

CITY OF NORTH BONNEVILLE
ORDINANCE NUMBER 1139

AN ORDINANCE OF THE CITY OF NORTH BONNEVILLE, WASHINGTON,
AMENDING NORTH BONNEVILLE MUNICIPAL CODE TITLE 20.32
(TC) TIMBER CONSERVANCY.

WHEREAS, Single-family residences are an allowed use in the Timber Conservancy zone; and

WHEREAS, there are only five lots zoned Timber Conservancy, some with residences, and all are less than the stated minimum 10 acre lot size that would allow residential construction; and

WHEREAS, the City finds that they minimum lot size of 10 acres for single-family residential construction is excessive and does not reflect previously permitted and existing residences that were constructed on existing Timber Conservancy zoned lots less than 10 acres; and

WHEREAS, the City of North Bonneville Comprehensive Land Use Plan section 16. A. 3. states that the city will maintain a variety of zoning districts so as to provide opportunities for choice in housing, and

WHEREAS, the City of North Bonneville after careful consideration and study has deemed it necessary and desirable to amend this section of the zoning code to better reflect the current needs of the City; and

NOW, THEREFORE, The City Council of the City of North Bonneville do hereby ordain as follows:

Section 1.

Legend: New language added = underlined
Old language deleted = ~~strikethrough~~

Amending TITLE 20.32 (TC) Timber Conservancy as follows:
Chapter 10.32 Timber Conservancy

Sections:

- 20.32.010 Permitted uses.**
- 20.32.020 Prohibited uses.**
- 20.32.030 Conditional uses.**
- 20.32.040 Property development standards.**

20.32.010 Permitted uses.

Uses that are permitted as a matter of right:

- A. All silvicultural practices and campgrounds.
- B. Single family residential, adult family homes, residential care facilities.

20.32.020 Prohibited uses.

A. All prohibited uses in the Commercial Recreation zone are prohibited uses in the Timber Conservancy zone.

- B. Mobile/manufactured home parks, trailer parks, recreational vehicle parks.

20.32.030 Conditional uses.

- A. Livestock with a livestock conditional use permit.
- B. Communications facilities, public and private, including towers, masts, antennas, accessory buildings, fences, access roads and parking.
- C. Uses that are not specifically permitted or prohibited shall be a conditional use.

20.32.040 Property development standards.

- A. All development within the timber conservancy zone shall conform to all city ordinances pertaining to building standards, construction, public safety, and setback requirements.
- B. Minimum lot size for single-family residential construction shall be ~~ten (10)~~ three (3) acres.

Section 3.

Severability.

If any section, sentence, clause or phrase of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

Section 4.

Effective Date and Publication.

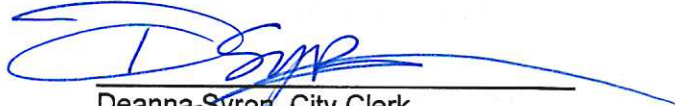
This Ordinance shall be effective five days after publication of the Ordinance, or a summary thereof consisting of its title, in the official newspaper of the City.

PASSED BY THE CITY COUNCIL ON MAY 11, 2021.



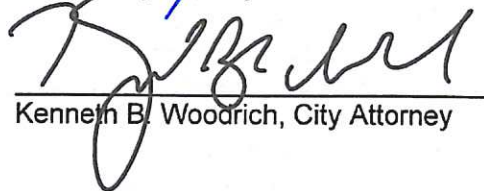
Brian Sabo, Mayor

Attest:



Deanna Syron, City Clerk

Approved as to Form:



Kenneth B. Woodrich, City Attorney