry, fur-bearing animals or honeybees; the tilling of the soil; the raising of field and tree crop including agriculture, horticulture, floriculture, silviculture, viticulture, nurseries and greenhouses, and the necessary uses for agriculture activity. Agriculture includes the preparation and storage of the products raised on such land for man's use and animal use and disposal by marketing or otherwise. Agriculture use shall not include auction yards, slaughter houses or rendering plants.

Alley: A public right-of-way not over thirty (30) feet wide which affords, generally, a secondary means of access to abutting lots, not intended for general use.

Apartment House: A building or portion thereof used or intended to be used as a home with three (3) or more families or householders living independently of each other.

Basement: A portion of a building included between a floor with its level two (2) feet or more below the level from which the height of the building is measured and the ceiling next above said floor.

Billboard: An outdoor advertising sign, being any

structure or portion thereof, situated on private premises, upon which lettered or pictured material is displayed for advertising purposes, other than the name and occupation of the use, or the nature of the business conducted on such premises or the products primarily sold or manufactured thereon.

Board: The Board of County Commissioners.

Building: Any structure, permanent, mobile, demountable or movable built or used for the support, shelter, or enclosure of any persons, animals, goods, equipment, or chattels and property of any kind.

Building Lane: A line established by this ordinance to govern the placement of buildings with respect to highways, streets and alleys. The front property line shall be the front line as shown upon official plats of the property in all subdivisions platted. In all other cases the front line shall be according to the comprehensive plan or the determination of the Director of Planning.

Bulk Plant: An establishment where flammable liquids are received by tank vessel, pipelines, tank car, or tank vehicle, and are stored or blended in bulk for the purpose of distributing such liquids by tank vessel, pipeline, tank care, tank vehicles or container.

Campground: An area where facilities are provided to accommodate the temporary use of tents, campers, recreational trailers, or motor homes by the traveling public. For the purposes of this definition, "temporary" means that each visitation within a campground shall not exceed fifteen (15) days.

Cemetery: Land dedicated for burial purposes, including mortuary, crematory, mausoleum, and columbarium, when operated within the boundary of the cemetery.

Clinic: A building or portion of a building containing offices and facilities for providing medical, dental or psychiatric services for out-patients only.

Comprehensive Plan: "Comprehensive Plan" refers to the plans, maps, and reports which have been adopted by the board in accordance with state law.

Conditional Use: An activity specified by this ordinance as a conditional use or exception, permitted when authorized by the board of adjustment and subject

to the imposition of reasonable conditions and/or restrictions which, when imposed, renders the use compatible with the existing and potential uses in the vicinity which are permitted outright. (Amended 1/27/86 Ordinance No. 0 012786)

Density Provisions: Requirements for each land use district to encourage, protect and preserve the health, safety and general welfare of the area, through standards which include yards, height, bulk, lot area, lot coverage and occupancy limitations.

Director of Planning: The person designated by the Board of County Commissioners who is charged with the responsibility of administering the zoning ordinance in terms of the comprehensive plan and in accordance with the decisions of the planning commission and board of adjustment, and the board of county commissioners.

District or Zone: A section or district of the county within which the standards governing the use of buildings and premises are uniform.

Dwelling Group: A "dwelling group" shall consist of three (3) or more detached dwelling structures located on the same lot.

Exception: A use permitted only after review of an application therefore by the Board of Adjustment, rather than administrative officials.

Family: A person living alone, or two or more persons customarily living together as a single household or housekeeping unit and using common cooking facilities, as distinguished from a group occupying a hotel, club, board or lodging house.

Farm, Farm Use: The current employment of land for the purpose of obtaining a profit in money by raising, harvesting, and selling crops or by the feeding, breeding, management and sale of, or the produce of, livestock, poultry, fur-bearing animals or honeybees or for dairying and the sale of dairy products or any other agricultural or horticultural use or animal husbandry or any combination thereof. Farm use includes the preparation and storage of the products raised on such land for man's use and animal use and disposal by marketing or otherwise. It does not include the use of land for commercial forestry and to the construction and use of dwellings and other buildings provided in conjunction with farm use.

Except as limited by the paragraph on "current employment", of this subsection, farm use land shall not be regarded as being used for the purpose of obtaining a profit in money if the whole parcel has not produced a gross income from farm uses of five hundred (500.00) dollars per year for three (3) of the five (5) calendar years immediately preceding the assessment day of the tax year for which farm use is claimed by the owner or allowed by the assessor, notwithstanding that such land is included within the boundaries of a farm use zone. In case of question, the burden of proving the gross income of a parcel of land for the years designated in this paragraph is placed upon the owner of the land.

"Current employment" of the land for farm use includes (1) land subject to the soil bank provisions of the Federal Agricultural Act of 1956, as amended (P.L. 4-540, 70 Stat. 188); (2) land lying fallow for one (1) year as a normal and regular requirement of good agricultural husbandry; (3) land planted in orchards or other perennials prior to maturity for bearing crops; and (4) farm woodlots of less than twenty (20) acres appurtenant to farm use land which fulfills the requirements of the paragraph on gross income of this subsection. The acres of land within the categories described in this paragraph shall not be subject to the requirements of the paragraph on gross income of this subsection.

Floor-Area-Ratio: The ratio of usable floor area of a structure to the total area of the lot or land area occupied by such structure.

Floor Area: The total interior dimensions of a building.

Flood: A temporary rise in stream flow or stage that results in water overtopping its banks and inundating areas adjacent to the channel.

Flood Plain: The land adjacent to a body of water which has been or may be hereafter covered by flood.

General Store: An establishment located in a rural community and primarily engaged in the retail sale of a general line of merchandise of which the most important line is food, and the more important subsidiary lines are notions, apparel, farm supplies, and gasoline.

Home Occupation: A use customarily carried on within a dwelling by the inhabitants thereof which use is

incidental to the residential use, and not primarily considered as a business.

Hazardous Waste: All dangerous and extremely hazardous waste as defined in RCW 70.105.010(15), except for moderate risk waste as set forth in RCW 70.105.010(17).

Hazardous Waste Storage: The holding of hazardous waste for a temporary period, as regulated by the State Dangerous Waste Regulations, Chapter 173-393 WAC.

Hazardous Waste Treatment: The physical, chemical or biological processing of hazardous waste for the purpose of rendering these wastes nondangerous or less dangerous, safer for transport, amendable for energy or material resource recover, amendable for storage, or reduced in volume, as regulated by the State Dangerous Waste Regulations, Chapter 173-303 WAC.

Hotel: A building in which lodging is provided and offered to the public for compensation and which is open to transient guests.

Junk Yard: A place where waste, discarded or salvaged materials are bought, sold, exchanged, stored, baled, cleaned, packed, disassembled or handled, including house wrecking yards, used-lumber yards, and yards for use of salvaged house wrecking and structural steel materials and equipment.

Kennel: A business conducted for the purpose of board and/or sale of dogs and cats.

Lot: A parcel of land under one ownership used or capable of being used under the regulations of this ordinance, including both the building site and all required yards and other open spaces.

Lot Coverage: That portion of a lot that is occupied by the principal building and its accessory buildings, expressed as a percentage of the total lot area. It shall include all projections except eaves.

Lot Depth: The horizontal distance between the front and rear lot lines.

Lot Width: The distance between side lot lines measured at the front yard building line; in case of irregular shaped lots, the lot shall be measured at a point midway between the front and rear lot lines.

Major Thoroughfares: Primary and secondary arterials

and state highways as shown on the comprehensive plan.

Mobile Home: All vehicles, self-propelled or propelled by another vehicle for use or capable of being used for living and/or sleeping quarters and not conforming to any schedule operating between fixed termini.

Mobile Home Park: Any property used for the accommodation of more than two (2) inhabited trailer or mobile home coaches.

Multiple Family Residences: A building arranged to be occupied by more than two (2) families.

Net Area: The total usable area exclusive of space dedicated to such things as streets, easements, and use out of character with the principal uses.

Nonconforming Use: A use or an activity involving a building or land occupied or in existence at the effective date of this ordinance or at the time of any amendments thereto which does not conform to the standards of the zoning district in which located.

Off-Street Parking Space: A permanently surfaced area not situated within a public right-of-way for the parking of a motor vehicle.

Offsite Hazardous Waste Treatment and Storage Facility: Treatment and storage facilities which treat and store hazardous waste generated on properties other than those in which the offsite facilities are located.

Onsite Hazardous Waste Treatment and Storage Facility: Treatment and storage facilities which treat and store hazardous wastes generated from the same property.

Outdoor Light Fixtures: Include but are not limited to lighting for billboards, street lights, shopping center parking area lights, externally or internally illuminated on site of business advertising signs and area-type lighting.

Principal Uses Permitted Outright: Uses allowed as a matter of right within certain land use districts without public hearing, zoning permit, conditional exception, or variance; provided that such use is in accordance with requirements of a particular district and general conditions stated elsewhere in the ordinance.

Prohibited Uses: Any use which is not specifically

enumerated or interpreted as allowable in that district.

Service Station: A retail establishment for the sale on the premises of motor vehicle fuel and other petroleum and automobile accessories, and for the washing, lubrication, and minor repair of automotive vehicles.

Sign: Any device which identifies, describes, illustrates, or otherwise directs attention to a product, place, activity, person, institution or business, and which is affixed to a building, structure or the land. Each display surface of a sign shall be considered a separate sign.

Story: That portion of a building included between the surface of any floor and the surface of the floor next above it, and if there be no floor above it, then the space between such floor and the ceiling next above it.

First story means any floor not over four and one-half (4½) feet above the established grade, or if set back, above average ground level at front line of the building.

Story-half: A space under a sloping rook which has the line of intersection of roof decking and wall face not more than four (4) feet above the top floor level. A half-story containing independence apartments or living quarters shall be counted as full story.

Structure: Anything constructed or erected, and having a fixed base or a fixed connection to the ground or another structure.

Use: An activity or purpose for which land or premises or a building thereon is designed, arranged, or intended, or for which it is occupied or maintained, let or leased.

Variance: A modification of the regulations of this ordinance when authorized by the Board of Adjustment after finding that the literal application of the provision of this ordinance would cause undue and unnecessary hardship in view of certain facts and conditions applying to a specific parcel of property. Proper use of the variance is to relieve specific land parcels of restrictions which serve no public purpose and thus unnecessarily burden the parcel because of its unique characteristics. Variances shall only be applicable to dimensional requirements of a zone. Variances shall not be applicable to use requirements

of a zone and applications for such variances shall not be accepted for filing. (Amended 1/17/86, Ordinance No. o-012786)

Vicinity: The area surrounding a use in which such use produces a discernable influence by aesthetic appearance, traffic, noise, glare, smoke, or similar influences.

Wrecking Yard: Premises used for the storage or sale of new or used automobile parts, or for the storage, dismantling, or abandonment of junk, obsolete automobiles, trailers, truck machinery, and parts thereof.

Yards: Land unoccupied or unobstructed, from the ground upward, except for such encroachments as may be permitted by this ordinance surrounding a building site.

Yard, Front: An open space, other than the court, on the same lot with the building, between the front line of the building (exclusive of steps) and the front property line.

Yard, Rear: An open space on the same line with the building, between the rear line of the building (exclusive of steps, porches and accessory buildings) and the rear line of the lot.

Yard, Side: An open space on the same lot with the building between the side wall line of the building and the side line of the lot.

Zoning: The regulation of the use of private lands or the manner of construction related thereto in the interest of achieving a comprehensive plan of development. Such regulation shall also govern those public and quasi-public land use and buildings which provide for the proprietary type service for the community's benefit as contrasted with governmental activities. Governmental activities are encouraged to cooperate under these regulations to secure harmonious development.

Zoning Lot: A tract of land occupied or to be occupied by a principal building and its accessory facilities, together with such open spaces and yards as are required under the provisions of this ordinance, having not less than the minimum area required by this ordinance for a zoning purpose in the district in which such land is situated, and having its principal

frontage on a public street of standard width. A "zoning lot" which refers to land designated as a separate and distinct parcel on a legally recorded subdivision plat or in a legally recorded deed filed in the records of the county.

Zone Transition Lot: A parcel of land abutting a district boundary where the district boundary is not a street upon which more restrictive standards are affixed. The width of such parcel shall be the width of the lot, if platted, but not to exceed one hundred (100) feet in any distance.