

**Skagit County Code  
2011 Amendment Proposals V .2  
August 26, 2011**

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**14.16 Zoning**

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**14.16.210****Table 1**

SAFETY ZONE	LANDS WITHIN THE BAYVIEW RIDGE URBAN GROWTH AREA1	LANDS OUTSIDE THE BAYVIEW RIDGE URBAN GROWTH AREA	OPEN SPACE
6	<p>Existing residences and residential lots allowed to be replaced, built and/or created per the residential standards in the BR-R zone.</p> <p>For churches and schools (public and private), the density of the facility shall not exceed 100 people/acre and the proposed site shall include or abut a permanent open space area.</p> <p>Industrial development allowed with no air emissions that obscure visibility to the extent that it creates a safety hazard to aircraft.</p> <p>Community Center development allowed for public facilities and services with a maximum building footprint of 15,000 square feet and commercial buildings with a maximum structure size of 15,000 square feet. Schools locating within the Community Center zoning district shall be exempt from the 15,000-square-foot maximum size limit.</p>	<p>New residential land divisions not to exceed those land use densities as prescribed by the Skagit County Comprehensive Plan and Chapter 14.16 SCC.</p> <p>Expansion of Bayview Ridge Elementary School is allowed.</p>	<p>10% open space. <u>For schools and churches: at least 25% of the proposed site will be permanent open space, playfields, or other active recreation areas.</u></p>

**14.16.340 Bayview Ridge Residential (BR-R).**

- (1) - (3) No change.
- (4) Hearing Examiner Special Uses.
  - (a) - (e) No change.
  - (f) Schools (public and private) and churches subject to consistency with the following criteria:
    - (i) The proposed facility is not sited in Safety Zones 1 through 5, ~~and is sited as close to the outer edge of zone 6 as possible;~~
    - (ii) - (iii) No change.
    - (iv) At least 25% of the proposed site will be permanent open space, playfields, or other active recreation areas. ~~The proposed site includes, or abuts, permanent open space;~~ and
    - (v) No change.
- (5) Density and Dimensional Standards. Densities in BR-R must be at least 4 and no more than 6 units per acre, unless located in areas with density limits lower than this due to an Airport Environs Overlay safety zone.
  - (a) - (d) No change.
  - (e) Maximum height: 40 feet or shall conform to the applicable Federal Aviation Administration regulations concerning height restrictions pursuant to the Airport Environs Overlay, SCC 14.16.210, whichever is less.  
Schools may exceed the 40 foot height restriction provided that the height is 55 feet or less, a statement from the Port of Skagit County in support of the increased height is submitted, and the proposed height conforms to the applicable Federal Aviation Administration regulations.
  - (i) No change.
- (6) Residential and Open Space Provisions.
  - OPTION A:**
    - (a) Planned unit development (PUD) regulations are required for construction of 5 or more units within 1 legal lot of record or for residentially developed lots within residential land divisions when 5 or more building lots are proposed. See SCC 14.18.400 [Reserved].
  - OPTION B:**
    - (a) Planned unit development (PUD) regulations are required for construction of 5 or more units within 1 legal lot of record or for residential land divisions when 5 or more building lots are proposed. See SCC 14.18.400 [Reserved].  
Schools are exempt from any future PUD regulations.
    - (b) No change.
- (7) - (9) No change.

#### **14.16.820 Signs.**

- (1) No change.
- (2) Definitions. The sign definitions outlined in the ~~2003~~ 2009 International Building Code (Appendix H) are hereby adopted by reference.
- (3) – (11) No change.

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### **14.18 Land Divisions**

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#### **14.18.100 Preliminary subdivisions.**

The purpose of this Section is to specify requirements for the segregation of land into short subdivisions (4 or fewer lots) and long subdivisions (5 or more lots) in accordance with applicable State and County laws, rules and regulations, including permit processing procedures required by Chapter 14.06 SCC. See SCC 14.18.000(2) for exemptions.

- (1) - (5) No change.
- (6) Preliminary Subdivision Approval Duration.
  - (a) - (d) No change.

**AN AMENDMENT TO THE CURRENT ONE TIME, ONE YEAR EXTENSION IS PROPOSED. POTENTIAL OPTIONS FOR CONSIDERATION REGARDING EXTENSIONS FOR APPROVED PRELIMINARY SUBDIVISIONS INCLUDE:**

- A. A two year, one time extension**
- B. A three year, one time extension**
- C. A one year, renewable extension (with or without a limit for the number of renewals allowed)**
- D. A one year, renewable extension granted only to existing approvals (not applicable to future applications)**

#### **OPTION A:**

(e) Any applicant who has received preliminary short or long subdivision approval who submits a request for extension in writing to the Administrative Official at least 30 days before the preliminary approval expiration date may be granted a ~~1~~2-year extension of the preliminary approval by the Administrative Official or designee upon a showing that the applicant has attempted in good faith to submit the final subdivision within the preliminary approval period set forth in Subsections (6)(a) and (b) of this Section. Only 1 such extension shall be allowed. The Administrative Official's decision on a plat extension request is appealable as a Level I decision pursuant to Chapter 14.06 SCC.

**OPTION B:**

(e) Any applicant who has received preliminary short or long subdivision approval who submits a request for extension in writing to the Administrative Official at least 30 days before the preliminary approval expiration date may be granted a ~~13~~-year extension of the preliminary approval by the Administrative Official or designee upon a showing that the applicant has attempted in good faith to submit the final subdivision within the preliminary approval period set forth in Subsections (6)(a) and (b) of this Section. Only 1 such extension shall be allowed. The Administrative Official's decision on a plat extension request is appealable as a Level I decision pursuant to Chapter 14.06 SCC.

**OPTION C:**

(e) Any applicant who has received preliminary short or long subdivision approval who submits a request for extension in writing to the Administrative Official at least 30 days before the preliminary approval expiration date may be granted a 1-year extension of the preliminary approval by the Administrative Official or designee upon a showing that the applicant has attempted in good faith to submit the final subdivision within the preliminary approval period set forth in Subsections (6)(a) and (b) of this Section. Only ~~1~~ [INSERT NUMBER] such extension[s] shall be allowed. The Administrative Official's decision on a plat extension request is appealable as a Level I decision pursuant to Chapter 14.06 SCC.

**OPTION D:**

(e) Any applicant who has received preliminary short or long subdivision approval on or before [INSERT DATE] who submits a request for extension in writing to the Administrative Official at least 30 days before the preliminary approval expiration date may be granted a 1-year extension of the preliminary approval by the Administrative Official or designee upon a showing that the applicant has attempted in good faith to submit the final subdivision within the preliminary approval period set forth in Subsections (6)(a) and (b) of this Section. Only ~~1~~ [INSERT NUMBER] such extension[s] shall be allowed. The Administrative Official's decision on a plat extension request is appealable as a Level I decision pursuant to Chapter 14.06 SCC.

(7) No change.