

2.4 Forest Resource District (FR)

2.4:1 Purpose

The Forest Resource District is intended to provide a stable commercial forest and wild land base and to encourage good multiple use forest management in its broadest definition. Any activities, uses, products and value related to forests and wild lands are considered appropriate and compatible.

2.4:2 Permitted Uses in the Forest Resource District

1. All otherwise legal uses, activities, products and values associated with wild or managed forests and wild lands shall be permitted. These uses and activities include but are not limited to grazing, mining, water management, fish and wildlife management, recreation and sports, and management of crops of various kinds.
2. Permitted developments shall include roads, railroads, canals, ditches, utility service, both service and residential structures, mobile and stationary equipment, facilities and structures, rock and other mineral developments, water impoundments and such other developments as are appurtenant to the management of forests and wild lands and that contribute to the realization of the full benefits of ownership of such lands.

2.4:3 Conditional Uses

Subject to the other requirements of this chapter, the Board of Adjustment may permit as conditional uses any other uses it judges to be no more detrimental to the adjacent properties than, and of the same type and character as, those uses permitted outright.

2.4:4 Density Provisions

Minimum lot size: Twenty (20) acres.

Minimum yard requirements: Front, side and rear yards, twenty-five (25) feet.

Maximum building height: Two (2) stories or forty (40) feet, whichever is greater.

Access: The site for every principal building shall have legal and direct access to a public road.

2.4:5 Dwelling Regulations

Dwellings shall be permitted in the Forest Resource District subject to the following provisions:

1. One single family dwelling, (including mobile homes) along with necessary accessory buildings is permitted on existing platted lots and on existing recorded parcels of one (1) or more acres.
2. One single family dwelling (including mobile homes) is permitted on any parcel of twenty (20) or more acres, created and recorded after the adoption of this ordinance.

2.4:6 Signs in a Forest Resource Zone

In a Forest Resource zone the following signs are permitted:

1. Residential

Non-flashing residential name plats not exceeding sixty-four (64) square inches bearing only the name and address of the occupant; non-flashing bulletin boards or signs not exceeding thirty (30) square feet for quasi-public institutional or other buildings.

2. Commercial or Industrial

Advertising signs and outdoor advertising structures not exceeding three hundred (300) square feet in area and not exceeding thirty-five (35) feet in height. Signs may be illuminated but shall not be of a flashing or moving type.

3. See Section 4.5 also.

2.4:7 Accessory Uses Permitted

1. General: Accessory uses customarily incidental to a principal use permitted outright, such as private garages or parking areas for non-commercial vehicles only, conservatories for plants and flowers, but not including any business, trade or industry. Onsite hazardous waste treatment and storage facilities as an accessory use to any activity generating hazardous waste and lawfully allowed in this zone, provided

that such facilities meet the state siting criteria adopted pursuant to the requirements of RCW 70.105.210.

2. Accessory Exceptions: The accessory exceptions for an FR District which may be authorized by the Board of Adjustment include only those uses customarily incidental to conditional uses permitted pursuant to Section 2.4:3.

2.4:8 Parking Space Required

At least one permanently maintained off-street parking space or a private garage shall be on the same lot as a dwelling, or be attached thereto or made a part of the main building. See also Section 4.2.