

CHAPTER 11.41
UNCLASSIFIED DISTRICT (U)

SECTIONS:

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11.41.010 ALLOWABLE USES. The following uses are allowed within the Unclassified District on a single parcel of record:

- (a) Any use permitted outright in the Heavy Industrial (HI), and/or Light Industrial (LI) zoning districts.
- (b) All energy related uses within the boundaries of the U. S. Department of Energy's Hanford site shall be permitted.
- (c) All environmental clean-up activities conducted by the U. S. Department of Energy, its contractors or subcontractors within the boundaries of the U. S. Department of Energy's Hanford site.
- (d) Research and development.
[Ord. 611 (2018) § 156]

11.41.020 FRONT YARD.

- (a) There shall be front yard setback of at least fifty-five (55) feet from the centerline of any city, county or state road right-of-way of sixty (60) feet or less in width. If the right-of-way

width exceeds sixty (60) feet, the setback then shall be at least twenty-five (25) feet from the property line.

(b) No building shall be hereafter erected or altered so any portion thereof shall be nearer to the front property line than the distance indicated in the preceding subparagraph, EXCEPT eaves, cornices, belt course, and similar ornamentations may project over a front yard not more than two (2) feet. Steps, terraces, platforms, and porches having no roof covering and being not over forty-two (42) inches in height may extend into a front yard.

(c) There shall be a front yard setback of at least twenty-five (25) feet from any access and/or combined access and utility easement adjacent to or within the property.

[Ord. 611 (2018) § 157]

11.41.030 SIDE YARD.

(a) There shall be a side yard of at least ten (10) feet on each side of any dwelling, multiple family dwelling, manufactured home (mobile home) or accessory structure, provided that on a corner lot the side yard on the street side shall be at least fifty-five (55) feet from the centerline of any city, county, or state road right-of-way sixty (60) feet or less in width. If the right-of-way width exceeds sixty (60) feet, the setback then shall be at least twenty-five (25) feet from the property line.

(b) No building shall be hereafter erected or altered so that any portion thereof shall be nearer to the side lot line than the distance indicated by the width of the required side yard, EXCEPT:

(1) Eaves, cornices, belt courses, and similar ornamentations may extend over a side yard for a distance of not more than two (2) feet.

(2) Platforms, terraces, and steps, not over forty-two (42) inches in height may extend into the side yard.

(3) Fireplaces may extend into a side yard a distance of not more than eighteen (18) inches.

(c) There shall be a side yard setback of at least twenty-five (25) feet from any access and/or combined access and utility easement adjacent to or within the property.

[Ord. 611 (2018) § 158]

11.41.040 REAR YARD.

(a) There shall be a rear yard of at least twenty-five (25) feet.

(b) No dwelling, multiple family dwelling or manufactured home (mobile home) shall be hereafter erected or altered so that any portion thereof may be nearer to the rear lot line than the distance indicated by the depth of the required rear yard, EXCEPT eaves, cornices, steps, platforms, and open porches may extend into the rear yard.

(c) An accessory structure may be located within the required rear yard but no closer than ten (10) feet to the property line provided that no more than forty (40) per centum of the rear yard is occupied by the accessory building.

(d) There shall be a rear yard setback of not less than twenty-five (25) feet from any access and/or combined access and utility easement adjacent to or within the property. (Applies to all buildings including accessory structures.)

(e) For property that has the rear yard adjacent to a street (double frontage lots) all buildings or accessory structures shall be at least fifty-five (55) feet from the centerline of any city, county, or state road right-of-way sixty (60) feet or less in width. If the right-of-way width exceeds sixty (60) feet, the setback shall be at least twenty-five (25) feet from the property line.

[Ord. 611 (2018) § 159]

11.41.050 USES SUBJECT TO PLANNING ADMINISTRATOR REVIEW AND APPROVAL. The following uses may be allowed within the Unclassified District (U) on a single parcel of record upon the review and approval of the Planning Administrator:

(a) Communication facilities subject to the provisions of Chapter 11.47 BCC.
[Ord. 611 (2018) § 160]

11.41.060 USES REQUIRING A CONDITIONAL USE PERMIT. The following uses may be permitted on a single parcel of record within the Unclassified District (U) if a conditional use permit is issued by the Hearings Examiner after notice and public hearing as provided by BCC 11.50.040.

(a) All uses of a parcel not specified in BCC 11.41.010 or BCC 11.41.060 and not otherwise prohibited by laws of Benton County or the State of Washington may be allowed only by conditional use permit issued by the Hearings Examiner after notice and public hearing provided by BCC 11.50.040.
[Ord. 611 (2018) § 161]

11.41.070 SEVERABILITY. If any provision of this chapter is declared unconstitutional, or the applicability thereof to any person or circumstance is held invalid, the constitutionality of the remainder of the chapter and the applicability thereof to other persons and circumstances shall not be affected thereby.
[Ord. 611 (2018) § 249]

11.41.080 EFFECTIVE DATE. This chapter shall take effect and be in full force upon its passage and adoption.
[Ord. 611 (2018) § 250]