

ORDINANCE NO. 397N

AN ORDINANCE OF THE TOWN OF GARFIELD, WASHINGTON, amending Ordinance No. 320N and Ordinance no. 381N, and Garfield Municipal Code §24.02.070, thereby authorizing public buildings as a conditional use in the zoning districts.

WHEREAS, after notice was given as required by law, the Planning Commission held a public hearing on April 28, 2008, and October 20, 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 May 28, 2008, and May 12, 2010, 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 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. 320N and Ordinance No. 381N.

Section 2. That portion of Garfield Municipal Code §24.02.070 entitled "Zones" 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.**
- u. Public buildings”**

Section 3. That portion of Garfield Municipal Code ec24.02.070 entitled “Zoning Descriptions” for AG-1, AG-2, AG-3, C-1, FI-1, FI-2, R-1, R-2, R-3 is hereby amended to include Conditional Use “u. Public buildings.”

Section 4. Garfield Municipal Code §24.02.070 is hereby amended to require a newly platted lot in R-1, R-2 and R-3 zones to be at least 10,000 square feet.

Section 5. 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 at its regular meeting on January 12, 2011.

Jarrod Pfaff, Mayor

Attest: _____
Annie Pillers, Clerk-Treasurer

Passed: _____
Published: _____
Effective date: _____