

#### **14.04.020 Definitions.**

~~**Manufactured home:** constructed after June 15, 1976, and meeting the following: (a) is comprised of at least 2 fully enclosed parallel sections each of not less than 12 feet wide by 36 feet long; (b) was originally constructed with and now has a composition or wood shake or shingle, coated metal, or similar roof of not less than 3:12 pitch; and (c) has exterior siding similar in appearance to siding materials commonly used on conventional site built International Building Codes single family residences.~~

**14.10.020 Types of variances.**

Variances shall generally be 1 of 3 types:

(1) Administrative Variances. The following variances shall be processed as a Level I administrative decision pursuant to the provisions of Chapter 14.06 SCC by the respective department indicated:

(a)- (c) No change

(d) Variances to SCC 14.16.335(5) minimum density for short plats may be allowed in cases where previously developed property or property with critical areas constraints preclude development at the required densities. Such variances shall be decided administratively by Planning and Development Services.

~~(e)~~ Technical deviations from the provisions of Chapter 14.32 SCC shall be decided administratively by Planning and Development Services as outlined in SCC 14.32.030(5).

(2) – (3) No change.

**14.16.030 Districts, maps and boundaries.**

Skagit County is hereby divided into land use districts to carry out the policies and objectives of the Comprehensive Plan. This Chapter describes the limitations and regulations for the use of and construction on properties within each zone. The following table illustrates the relationship between Comprehensive Plan land use designations, allowed residential densities and zoning districts.

<b>Table of Land Use Districts</b>		
<b>Comprehensive Plan Land Use Designation</b>	<b>Zoning District</b>	<b>Residential Densities Dwelling Units/Acre</b>
Rural Village Commercial	Rural Village Commercial (RVC)	Not Applicable
Rural Center	Rural Center (RC)	Not Applicable
Rural Freeway Services	Rural Freeway Services (RFS)	Not Applicable
Small Scale Recreation and Tourism	Small Scale Recreation and Tourism (SRT)	Not Applicable
Small Scale Business	Small Scale Business (SSB)	Not Applicable
Rural Business	Rural Business (RB)	Not Applicable
Natural Resource Industrial	Natural Resource Industrial (NRI)	Not Applicable
Rural Marine Industrial	Rural Marine Industrial (RMI)	Not Applicable
Urban Growth Area	Bayview Ridge Light Industrial (BR-LI)	Not Applicable
Urban Growth Area	Bayview Ridge Heavy Industrial (BR-HI)	Not Applicable
Urban Growth Area	Urban Reserve Commercial-Industrial (URC-I)	Not Applicable
Aviation Related	Aviation Related (AVR)	Not Applicable
Airport Environs Overlay	Airport Environs Overlay (AEO)	<del>Not Applicable</del> <u>As allowed in underlying land use designation</u>
Urban Growth Area	Bayview Ridge Community Center (BR-CC)	Not Applicable
Rural Intermediate	Rural Intermediate (RI)	1/2.5 acres or 1/256th of a section*

Urban Growth Area	Bayview Ridge Residential (BR-R)	<del>1/10,890 square feet or one quarter (0.25) fraction of an acre over the entire development site</del> <u>4 – 6 units per acre, unless limited by the Airport Environs Overlay</u>
Bayview Ridge Urban Reserve	Bayview Ridge Urban Reserve	1/10 acres or 1/64th of a section; or, 1/5 acres or 1/128 of a section with CaRD
Rural Village Residential	Rural Village Residential (RVR)	1/1 acre or 1/640th of a section with public water and septic or 1/2.5 acres or 1/256th of a section with private water and septic*
Rural Reserve	Rural Reserve (RRv)	1/10 acres or 1/64th of a section or 2/10 acre with CaRD*
Residential	Residential (R)	8,400 square feet with public sewer; 12,500 square feet without public sewer
Urban Growth Area	Urban Reserve Residential (URR)	1/5 acres or 1/128th of a section unless higher densities are granted through a URDP
Agricultural - Natural Resource Lands	Agricultural Natural Resource Land (Ag-NRL)	1/40 acres or 1/16th of a section*
Industrial Forest - Natural Resource Lands	Industrial Forest - Natural Resource Land (IF-NRL)	1/80 acres or 1/8th of a section*
Secondary Forest - Natural Resource Lands	Secondary Forest - Natural Resource Land (SF-NRL)	1/20 acres or 1/32nd of a section*
Rural Resource - Natural Resource Lands	Rural Resource - Natural Resource Land (RRC-NRL)	1/40 acres or 1/16th of a section or 4/40 acres with CaRD*
Mineral Resource Overlay	Mineral Reserve Overlay (MRO)	Not Applicable
Urban Growth Area	Urban Reserve Public - Open Space (URP-OS)	Not Applicable
Open Space of Regional/Statewide Importance	Open Space of Regional/Statewide Importance (OSRSI)	Not Applicable

\*See SCC 14.16.850(8), general provisions, for exceptions to the minimum lot size related to siting public safety facilities.

(1) – (2) No change.

#### **14.16.210 Airport Environs Overlay (AEO).**

- (1) - (3) No change
- (4) Application of Airport Environs Review.
  - (a) New buildings, structures, subdivisions, binding site plans, and/or land uses and their associated permits/approvals, which lie within the AEO, shall be subject to the provisions of this Section.
    - (i) - (ii) No change.
    - (iii) All development within the ~~Bayview Ridge Subarea~~ AEO which impedes the contours shown on the ~~AEO Bayview Ridge Subarea Plan~~ FAA Permit Contours Map shall be required to apply for a permit from the Federal Aviation Administration using Form 7460-1 (Notice of Proposed Construction or Alteration) or its successor. In other cases Skagit County shall assist the applicant in reviewing Federal Aviation Administration (FAA) Form 7460-1 (Notice of Proposed Construction or Alteration), or its successor, to determine if notice to the FAA is required. The purpose of said Notice of Proposed Construction or Alteration is to minimize land uses and activities that: create obstructions as defined by Section 77.23 of the Federal Aviation Regulations [Doc. No. 10183, 36 FR 5970, Apr. 1, 1971], create electrical interference with navigational signals or radio communication between the airport and aircraft; make it difficult for pilots to distinguish between airport lights and others; result in glare in the eyes of pilots using the airport; impair visibility in the vicinity of the airport; create bird strike hazards; or otherwise in any way endanger or interfere with the landing, takeoff, or maneuvering of aircraft intending to use the airport.
  - (b) No change.
- (5) No change
- (6) Height (Airport Safety Zones 1 through 6).
  - (a) No change
  - (be) Prior to permit approval, the applicant of any All development within the ~~Bayview Ridge Subarea~~ AEO which impedes the contours shown on the ~~Bayview Ridge Subarea Plan~~ AEO FAA Permit Contours Map shall be required to demonstrate that application has been made ~~apply~~ for a permit from the Federal Aviation Administration using Form 7460-1 (Notice of Proposed Construction or Alteration) or its successor.
  - (cb) All development within the AEO as depicted on the ~~AEO Bayview Ridge Subarea Plan~~ Building Heights Restriction Contours Map shall not impede the airspace above an imaginary plane; as such plane is defined by Section 77.25 of the Federal Aviation Regulations [Doc. No. 10183, 36 FR 5970, Apr. 1, 1971; 36 FR 6741, Apr. 8, 1971]. Said plane is depicted on the ~~AEO Bayview Ridge Subarea Plan~~ Building Heights Restriction Contours Map minus the underlying ground elevations.
- (7) No change.
- (8) Notice and Acknowledgement to Purchasers Required (Airport Safety Zones 1 through 6). No permit of any type shall be issued for any development or activity on non-Port of Skagit County property subject to this Section, including subdivisions and binding site plan approvals until the proponent executes and records with Skagit County the following notice and acknowledgement running with the land in the chain of title for the subject property:

NOTICE AND ACKNOWLEDGEMENT

AIRPORT AND AIRCRAFT OPERATIONS AND NOISE DISCLOSURE

SKAGIT REGIONAL AIRPORT ENVIRONS

Permit Number: \_\_\_\_\_

Property Legal Description:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Property Address/Location:

\_\_\_\_\_

\*\*\*\*\*

**NOTICE**

The above referenced property is located within the Airport Environs Overlay Zone and is included in a mapped airport-impacted area in the vicinity of the Skagit Regional Airport (and depicted in Exhibits A, B & C, attached hereto). Skagit Regional Airport has been identified in the Skagit County Comprehensive Plan as an Essential Public Facility pursuant to Chapter 36.70A RCW (Washington Growth Management Act). It is the policy of Skagit County to support the continued use of Skagit Regional Airport, including its future accommodation of both increased aircraft traffic and utilization of aircraft of the class, size and category as is now or may hereafter be operationally compatible with the Skagit Regional Airport. The Port of Skagit County, which owns and operates Skagit Regional Airport, claims to have acquired through prescriptive avigation easements the right to operate Skagit Regional Airport with the attendant impacts of low flying aircraft over, near and upon those properties identified in Exhibit A attached hereto.

The Skagit Regional Airport is an aviation facility and is depicted on the maps attached as Exhibits A, B and C. The property subject to this notice will routinely experience the effects of low flying aircraft. As a result, the subject property will experience aircraft noise, exhaust fumes, vibration, glare and invasion of quiet enjoyment resulting from propeller-driven and jet aircraft. The airport noise contours for the immediate vicinity of the Skagit Regional Airport have been identified for the then existing 1994-1995 traffic volumes (Exhibit "B") and those forecast for the year 2013 (Exhibit "C"). The contours and the level of noise received by properties in the vicinity of Skagit Regional Airport will change in the future and impacts to property occupants may increase.

More specific information regarding airport operation and aircraft noise can be obtained by calling the Port of Skagit County, Skagit Regional Airport, Operations Office at (360) 757-0011.

This notice conveys actual and constructive knowledge to any person or entity acquiring or obtaining a real property interest or right of occupancy in or on the subject property.

**ACKNOWLEDGEMENT**

I, \_\_\_\_\_, the owner of the referenced property hereby acknowledge that I have read and understand the NOTICE provided above. I understand

that this NOTICE AND ACKNOWLEDGEMENT will be recorded with the Skagit County Auditor.

The Auditor will convey notice to of its contents to all persons or entities acquiring or obtaining an interest or right occupancy in or on the subject property. I have freely executed this ACKNOWLEDGEMENT as a condition of approval for permit/subdivision/binding site plan application number \_\_\_\_\_, as required by SCC 14.16.210(6).

Dated the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_.

By \_\_\_\_\_  
Owner

By \_\_\_\_\_  
Owner

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

(Acknowledgement for Individual Grantor)

(Acknowledgement for Corporate Grantor)

(9) - (11) No change.

**14.16.335 340 Bayview Ridge Residential (BR-R).**

- (1) Purpose. The purpose of this district is to ~~provide for residential development and densities to meet contemporary building and urban living standards and other related uses~~ create and maintain an urban residential community that continues to reflect a high quality of life (Goal A Bayview Ridge Subarea Plan) and to implement the Subarea Plan policies, including a minimum density range of 4 – 6 units per acre, and community design goals such as encouraging front porches and minimizing the visual and functional impacts of large paved areas and rows of garage doors.
- (2) Permitted Uses.
  - (a)~~(d)~~ Agricultural uses, on an interim basis until residential development
  - (b)~~(a)~~ Detached single-family dwellings unit, including manufactured homes when on a permanent foundation, meeting the requirements of section (7) below.
  - (c)~~(b)~~ Up to four units of Duplexes, and townhouses, (if approved as part of the approval of a land division application and referenced on a recorded plat) apartments, and condominiums. Condominiums are subject to the provisions of SCC 14.18.500, binding site plans, and SCC 14.18.600, condominiums. Duplexes, townhouses, apartments, and condominiums shall be located no closer than 300 feet to another duplex, townhouse, apartment, or condominium structure, measured along the right-of-way. unless approved as part of a Planned Unit Development. Five or more units of duplexes, townhouses, apartment, or condominiums are allowed only under Planned Unit Development (SCC 14.18.400)
  - (d) Historic sites open to the public
  - (e)~~(e)~~ Home Based Business 1.
  - (f) Residential accessory uses.
- (3) Administrative Special Uses.
  - (a)~~(a)~~ Duplex; provided, that it shall be located no closer than 300 feet to another duplex, measured along the right-of-way.
  - (a)~~(b)~~ Family day care.
  - (b) Minor utility developments.
  - (c) Parks, specialized recreation facilities.
  - (d) Temporary Events
  - (e) Trails and primary and secondary trailheads.
  - ~~(e) Townhouses, not to exceed four dwelling units.~~
  - ~~(d) Condominiums, not to exceed four dwelling units.~~
- (4) Hearing Examiner Special Uses.
  - ~~(a)(g) Apartments, not to exceed 12 units per building.~~
  - (b)~~(a)~~ Bed and breakfast.
  - ~~(e)(f) Condominiums (more than four dwelling units).~~
  - (d)~~(b)~~ Golf courses, including a clubhouse and restaurant if in conjunction with the golf course.
  - (e)~~(e)~~ Home Based Business 2.
  - ~~(f)(d) Kennels.~~
  - (f) Parks, community
  - (g)~~(h)~~ Schools (public and private) and churches subject to consistency with the following criteria:
    - (i) - (vi) No change.
  - ~~(h)(e) Townhouses (more than four dwelling units).~~
- (5) ~~Dimensional Standards~~ 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) Purchase of farmland development rights. For each unit over 4 per acre, farmland development rights must be purchased via the Skagit County Farmland Legacy Program.

(a) Minimum Lot Area and Minimum Width

The minimum lot size and minimum lot width shall be determined by the following table:

<b>Land Use</b>	<b>Minimum Lot Area</b>	<b>Minimum Lot Width</b>
Single Family Dwelling (as allowed in Subsection (2)(a) of this Section)	8,400 square feet	60 feet
Duplex	12,000 square feet	60 feet
Townhouse/Condominium	12,000 square feet	60 feet

(b) Density, Lot Area and Width. The minimum lot size and minimum lot width shall be determined by the following table:

<b>Land Use</b>	<b>Minimum Density</b>	<b>Maximum Density</b>	<b>Minimum Lot Area</b>	<b>Minimum Lot Width</b>
Single-Family Dwelling (as allowed in Subsection (2)(a) of this Section)	4 units per acre, unless limited by Airport Environs Overlay safety zone.	6 units per acre, unless limited by Airport Environs Overlay safety zone.	6,000 square feet	50 feet
Duplex	4 units per acre, unless limited by Airport Environs Overlay safety zone.	6 units per acre, unless limited by Airport Environs Overlay safety zone.	8,400 square feet per each 2 units	60 feet
Townhouse, Condominium, or Apartment	4 units per acre, unless limited by Airport Environs Overlay safety zone.	6 units per acre, unless limited by Airport Environs Overlay safety zone.	8,400 square feet per each 2 units	60 feet

(b)c) Setbacks.

(i) Primary Structures.

(A) Front: 20 feet. Residences should front on local residential streets rather than high order streets such as Peterson Road.

<b>-Front Setback</b>	<b>House</b>	<b>Garage</b>
Road class 19 (local neighborhood streets)	20	25
Roads other than class 19	35	40

- (B) - (C) No change.
- (D) Attached garages. Garages must be set back from house front a minimum of 5 feet unless located to the side or rear of the structure, or alley-loaded.
- (ii) No change.
- (ed) Maximum lot coverage: 65%~~none~~
- (de) Maximum height: Consistent with the adopted building code of Skagit County and shall conform to applicable Federal Aviation Administration regulations concerning height restrictions when located within the Airport Environs Overlay, SCC 14.16.210.
- (6) ~~Residential and Open Space and General Provisions.~~
- (a) ~~Planned Residential Unit Development (PRDPUD)~~ 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].
- (b) Within the airport environs, 10% - 15% permanent open space (mowed lawns or vegetation) is required for new land divisions to minimize the life and safety risks associated with aircraft operations within the airport environs. Where practical, open space areas should be strategically located, contiguous and oriented to the centerline of the runway to provide the greatest benefit.
- (e) ~~Additional requirements related to this zone are found in SCC 14.16.210, 14.16.600 through 14.16.900 and the rest of Skagit County Code. (Ord. O20060007 Exh. D § 8)~~
- (7) Manufactured Housing in BR-URv zone. Manufactured housing units in the BR-URv zone, that are not located within a sales lot, shall meet the following requirements:
  - (a) Be constructed after June 15, 1976, in accordance with State and Federal requirements for manufactured homes;
  - (b) Have at least 2 fully enclosed parallel sections each of not less than 12 feet wide by 36 feet long;
  - (c) Be originally constructed with, and currently possess, a composition or wood shake or shingle, coated metal, or similar roof of nominal 3:12 pitch; and
  - (d) Have exterior siding similar in appearance to siding materials commonly used on conventional site-built single-family residences;
  - (e) Be set upon a permanent foundation, as specified by the manufacturer, and the space from the bottom of the home to the ground shall be enclosed by concrete or an approved concrete product which can be either load-bearing or decorative; and
  - (f) Be thermally equivalent to the State Energy Code.
- (8) No change.

**14.16.336 350 Bayview Ridge Urban Reserve (BR-URv).**

- (1) No change.
- (2) Permitted Uses.
  - (a)(e) Agricultural uses, on an interim basis until residential development
  - (b)(a) Detached single-family dwellings unit, including manufactured homes when on a permanent foundation, meeting the requirements of section (6) below.
  - (c)(b) Home Based Business 1.
  - (d) Residential accessory uses.
- (3) No change.
- (4) Hearing Examiner Special Uses.
  - (a) Golf courses, including a clubhouse and restaurant if in conjunction with the golf course.
  - (b)(g) Family day care.
  - (c)(b) Home Based Business 2.
  - (d)(e) Impoundments greater than 1-acre feet in volume.
  - (e)(f) Kennels.
  - (f)(e) Major public uses and expansion of existing major public uses, 3,000 square feet and greater.
  - (g)(d) Minor public facilities.
  - (h) Parks—community.
- (5) Dimensional Standards.
  - (a) Setbacks, Primary Structure.
    - (i) Front: 35 feet, 25 feet on minor access and dead-end streets.
    - (ii) - (iii) No change.
  - (b) - (h) No change.
  - (i) ~~Additional requirements related to this zone are found in SCC 14.16.210 and 14.16.600 through 14.16.900 and the rest of Skagit County Code. (Ord. O20070009 (part); Ord. O20060007 Exh. D § 9)~~
- (6) Manufactured Housing in BR-URv zone. Manufactured housing units in the BR-URv zone, that are not located within a sales lot, or are not specifically authorized by Subsection (3)(d) of this Section, shall meet the following requirements:
  - (a) Be constructed after June 15, 1976, in accordance with State and Federal requirements for manufactured homes;
  - (b) Have at least 2 fully enclosed parallel sections each of not less than 12 feet wide by 36 feet long;
  - (c) Be originally constructed with, and currently possess, a composition or wood shake or shingle, coated metal, or similar roof of nominal 3:12 pitch; and
  - (d) Have exterior siding similar in appearance to siding materials commonly used on conventional site-built single-family residences;
  - (e) Be set upon a permanent foundation, as specified by the manufacturer, and the space from the bottom of the home to the ground shall be enclosed by concrete or an approved concrete product which can be either load-bearing or decorative; and
  - (f) Be thermally equivalent to the State Energy Code.
- (7) Additional requirements related to this zone are found in SCC 14.16.210 and 14.16.600 through 14.16.900 and the rest of Skagit County Code. (Ord. O20070009 (part); Ord. O20060007 Exh. D § 9)

**14.16.830 Landscaping requirements.**

- (1) (3) No change.
- (4) Types, Amounts, and Locations of Landscaping Required.
  - (a) Type I. Property Lines Other Than Street Frontage
    - (i) No change.
    - (ii) Applicability.
      - (A) A 20-foot-wide Type I buffer is required on all development within SRT, BR-LI, BR-HI, ~~BR-CC~~, NRI, and RMI zones where it abuts RI, RRv, RVR, BR-CC, BR-R, BR-URv and R zoned land. Entire property lines need not be landscaped if applicant can demonstrate the activity (building or use) is adequately screened and agrees to additional Type I landscaping with future applications. A request for a reduction shall be by administrative decision pursuant to Chapter 14.06 SCC. Requirements for the NRI zone are found within that zone.
      - (B) No change
    - (iii) No change
  - (b) Type II. Property Lines Other Than Street Frontage
    - (i) No change.
    - (ii) Applicability.
      - (A) A 10-foot-wide Type II buffer is required on all development within AVR, BR-CC, RFS, RVC, RC, SSB, and RB, zones where it abuts RI, RRv, RVR, BR-R and R zoned land. Entire property lines need not be landscaped if applicant can demonstrate the activity (building or use) is adequately screened and agrees to additional Type II landscaping with future applications. A request for a reduction shall be by administrative decision pursuant to Chapter 14.06 SCC.
      - (B) No change.
      - (iii) No change.
  - (c) Type III. Street Frontage
    - (i) - (iii) No change.
  - (d) Type IV. Parking Areas
    - (i) - (ii) No change.
- (5) No change.

**14.16.850 General provisions.**

- (1) No change.
- (2) There shall be no more than 1 primary dwelling unit and 1 accessory dwelling unit per lot of record, unless otherwise permitted in the zoning district.
  - (a) Recreational vehicles, including park model trailers, will not be considered as dwelling units, shall only be occupied on a temporary basis and shall be limited to 1 occupied vehicle per lot of record.
- (3) No change.
- (4) Development of Lots of Record.
  - (a) - (b) No change.
  - (c) The County shall only consider issuing development permits on those substandard lots of record meeting any of the exemptions in this Subsection.
    - (i) – (vii) No change.
    - (viii) The lot of record was legally created prior to March 1, 1965, or if created after March 1, 1965, was exempt from subdivision requirements at the time it was created, and meets 1 of the following requirements:
      - (A) No change.
      - (B) The lot of record is 5 acres or larger and is located in a Rural Reserve or Bayview Ridge Urban Reserve zoning district; or
      - (C) No change.
      - (D) The lot of record meets the requirements of SCC 14.16.410(3)(c) for residential development in the Industrial Forest-Natural Resource Lands designation; or
      - (E) The lot of record is .25 acres or larger and is located in the Bayview Ridge Residential zoning district.
  - (d) In the following zones, if the proposed use for the substandard lot of record is 1 of the following nonresidential uses and otherwise meets all requirements for the use in the zone, it may be allowed regardless of the determination pursuant to SCC 14.06.045(1)(b):
    - (i) - (vi) No change.
    - (vii) Bayview Ridge Residential.
      - (A) Permitted uses: agricultural uses; historic sites open to the public.
      - (B) Administrative special uses: minor utility developments; parks, specialized recreational facilities; trails and primary and secondary trailheads.
      - (C) Hearing Examiner special uses: parks, community.
    - (viii) Bayview Ridge Urban Reserve.
      - (A) Permitted uses: agriculture.
      - (B) Administrative special uses: minor utility developments; parks, specialized recreational facilities; trails and primary and secondary trailheads.
      - (C) Hearing Examiner special uses: expansion of existing major public uses up to 3,000 square feet; impoundments greater than 1-acre feet in volume; parks, community.
  - (e) No change
  - (f) Reasonable Use.
    - (i) Variances from the requirements of this Section shall not be considered. However, if a substandard lot of record in the Rural Reserve, Rural Intermediate, Rural Village Residential, ~~or~~ Urban Reserve Residential, Bayview Ridge Residential or Bayview Ridge Urban Reserve zones does not meet any of the exceptions in Subsection (4)(c) of this Section, the lot owner may request that the County further evaluate the lot for a reasonable use exception pursuant to this Subsection. Issuance of a reasonable use exception shall allow the lot owner to apply for residential

development permits on the lot. Reasonable use exceptions shall only be issued if the lot owner can demonstrate the following:

(A) - (C) No change.

Lots included in a plat shall not be required to be combined with unplatted land or lots in separate plats for the purposes of qualifying under this Subsection. Lots where ownership of 1 or more contiguous lots has been transferred since July 1, 1990, shall not be considered as held in common ownership if the segregation(s) occurred in compliance with all zoning and aggregation provisions in effect at the time of transfer.

(ii) - (iii) No change.

(5) - (9) No change.

New Section 14.18.340 Bayview Ridge UGA Subdivisions with 4 or fewer building lots

(1) Landscaping. As a minimum, meet the requirements of Chapter 14.16.830 SCC Type II and III landscaping, except that all street frontage trees shall be deciduous, with a size at maturity not to exceed the maximum building height for the AEO safety zone.

(2) Connectivity analysis. Roads and sidewalks shall connect or stub out to surrounding streets, sidewalks, or paths or undeveloped property based on an analysis of logical connections.

(3) Additional urban road standards. A minimum 4-foot planting strip and 5-foot sidewalk is required on all road frontages.