

**14.16.410 Industrial Forest—Natural Resource Lands (IF-NRL).**

- (1) Purpose. The purpose of the Industrial Forest— Natural Resource Lands district is to ensure that forest lands of long-term commercial significance are conserved and managed to provide sustainable forest yields, job stability, ecological values and the continuation of a viable commercial forest industry in Skagit County. Conservation of forest resources must be assured through measures designed to prevent incompatible development on or adjacent to resource lands. Forest activities shall not constitute a nuisance if conducted in accordance with the State Forest Practice Rules and Regulations, WAC Title 222.
- (2) Applicability. Applies to all land zoned Industrial Forest and to all fee simple ownerships within National Forests.
- (3) Permitted Uses.
  - (a) Co-housing, as part of CaRD, subject to SCC 14.18.300 through 14.18.330.
  - (b) Cultivation and harvest of forest products or any forest crop, in accordance with the Forest Practices Act and any regulations adopted pursuant thereto.
  - (c) Single-family residential dwellings, together with the usual accessory buildings and uses only when all of the following criteria are met:
    - (i) The residence is located within 200 feet of an existing County road or State highway;
    - (ii) The residence is located within the existing, as of July 26, 2005, boundaries of a fire district;
    - (iii) The residence is an accessory use to timber resource management activities;
    - (iv) Ingress and egress for fire vehicles meets the standards of the International Fire Code Section 503, as amended;
    - (v) There is a 200-foot slash abatement maintained around the exterior portion of the dwelling;
    - (vi) There is a safety zone cleared of flammable vegetation 30 feet from any portion of the exterior of any structure on level ground and 100 feet downhill on sloped ground;
    - (vii) The dwelling or any accessory structure is constructed of a noncombustible roofing material; and
    - (viii) There is availability of 300 gallons of water on-site, 400 feet of 1-inch fire hose with nozzle, and an internal combustion engine powered pump.
  - (d) 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 within the Industrial or Secondary Forest—Natural Resource Lands zones, or on same forest owners' property.
  - (e) Historic sites open to the public that do not interfere with the management of the forest land.
  - (f) Water diversion structures and impoundments related to resource management and on-site wetland restoration/enhancement projects.
  - (g) Home Based Business 1.
  - (h) Management and propagation of fish and wildlife.
  - (i) Nonresidential structures which are accessory to forest management activities (i.e., temporary watchman quarters, equipment shop or storage structures).
  - (j) Operations of scaling stations, log dumps, sorting and storage areas, forest industry residue dumping areas; provided, that 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.

- (k) 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.
  - (l) Personal wireless services towers, subject to SCC 14.16.720.
  - (m) Primitive campgrounds as long as there is no permanent conversion of forest land and the campground does not interfere with resource management.
  - (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.
  - (o) 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.
  - (p) Watershed management, but not including water diversion structures, impoundment dams or hydroelectric generation facilities.
- (4) Administrative Special Uses.
- (a) Expansion of existing major or minor utility or public uses; provided, that the expansion is designed to minimize the amount of resource lands utilized and meets item (i) or (ii) as well as item (iii) of the following requirements:
    - (i) It is located within the existing building envelope which may include the required landscaping of the existing use;
    - (ii) It will be sited on existing impervious surface or within existing right-of-way;
    - (iii) The applicant has proven that there is no other viable alternative to providing the expansion on non-natural resource lands.
  - (b) Home Based Business 2, provided no conversion of agricultural land is required to accommodate the business activity.
  - (c) Minor public uses related to the provision of emergency services where there is no other viable parcel or non-resource designated land to serve the affected area. Applicants shall demonstrate the need to locate the use in the natural resource land. Analysis of alternatives to the development of the use within the natural resource land must be provided.
  - (d) Minor utility developments.
  - (e) Temporary events related to the resource use as long as no permanent structures are constructed.
  - (f) Trails and primary and secondary trailheads.
- (5) Hearing Examiner Special Uses.
- (a) Aircraft landing field, private, as an accessory to forestry management.
  - (b) Forestry-based business employing no more than 3 nonresident full-time equivalent employees. This is a commercial enterprise devoted to the direct marketing of unprocessed and/or value-added and forestry-related products that are produced, processed and/or may be sold on site.
  - (c) Home Based Business 3 as long as there is no conversion of forest land required to accommodate the business activity.
  - (d) If located within a designated mineral resource overlay, extracting and processing mineral resources pursuant to SCC 14.16.440, Mineral Resource Overlay.
  - (e) Kennel, limited, if accessory to an existing residence or natural resource operation; and provided, that no resource land is converted or taken out of production.
  - (f) Major public uses related to the provision of emergency services where there is no other viable parcel or non-resource designated land to serve the affected area. Applicants shall demonstrate the need to locate the use in the natural resource land. Analysis of

alternatives to the development of the use within the natural resource land must be provided.

- (g) Major utility developments where there is no other viable parcel to serve the affected area. Analysis of alternatives to the development of the use within the natural resource land must be provided.
  - (h) Natural resource training/research facility.
  - (i) Off-road vehicle use areas and trails as authorized by the State which do not interfere with normal forest management and which are consistent with the Forest Practices Act.
  - (j) Outdoor outfitters enterprises as defined in Chapter 14.04 SCC that remain incidental to the primary use of the property for resource management, result in no net loss of agricultural soil and provided that temporary lodging, etc., as regulated in SCC 14.16.900(2)(d) are prohibited.
  - (k) Primitive marinas not greater than 10 slips where no conversion of resource land is required.
  - (l) Shooting clubs (outdoor) with no associated enclosed structures except as needed for emergency communications and safety equipment or conversion of resource land allowed.
  - (m) Storage of explosives for commercial purposes when located at least 600 feet from property boundary or public road right-of-way.
- (6) Dimensional Standards.
- (a) Setbacks.
    - (i) Front: 100 feet.
    - (ii) Side and rear: 100 feet.
    - (iii) Accessory: Same as primary.
    - (iv) Setbacks from NRL lands shall be provided per SCC 14.16.810(7).
  - (b) Maximum height: shall meet the requirements of the Skagit County Building Code.
    - (i) Height Exemptions. The height of personal wireless services towers are regulated in SCC 14.16.720.
  - (c) Minimum lot size: 1/8th of a section or 80 acres. Smaller lot sizes are permissible through CaRDs.
  - (d) Minimum lot width: 400 feet at the building line.
- (7) Additional requirements related to this zone are found in SCC 14.16.600 through 14.16.900 and the rest of the Skagit County Code. (Ord. O20080012 (part); Ord. O20080004 (part); Ord. O20070009 (part); Ord. O20050003 (part); Ord. R20020130 (part); Ord. 18375 § 4 (part), 2001: Ord. 17938 Attch. F (part), 2000)