

14.16.210 Airport Environs Overlay (AEO).

(1) - (10) No change

(11) Marking and Lighting. The owner of any existing nonconforming structure or tree shall permit the removal, or installation, operation and maintenance hereon of such markers and lights as shall be deemed necessary by the Port of Skagit County to indicate to the operators of aircraft in the vicinity of the airport the presence of such airport obstruction. Such markers and lights shall be installed, operated and maintained at the expense of the landowner.

SAFETY ZONE	URBAN GROWTH AREA LAND USE ¹	NON-UGA LAND USE	OPEN SPACE
1	No new structures or uses permitted (except aviation-related Port uses)	Not applicable	All land shall be in open space, except airport structures.
2	Use limited to warehousing, light industrial allowed with no air emissions that obscure visibility; maximum building size footprint is 13,000 square feet limited to one per acre, except aircraft hangars.	No new development allowed. Existing structures and uses permitted to be replaced.	30% open space
3S	Use limited to warehousing, light industrial allowed with no air emissions that obscure visibility; maximum building size footprint is 13,000 square feet limited to one per acre, except aircraft hangars.	Not applicable	15% open space
3L	Existing residences and residential lots allowed to be replaced, built and/or created per the residential standards in the BR-R zone. Other use limited to warehousing, light industrial allowed with no air emissions that obscure visibility; maximum structure size footprint is 13,000 square feet limited to one per acre, except aircraft hangars.	New residential land divisions not to exceed 1 dwelling unit/5 acres.	15% open space
4S	Existing residences and residential lots allowed to be replaced, built and/or created; provided, that newly created residential lots are to be based on a 1 dwelling unit per 2 acre density. Industrial development allowed with a maximum structure size of 100,000 square feet with no air emissions that obscure visibility.	Not applicable.	10% open space

4L	<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>Industrial development allowed with a maximum structure size of 100,000 square feet with no air emissions that obscure visibility.</p>	<p>New residential land divisions not to exceed 1 dwelling unit/5 acres.</p>	<p>10% open space</p>
5	<p>Use limited to warehousing, light industrial allowed with no air emissions that obscure visibility; maximum building size 30,000 square feet limited to one per acre, except aircraft hangars.</p>	<p>Not applicable.</p>	<p>30% open space</p>
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. <u>Schools locating within the Community Center zoning district shall be exempt from the 15,000 square foot maximum size limit.</u></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</p>

¹ Based on the application of the International Building Codes and the SCC zoning code parking requirements, these limitations fully comply with the recommended industrial density limitations expressed in employees per acre in the Skagit Regional Airport Land Use Compatibility Study. Building size may increase or decrease as long as the overall ratio of building size to acreage remains the same.

(Ord. O20070009 (part); Ord. O20060007 Exh. D § 6; Ord. 17938 Atch. F (part), 2000)