

## Chapter 14.506 Administrative Permits

### **14.506.100      Applicability**

Administrative permits are required for certain uses allowed within this Code. Administrative permits shall be processed consistent with the application procedures of chapter 14.502, Administrative Procedures. Administrative permits include permits for temporary uses and/or other actions as may be specified within the Zoning Code.

### **14.506.200      Temporary Uses**

1. Any owner of any property may submit an application for the temporary use of a structure or premises for a purpose or use that does not conform to the regulations prescribed elsewhere in this Code for the zone classification in which it is located, provided that such use is of a temporary nature and does not involve the erection of a substantial structure. A nonrenewable zoning certificate for such use may be granted by the Division in the form of a temporary and revocable permit, for not more than a 6-month period, subject to such conditions as will safeguard the public health, safety, and general welfare. ~~Said permit may be extended one additional period of no longer than 6 months upon written request and demonstration to the Division that said extension is still necessary.~~ The planning director shall be authorized to grant annual (12-month) time-extensions for demonstrated cause upon written request. A temporary use may also require issuance of a building permit.
  
2. Dependent Relative Manufactured Home - Temporary Use  
Any owner of any property may submit an application for the temporary use of a manufactured home for the purpose of accommodating a dependent relative, provided that such structure is of a temporary nature and the applicant meets the specific criteria for said use in the underlying zone classification. A renewable zoning certification for such use may be granted by the Division in the form of a temporary and revocable permit, for not more than a 12 month period, subject to such conditions as will safeguard the public health, safety, and general welfare. Said permit may be renewable for periods of up to 12 months upon demonstration to the Division that said permit is still necessary and that the property remains in compliance with the conditions of approval.
  
3. Small Tract Agricultural Wedding/Social Events - Temporary Use  
Any owner of any property located in the Small Tract Agricultural zone may submit an application for a temporary use provided that such use is of a temporary nature and that the specific criteria for said use in the underlying zone classification are met. A renewable zoning certificate for such use may be granted by the Division in the form of a temporary and revocable permit for not more than a 6-month period in any given year and may be renewed on an annual bases subject to such conditions as will safeguard the public health, safety, and general welfare. The temporary use permit may be revoked for failure to meet any condition of the temporary permit approval. The following performance standards shall be met:
  - a. The property shall retain its agricultural identity and its capacity as agricultural land.
  - b. The temporary use shall meet the definition of Small Tract Agricultural Weddings/Social Events in the Spokane County Zoning Code, Section 14.300 as follows:  
     "Those uses, other than the primary residence on actively farmed property, that are accessory to the sale of agricultural products produced on the premises, including but not limited to, weddings, receptions, graduations, corporate gatherings and private personal celebrations. These accessory event activities/uses typically include music, event catering, off-street parking and appropriate ingress/egress. This definition does not include retail sales, concerts and amphitheaters, rodeos, circuses or other similar public events".
  - c. The temporary use must be an accessory use to the parcel or lot and cannot be the primary use on the parcel or lot.
  - d. The temporary use may only be located in the Small Tract Agricultural zone.

- e. The temporary use shall support, promote, or sustain agricultural operations and production as provided in RCW 36.70A.177(3).
- f. The temporary use shall be located, designed and operated so as to not interfere with, and to support the continuation of, the overall agricultural use of the property and neighboring properties.
- g. Any enclosed structure on the property being utilized for the temporary use shall meet the requirements for fire, life and safety as outlined in the International Building and Fire Codes as adopted by Spokane County and Spokane County Code.
- h. All requirements established for the proposed temporary use by the Fire District and/or Fire Code Official, in addition to the International Fire Code, as addressed in "g" above, shall be met by the temporary use facilities. Temporary Use Permit facilities, include but are not limited to, all structures and facilities on the property used for or part of the temporary use.
- i. All required parking shall be provided on the property for which the temporary use permit is issued.
- j. Adequate ingress and egress shall be provided to the site from a public right-of-way in accordance with Spokane County Code.
- k. Hours of operation shall occur between 10:00 a.m. and 9:00 p.m. Weddings and/or events shall be limited to Friday, Saturday and Sunday the 1<sup>st</sup> weekend of May to the last weekend of October.
- l. The temporary use shall be consistent with the size, scale and intensity of the existing agricultural use of the property and existing buildings on the site. The area devoted to the temporary use shall not be located outside the general area already developed for buildings and residential uses, and shall not otherwise convert more than one acre of agricultural land to nonagricultural uses.
- m. The temporary use permit may grant up to a maximum of twenty-five (25) events per season. No more than a maximum of two-hundred (200) guests/invitees shall be allowed to attend any individual wedding/event allowed under the temporary use permit. A detailed list of all weddings/events scheduled for the season during which the temporary use permit shall be in effect shall be provided with and as part of the temporary use permit application.
- n. One permanent attached or detached sign identifying the temporary use facility shall be allowed on the property. The sign shall be unlighted and shall not exceed 16 square feet in size.
- o. Noise standards identified in WAC 173-60 and Spokane County Code, as now written or as may be amended from time to time, shall be met.
- p. All laws of the Washington State Liquor Control Board shall be complied with.
- q. All food service shall comply with catering and/or on-site food service regulations as required by the Spokane Regional Health District.
- r. All lighting shall be positioned and shielded so that the direction of the light is downward and within the property lines.
- s. The operator shall notify the appropriate Fire District at least seven (7) calendar days prior to holding any wedding/event under the Temporary Use Permit, and the operator shall comply with any additional conditions required by the Fire District in conjunction with the wedding/event.