

ORDINANCE NO. 430-N

AN ORDINANCE OF THE TOWN OF GARFIELD, WASHINGTON, repealing Garfield Municipal Code Chapter 24.02, regarding zoning, and adopting a new zoning code regulating land use, incorporating a map designating various use zones, and establishing an effective date for this ordinance.

BE IT ORDAINED by the Council of the Town of Garfield as follows:

Section 1. Garfield Municipal Code Chapter 24.02 and those portions of Ordinance Nos. 110-N, 198-N, 320-N, 381-N, and 397-N which are codified as Garfield Municipal Code Chapter 24.02 are hereby repealed.

Section 2. There is hereby adopted as Garfield Municipal Code Chapter 24.02A, "ZONING ORDINANCE," the following:

**"CHAPTER 24.02A
ZONING**

SECTIONS:

- 24.02A.010 – Purpose and Districts**
- 24.02A.020 – Definitions**
- 24.02A.030 – Official Map**
- 24.02A.040 – Amendments**
- 24.02A.050 – Administrative and Enforcement**
- 24.02A.060 – Board of Adjustment**
- 24.02A.070 – Zones**
 - AG-1**
 - AG-2**
 - AG-3**
 - C-1**
 - FI-1**
 - FI-2**
 - R-1**
 - R-2**
 - R-3**
- 24.02A.080 – Floodplain Overlay**
- 24.02A.090 – Special Restrictions**
 - Off Street Parking**
 - Minimum Parking Space Requirements**
 - Signs**
 - Mobile Home Park Regulations**

24.02A.100 – Nonconforming Uses

24.02A.110 – Zone Boundaries

24.02A.120 – Severability

24.02A.130 – Effective Dates

24.02A.010 – PURPOSE AND DISTRICTS

For the purpose of promoting public health, safety, and general welfare and regulating and determining the areas within which certain uses of land and buildings may be conducted so as to provide for orderly community growth, and in accordance with Chapter 35.63, Laws of Washington, the following types of use districts are adopted:

- AG-1 Provide for spacious living and a wide variety of permitted activities.
- AG-2 Provide for rural like settings with a wide variety of activities permitted
- AG-3 Provide a country life style with town amenities while providing a wide variety of conditional uses.
- C-1 Provide for normal commercial activities with an emphasis on retail trade
- FI-1 Provide for retail and wholesale trade while permitting other industrial uses
- FI-2 This is a mixed-use area with a history of permitted uses.
- R-1 Primarily a residential area with various compatible uses permitted.
- R-2 Primarily a residential area with small lots near the town center. A variety of activities are permitted.
- R-3 Primarily a high-density residential area with many permitted activities that can take advantage of the highway location.

The boundaries of these use districts shall be determined and defined by the adoption of a map on which are shown the boundaries of each district and filed in the office of the Town Clerk.

No land or premises shall be used, unless otherwise provided in this chapter except in conformity with the regulations herein prescribed for the use district in which such land or premises is located.

No building or structure shall be erected or structurally altered, or used, unless otherwise provided in this chapter, except in conformity with the regulations prescribed for the use district in which such building or structure is located.

24.02A.020 – DEFINITIONS

1. ACCESSORY BUILDINGS. Any structure incidental, appropriate, and subordinate to the main use of the property, and located on the same lot.
2. ADMINISTRATIVE OFFICIAL. The Building Inspector of the Town of Garfield.

