



Planning & Development Services

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Memorandum

To: **Planning Commission**

From: Michael Cerbone, AICP

Nick Schmeck/Long Range Planning Intern

Date: October 1, 2019

Re: **Planning Commission Workshop – Docket Item C-5**

Summary:

Planning and Development Services (PDS) is providing this staff report in advance of the October 8, 2019 planning Commission workshop on docket item C-5 Habitat Restoration as Hearing Examiner (HE) Special Use Permit. Currently, Habitat restoration is processed as an HE special use permit in the Ag-NRL zone. This docket item aims to review all of the County's zones and determine if habitat restoration is appropriate in each zone and then determine what type of use it should be (Outright, Administrative, or Hearings Examiner).

Action Requested of the Planning Commission:

Action requested from the Planning Commission is a recorded motion approving docket item C-5 to be accepted as a 2019 Comprehensive Plan amendment.

What is Habitat Restoration and/ or Restoration Projects:

Any project, including mitigation banks, private projects or public projects, designed to create, restore and/or enhance habitat for fish, birds and/or mammals and includes the alteration of the landscape by excavation or sculpting of soil and/or the alteration of hydrology. This does not include required on-site mitigation projects associated with permitted development activities pursuant to SCC 14.24 or projects consisting exclusively of planting vegetation.

Background/Discussion:

RCW 36.70A.130 – Comprehensive Plans – Review procedures and schedules – Amendments (GMA), authorizes the County to make revisions to the Comprehensive Plan no more than once per year through the Docket. The County also elects to review changes to the Skagit County Code (SCC) during the docket process. This proposed amendment was identified by Staff for inclusion in the 2019 Docket.

Skagit County has declared lands that bare natural resources such as agriculture and forest lands to be one of the greatest priorities of the County. Such a decision was decided based on the County's economy, community vision, and history of the Valley. Over the years the County has adopted policies and regulations that aim to ensure the longevity of agricultural lands. In

2007, several ponds were formed within the Agricultural-Natural Resource Lands (AG-NRL) zone for the purpose of attracting birds for conservation and hunting. In response, neighboring farmers wrote to the County with concerns that water from the new ponds would drain onto their farm land and create potential problems for them.

In February of 2009, the Board of County Commissioners (BOCC) enacted a moratorium (Ordinance 02009001) on acceptance of new wetland mitigation bank applications in the Ag-NRL. The moratorium was in effect for six months and expired in August of 2009. In April of 2009, PDS staff proposed permanent amendments to the SCC to preclude the ability to establish a wetland mitigation bank on Ag-NRL land. The BOCC adopted Ordinance 020070009 which directed Planning and Development Services to convene a working group that would involve all interested parties to develop special use review procedures and criteria specific to habitat enhancement and/or restoration projects in the Ag-NRL zone and that working group would report back to the County within 6 months of its appointment unless that Board granted a time extension. The group did meet several times, however, group could not come to any agreements on a set of criteria and the group stopped meeting. This docket item was initiated by staff who felt that habitat restoration should be examined in all other zones.

Skagit County Code (SCC) 14.16.020(3) provides:

“Interpretation of Uses. Only those uses listed within a given zoning district shall be allowed; provided, that an allowance for a substantially similar use may be granted. However, in no instance shall a use specifically identified in any zoning district be allowed in another zoning district where that use is not specifically listed. When a use is not specifically listed in this Chapter, it shall be understood that the use may be allowed if it is determined by the Administrative Official that the use is similar to other uses listed. It is further recognized that not every conceivable use can be identified...”

Historically the County allowed habitat restoration in all zones, it was found to be a use that was a “similar use” and was permitted in all zones. When the specific use was added to the code in the Ag-NRL zone it created a situation where staff could no longer interpret habitat restoration to be an allowed use under 14.16.020(3). Staff recommends establishing “Habitat enhancement and/or restoration, except mitigation banks as defined by SCC 14.04.020” as a permitted use within all of the zones except for the Ag-NRL where it is currently classified as an Hearings Examiner Special Use.

Next Steps:

- Planning Commission may task PDS with next steps such as research and development
- Planning Commission will host a public hearing prior to deliberating and deciding on a recommendation
- The recommendation will then be passed onto the BOCC’s who will host a public hearing and consider the recommendation

- If approved, PDS staff will implement the code amendment as part of the development review process

Applicable County Policies:

The following County Policies are applicable to this development code amendment:

County Wide Planning Policies:

- *8.5 Long term commercially significant natural resource lands and designated aquatic resource areas shall be protected and conserved. Skagit County shall adopt policies and regulations that encourage and facilitate the retention and enhancement of natural resource areas in perpetuity.*
- *10.1 Natural resource lands, including aquatic resource areas and critical areas shall be classified and designated, and regulations adopted to assure their long-term conservation. Land uses and developments which are incompatible with critical areas shall be prohibited except when impacts from such uses and developments can be mitigated*
- *10.3 The County shall reduce the loss of critical aquatic and terrestrial habitat by minimizing habitat fragmentation.*
- *10.6 Rural character shall be preserved by regulatory mechanisms through which development can occur with minimal environmental impact.*
- *10.10 Usual and accustomed activities on natural resource lands and aquatic resource areas shall be protected from interference when they are conducted in accordance with best management practices and environmental laws.*

Comprehensive Plan

- Policy 4A-4.6: Habitat restoration projects are a permitted use on agricultural lands so long as it is shown through project review that the proposed restoration project does not have an adverse impact on hydrologic functions, drainage infrastructure or the ongoing agricultural use of adjacent properties.
- Policy 5A: *Preserve and protect wetlands to prevent their continual loss and degradation. Encourage the voluntary restoration and enhancement of lost or degraded wetlands. Protect aquifer recharge areas, and well-head areas, ground and surface water quality and quantity for supplying all needs within Skagit County, including potable water for human use Protect hydrologic functions and reduce the potential for physical injury and property damage associated with flooding. Minimize risk to life, property, infrastructure, and resources caused by disrupting geologically hazardous areas or by locating development in Comprehensive Plan 2016-2036 5: Environment ⊗ Goals and Policies Preface 1 Contents 2 Land Use 3 Rural 4 Natural Resource Lands 5 Environment 6 Shoreline 7 Housing 8 Transportation 9 Utilities 10 Capital Facilities 11 Economic Development 12 Implementation Appendices 165 areas subject to naturally hazardous geologic processes. Protect, restore where practical, and enhance fish and wildlife populations and their associated habitats.*
 - Policy 5A-5.5: Critical areas should be avoided, maintained, restored, acquired, replaced or enhanced.

Attachment A

Plain text = existing code with no changes
Strikethrough = existing code to be deleted
<u>Underlined</u> = new code to be added
Double Strikethrough = existing code moved to another location
<u>Double Underline</u> = existing code moved from another location
<i>Italics</i> = instructions to code reviser

C-5: Habitat Restoration Classification

SCC 14.16.100 Rural Village Commercial (RVC)

(2) Permitted Uses.

- (a) Business offices;
- (b) Community club/grange hall;
- (c) Family day care provider;
- (d) Vehicle charging station and vehicle fueling station;
- (e) ~~(e)~~ [Habitat enhancement and/or restoration projects, except mitigation banks as defined by SCC 14.04.020.](#)
- (f) ~~(e)~~ Historic sites open to the public;
- (g) ~~(f)~~ Kennel, day-use;
- (h) ~~(g)~~ One loft living quarter above store fronts;
- (i) ~~(h)~~ Mini-storage;
- (j) ~~(i)~~ Minor public uses;
- (k) ~~(j)~~ Natural resource support services, including office uses and wholesale, retail and service businesses serving local natural resource industries, and sales, storage, parts and repair of equipment and supplies for natural resource industries;
- (l) ~~(k)~~ Overnight lodging and related services for visitors to the rural area;
- (m) ~~(l)~~ Owner operator/caretaker quarters accessory to primary use;
- (n) ~~(m)~~ Pre-school;

- (o) ~~(n)~~ Business/professional offices;
- (p) ~~(o)~~ Seasonal roadside stands under 300 square feet;
- (q) ~~(p)~~ Small animal clinic/hospital;
- (r) ~~(q)~~ Small retail and service businesses, including restaurants;
- (s) ~~(r)~~ Outpatient medical and health care services;
- (t) ~~(s)~~ Maintenance, drainage;
- (u) ~~(t)~~ Net metering system, solar;
- (v) ~~(u)~~ Repair, replacement and maintenance of water lines with an inside diameter of 12 inches or less;
- (w) ~~(v)~~ Recycling drop box facility; and
- (i) ~~(w)~~ In the Rural Village Commercial zone in Alger, the permitted uses shall be limited to the following:
 - (ii) ~~(i)~~ Caretaker quarters or owner/operator dwelling unit accessory to primary use;
 - (iii) ~~(ii)~~ Community club/grange hall;
 - (iv) ~~(iii)~~ Continuation of existing residential uses;
 - (v) ~~(iv)~~ Historic sites open to the public;
 - (vi) ~~(v)~~ Loft living quarters above commercial uses, up to 4 units, provided gross floor area is no more than 75% of the primary use gross floor area. The size of each unit shall meet, at a minimum, the definition of efficiency dwelling unit;
 - (vii) ~~(vi)~~ Minor public uses;
 - (viii) ~~(vii)~~ Natural resource support services, including office uses and wholesale, retail and service businesses serving local natural resource industries, including nurseries and greenhouses, and sales, storage, parts and repair of equipment and supplies for natural resource industries;
 - (ix) ~~(viii)~~ Overnight lodging and related services for visitors to the rural area;
- (A) ~~(ix)~~ Small retail and service businesses, including, but not limited to:
- (B) ~~(A)~~ Day-use kennels.

- (C) ~~(B)~~ Family day care provider.
- (D) ~~(E)~~ Vehicle charging station and vehicle fueling station.
- (E) ~~(D)~~ Laundromat.
- (F) ~~(E)~~ Mini-storage.
- (G) (F) Outpatient medical and health care services.
- (H) ~~(G)~~ Preschools.
- (I) ~~(H)~~ Restaurants.
- (J) ~~(I)~~ Seasonal roadside stands under 300 square feet.
- (K) ~~(J)~~ Small animal clinic/hospital.

SCC 14.16.110 Rural Center (RC)

(2) Permitted Uses.

- (a) Bed and breakfast.
- (b) Community club/grange hall.
- (c) Family day care provider.
- (d) Vehicle charging station and vehicle fueling station.
- (e) [Habitat enhancement and/or restoration projects, except mitigation banks as defined by SCC 14.04.020.](#)
- (f) ~~(e)~~ Historic sites open to the public.
- (g) ~~(f)~~ Kennel, day-use.
- (h) ~~(g)~~ Loft living quarters.
- (i) ~~(h)~~ Mini-storage.
- (j) ~~(i)~~ Minor public uses.
- (k) ~~(j)~~ Owner operator/caretaker quarters accessory to the primary commercial use.
- (l) ~~(k)~~ Pre-schools.
- (m) ~~(l)~~ Retail and wholesale nurseries/greenhouses.

- (n) ~~(m)~~ Small retail and service businesses, including restaurants.
- (o) ~~(n)~~ Outpatient medical and health care services.
- (p) ~~(o)~~ Maintenance, drainage.
- (q) ~~(p)~~ Net metering system, solar.
- (r) ~~(q)~~ Repair, replacement and maintenance of water lines with an inside diameter of 12 inches or less.
- (s) ~~(r)~~ Recycling drop box facility.

SCC 14.16.120 Rural Freeway Service (RFS)

(2) Permitted Uses.

- (a) Vehicle charging station and vehicle fueling station, vehicle repair garages and car washes;
- (b) Habitat enhancement and/ or restoration projects, except mitigation banks as defined by SCC 14.04.020.
- (c) ~~(b)~~ Historic sites open to the public;
- (d) ~~(c)~~ Kennel, day-use;
- (e) ~~(d)~~ Minor public uses;
- (f) ~~(e)~~ Owner operator/caretaker quarters accessory to a commercial operation;
- (g) ~~(f)~~ Park and ride;
- (h) ~~(g)~~ Restaurants and drive-ins;
- (i) ~~(h)~~ Retail food markets and convenience stores, including farmers market;
- (j) ~~(i)~~ Interpretive/information centers and museums;
- (k) ~~(j)~~ Transit station/stop;
- (l) ~~(k)~~ Maintenance, drainage;
- (m) ~~(l)~~ Net metering system, solar;
- (n) ~~(m)~~ Repair, replacement and maintenance of water lines with an inside diameter of 12 inches or less;

(o) ~~(n)~~ Recycling drop box facility; and

(p) ~~(e)~~ Marijuana retail facility.

SCC 14.16.130 Small Scale Recreation and Tourism (SRT)

(2) Permitted Uses.

(a) Bed and breakfast.

(b) Cabins and other forms of overnight lodging that are rural in scale. New residential development shall not be permitted. New residential development includes the subdivision or sale of land for year-round or second-home residential housing that is owner-occupied or rented. Lodging operators may not allow any person to occupy overnight lodging on the premises for more than 4 months in any year.

(c) Campground, destination.

(d) Campground, developed.

(e) Campground, primitive.

(f) Commercial boathouses.

(g) Commercial facilities, such as restaurants and small retail and service businesses, if they serve the primary recreational or tourist use.

(h) Conference center.

(i) Display gardens.

(j) Grange/community center.

(k) [Habitat enhancement and/ or restoration projects, except mitigation banks as defined by SCC 14.04.020.](#)

(l) ~~(k)~~ Historic sites open to the public.

(m) ~~(j)~~ Institutional camps/retreats.

(n) ~~(m)~~ Kennel, day-use.

(o) ~~(n)~~ Marinas with less than 20 slips.

(p) ~~(o)~~ Off-road vehicle use areas and trails.

(q) ~~(p)~~ Outdoor outfitters enterprises.

- (r) ~~(q)~~ Outdoor recreation facilities.
- (s) ~~(r)~~ Outdoor recreational equipment rental and/or guide services.
- (t) ~~(s)~~ Parks, community.
- (u) ~~(t)~~ Stables/riding clubs.
- (v) ~~(u)~~ Trails and primary and secondary trailheads.
- (w) ~~(v)~~ Maintenance, drainage.
- (x) ~~(w)~~ Net metering system, solar.
- (y) ~~(x)~~ Repair, replacement and maintenance of water lines with an inside diameter of 12 inches or less.
- (z) ~~(y)~~ Recycling drop box facility, accessory to a permitted public, institutional, commercial or industrial use.
- (aa) ~~(z)~~ Vehicle charging station.

SCC 14.16.140 Small Scale Business (SSB)

(2) Permitted Uses.

- (a) Business/professional offices;
- (b) Habitat enhancement and/or restoration projects, except mitigation banks as defined by SCC 14.04.020.
- (c) ~~(b)~~ Historic sites open to the public;
- (d) ~~(c)~~ Small retail and service businesses; provided, that retail sales are limited to products produced primarily on site or which are accessory to products produced on site;
- (e) ~~(d)~~ Small-scale production or manufacture of products and goods, including food products, furniture, apparel, artwork, metal products, and wood products;
- (f) ~~(e)~~ Wholesale nurseries/greenhouses;
- (g) ~~(f)~~ Maintenance, drainage;
- (h) ~~(g)~~ Net metering system, solar;
- (i) ~~(h)~~ Repair, replacement and maintenance of water lines with an inside diameter of 12 inches or less;

(j) ~~(j)~~ Recycling drop box facility; and

(k) ~~(j)~~ Vehicle charging station.

SCC 14.16.150 Rural Business (RB)

(2) Permitted Uses.

(b) Subject to an administrative decision, a change of use from the existing use to a use which is substantially similar to the existing use in terms of the type of commercial activity performed. A substantially similar use shall continue the same basic operational characteristics as the existing use, shall be of no greater intensity, density, or generate no greater environmental or traffic impact than the existing use.

(c) A use designated Rural Business may be expanded; provided, that any expansion is limited to a maximum of 50% of the gross floor area existing as of June 1, 1997, or 1,500 square feet, whichever is less. The maximum floor area of allowed expansion shall be determined based on the gross floor area dedicated to the Rural Business use as of June 1, 1997. The expansion, as well as all associated development including but not limited to parking areas, driveways, septic systems, wells, and landscaping, must occur on the same lot upon which the existing use is located.

(d) Outdoor working areas may be expanded by a maximum of 50%; provided, that any expansion must occur on the same lot as the existing outdoor working area. The area of allowed expansion shall be determined based on the outdoor working area dedicated to the Rural Business use as of June 1, 1997.

(e) [Habitat enhancement and/or restoration projects, except mitigation banks as defined by SCC 14.04.020.](#)

(f) ~~(e)~~ Owner operator/caretaker quarters as accessory to a business use.

(g) ~~(f)~~ Maintenance, drainage.

(h) ~~(g)~~ Net metering system, solar.

(i) ~~(h)~~ Repair, replacement and maintenance of water lines with an inside diameter of 12 inches or less.

(j) ~~(i)~~ Recycling drop box facility, accessory to a permitted public, institutional, commercial or industrial use.

(k) ~~(j)~~ Vehicle charging station.

SCC 14.16.160 Natural Resource Industrial (NRI)

(2) Permitted Uses.

(a) Uses related to agriculture including, but not limited to:

- (i) Agricultural implement sales.
- (ii) Agricultural processing facilities.
- (iii) Agricultural slaughtering facilities.
- (iv) Animal clinic/hospital.
- (v) Business/professional offices related to natural resource industries.
- (vi) Commercial composting.
- (vii) Fabrication of farm related items.
- (viii) Fertilizer manufacturing.
- (ix) Irrigation systems sales, repair and storage.
- (x) Livestock auction facility.
- (xi) Natural resource support services.
- (xii) Stockyards less than 40 acres.
- (xiii) Storage and distribution of animal feeds, fertilizers, pesticides and seed.
- (xiv) Wholesale nurseries/greenhouses.

(b) Uses related to forestry including, but not limited to:

- (i) Fabrication of forestry related items;
- (ii) Forest industry storage and maintenance facility;
- (iii) Forestry management services and forest industry support services;
- (iv) Log scaling station;
- (v) Manufacturing wood containers and products;
- (vi) Operation of sawmills, chippers, shake and shingle mills, scaling stations, log dumps and sorting areas, forest industry equipment maintenance, buildings and storage yards, and forest industry residue dumping areas;
- (vii) Prefabricated wood building and components; and

- (viii) Wood waste recycling.
- (c) Uses related to aquatic resources including, but not limited to, the following:
 - (i) Fabrication, maintenance, and repair of equipment, vessels, and structures associated with aquatic natural resource industries;
 - (ii) Management and propagation of fish and wildlife;
 - (iii) Seafood processing and accessory on-site sales;
 - (iv) Shellfish processing and accessory on-site sales;
 - (v) Treatment and bottling of water for commercial sales; and
 - (vi) Upland fish farm.

[\(d\) Habitat enhancement and/or restoration projects, except mitigation banks as defined by SCC 14.04.020.](#)

[\(e\)](#) ~~(d)~~ Historic sites open to the public.

[\(f\)](#) ~~(e)~~ Minor public uses.

[\(g\)](#) ~~(f)~~ Maintenance, drainage.

[\(h\)](#) ~~(g)~~ Net metering system, solar.

[\(i\)](#) ~~(h)~~ Repair, replacement and maintenance of water lines with an inside diameter of 12 inches or less.

[\(j\)](#) ~~(i)~~ Recycling drop box facility.

SCC 14.16.170 Rural Marine Industrial (RMI)

(2) Permitted Uses.

[\(a\) Habitat enhancement and/or restoration projects, except mitigation banks as defined by SCC 14.04.020.](#)

[\(b\)](#) ~~(a)~~ Historic sites open to the public.

[\(c\)](#) ~~(b)~~ Shore/water transfer of marine-related and/or raw natural resource materials.

(d) ~~(c)~~ Marinas only on properties on which a marina existed as of April 1, 2002, or was vested by permit application as of April 1, 2002, shall be permitted to continue, intensify and expand on such properties as conforming uses.

(e) ~~(d)~~ Maintenance, drainage.

(f) ~~(e)~~ Net metering system, solar.

(g) ~~(f)~~ Repair, replacement and maintenance of water lines with an inside diameter of 12 inches or less.

(h) ~~(g)~~ Recycling drop box facility, accessory to a permitted public, institutional, commercial or industrial use.

(i) ~~(h)~~ Vehicle charging station.

SCC 14.16.175 Hamilton Industrial (H-I)

(2) Permitted Uses.

(a) Uses related to agriculture including, but not limited to:

(i) Agricultural support services.

(ii) Agricultural processing facilities.

(iii) Agricultural slaughtering facilities.

(iv) Animal clinic/hospital.

(v) Commercial composting.

(vi) Fabrication of farm-related items.

(vii) Fertilizer manufacturing.

(viii) Irrigation systems sales, repair and storage.

(ix) Livestock auction facility.

(x) Stockyards less than 40 acres.

(xi) Storage and distribution of animal feeds, fertilizers, pesticides and seed.

(xii) Wholesale nurseries/greenhouses.

(b) [Habitat enhancement and/ or restoration projects, except mitigation banks as defined by SCC 14.04.020.](#)

SCC 14.16.180 Bayview Ridge Light Industrial (BR-LI)

(2) Permitted Uses

(a) The following uses are permitted only when they abut Peterson Road:

(i) Retail food markets and convenience stores, including farmers markets, with a maximum building footprint of 15,000 square feet.

(ii) Small retail businesses, including eating and drinking establishments, with a maximum building footprint of 5,000 square feet.

(iii) Vehicle fueling and charging stations, including vehicle repair garages and car washes.

(b) Agricultural and food processing, storage and transportation.

(c) Agricultural uses, on an interim basis until industrial development; provided, that residences shall not be allowed as an accessory use in conjunction with agriculture.

(d) Bulk commodity storage and rail/truck trans-shipment terminals.

(e) Cold storage facilities.

(f) Commercial uses, including offices associated with permitted uses, but excluding principally retail uses such as the sales of goods or services. Incidental retail sales of consumer goods and services are permitted as accessory uses under Subsection (3) of this Section. No large-scale retail centers such as department stores, malls, shopping centers, and other similar facilities commonly referred to as “big box” retail establishments.

(g) Construction contractors, contractors’ services, utility services (equipment and supply yards for contractors and utility providers), and building services (cleaning, maintenance, security, landscaping, etc.).

(h) [Habitat enhancement and/ or restoration projects, except mitigation banks as defined by SCC 14.04.020.](#)

(i) ~~(h)~~ Historic sites open to the public.

(j) ~~(i)~~ Repealed by Ord. O20140005.

(k) ~~(j)~~ Lumber yards.

(l) ~~(k)~~ Manufacture, processing, treatment, storage, blending, fabrication, development, assembly or packaging of any product from natural or synthetic materials.

- [\(m\)](#) ~~(H)~~ Mini-storage.
- [\(n\)](#) ~~(M)~~ Parks, courtyards, plazas, and public spaces.
- [\(o\)](#) ~~(N)~~ Printing, publishing, and broadcasting.
- [\(p\)](#) ~~(O)~~ Rail terminals and intermodal truck/rail storage and shipping facilities.
- [\(q\)](#) ~~(P)~~ Repair, sales, rental, and storage facilities for equipment, including heavy equipment, farm equipment, marine equipment, boats, airplanes, trucks, and recreational vehicles.
- [\(r\)](#) ~~(Q)~~ Research, development and testing facilities.
- [\(s\)](#) ~~(R)~~ Retail and wholesale nurseries/greenhouses.
- [\(t\)](#) ~~(S)~~ Security services and armored car depots and services.
- [\(u\)](#) ~~(T)~~ Telephone and Internet call centers and server farms; web hosting facilities and other communication centers.
- [\(v\)](#) ~~(U)~~ Trails and primary and secondary trailheads.
- [\(w\)](#) ~~(V)~~ Vocational educational and training centers.
- [\(x\)](#) ~~(W)~~ Warehousing, distribution and storage facilities.
- [\(y\)](#) ~~(X)~~ Wholesale businesses with incidental retail trade permitted as accessory uses under Subsection (3) of this Section.
- [\(z\)](#) ~~(Y)~~ Maintenance, drainage.
- [\(aa\)](#) ~~(Z)~~ Net metering system, solar.
- [\(bb\)](#) ~~(AA)~~ Repair, replacement and maintenance of water lines with an inside diameter of 12 inches or less.
- [\(cc\)](#) ~~(BB)~~ Recycling drop box facility.
- [\(dd\)](#) ~~(CC)~~ Marijuana production/processing facility at least 1,000 feet from a residential zone.
- [\(ee\)](#) ~~(DD)~~ Vehicle charging and vehicle fueling station.
- [\(ff\)](#) ~~(EE)~~ Temporary events.

SCC 14.16.190 Bayview Ridge Heavy Industrial (BR-HI)

(2) Permitted Uses

- (a) Fabrication of resource-related items.
- (b) Fertilizer manufacturing.
- (c) Manufacturing wood containers and products.
- (d) Production, repair and servicing of specialized tools and equipment.
- (e) Agricultural uses, on an interim basis until industrial development; provided, that residences shall not be allowed as an accessory use in conjunction with agriculture.
- (f) Automobile wrecking; provided, that landscaping is installed pursuant to SCC 14.16.830, Landscaping. If none applies pursuant to a zoning designation, a Type I buffer shall be required.
- (g) Bulk commodity storage and rail/truck trans-shipment terminals.
- (h) Cold storage facilities.
- (i) Communication utilities offices.
- (j) Construction contractors, contractors' services, utility services (equipment and supply yards for contractors and utility providers), and building services (cleaning, maintenance, security, landscaping, etc.).
- (k) Eating and drinking establishments.
- (l) [Habitat enhancement and/ or restoration projects, except mitigation banks as defined by SCC 14.04.020.](#)
- (m) ~~(m)~~ Historic site open to the public.
- (n) ~~(n)~~ Lumber yards.
- (o) ~~(o)~~ Manufacture, processing, treatment, storage, fabrication, assembly or packaging of any product from natural or synthetic materials.
- (p) ~~(p)~~ Rail terminals and intermodal truck/rail storage and shipping facilities.
- (q) ~~(q)~~ Repair and storage facilities for equipment, including heavy equipment, farm equipment, marine equipment, boats, airplanes, automobiles, trucks, and recreational vehicles.
- (r) ~~(r)~~ Research, development and testing facilities.
- (s) ~~(s)~~ Sale, rental and repair of new and used industrial and farm machinery and equipment.
- (t) ~~(t)~~ Security services/armored car depots and services.

- [\(u\)](#) ~~(t)~~ Utility services offices.
- [\(v\)](#) ~~(u)~~ Vocational educational and training facilities.
- [\(w\)](#) ~~(v)~~ Warehousing, distribution and storage facilities.
- [\(x\)](#) ~~(w)~~ Wholesale businesses with incidental retail trade permitted as accessory uses under Subsection (3) of this Section.
- [\(y\)](#) ~~(x)~~ Maintenance, drainage.
- [\(z\)](#) ~~(y)~~ Net metering system, solar.
- [\(aa\)](#) ~~(z)~~ Repair, replacement and maintenance of water lines with an inside diameter of 12 inches or less.
- [\(bb\)](#) ~~(aa)~~ Recycling drop box facility.
- [\(cc\)](#) ~~(bb)~~ Anaerobic digester.
- [\(dd\)](#) ~~(cc)~~ Marijuana production/processing facility.
- [\(ee\)](#) ~~(dd)~~ Vehicle charging and vehicle fueling station.
- [\(ff\)](#) ~~(ee)~~ Temporary events.

SCC 14.16.196 Urban Reserve Commercial-Industrial (URC-I)

(2) Permitted Uses.

- (a) Art galleries and studios.
- (b) Business/professional offices.
- (c) Community club/grange hall.
- (d) Family day care provider.
- (e) Vehicle charging and vehicle fueling station and automobile repair garages conducted inside a building.
- (f) [Habitat enhancement and/ or restoration projects, except mitigation banks as defined by SCC 14.04.020.](#)
- (g) ~~(f)~~ Historic sites open to the public.

- (h) ~~(g)~~ Indoor or outdoor storage facilities, excluding unlicensed and inoperable vehicles.
- (i) ~~(h)~~ Kennel, day-use.
- (j) ~~(i)~~ Loft living quarters above store fronts.
- (k) ~~(j)~~ Mini-storage.
- (l) ~~(k)~~ Minor public uses.
- (m) ~~(g)~~ Natural resource support services, including office uses and wholesale, retail and service businesses serving local natural resource industries, and sales, storage, parts and repair of equipment and supplies for natural resource industries.
- (n) ~~(m)~~ Outside sales of new and used vehicles, boats and mobile homes or equipment.
- (o) ~~(n)~~ Owner operator/caretaker quarters accessory to primary use.
- (p) ~~(o)~~ Pre-school.
- (q) ~~(p)~~ Production, repair, and servicing of specialized tools and equipment.
- (r) ~~(q)~~ Retail and service businesses.
- (s) ~~(r)~~ Restaurants.
- (t) ~~(s)~~ Retail and wholesale nurseries/greenhouses.
- (u) ~~(t)~~ Small animal clinic/hospital.
- (v) ~~(u)~~ Small retail and service businesses.
- (w) ~~(v)~~ Small scale production or manufacture of products and goods, including food products, furniture, apparel, artwork, metal products, and wood products.
- (x) ~~(w)~~ Warehouses and distribution and wholesale uses.
- (y) ~~(x)~~ Maintenance, drainage.
- (z) ~~(y)~~ Net metering system, solar.

[\(aa\)](#) ~~(z)~~ Repair, replacement and maintenance of water lines with an inside diameter of 12 inches or less.

[\(bb\)](#) ~~(aa)~~ Recycling drop box facility.

[\(cc\)](#) ~~(bb)~~ Temporary events.

SCC 14.16.200 Aviation Related (AVR)

(a) Air charter services.

(b) Aircraft fueling.

(c) Aircraft maintenance and repair.

(d) Aircraft parking and hangars.

(e) Aircraft related manufacturing.

(f) Aircraft sales and sales of aircraft parts.

(g) Airport including terminal facilities.

(h) Aviation schools.

(i) [Habitat enhancement and/ or restoration projects, except mitigation banks as defined by SCC 14.04.020.](#)

[\(j\)](#) ~~(i)~~ Regional airfields.

[\(k\)](#) ~~(j)~~ Restaurant.

[\(l\)](#) ~~(k)~~ Temporary events.

[\(m\)](#) ~~(l)~~ Uses that require or utilize aviation access and those that serve the aviation industry and/or air passengers.

[\(n\)](#) ~~(m)~~ Uses accessory or related to aviation, such as aviation-related navigation aids.

[\(o\)](#) ~~(n)~~ Uses permitted in the BR-LI zone.

[\(p\)](#) ~~(o)~~ Vehicle rental.

[\(q\)](#) ~~(p)~~ Warehousing for airport users.

[\(r\)](#) ~~(q)~~ Maintenance, drainage.

(s) ~~(s)~~ Net metering system, solar.

(t) ~~(s)~~ Repair, replacement and maintenance of water lines with an inside diameter of 12 inches or less.

(u) ~~(t)~~ Vehicle charging station.

SCC 14.16.205 Aviation Related Limited (AVR-L)

(2) Permitted Uses.

(a) Uses permitted in the BR-LI zone, not to exceed 20 acres total of permitted or special uses within the entire zone, identified at time of application.

(b) Aviation-related navigation aids.

(c) [Habitat enhancement and/ or restoration projects, except mitigation banks as defined by SCC 14.04.020.](#)

(d) ~~(e)~~ Maintenance, drainage.

(e) ~~(d)~~ Repair, replacement and maintenance of water lines with an inside diameter of 12 inches or less.

(f) ~~(e)~~ Trails and primary and secondary trailheads.

(g) ~~(f)~~ Temporary events.

SCC 14.16.210 Airport Environs Overlay (AEO)

SCC 14.16.300 Rural Intermediate (RI)

(2) Permitted Uses.

(a) Agriculture.

(b) Agricultural accessory uses.

(c) Co-housing as part of a CaRD, subject to SCC 14.18.300 through 14.18.330.

(d) Detached single-family dwelling units.

(e) Family day care provider.

[\(f\) Habitat enhancement and/ or restoration projects, except mitigation banks as defined by SCC 14.04.020.](#)

[\(g\) ~~\(f\)~~](#) Home-Based Business 1.

[\(h\) ~~\(g\)~~](#) Residential accessory uses.

[\(i\) ~~\(h\)~~](#) Seasonal roadside stands under 300 square feet.

[\(j\) ~~\(i\)~~](#) Maintenance, drainage.

[\(k\) ~~\(j\)~~](#) Net metering system, solar.

[\(l\) ~~\(k\)~~](#) Repair, replacement and maintenance of water lines with an inside diameter of 12 inches or less.

[\(m\) ~~\(l\)~~](#) Recycling drop box facility, accessory to a permitted public, institutional, commercial or industrial use.

SCC 14.16.310 Rural Village Residential (RVR)

(2) Permitted Uses.

(a) Co-housing as part of CaRD, subject to SCC 14.18.300 through 14.18.330.

(b) Detached single-family dwelling units.

(c) Family day care provider.

[\(d\) Habitat enhancement and/ or restoration projects, except mitigation banks as defined by SCC 14.04.020.](#)

[\(e\) ~~\(d\)~~](#) Home-Based Business 1.

[\(f\) ~~\(e\)~~](#) Residential accessory uses.

[\(g\) ~~\(f\)~~](#) Seasonal roadside stands under 300 square feet.

[\(h\) ~~\(g\)~~](#) Maintenance, drainage.

[\(i\) ~~\(h\)~~](#) Net metering system, solar.

[\(j\) ~~\(i\)~~](#) Repair, replacement and maintenance of water lines with an inside diameter of 12 inches or less.

(k) ~~(j)~~ Recycling drop box facility, accessory to a permitted public, institutional, commercial or industrial use.

SCC 14.16.320 Rural Reserve (RRv)

(4) Hearing Examiner Special Uses.

- (a) Aircraft landing field, private.
- (b) Animal clinic hospital.
- (c) Animal preserve.
- (d) Campground, developed.
- (e) Cemetery.
- (f) Church.
- (g) Community club/grange hall.
- (h) Display gardens.
- (i) Fish hatchery.
- (j) Golf course.

(k) [Habitat enhancement and/ or restoration projects, except mitigation banks as defined by SCC 14.04.020.](#)

(l) ~~(k)~~ Historic sites open to the public.

(m) ~~(j)~~ Home-Based Business 3.

(n) ~~(m)~~ Impoundments greater than 1-acre feet in volume.

(o) ~~(n)~~ Kennels.

(i) Boarding kennel.

(ii) Limited kennel.

[\(p\)](#) ~~(o)~~ Major public uses and expansions of existing major public uses, 3,000 square feet and greater.

[\(q\)](#) ~~(p)~~ Major utility developments.

[\(r\)](#) ~~(q)~~ Manure lagoon.

[\(s\)](#) ~~(r)~~ Natural resources training/research facility.

[\(t\)](#) ~~(s)~~ Off-road vehicle use areas and trails.

[\(u\)](#) ~~(t)~~ Outdoor outfitters enterprises.

[\(v\)](#) ~~(u)~~ Outdoor recreational facilities.

[\(w\)](#) ~~(v)~~ Outdoor storage of processed and unprocessed natural materials in quantities greater than 500 cubic yards that do not have a potential health hazard.

[\(x\)](#) ~~(w)~~ Outdoor storage of processed and unprocessed natural materials in quantities greater than 50 cubic yards that may have a potential health hazard. Does not include storage of hazardous materials.

[\(y\)](#) ~~(x)~~ Parks, community.

[\(z\)](#) ~~(y)~~ Personal wireless services towers, subject to SCC 14.16.720.

[\(aa\)](#) ~~(z)~~ Racetrack, recreational.

[\(bb\)](#) ~~(aa)~~ Wholesale nurseries/greenhouses.

[\(cc\)](#) ~~(bb)~~ Seasonal roadside stands over 300 square feet.

[\(dd\)](#) ~~(cc)~~ Seasonal worker housing.

[\(ee\)](#) ~~(dd)~~ Stables and riding clubs.

[\(ff\)](#) ~~(ee)~~ Temporary asphalt/concrete batching, subject to the applicable provisions of SCC 14.16.440.

[\(gg\)](#) ~~(ff)~~ Anaerobic digester.

SCC 14.16.330 Residential District (R)

(2) Permitted Uses.

- (a) Duplexes (only when approved as part of the approval of a subdivision).
- (b) Family day care provider.
- (c) [Habitat enhancement and/ or restoration projects, except mitigation banks as defined by SCC 14.04.020.](#)
- (d) ~~(c)~~ Home-Based Business 1.
- (e) ~~(d)~~ Single-family dwellings.
- (f) ~~(e)~~ Maintenance, drainage.
- (g) ~~(f)~~ Net metering system, solar.
- (h) ~~(g)~~ Repair, replacement and maintenance of water lines with an inside diameter of 12 inches or less.
- (i) ~~(h)~~ Recycling drop box facility, accessory to a permitted public, institutional, commercial or industrial use.

SCC 14.16.370 Urban Reserve Residential (URR)

(2) Permitted Uses.

- a) Detached single-family dwelling unit, consistent with the requirement of SCC 14.16.850(2).
- (b) [Habitat enhancement and/ or restoration projects, except mitigation banks as defined by SCC 14.04.020.](#)
- (c) ~~(b)~~ Home-Based Business 1.
- (d) ~~(c)~~ Family day care provider.
- (e) ~~(d)~~ Residential accessory uses.
- (f) ~~(e)~~ Maintenance, drainage.
- (g) ~~(f)~~ Net metering system, solar.
- (h) ~~(g)~~ Repair, replacement and maintenance of water lines with an inside diameter of 12 inches or less.

SCC 14.16.380 Hamilton Residential (HR)

(2) Permitted Uses.

- (a) Agriculture.
- (b) Agricultural accessory uses.
- (c) Aquaculture.
- (d) Campground, primitive, as long as there is no conversion of resource land and the campground does not interfere with resource management.
- (e) Cultivation and harvest of forest products or any forest crop in accordance with the Forest Practices Act and any regulations adopted pursuant thereto.
- (f) Detached single-family residential dwelling and residential accessory uses.
- (g) Family day care provider.
- (h) Farm-based business carried on exclusively by a member or members of a family residing on the farm and employing no more than 3 nonresident full-time equivalent employees.
- (i) [Habitat enhancement and/ or restoration projects, except mitigation banks as defined by SCC 14.04.020.](#)
- ~~(j) (j)~~ Historic sites open to the public that do not interfere with the management of forest land.
- ~~(k) (j)~~ Home-Based Business 1.
- ~~(l) (k)~~ Seasonal roadside stands not exceeding 300 square feet.
- ~~(m) (j)~~ Maintenance, drainage.
- ~~(n) (m)~~ Net metering system, solar.
- ~~(o) (n)~~ Repair, replacement and maintenance of water lines with an inside diameter of 12 0 inches or less.
- ~~(p) (o)~~ Recycling drop box facility, accessory to a permitted public, institutional, commercial or industrial use.

SCC 14.16.385 Hamilton Urban Reserve (H-URv)

(2) Permitted Uses.

- (a) Agriculture.

- (b) Agricultural accessory uses.
- (c) Agricultural processing facilities.
- (d) Aquaculture.
- (e) Campground, primitive, as long as there is no conversion of resource land and the campground does not interfere with resource management.
- (f) Commercial greenhouse operations that are an integral part of a local soil-based commercial agriculture operation.
- (g) Individual or multiple farm composting as an incidental agricultural operation to a working farm with no net loss of soil. The composting operation shall be managed according to an approved nutrient management plan in conjunction with the local Conservation District and Natural Resources Conservation Service (NRCS) standards and all applicable environmental, solid waste, access and health regulations. Such use shall not generate traffic uncommon to a farm operation.
- (h) Cultivation and harvest of forest products or any forest crop in accordance with the Forest Practices Act and any regulations adopted pursuant thereto.
- (i) Detached single-family residential dwelling and residential accessory uses.
- (j) Extraction of gravel and rock for road and trail construction and maintenance purposes, and the operation of rock crushers, all providing the material is used on the same owners' property, on 3 acres or less.
- (k) Family day care provider.
- (l) Farm-based business carried on exclusively by a member or members of a family residing on the farm and employing no more than 3 nonresident full-time equivalent employees.
- (m) [Habitat enhancement and/ or restoration projects, except mitigation banks as defined by SCC 14.04.020.](#)
- ~~(n)~~ ~~(m)~~ Historic sites open to the public that do not interfere with the management of forest land.
- ~~(o)~~ ~~(n)~~ Home-Based Business 1.
- ~~(p)~~ ~~(o)~~ On-site sorting, bagging, storage, and similar wholesale processing activities of agricultural products that are predominantly grown on-site or produced principally from the entire commercial farm operation. Such activities shall be limited to those which are integrally related to the agricultural production and harvesting process.

(q) ~~(p)~~ Operation of scaling stations, log dumps and sorting areas, and forest industry residue dumping areas; provided, that any such use within 1,000 feet of any residential use zone, park, or recreation area shall be temporary and less than 12 months' duration.

(r) ~~(q)~~ Operation of sawmills, chippers, shake and shingle mills, forest industry equipment maintenance buildings, and storage yards; provided, that such uses are temporary and are located on the property for no longer than 12 months' duration.

(s) ~~(r)~~ Seasonal roadside stands not exceeding 300 square feet.

(t) ~~(s)~~ Water diversion structures and impoundments related to resource management and on-site wetland restoration/enhancement projects.

(u) ~~(t)~~ Maintenance, drainage.

(v) ~~(u)~~ Net metering system, solar.

(w) ~~(v)~~ Repair, replacement and maintenance of water lines with an inside diameter of 12 inches or less.

(x) ~~(w)~~ Recycling drop box facility, accessory to a permitted public, institutional, commercial or industrial use.

SCC 14.16.410 Industrial Forest – Natural Resource Lands (IF-NRL)

(2) Permitted Uses.

(a) Accessory residential structures.

(b) Campground, primitive; provided, that there is no permanent conversion of resource land and the campground does not interfere with resource management.

(c) Co-housing as part of a CaRD, subject to SCC 14.18.300 through 14.18.330.

(d) Cultivation and harvest of forest products or any forest crop, in accordance with the Forest Practices Act and any regulations adopted pursuant thereto.

(e) Detached single-family residential dwellings.

(f) Extraction of gravel and rock for the purpose of forest road construction and/or maintenance, and the operation of rock crushers, provided the material and equipment is used within the Industrial Forest or Secondary Forest—Natural Resource Lands Zone, or on same forest owners' property.

(g) Family day care provider.

(h) Historic sites open to the public that do not interfere with management of the forest land.

(i) ~~(i)~~ [Habitat enhancement and/ or restoration projects, except mitigation banks as defined by SCC 14.04.020.](#)

(j) ~~(j)~~ Home-Based Business 1.

(k) ~~(k)~~ Management and propagation of fish and wildlife.

(l) ~~(l)~~ Nonresidential structures which are accessory to forest management activities (i.e., temporary watchman quarters, equipment shop or storage structures).

(m) ~~(m)~~ Operations of scaling stations, log dumps, sorting and storage areas, forest industry residue dumping areas; provided, any such use within 1,000 feet of any residential use district, park or recreation area shall be temporary and less than 12 months in duration.

(n) ~~(n)~~ Operation of sawmills, chippers, shake and shingle mills, forest industry equipment maintenance buildings and storage yards; provided, that such uses are temporary and are located on the property for no longer than 12 months' duration.

(o) ~~(o)~~ Storage of explosives for resource management use per adopted IBC and IFC, when located at least 300 feet from property boundary or public road right-of-way.

(p) ~~(p)~~ Water diversion structures and impoundments related to resource management and (on-site) wetland restoration/enhancement projects.

(q) ~~(q)~~ Temporary use of recreational vehicles only where it is in conjunction with an active forest practice application. Temporary use of recreational vehicles is only allowed under this Subsection where such recreational vehicle is used as temporary living quarters for trail crews, fire crews, nursery crews, logging crews, maintenance crews or watchman, and where such use occurs for less than 6 months per year.

(r) ~~(r)~~ Maintenance, drainage.

(s) ~~(s)~~ Net metering system, solar.

(t) ~~(t)~~ Repair, replacement and maintenance of water lines with an inside diameter of 12 inches or less.

SCC 14.16.420 Secondary Forest – Natural Resource Lands (SF-NRL)

(2) Permitted Uses.

(a) Accessory residential structures.

(b) Campground, primitive; provided, that there is no permanent conversion of resource land and the campground does not interfere with resource management.

(c) Co-housing as part of a CaRD, subject to SCC 14.18.300 through 14.18.330.

(d) Cultivation and harvest of forest products or any forest crop, in accordance with the Forest Practices Act and any regulations adopted pursuant thereto.

(e) Detached single-family residential dwellings.

(f) Extraction of gravel and rock for the purpose of forest road construction and/or maintenance, and the operation of rock crushers, provided the material and equipment is used within the Industrial Forest or Secondary Forest—Natural Resource Lands Zone, or on same forest owners' property.

(g) Family day care provider.

(h) Habitat enhancement and/ or restoration projects, except mitigation banks as defined by SCC 14.04.020.

(i) ~~(h)~~ Historic sites open to the public that do not interfere with management of the forest land.

(j) ~~(i)~~ Home-Based Business 1.

(k) ~~(j)~~ Management and propagation of fish and wildlife.

(l) ~~(k)~~ Nonresidential structures which are accessory to forest management activities (i.e., temporary watchman quarters, equipment shop or storage structures).

(m) ~~(l)~~ Operations of scaling stations, log dumps, sorting and storage areas, forest industry residue dumping areas; provided, any such use within 1,000 feet of any residential use district, park or recreation area shall be temporary and less than 12 months in duration.

(n) ~~(m)~~ Operation of sawmills, chippers, shake and shingle mills, forest industry equipment maintenance buildings and storage yards; provided, that such uses are temporary and are located on the property for no longer than 12 months' duration.

(o) ~~(n)~~ Storage of explosives for resource management use per adopted IBC and IFC, when located at least 300 feet from property boundary or public road right-of-way.

(p) ~~(o)~~ Water diversion structures and impoundments related to resource management and (on-site) wetland restoration/enhancement projects.

(q) ~~(p)~~ Temporary use of recreational vehicles only where it is in conjunction with an active forest practice application. Temporary use of recreational vehicles is only allowed under this Subsection where such recreational vehicle is used as temporary living quarters for trail crews, fire crews, nursery crews, logging crews, maintenance crews or watchman, and where such use occurs for less than 6 months per year.

(r) ~~(q)~~ Maintenance, drainage.

(s) ~~(r)~~ Net metering system, solar.

(t) ~~(s)~~ Repair, replacement and maintenance of water lines with an inside diameter of 12 inches or less.

SCC 14.16.430 Rural Resource – Natural Resource Lands (RRc-NRL)

(2) Permitted Uses.

- (a) Agriculture.
- (b) Agricultural accessory uses.
- (c) Agricultural processing facilities.
- (d) Aquaculture.
- (e) Campground, primitive, as long as there is no conversion of resource land and the campground does not interfere with resource management.
- (f) Commercial greenhouse operations that are an integral part of a local soil-based commercial agriculture operation.
- (g) Commercial uses supporting resource uses, such as packing, first stage processing and processing that provides added value to resource products as long as there is no permanent conversion of the forest land.
- (h) Individual or multiple farm composting as an incidental agricultural operation to a working farm with no net loss of soil. The composting operation shall be managed according to an approved nutrient management plan in conjunction with the local Conservation District and Natural Resources Conservation Service (NRCS) standards and all applicable environmental, solid waste, access and health regulations. Such use shall not generate traffic uncommon to a farm operation.
- (i) Cultivation and harvest of forest products or any forest crop in accordance with the Forest Practices Act and any regulations adopted pursuant thereto.
- (j) Detached single-family residential dwelling.
- (k) Extraction of gravel and rock on 3 acres or less for the purpose of forest road construction and/or maintenance, and the operation of rock crushers, provided the material and equipment is used within the Rural Resource—Natural Resource Lands Zone, or on same forest owners' property.
- (l) Family day care provider.
- (m) Farm-based business carried on exclusively by a member or members of a family residing on the farm and employing no more than 3 nonresident full-time equivalent employees.

[\(n\) Habitat enhancement and/ or restoration projects, except mitigation banks as defined by SCC 14.04.020.](#)

[\(o\) ~~\(n\)~~ Historic sites open to the public that do not interfere with the management of forest land.](#)

[\(p\) ~~\(o\)~~ Home-Based Business 1.](#)

[\(q\) ~~\(p\)~~ Operation of scaling stations, log dumps and sorting areas, and forest industry residue dumping areas; provided, that any such use within 1,000 feet of any residential use zone, park, or recreation area shall be temporary and less than 12 months' duration.](#)

[\(r\) ~~\(q\)~~ Operation of sawmills, chippers, shake and shingle mills, forest industry equipment maintenance buildings, and storage yards; provided, that such uses are temporary and are located on the property for no longer than 12 months' duration.](#)

[\(s\) ~~\(r\)~~ Residential accessory structures.](#)

[\(t\) ~~\(s\)~~ Seasonal roadside stands not exceeding 300 square feet.](#)

[\(u\) ~~\(t\)~~ Water diversion structures and impoundments related to resource management and on-site wetland restoration/enhancement projects.](#)

[\(v\) ~~\(u\)~~ Maintenance, drainage.](#)

[\(w\) ~~\(v\)~~ Net metering system, solar.](#)

[\(x\) ~~\(w\)~~ Repair, replacement and maintenance of water lines with an inside diameter of 12 inches or less.](#)