

LAND USE REGULATIONS

18 Attachment 6

Appendix A District Use Chart

Uses of land in Twisp are regulated based on the primary or principal use of the land and/or structures occupying the land. In commercial and light industrial zones (excluding airport industrial) uses incidental, secondary, accessory or appurtenant to the primary or principal use of the land and/or structure do not have to be listed in the use chart as an allowed use in order to be allowed providing such uses do not represent a significant (greater than 30 percent) percentage or portion of use or activity and do not alter the appearance and overall use of the land and/or structure. Such uses must complete an impact assessment checklist and may be conditioned by the administrator to mitigate potential noise, dust and other impacts to adjoining properties.

Uses not listed: uses not listed in the district use chart may be allowed if they comply with the general and specific performance standards and with any special regulations that apply to the zoning district in which the use is proposed. The district use chart is not a prescriptive list of all allowed or disallowed uses, but a comprehensive list of examples.

LEGEND:

A = Allowed Use

P = Prohibited Use

AP = Allowed; Administrative Permit Required

PD = Planned Development Permit Required

AS = Allowed; STVR Permit Required

BSP = Binding Site Plan

CUP = Conditional Use Permit Required

	R-1	R-2	R-3	C-1	C-2	C-3	C-R	I	AIR	PU*
General										
Accessory structures or uses ¹	A	A	A	A	A	A	A	A	P	A
Accessory utilities	A	A	A	A	A	A	A	A	A	A
Data mining operations, server farms	P	P	P	P	P	P	P	CUP	CUP	P
Essential Public Facilities										
Fuel, oil, and coal distribution (wholesale)	P	P	P	P	P	P	P	A	P ²	P
Garbage dumps, garbage, offal, dead animal reduction and/or disposal facilities	P	P	P	P	P	P	P	P	P	P
Mixed use development	P	P	PD	A	A	A	A	BSP ³	P	P
Municipal uses	AP	AP	A	A	A	A	A	A	A	A
Parking facilities	A ⁴	A ⁴	A ⁴	A	A	A	A	A	A ⁴	A
Primary utilities	A	A	A	A	A	A	A	A	A	A
Storage containers	P	P	P	AP	AP	AP	AP	A	A	P

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	R-1	R-2	R-3	C-1	C-2	C-3	C-R	I	AIR	PU*
Subdivisions	A	A	A	A	A	A	A	A	A	A
Commercial uses										
Adult entertainment facilities – as regulated in TMC 18.20.110	P	P	P	P	AP	AP	P	P	P	P
Animal and livestock auctions	P	P	P	P	P	CUP	P	CUP	P	P
Assembly, micro	A	A	A	A	A	A	A	A	AP	P
Assembly, light	P	P	P	AP	A	A	A	A	P	P
Assembly, heavy	P	P	P	P	P	P	P	A	P	P
Automobile, boat, truck, trailer, motorcycle sales, service, display, rental or storage businesses	P	P	P	CUP	CUP	A	CUP	A	P	P
Automobile, truck, or other motor vehicle repair shops	P	P	P	CUP	CUP	A	CUP	A	P	P
Car washes	P	P	P	P	AP	A	AP	A	P	P
Carpenter, cabinet or glass shops (retail)	P	P	P	A	A	A	A	A	P	P
Drive-in restaurants	P	P	P	P	A	A	A	P	P	P
Eating and drinking establishments	P	P	P	A	A	A	A	P	P	P
Electric, plumbing, or heating shops (retail)	P	P	P	AP	AP	A	A	A	P	P
Feed, grain and farm supplies	P	P	P	A	P	A	P	A	P	P
Financial institutions	P	P	P	A	A	A	A	P	P	P
Fuel sales (retail)	P	P	P	CUP	CUP	A	AP	A	P ²	P
Grocery stores (< 10,000 sq ft gross floor area)	P	P	P	A	A	A	A	A	P	P
Grocery stores (>10,000 sq ft gross floor area)	P	P	P	P	P	A	A	A	P	P
Hotels, motels, inns	P	P	P	AP ⁵	A	A	A	P	P	P
Kennels (commercial)	P	P	P	P	P	AP	P	P	P	P
Lumber, construction materials sales and storage businesses	P	P	P	P	P	A	P	A	P	P
Machinery, implement, equipment sales, display, repair, service or storage establishments	P	P	P	P	P	A	P	A	P	P

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	R-1	R-2	R-3	C-1	C-2	C-3	C-R	I	AIR	PU*
Manufacturing, heavy	P	P	P	P	P	P	P	A	P	P
Manufacturing, light	AP ⁶	AP ⁶	AP ⁶	AP	AP	AP	AP	A	A	AP
Manufacturing, medium ⁷	P	P	P	AP	AP	AP	AP	A	P	P
Microbrewery (< 60,000 barrels with pub)	P	P	P	AP	A	A	AP	A	P	P
Mini-mart (with or without fuel sales)	P	P	P	P	CUP	A	CUP	A	P	P
Mini-storage	P	P	P	P	P	A	AP	A	P	P
Mobile vendors, with permit	P	P	P	AP	AP	AP	AP	AP	P	P
Mortuaries	P	P	P	P	P	A	A	A	P	P
Neighborhood commercial uses	AP	AP	AP	A	A	A	A	AP	AP	P
Nurseries, greenhouses – commercial	P	P	P	P	P	A	A	A	P	P
Office buildings, large (> 10,000 square feet gross floor area) ⁸	P	P	P	AP	AP	A	A	A	AP	AP
Office buildings, small-mid size (< 5,000 – 10,000 square feet gross floor area) ⁸	P	P	P	A	A	A	A	A	AP	AP
Recreational vehicle parks, tent camps, commercial ⁹	P	P	PD	P	PD	PD	PD	P	P	P
Rentals, home or garden equipment businesses	P	P	P	A	P	A	A	A	P	P
Repair shops for radio, TV, small appliances, shoes, watches or other similar items	P	P	P	A	P	A	A	A	P	P
Research, development, and testing	P	P	P	AP	A	A	AP	A	AP	P
Resorts	P	P	P	P	A	A	A	P	P	P
RV parks/campgrounds	P	P	P	P	BSP	BSP	BSP	BSP	BSP	BSP
Secondhand/antiques store	P	P	P	A	A	A	A	P	P	P
Service stations	P	P	P	P	CUP	CUP	A	A	P	P
Sign painting shops	P	P	P	A	A	A	A	A	P	P
Slaughterhouses (see regulations related to animals)	P	P	P	P	P	P	P	CUP	P	P
Tailor shops	P	P	P	A	P	A	A	A	P	P
Temporary market, as regulated in TMC 18.15.100	P	P	P	A	A	A	A	P	AP	A
Tire sales, service, repair or recapping shops	P	P	P	P	P	A	P	A	P	P

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	R-1	R-2	R-3	C-1	C-2	C-3	C-R	I	AIR	PU*
Trade, equipment	P	P	P	P	P	A	P	A	P	P
Trade, heavy	P	P	P	P	P	A	P	A	P	P
Trade, high-traffic	P	P	P	A	P	A	A	A	P	P
Trade, low-traffic	P	P	P	A	A	A	A	A	AP ¹⁰	P
Truck stops	P	P	P	P	P	A	P	A	P	P
Upholstery shops	P	P	P	A	P	A	A	A	P	P
Variety/department stores	P	P	P	A	A	A	A	P	P	P
Vehicle and heavy equipment sales	P	P	P	P	P	A	P	A	P	P
Winery (< 250,000 liters with tasting room)	P	P	P	A	A	A	A	A	P	P
Community uses										
Ambulance and aid car stations	P	P	P	P	AP	AP	P	AP	P	P
Animal shelter	P	P	P	P	P	AP	P	AP	P	A
Broadcast facilities, professional	P	P	P	A	A	A	A	A	P	AP
Churches, temples, synagogues, and other places of worship	A	A	A	CUP	A	A	A	P	P	P
Community gardens	A	A	A	A	A	A	A	AP	AP	A
Correctional institutions	P	P	P	P	P	CUP	P	P	P	CUP
Fire stations	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Public utility service and storage yards	P	P	P	CUP	CUP	CUP	P	A	CUP	A
Recycling center	P	P	P	P	P	P	P	A	P	P
Recycling drop-off stations	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP
Sanitary landfills	P	P	P	P	P	P	P	P	P	P
Transfer stations (solid waste)	P	P	P	P	P	P	P	CUP	CUP	CUP
Manufacturing/Light Industrial Uses										
Acid manufacturers	P	P	P	P	P	P	P	P	P	P
Asphalt mixing plants	P	P	P	P	P	P	P	CUP	P	P

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	R-1	R-2	R-3	C-1	C-2	C-3	C-R	I	AIR	PU*
Automobile wrecking yards	P	P	P	P	P	P	P	CUP	P	P
Brewery (> 60,000 barrels with tap room)	P	P	P	P	P	A	P	A	P	P
Bulk storage facilities	P	P	P	P	P	P	P	CUP	CUP	P
Carpenter, cabinet or glass shops (wholesale)	P	P	P	P	P	A	P	A	P	P
Cement, lime, gypsum, plaster of Paris manufacturers	P	P	P	P	P	P	P	CUP	P	P
Distillation of bones	P	P	P	P	P	P	P	CUP	P	P
Electric, plumbing, or heating shops (wholesale)	P	P	P	P	P	A	P	A	P	P
Explosives manufacturer or storage facilities	P	P	P	P	P	P	P	P	P	P
Fat rendering facilities	P	P	P	P	P	P	P	P	P	P
Fertilizer manufacturers	P	P	P	P	P	P	P	CUP	P	P
Freight depot, truck terminals	P	P	P	P	P	AP	P	A	P	P
Gas manufacturing or storage facilities (industrial) ¹¹	P	P	P	P	P	P	P	P	P	P
Gas manufacturing or storage facilities (retail) ¹²	P	P	P	P	P	A	P	A	P	P
Glue manufacturers	P	P	P	P	P	P	P	P	P	P
Junkyards	P	P	P	P	P	P	P	CUP	P	P
Newspaper, printing, or lithographic establishments	P	P	P	AP	AP	AP	AP	A	P	P
Paper and pulp manufacturers	P	P	P	P	P	P	P	A	P	P
Petroleum refining or manufacture of its byproducts facilities	P	P	P	P	P	P	P	A	P	P
Smelting or refining aluminum, copper, tin, zinc, or other metallic ore	P	P	P	P	P	P	P	CUP	P	P
Tanning, curing, storage of raw hides or skins facilities	P	P	P	P	P	A	P	CUP	P	P
Welding, sheet metal or machine shops	P	P	P	P	P	AP	P	A	P	P
Wholesale/warehouses	P	P	P	P	P	A	A	A	P	P
Winery (> 250,000 liters)	P	P	P	P	P	A	P	A	P	P
Medical/health care uses										
Animal hospital (vet clinic)	P	P	P	AP	A	A	AP	A	P	P

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	R-1	R-2	R-3	C-1	C-2	C-3	C-R	I	AIR	PU*
Congregate care facility	CUP	CUP	AP	PD	PD	CUP	PD	P	P	P
Hospitals	P	P	CUP	P	P	A	CUP	CUP	P	CUP
Medical clinics	AP	AP	AP	A	A	A	A	P	CUP	P
Recreation/entertainment										
Community centers, meeting halls, fraternal lodges	P	A	A	A	A	A	A	A	P	A
Cultural facilities, large	P	P	P	P	P	A	PD	P	P	A
Cultural facilities, mid-size	P	P	P	AP	P	A	AP	P	P	A
Cultural facilities, small	P	P	P	A	AP	A	A	P	P	A
Parks	A	A	A	A	A	A	A	A	A	A
Sports and entertainment facilities, large	P	P	P	P	P	CUP	PD	CUP	CUP	PD
Sports and entertainment facilities, mid-size	P	P	P	AP	P	AP	AP	P	CUP	A
Sports and entertainment facilities, small	P	P	P	AP	AP	A	A	P	CUP	A
Zoos	P	P	P	P	P	PD	P	P	P	PD
Residential uses										
Accessory dwellings	A	A	A	AP	AP	P	PD	P	P	P
Accessory structures	A	A	A	A	A	A	A	A	P	A
Adult family homes	A	A	A	PD	PD	CUP	PD	P	P	P
Assisted living facility	CUP	CUP	AP	PD	PD	CUP	PD	P	P	P
Bed and breakfasts	AP ¹³	AP ¹³	A ¹³	P**	P**	P**	P**	P	P	P
Boarding homes	CUP	CUP	AP	PD	PD	CUP	PD	P	P	P
Boarding houses	CUP	CUP	A	A	A	A	A	P	P	P
Condominiums, residential	PD	PD	PD	PD	PD	P	PD	P	P	P
Convalescent	CUP	CUP	AP	PD	PD	CUP	PD	P	P	P
Duplexes	P	A	A	AP ¹⁴	AP ¹⁴	P	PD	P	P	P
Dwellings, multifamily	P	P	A	AP ¹⁴	AP ¹⁴	P	PD	P	P	P
Dwellings, single-family	A	A	A	AP ¹⁴	AP ¹⁴	P	P	P	P	P

LAND USE REGULATIONS

	R-1	R-2	R-3	C-1	C-2	C-3	C-R	I	AIR	PU*
Family day care home (≤ 6 children)	A	A	A	AP	AP	AP	A	CUP	P	P
Group homes	CUP	AP	AP	P	P	P	P	P	P	P
Halfway houses	P	P	CUP	P	P	P	P	P	P	P
Hobby kennels, as regulated in TMC 18.20.180(1)(e)	CUP	CUP	CUP	P	CUP	P	P	P	P	P
Home businesses, as regulated in TMC 18.20.070	A	A	A	A	A	A	A	A	P	P
Household animals and guard dogs, as regulated in TMC 18.20.180(2)	A	A	A	A	A	A	A	A	P	P
Manufactured home parks	P	P	PD	P	P	P	P	P	P	P
Multifamily use	P	A	A	P ¹⁵	P ¹⁵	P ¹⁵	PD	P	P	P
Nursing homes	CUP	CUP	AP	PD	PD	CUP	PD	P	P	P
Residential care facilities	CUP	CUP	AP	PD	PD	CUP	PD	P	P	P
Retirement homes	AP	AP	AP	AP	P	P	PD	P	P	P
Short-term vacation rentals (STVR) – owner occupied	AS	AS	AS	AS	AS	AS	AS	P	P	P
Short-term vacation rentals (STVR) – non-owner occupied	P	P	P	AS	AS	AS	AS	P	P	P
Swimming pools, private	A	A	A	P	P	P	A	P	P	P
Townhouses	PD	A	A	PD	PD	P	PD	P	P	P
Resource Industries										
Agriculture – commercial	P	P	P	P	P	P	P	P	P	P
Agriculture – noncommercial	A	A	A	A	A	A	A	A	A	A
Agricultural equipment and facilities	P	P	P	P	P	A	P	A	A	P
Agricultural (Farmers) market	P	P	P	A	A	A	A	A	P	P
Agricultural related industries	P	P	P	P	P	A	P	A	A	P
Animal feeding operations (including confined animal feeding operations – CAFO)	P	P	P	P	P	P	P	P	P	P
School/day care										
Day care facility: day care center (≥ 13 children)	P	P	CUP	AP	AP	AP	A	CUP	P	P

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	R-1	R-2	R-3	C-1	C-2	C-3	C-R	I	AIR	PU*
Day care facility: mini day care center (≤ 12 children)	CUP	CUP	CUP	AP	AP	AP	AP	CUP	P	P
Schools, private	P	P	AP	AP	CUP	AP	A	PD	P	P
Schools, public	P	P	AP	AP	CUP	AP	A	P	P	CUP
Transportation facilities and related uses										
Airports, airstrips, air terminals, hangars	P	P	P	P	P	P	P	P	A	P
Bus passenger terminals	P	P	P	AP	AP	A	AP	P	AP	A
Bus repair and storage terminals	P	P	P	P	P	AP	P	A	AP	AP
Helipad	P	P	P	P	P	AP	P	AP	A	AP
Heliport	P	P	P	P	P	P	P	CUP	A	P
Public transportation shelter station	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP
Other uses										
Excavations, other than simple foundations	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP
Hazardous materials, manufacturing, processing, storage ¹⁶	P	P	P	P	P	P	P	P	P	P
Hazardous waste, treatment and storage	P	P	P	P	P	P	P	P	P	P
Temporary buildings or structures	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP

*The Methow Valley School District property, formerly the Twisp High School and currently zoned PU, shall be allowed to include uses compatible with the C-1 district under the issuance of an administrative permit.

**Permitted with an administrative permit in dwellings that existed on January 1, 2013.

¹ All accessory uses and structures (except for accessory dwelling units) shall be subject to the provisions of TMC 18.20.050.

² Sale of aircraft fuel incidental to an airport is permitted in the AIR district.

³ Limited to commercial and industrial uses.

⁴ Limited to facilities accessory to a permitted use.

⁵ All hotels, motels and inns in the C-1 district shall provide adequate off-street parking for new construction and in preexisting structures.

⁶ Light manufacturing can be allowed as a home business subject to the conditions for home occupations in TMC 18.20.070 and an administrative permit subject to an impact assessment.

⁷ Activities that qualify as medium manufacturing, such as welding or machinery use, may be permitted through the issuance of an AP in C-1, when the activity is secondary to the primary use of the premises or is associated with an industrial art, provided all buffers, light filtering and air quality control measures are taken.

⁸ Government offices may be located in PU districts.

⁹ Allowed as a PD in association with mobile home parks.

¹⁰ Retail sales of aircraft parts and sales of aircraft fuel incidental to an airport shall be allowed in the AIR district, as shall aircraft repair.

¹¹ "Industrial" means the use entails manufacturing and sales on a wholesale level with limited to no retail sales.

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¹² “Retail” means the facility is primarily engaged in the retail sales of gas produced elsewhere and stored on site prior to sale.

¹³ In R-1 and R-2 districts, an owner-occupied single-family dwelling in which not more than two bedrooms are offered for rent. In R-3 districts, an owner-occupied single-family dwelling in which not more than four bedrooms are offered for rent.

¹⁴ Single, duplex or multifamily residential uses are permitted in the C-1 and C-2 districts by an administrative permit; provided, that commercial uses are located on the ground floor and occupy a minimum of 50 percent of the ground level and the majority of street frontage. Single-family residences and duplexes are allowed with an AP in the Lincoln Street overlay conditioned under TMC 18.30.030(3).

¹⁵ Residential uses are allowed provided dwellings may not occupy more than 50 percent of the ground floor area.

¹⁶ Storage and use of hazardous materials incidental to an allowed use is permitted provided said materials are handled in accordance with all applicable state and federal standards.

(Ord. 817 § 2, 2024; Ord. 753 § 5 (Exh. E), 2019; Ord. 724 § 2, 2017; Ord. 669 § 2, 2013; Ord. 632 § 4 (Appx. A), 2011; Ord. 620 § 8, 2010)