

TOWN OF GRANITE FALLS

ORDINANCE NO. 474

AN ORDINANCE CREATING A RURAL 5 ACRE ZONE AND AN AGRICULTURE 10 ACRE ZONE IN THE TOWN OF GRANITE FALLS TO ASSURE ORDERLY DEVELOPMENT ACCORDING TO SPECIFIC STANDARDS ESTABLISHED FOR THE PROTECTION OF PUBLIC HEALTH, SAFETY AND WELFARE AND TO IMPLEMENT THE ADOPTED COMPREHENSIVE PLAN IN ACCORDANCE WITH CHAPTER 35.63 REVISED CODE OF WASHINGTON.

THE TOWN COUNCIL OF GRANITE FALLS, WASHINGTON, DOES HEREBY ORDAIN:

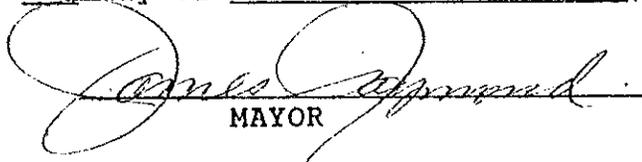
Section 1. There is hereby created a Rural 5 Acre Zone, Section 3.11 of the Zoning Ordinance, in the Town of Granite Falls. Definitions of this Zone shall be as outlined on Page 2 and 3 of this Ordinance.

Section 2. There is hereby created an Agriculture 10 Acre Zone, Section 3.12 of the Zoning Ordinance, in the Town of Granite Falls. Definitions of this Zone shall be as outlined on Page 4 and 5 of this Ordinance.

Section 3. This Ordinance shall take effect from and after its passage, approval, posting and publication, according to law.

Said Ordinance was passed in open session by the Town Council of the Town of Granite Falls on the 12 day of February, 1992.

Approved by the Mayor this 12 day of February, 1992.


MAYOR

Attest: Gerry James
Clerk

DATE OF FIRST READING: January 22, 1992
DATE OF SECOND READING: February 12, 1992
DATE OF PUBLICATION: February 22, 1992
EFFECTIVE DATE: February 22, 1992

3.11 RURAL 5 ACRE ZONE

3.11.1 Principal Uses

- (A) Single family dwellings;
- (B) Foster homes;
- (C) Boarding houses;
- (D) Day care centers;
- (E) Mobile homes;
- (F) Agriculture and livestock raising;
- (G) Commercial Kennels

3.11.2 Secondary Uses

- (A) Accessory buildings, as set forth in Ch. 4.2;
- (B) Home occupations, as set forth in Ch. 4.3;
- (C) Radio transmitting and satellite receiving antennas.

3.11.3 Conditional Uses

- (A) Churches and schools;
- (B) Public facilities;
- (C) Veterinary clinics;
- (D) Buildings over thirty (30) feet high;
- (E) Private recreational facilities not providing overnight facilities or accommodations.

3.11.4 Minimum Lot Size

200,000 square feet.

3.11.5 Minimum Lot Width

One hundred sixty five (165) feet.

3.22.6 Minimum Building Setbacks

- (A) Front Yard: Twenty (20) feet from property line except alley which setback will be ten (10) feet.
- (B) Side Yard: Five (5) feet on each side, provided that corner lots observe front yard setback from any street or private road.
- (C) Rear Yard: Ten (10) feet from property line.
- (D) Animals: All structures housing animals shall be setback a minimum of thirty (30) feet from property lines.

3.11.7 Maximum Height
Forty-five (45) feet.

3.11.8 Maximum Lot Coverage
Thirty percent (30%).

3.12 AGRICULTURE 10 ACRE ZONE

3.12.1 Principal Uses

- (A) Single family dwellings;
- (B) Foster homes;
- (C) Boarding houses;
- (D) Day care centers;
- (E) Mobile homes;
- (F) Agriculture and livestock raising;
- (G) Commercial Kennels

3.12.2 Secondary Uses

- (A) Accessory buildings, as set forth in Ch. 4.2;
- (B) Home occupations, as set forth in Ch. 4.3;
- (C) Radio transmitting and satellite receiving antennas.

3.12.3 Conditional Uses

- (A) Churches and schools;
- (B) Public facilities;
- (C) Veterinary clinics;
- (D) Buildings over thirty (30) feet high;
- (E) Private recreational facilities not providing overnight facilities or accommodations.

3.12.4 Minimum Lot Size

Ten (10) acres.

3.12.5 Minimum Lot Width

One hundred sixty five (165) feet.

3.12.6 Minimum Building Setbacks

- (A) Front Yard: Twenty (20) feet from property line except alley which setback will be ten (10) feet.
- (B) Side Yard: Five (5) feet on each side, provided that corner lots observe front yard setback from any street or private road.
- (C) Rear Yard: Ten (10) feet from property line.
- (D) Animals: All structures housing animals shall be setback a minimum of thirty (30) feet from property lines.

- 3.12.7 Maximum Height
Fourth five (45) feet.

- 3.12.8 Maximum Lot Coverage
Thirty percent (30%).