

Chapter 11.23
Manson Urban Growth Area

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11.23.010 Purpose

The purpose of this chapter is to provide development regulations for the Manson community that are consistent with, and implement the Manson Sub-Area Comprehensive Plan. The standards are specific to each district and are described in the different sections of this code. No building structure or land shall be used or occupied, and no building or structure or part thereof shall be erected, moved, reconstructed, extended, enlarged or altered except in compliance the provisions of this code. Unless otherwise regulated by this chapter, development in the Manson Urban Growth Area shall comply with all other applicable provisions of the Chelan County Code, including, but not limited to, regulations governing development, design, procedures, land divisions, critical areas, etc.

11.23.020 Zoning Districts

The following zoning district categories, their related purpose statements and the applicable zoning map symbols are established to carry out the identified purposes of this chapter. The zoning districts are hereby designated by a legend on the official zoning map, together with all explanatory matter thereon, entitled “Manson Urban Growth Area Official Zoning Map”. The official zoning map is hereby adopted and declared to be a part of this chapter:

1. Residential Districts: The residential classifications are for areas which are, or will become, residential. Necessary public facilities and services, and uses consistent with the preservation and enhancement of the residential character, and the goals and policies of the comprehensive plan may be permitted under specific conditions. The three residential classifications are:
 - A. Urban Residential -1 (UR1): Maximum density is 4 dwelling units per acre
 - B. Urban Residential -2 (UR2): Maximum density is 8 dwelling units per acre
 - C. Urban Residential -3 (UR3): Maximum density is 12 dwelling units per acre
2. Tourist Commercial (CT): The tourist commercial district is intended to apply to areas which are uniquely suited for motels, hotels, lodges, and the provision of goods and services oriented to accommodate tourists and recreational users. Commercial designations also can provide upstairs housing opportunities, which help to make communities more alive, attractive and vibrant places.

3. Downtown Commercial (CD): The downtown commercial district is intended for areas suited for retail, commercial, mixed small-scale uses with housing on upper stories and an active street environment with pedestrian amenities.
4. Manson Light Industrial (MLI): The Manson light industrial district is designed to allow warehouse industrial uses that are both already established in Manson, like fruit processing, and allow for establishment of desirable new warehouse/industrial uses in the Manson area. This area may also serve as a neighborhood employment center with some small scale neighborhood amenities.
5. Urban Public (UP): The public lands and facilities designation is intended to be applied within urban growth areas, to provide for open space and critical areas protection, recreational opportunities, sites for necessary public facilities, utilities and services and encourage joint public/private ventures where consistent with the goals and policies of the comprehensive plan.

11.23.030 District Use Chart

The use chart located on the following pages is made a part of this section. The following acronyms apply to the following use chart. If a cell in the table is blank, the use listed in the left hand column is a prohibited use in the zone that is the heading for that cell.

UR1	Urban Residential -1
UR2	Urban Residential -2
UR3	Urban Residential -3
CT	Tourist Commercial
CD	Downtown Commercial
MLI	Manson Light Industrial
UP	Urban Public
P	Permitted use - Subject to development standards in Chapter 11.88 and/or 11.93
A	Accessory use - Subject to development standards in Chapter 11.88 and/or 11.93
CUP	Conditional use permit – Subject to development standards in 11.93 and/or within 11.23

Table 9.1 – District Use Chart

USE/ACTIVITY	UR1	UR2	UR3	CT	CD	MLI	UP
Accessory Dwelling Unit	A	A	A				
Accessory Buildings, Agricultural	A	A	A	A	A	A	
Accessory Uses to Permitted Uses	A	A	A	A	A	A	A
Fences	P	P	P	P	P	P	P
Recreation/Tourist Uses				P			
Signs	A	A	A	A	A	A	A
Adult Family Home	P	P	P				
Bed and Breakfast (3 or Fewer Rooms)	A	A	A				
Caretaker Dwelling Unit					P	P	
Detached Garages	P	P	P				
Duplex Dwellings		P	P				
Guest Inn—4 to 6 Rooms			CUP	CUP			
Home-Based Business							
Home Occupations	A	A	A				
In-Home Daycare	A	A	A				
Mobile/Manufactured Home Park			CUP				
Multifamily Dwellings (Apartments)			P				
Private Greenhouses	P	P	P				
Dependent Care Housing	CUP	CUP	CUP				
Residential Dwelling Units, Above Ground Floor				A	A	A	
Boarding House	P	P	P				
Single-Family Dwelling	P	P	P				
Accessory Uses That Support, Promote or Sustain Agricultural Operations							
Agricultural Uses	P	P	P				
Agricultural Worker Housing, Off-Site							
Agricultural Worker Housing, Permanent	A	P	P				
Agricultural Worker Housing, Temporary							
Agricultural Activities, Sorting/Packing/Storage/Processing/Refrigeration/Shipping				CUP	CUP	P	
Agricultural Product Processing Facility						P	
Agricultural Support Services							
Animal Boarding Facilities				CUP			
Kennels							
Farm Visit, U-Pick and Rent-A-Tree Operation	P	P	P				

USE/ACTIVITY	UR1	UR2	UR3	CT	CD	MLI	UP
Roadside Stands, Nursery Greater Than 1,500 sq. ft. Retail							
Roadside Stands, Nursery Less Than 1,500 sq. ft. Retail				P	P		
Winery Less Than 1,500 sq. ft. of Retail Space				P	P	P	
Winery Greater Than 1,500 sq. ft. of Retail Space				P	P	P	
Farm/Agricultural Supply Sales				P	P	P	
Agricultural Theme Market							
Airport/Heliport, Single Engine Crop Dusting/Spraying						CUP	
Commercial Amusement/Recreational Facilities				P	P		
Commercial Feedlot							
Lodging Facilities				P	P		
Neighborhood-Oriented Commercial				P	P		
Restaurants and Drinking Establishments				P	P		
Restaurants and Drinking Establishments, Less Than 1,500 sq. ft.				P	P	P	
Tavern					P		
Chemical, Fuel or Fertilizer Distribution, Sales, Bulk Storage						P	
Contractor Storage Yard						P	
Explosives Manufacture and Storage							
Farm Equipment/Machinery Sales and Service						P	
Hazardous Waste Treatment/Storage Facilities, Off-Site							
Heliport, Temporary Emergency and Forest-Related Management Support	P	P	P	P	P	P	P
Inert Waste Site						CUP	
Junkyard/Auto Wrecking Yard/Impound Yard							
Machine Shop - Artesian Goods (behind retail frontage)				CUP	CUP		
Manufacturing, Assembly, Fabrication of Artesian Goods				CUP	CUP	P	
Mineral Extraction, Long-Term							
Mineral Extraction, Short-Term							
Mini Storage						P	
Portable Sawmills and Chippers, Log Sorting and Storage Temporary Installation							
Recycling Inert Waste						CUP	
Remote Industrial Use							
Research Facilities					P	P	
Rock Crusher, Temporary Placement							
Rock Crushing Sorting, Batching of Concrete or Asphalt							

USE/ACTIVITY	UR1	UR2	UR3	CT	CD	MLI	UP
Sanitary Landfill							
Short-Term Stockpiling of Inert Waste							
Transportation/Shipping Terminal						P	
Vehicle Sales					P	P	
Veterinarian/Animal Hospital – small animal					P	P	
Warehousing						P	
Wholesale Trade					P	P	
Stockpiling of Sand and Gravel, Etc.							
Retail Sales				P	P		
Retail Trade Serving Industrial Uses						P	
Developed Open Space	P	P	P	P	P	P	P
Educational Institutions, Public or Private	CUP	CUP	CUP				CUP
Educational/Administrative Facilities Associated with Permitted Use	A	A	A	A	A	A	A
Parking Garage				P	P	P	
Parking Lots				P	P	P	
Public Facilities, High Impact	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Public Facilities, Low Impact	P	P	P	P	P	P	P
Recreational Vehicle Park/Campground, Major				P			CUP
Recreational Vehicle Park/Campground, Minor				P			CUP
Schools, Business, Technical or Trade (L)				P	P	P	
Utilities, High Impact	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Utilities, Low Impact	P	P	P	P	P	P	P
Swimming Pools	P	P	P	P	P		P
Churches and Religious Facilities	CUP	CUP	CUP	CUP	CUP	CUP	P
Daycare Center/Preschool	CUP	CUP	CUP	A	A	A	
Food and Beverage Services				P	P	P	P
Personal and Professional Services				P	P	P	
Places of Public and Private Assembly				P	P	P	P
Service Station, Including Automotive Repair				P	P	P	
Cemetery	CUP	CUP	CUP	A	A		P
Vacation Rentals	CUP	CUP	CUP	A	A		

11.23.040 Standards

1. All development within the Manson Urban Growth Area shall comply with the following minimum dimensional standards:

Standard	UR1	UR2	UR3	CT	CD	MLI	UP
Minimum Lot Size (square feet)	10,000	6,000 ³	5,000 ³	0	0	0	0
Minimum Lot Width (feet)	75	60	60	0	0	0	0
Maximum Building Height (feet) ⁴	35	35	35	35	35	35	35
Maximum Lot Coverage (percent)	50	65	75	100	100	75	50
Maximum Setbacks ⁵							
Front Yard (feet) ¹	25	20	10	0	0	25	0
Rear Yard (feet) ²	20	20	20	0	0	25	0
Side Yards (feet) ²	5	5	5	0	0	25	0

¹ Structures on corner lots shall observe a front yard setback from both front property lines

² Eaves, cornices, gutters, sunshades and other similar architectural features that are at least eight (8) feet above finished grade may project up to 2 feet into required side and/or rear yard areas

³ 7,000 square feet for duplex units, plus an additional 500 square feet for each additional unit

⁴ As measured to the ridgeline of the roof.

⁵ Structures located adjacent to existing commercial agricultural zoning districts will be required to have a 100' setback.

1. **Street Design Amenities.** Street design amenities such as benches, planters, etc. shall be encouraged adjacent to all development in the CT and CD zones. Said amenities may be placed on the sidewalk and/or within the public right-of-way, as approved by the County. Development and maintenance of planting strips within the right-of-way may substitute, or partly replace, street design amenities at the county's discretion and with an enforceable agreement.
2. **Street Art.** Street art shall be encouraged along Wapato Way, Hwy 150 and on all public lands to support pedestrian and community activities. Art may consist of murals, sculptures, sidewalk designs, etc. Art shall be placed in a manner which does not impede safety.
3. **Vacation Rentals.** Vacation rentals shall be permitted as identified in section 11.23.030. Existing non-conforming vacation rentals shall have eighteen months from the time of adoption of this code to apply for a conditional use permit. All vacation rental shall be subject to the general conditional use criteria in chapter 11.93 and the following provisions:
 - A. Vacation rentals shall be rented for a time period of 30 days or less;
 - B. Vacation rentals shall obtain a change of use permit to address the fire and life safety issues associated with vacation rentals;
 - C. Vacation rentals shall maintain the character of the surrounding neighborhood by:
 - i. Providing year around solid waste receptacles and pick up service;
 - ii. Provide at least one off-street parking space, outside of the required setbacks for each rented bedroom. Where off-street parking requirements can not be meet the number of rented bedrooms shall be limited;
 - iii. Noise emanating from any use shall be muffled so as to not become objectionable due to intermittent beat, frequency or shrillness. The sound measured at the lot line shall not exceed fifty (50) decibels between the hours of ten (10) p.m. and seven (7) a.m..

- D. Vacation rentals shall provide a contact person 24 hours a day seven (7) days a week. Contact information shall be provided to the neighboring properties, the Manson Community Council, Fire Chief, and the Sheriff.
 - E. Violations of a conditional use permit shall be processed through Chelan County Code title 16 or, when specified, in accordance to the final decision.
4. **Agricultural Activities** shall be permitted as identified in section 11.23.030, subject to the general conditional use criteria in chapter 11.93 and the following provisions:
 - A. Access and truck traffic shall be managed in manner to reduce or minimize impacts on the commercial traffic flows during business hours.
 - B. When adjacent to existing residential zoning, truck traffic shall be managed in a manner to reduce or minimize impacts on residential neighborhoods.
 5. **Animal Boarding Facilities** shall be permitted as identified in section 11.23.030, subject to the general conditional use criteria in chapter 11.93, section 11.93.130 and the following provisions:
 - A. All boarding facilities shall be placed indoors.
 6. **Off-Street Parking Requirements.** Off-street parking shall be provided for all development within the Manson urban growth area as prescribed in Chapter 11.90 of this title, except as provided below:
 - A. Parking areas in the CD and CT zones shall be located behind or to the side of the building/structure, with a shared ingress/egress, unless said locations are not feasible due to topography, existing building locations or other physical conditions.
 - B. Any development that dedicates additional right-of-way for transit facilities, or provides transit facilities on site, may reduce the off-street parking requirements by ten percent. Local transit improvements may include, but are not limited to, shelters, benches, bus turnouts and similar improvements that directly benefit the users of the development. All improvements, including any dedication of right-of-way, shall be approved by the local transit authority prior to receiving a reduction in parking requirements.
 - C. Off-street parking areas shall not be provided that exceed the required number of parking spaces by more than one hundred fifty percent.
 - D. Existing structures within the CD and CT zoning districts may change use without meeting the minimum parking requirements in 11.90.
 7. **Dark Sky.** All development within the Manson urban growth area shall comply with the following standards to reduce impacts to surrounding properties, wildlife and the night sky:
 - A. All exterior lighting shall be used in a manner that minimizes light pollution.
 - B. Lights shall be fully shielded and downward projecting. The shield must be opaque so that no light can pass through.
 - C. When multiple lights are used, for a pedestrian or traffic purpose, they shall be placed in a manner that provides even illumination.
 - D. Lights shall be positioned in a manner which does not trespass onto neighboring property.
 - E. Lights shall be no higher than twenty feet above grade, whether mounted on a building or structure or erected on a free-standing support/pole.
 - F. No blinking, flashing, or fluttering lights or other illuminated device is permitted in any zoning district, except for temporary holiday displays.

11.23.050 Planned developments

1. Purpose. The purpose of a planned development (PD) is to allow a more flexible use of land by encouraging the careful application of design components to achieve the creation of innovative developments and a more efficient utilization of public facilities in exchange for public benefits that achieve comprehensive plan goals. The PD can also be used to protect wetlands, floodways, and other critical areas from development. A PD is one that permits diversity in the location and type of structures; promotes the efficient use of land by facilitating a more economical arrangement of buildings, streets, utilities, and land use; preserves as much as possible critical areas and natural landscape features; and reduces development impacts to adjacent neighborhoods through design and mitigation.
2. Binding. Designation of a property as a PD binds the property owners and their successors to the development described and depicted in the application, binding site plan and approval of the PD, and applicable development standards of this chapter. The PD designation confirms the PD is consistent with the purpose of and provisions for planned developments and the comprehensive plan and provides the standards by which subsequent development permits, including building permits, shall be reviewed. All provisions, conditions and requirements of the binding site plan shall be legally enforceable on the purchaser or any other person acquiring a lease or other ownership interest of any lot, parcel or tract recreated pursuant to the binding site plan that depicts the PD.
3. Processing. A PD shall be reviewed according to the provisions for a Type III quasi-judicial review of application process as described in Title 14, Development Permit Procedures and Administration, except as otherwise provided for in this section. There are established by this chapter provisions governing a residential planned development. This is a PD devoted solely to full-time residential uses. It is intended to promote more economical and efficient use of the land, while providing a harmonious variety of housing choices within a single residential project. PD shall be processed as subject to requirements of Title 12 Subdivisions. If a PD is planned to be completed in more than two years from the date of site plan approval, the PD will be divided into phases or divisions of development, numbered sequentially in the order construction is to occur.
4. Where Permitted and Permitted Uses. Planned developments, when approved in accordance with all applicable codes and this chapter, are established as a development permit and, as such, do not reclassify the existing zoning district designation.
 - A. A PD may be permitted within the UR1, UR2 and UR3 zoning districts, provided it is connected to a public water system and a public wastewater system, and further provided the minimum project size is at least two acres.
 - B. A PD may include uses associated with the zoning district on the use chart 11.23.030.
5. Protection of Critical Areas and Provision of On-Site Recreation. The following standards apply to a PD:
 - A. Where critical areas exist on a site subject to a PD, the benefits derived from the PD, including without limitation decreased lot sizes and increased densities as provided for in this chapter, shall be achieved in exchange for a dedicated protection of another portion of the property containing critical areas; provided, that:
 - i. The critical areas to be protected are dedicated in perpetuity, and all future rights for development are traded in exchange for the rights to derive benefits from the PD process;

- ii. Land protected by trading development density shall be protected from encroachment and maintained free of fill material, building and construction wastes, yard wastes and other debris that would diminish the property characteristics that the dedication was intended to protect. Any use of the critical areas on site shall be governed by Chelan County's critical areas protection code regulations;
 - iii. Where critical areas within the development account for less than six hundred square feet per residential unit nor less than ten percent of the overall area of the development, additional on-site recreation and open space areas, as provided for in this chapter and in the applicable zoning code provisions, shall be provided in addition to retention of critical areas in an amount that achieves a total area in critical areas/open space/on-site recreation use of at least six hundred square feet per residential unit and in no case less than ten percent of the overall area of the development.
- B. Where no critical areas exist on a site subject to a PD, the benefits derived from the PD, including without limitation decreased lot sizes and increased densities as provided for in this chapter, shall be achieved in part in exchange for a dedication of another portion of the property as on-site recreation and/or open space areas, consistent with the provisions of this chapter, that total at least six hundred square feet per residential unit and in no case less than ten percent of the overall development; provided, that:
- i. The on-site recreation may include a combination of natural areas, parks, landscaped areas, trails, and/or visual corridors; provided, that a minimum of ten thousand square feet or sixty percent of the on-site recreation, whichever is greater, is contiguous usable space;
 - ii. The on-site recreation area/areas are dedicated in perpetuity, and all future rights for development are traded in exchange for the rights to derive benefits from the PD process.
6. On-Site Recreation and/or Open Space Design Requirements. The following are minimum design requirements for PDs that incorporate on-site recreation and/or open space:
- A. Public and/or private streets, parking lots and storm drainage, except as specifically enumerated within this chapter, shall not be calculated in whole or in part as a portion of the required on-site recreation or open space;
 - B. The location, shape, size and character of the open space shall be configured appropriate to the scale and character of the planned density, expected population, and topography of the area. On-site recreation areas shall be centrally located in the development and designed for active and passive recreation unless otherwise approved by the hearing examiner.
 - C. A minimum of sixty percent of the on-site recreation or open space shall be concentrated and/or connected into large usable areas. The remaining forty percent may be designated as buffers, entry features, recreation facilities, streetscape, and/or used for a natural trail system or other uses approved by the hearing examiner.
 - D. On-site recreation areas or open space may contain such complementary structures and improvements as are necessary and appropriate for the benefit and enjoyment of residents of the PD; provided, that the building coverage of such buildings or structures shall not exceed fifty percent of the minimum on-site recreation or open space required.

- E. At least sixty percent of the on-site recreation area or open space required shall be reasonably level to accommodate active recreational uses with slopes no greater than fifteen percent. On-site recreation areas shall be located on a public or private street with a minimum frontage width of thirty feet if the site is two acres or less in size and sixty feet of frontage width for areas larger than two acres.
7. Dedicated Lands. All lands dedicated for the preservation of critical areas, creation of open space or establishment of recreation facilities shall be protected in perpetuity by recorded covenants, approved by the county, which restrict uses to only those specified in the approved planned development site plan and provide for the maintenance of the open space in a manner which assures its continuing use for the intended purpose. Dedicated open space may be held in common interest by all of the property owners within the planned development, a public or private entity empowered to manage and maintain the open space, or by other appropriate legal measures that ensure the continuation of the open space/recreation areas. Perpetual restrictions shall be placed upon the title to all dedicated areas and on the face of the binding site plan indicating that:
- A. All land uses and development shall be limited to the stated purpose of the dedicated property.
 - B. If the open space/recreation areas are held in common interest by all of the property owners within the planned development, then all property owners within the planned development shall be mutually responsible for the maintenance and preservation of the dedicated lands.
 - C. Dedicated lands shall be maintained free of any liens or encumbrances that could interfere with the stated purpose of the dedication.
8. Density Credits. The following standards apply to a PD that chooses to include density credits:
- A. The maximum number of dwelling units permitted per acre for a PD shall be determined by utilizing the maximum density levels established by the comprehensive plan and zoning regulations, and the amount of public benefit or design elements provided within the proposed development.
 - B. In no case shall the overall density of the PD exceed the following:
 - i. Six units per acre in UR1;
 - ii. Twelve units per acre in UR2; and
 - iii. Eighteen units per acre in UR3.
 - C. Additional density shall be achieved by incorporating at least eight of the following ten items into the design and construction of the PD:
 - i. Trees shall be planted adjacent and along the entire frontage of public and/or private street rights-of-way on the property being developed. Planting areas shall be a minimum of five feet in width and consist of a minimum of sixty percent deciduous trees at least four feet high at the time of planting on no greater than fifty-foot centers. Suitable groundcover including grasses and/or low growing shrubs to complement the trees shall also be provided.
 - ii. At least two covered parking spaces shall be provided for all residential dwelling units. Covered parking shall be in the form of carports, garages, or above/below ground parking garages.
 - iii. Where a proposed PD consists of more than ten units, parking areas that are kept small (ten to twenty spaces) in any group and interspersed with landscaping, recreation features, structures, or other similar uses when applicable.

- iv. Provisions shall be made for bicycle, pedestrian and/or natural trail systems, the majority of which are physically and functionally separated from motor vehicle traffic by a distance of five feet or more. Separation may include such features as landscaping, undulated berms, natural features, topography, open space, or other similar features. Trail systems shall encompass the entire development and may be incorporated as part of the on-site recreation required. The trail system components shall connect all public open space, drainage ways, shoreline areas and other trail systems designated in the comprehensive plan. Trail system components shall be a minimum of eight feet wide and improved with an all-weather surface suitable for the type of trail proposed.
- v. Natural drainage ways shall be incorporated into the overall PD design and left undisturbed or enhanced with native ornamental landscaping when applicable.
- vi. Significant recreational areas shall be developed and equipped with such features as swimming pools, tennis courts, commercial grade playground equipment, community center or other significant features.
- vii. At least twenty-five percent of the site shall incorporate duplex, multifamily or zero-lot-line dwelling units. Where a proposed PD incorporates the development of duplexes, multifamily units and zero-lot-line lots, disperse their locations throughout the PD.
- viii. Accessory features such as benches, trash cans, tables and other similar attributes to enhance the character of the open space or other features shall be provided in the development. This shall not include primary garbage disposal areas. The accessory features shall be consistent to the overall design of the development.
- ix. Pedestrian access, open space and recreation amenities shall be provided and incorporated into the PD, when the PD adjoins cultural/historical sites or water bodies such as ponds, creeks, rivers or lakes, when applicable.
- x. The PD shall incorporate some other unique site and/or design features not listed above that distinguish it from a typical subdivision. The hearing examiner shall determine the applicability and appropriateness of this provision during the review process for each PD.

9. Minimum Development Standards. Within a PD the following minimum standards shall apply:

- A. The maximum lot coverage and setbacks may be increased by twenty-five percent of the zoning district requirement.
- B. The minimum lot size may be decreased by twenty-five percent of the zoning district requirement.
- C. The maximum building height shall be the same as permitted in the district.
- D. Minimum standards for road construction and configuration may be altered through the Title 15 deviation process. The Manson PD supports smaller road sizes and seperated sidewalks.
- E. A buffer shall be required when a PD has a density greater than that allowed within the applicable zoning district. The buffer shall include a combination of additional landscaping, fencing, increased setbacks and/or other alternatives that mitigate impacts to adjacent properties.
- F. Parking shall be provided in the same ratio as required for the district and shall meet the minimum provisions established in Chapter 11.90 and the following:

- i. For each ten multifamily dwelling units, four additional parking spaces shall be required for visitor parking when on-street parking is unavailable. Special considerations may be given to low traffic generators such as senior citizen or assisted living housing.
 - ii. Additional parking/storage areas shall be required for recreational vehicles (RVs) such as campers, boats, trail bikes, motor homes and other similar vehicles unless these types of vehicles are precluded by the developer in the form of covenants or other restrictions approved by the city. When thirty or more dwelling units are proposed, one parking space shall be provided for every ten dwelling units.
- G. Special Areas. A PD that is adjacent to any lake, river, drainage or other waterway shall provide pedestrian or vehicular access to said amenity, as reviewed and approved through the PD process.