

- 14. Towers and fire stations for forest fire protection.
- 15. Community facilities and nonprofit facilities related to forest resource management.
- 16. Expansion of existing nonprofit group camps, retreats, or conference or education centers, necessary for the successful operation of the facility on the dedicated site. Expansion beyond the dedicated site shall be prohibited.
- 17. Signs as specified in Section ~~40.240.200(B)~~, ~~18.334.160(2)~~.
- 18. Placement of structures necessary for continued public safety and the protection of private property and essential public services damaged during an emergency/disaster event. This includes the replacement of temporary structures erected during such events with permanent structures performing an identical or related function. Land use proposals shall be submitted within 12 months following an emergency/disaster event.

40.240.310 REVIEW USES WITH ADDITIONAL APPROVAL CRITERIA FOR GORGE SMALL WOODLAND DESIGNATIONS

18.334.280

The following uses may be allowed on lands designated Gorge Small Woodland, subject to compliance with the appropriate scenic, cultural, natural, or recreation resources guidelines (Sections ~~40.240.490 through 40.240.590~~; ~~18.334.520 through 620 and 290~~):

- A. Utility facilities and railroads necessary for public service upon a showing that (a) there is no practicable alternative location with less adverse effect on agricultural and forest lands and on scenic, cultural, natural and recreation resources and (b) the size is the minimum necessary to provide the service.
- B. Home occupations in an existing residence or accessory structure, subject to the guidelines in Section ~~40.240.190(E)~~, ~~18.334.150(45)~~.
- C. Fruit and produce stands, upon a showing that sales will be limited to agricultural products raised on the subject farm and other farms in the local region.
- D. Wineries, in conjunction with onsite viticulture, upon a showing that processing and sales of wine is from grapes grown on the subject farm or in the local region.
- E. Agricultural product processing and packaging, upon a showing that the processing will be limited to products grown primarily on the subject farm and sized to the subject operation.
- F. Exploration of mineral and geothermal resources, subject to Sections ~~40.240.490 through 40.240.590~~, ~~18.334.520 through 620~~.
- G. Development, and production of mineral and geothermal resources, as defined by Section ~~40.240.060~~, ~~18.334.040~~, subject to Section ~~40.240.490~~ ~~18.334.520~~ and all other applicable Federal, State and County standards, including those of Section ~~40.250.020~~, ~~CCC 18.329~~, ~~Surface Mining Overlay Zoning District~~. Type III review procedures specified under Section ~~40.510.030~~ ~~CCC 18.600.080~~ shall be required.
- H. Agriculture.
- I. Boarding of horses.
- J. Temporary portable asphalt/batch plants related to public road projects, not to exceed 6 months.
- K. Expansion of existing nonprofit group camps, retreats, or conference centers.
- L. Bed and breakfast inns in single-family dwellings, subject to Section ~~40.240.190(F)~~ ~~18.334.150(56)~~ and provided that the residence:
 - 1. Is included in the National Register of Historic Places, or
 - 2. Is listed on the Washington State Register of Historic Places maintained by the Washington Office of Archaeology and Historic Preservation, or
- M. Nonprofit, environmental learning or research facilities.

40.240.320 APPROVAL CRITERIA FOR SPECIFIED REVIEW USES ON LANDS ZONED GORGE SMALL WOODLAND

18.334.290

Uses identified in Section ~~40.240.310~~ ~~18.334.280~~ may be allowed only if they meet the following criteria:

- A. The owners of land designated Gorge Small Woodland, or Gorge Large-Scale or Small-Scale Agriculture that lies within 500 feet of the perimeter of the subject parcel have been notified of the land use application and have been given at least 10 days to comment prior to a final decision;
- B. The use will not interfere seriously with accepted forest or agricultural practices on nearby lands devoted to resource use;