

Chapter 17.10 - TIMBERLAND (TL) DISTRICT

17.10.010 - Purpose.

The purpose of the timberland (TL) district is to preserve lands suitable for forest management, but which are not in a timber production (TP) district. This district is consistent with the timberland (T) general plan land use designation. This district may also be applied to other areas which have timber resource values; provided, there are no conflicts with other general plan policies.

(Ord. 99-1 § 10, 1999; prior code § 5.02.040 (A))

17.10.020 - Permitted uses.

The following uses are permitted outright in the TL district:

- A. One-family residence;
- B. Mobile home, in lieu of a one-family residence, provided the lot is forty acres or larger in size; otherwise the T district must be combined;
- C. Forest management, Christmas tree farm;
- D. Agricultural uses;
- E. Sale of products grown on the premises;
- F. Low-intensity recreational uses which involve only minimal improvements, such as a non-motorized fishing or hunting club that does not provide food service and/or lodging facilities;
- G. Boutique or small winery in accordance with Section 17.88.300;
- H. Second one-family residence subject to the provisions of Section 17.88.135.
- I. Small family day care home;
- J. Supportive housing;
- I. Transitional housing;
- J. One Accessory dwelling unit when the lot has a primary dwelling unit (see Section 17.88.132);
- K. Employee housing associated with commercial timber operations;
- L. Residential care facility serving six or fewer residents.

(Ord. 2003-1 § 5 (part), 2003; Ord. 2002-6 § 9, 2002; Ord. 99-1 § 11, 1999; prior code § 5.02.040 (B))

(Ord. No. 2015-01, § IV, 4-14-2015; Ord. No. 2018-01, § 4, 7-17-2018)

17.10.025 - Uses requiring a zoning permit.

The following uses are permitted in the TL district if a zoning permit is issued, subject to the provisions of Sections 17.88.170 through 17.88.196:

- A. Home occupation without customer vehicle trips;
- B. Boutique winery or Small winery (see Section 17.88.300).

(Ord. 99-1 § 12, 1999; Ord. 95-3 § 16, 1995)

(Ord. No. 2015-01, § IV, 4-14-2015; Ord. No. 2018-01, § 4, 7-17-2018)

17.10.030 - Uses requiring an administrative permit.

The following uses are permitted in the TL district if an administrative permit is issued, and subject to the provisions of Sections 17.88.200 through 17.88.235:

- A. Home occupation with customer vehicle trips;
- B. Large family day care home;
- C. Family care residence;
- D. Bed and breakfast guest facility;
- E. Guest house, if located in close proximity to the main dwelling to minimize conflicts with timber management activities on the remainder of the site, and subject to the provisions of Section 17.88.185;
- F. Medium winery (see Section 17.88.300).

(Ord. 2003-1 § 5 (part), 2003; Ord. 99-1 § 13, 1999; Ord. 95-3 § 17, 1995; prior code § 5.02.040 (C))

(Ord. No. 2015-01, § IV, 4-14-2015; Ord. No. 2018-01, § 4, 7-17-2018)

17.10.040 - Uses requiring a use permit.

The following uses are permitted in the TL district if a use permit is issued:

- A. Dog kennel;
- B. Group home serving seven or more residents;
- C. Logging contractor's yard when located in a manner to minimize conflicts with timber management activities on the remainder of the site and subject to the provisions of Section 17.88.271;
- D. A fishing and/or hunting lodge providing meal service and/or lodging in addition to motorized transportation and guide services;
- E. Boutique, small or medium winery in accordance with Section 17.88.300;
- F. Boarding house;

G. Day care center.

(Ord. 2003-1 § 5 (part), 2003; Ord. 2002-6 § 10, 2002; Ord. 99-1 § 14, 1999; Ord. 95-3 § 18, 1995; prior code § 5.02.040 (D))

(Ord. No. 2015-01, § IV, 4-14-2015; Ord. No. 2018-01, § 4, 7-17-2018)

17.10.050 - Other permitted uses.

Other uses permitted in the TL district are:

- A. The uses allowed by, and subject to the provisions of, Sections 17.88.010 through 17.88.150;
- B. Other uses found to be similar in character and impact to those listed in Sections 17.10.020 and 17.10.040, as determined in accordance with Section 17.94.030.

(Ord. 99-1 § 15, 1999; prior code § 5.02.040 (E))

17.10.060 - Site development standards.

The following site development standards apply in the TL district:

- A. Minimum Lot Area. The minimum lot area requirement is as follows, except as provided in Section 17.84.010:
 - 1. The overall residential density does not exceed one dwelling per minimums established in Table 17.08.040 (in irregular survey sections, the density may vary up to five percent, but not more than that needed to adjust for the irregularity);
 - 2. The overall residential density of two dwellings per minimums established in Table 17.08.040, when the project clusters all dwelling units on contiguous parcels of not less than one acre and not larger than two acres per residence to minimize conflicts with adjacent timber management activities on the remainder of the property;
 - 3. If seventy-five percent or more of that portion of the parcel proposed to be developed is in a Dunning site classification IV or V, and is within one mile driving distance of a county paved road, the maximum residential density is one dwelling per ten acres.
- B. Yards. The following yard requirements apply, except as otherwise provided in Section 17.84.020:
 - 1. Front, thirty feet;
 - 2. Side, thirty feet;
 - 3. Rear, thirty feet.
- C. Maximum Structural Height. The following structural height restrictions apply, except as otherwise provided in Section 17.84.030:
 - 1. Main building, thirty-five feet;

2. Accessory building:

- a. If less than fifty feet from any property line: twenty feet;
- b. If at least fifty feet, but less than seventy feet, from any property line: twenty-five feet;
- c. If at least seventy feet, but less than ninety feet, from any property line: thirty feet;
- d. If at least ninety feet from any property line: thirty-five feet.

D. Parking. Parking requirements are as specified in Chapter 17.86.

(Ord. 99-1 § 16, 1999; Ord. 95-3 § 12 (part), 1995; Ord. 94-4 § 23, 1994; prior code § 5.02.040 (F))