

14.16.300 Rural Intermediate (RI).

- (1) Purpose. The purpose of the Rural Intermediate district is to provide and protect land for residential living in a rural atmosphere, taking priority over, but not precluding, limited nonresidential uses appropriate to the density and character of this designation. Long-term open space retention and critical area protection are encouraged. CaRDs are the preferred development pattern within this district.
- (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) Home Based Business 1.
 - (g) Residential accessory uses.
 - (h) Seasonal roadside stands under 300 square feet.
- (3) Administrative Special Uses.
 - (a) Bed and breakfast, subject to SCC 14.16.900(2)(c).
 - (b) Home Based Business 2.
 - (c) Minor utility developments.
 - (d) Parks, specialized recreational facilities.
 - (e) Temporary manufactured home.
 - (f) Temporary events.
 - (g) Trails and primary and secondary trailheads.
 - (h) Expansion of existing major public uses up to 3,000 square feet.
 - (i) Minor public uses.
- (4) Hearing Examiner Special Uses.
 - (a) Adult group care facility.
 - (b) Animal clinic/hospital.
 - (c) Cemetery.
 - (d) Church.
 - (e) Community club/grange hall.
 - (f) Fish hatchery.
 - (g) Group care facility.
 - (h) Historic sites open to the public.
 - (i) Home Based Business 3.
 - (j) Impoundments greater than 1-acre feet in volume.
 - (k) Kennels.
 - (i) Day-use kennel.
 - (ii) Boarding kennel.
 - (iii) Limited kennel.
 - (l) Major public uses and expansions of existing major public uses, 3,000 square feet and greater.
 - (m) Major utility developments.
 - (n) Mortuary.
 - (o) Outdoor recreational facilities.
 - (p) Parks, community.
 - (q) Personal wireless services towers, subject to SCC 14.16.720.
 - (r) Pre-school.
 - (s) Public marinas, with no more than 20 slips.
 - (t) Retail nurseries/greenhouses.

- (u) Seasonal worker housing.
 - (v) Seasonal roadside stands over 300 square feet.
 - (w) Stables and riding clubs.
 - (x) Storage of unlicensed and/or inoperable vehicles.
- (5) Dimensional Standards.
- (a) Setbacks.
 - (i) Front: 35 feet, 25 feet on minor access and dead-end streets.
 - (ii) Side: 8 feet on interior lot.
 - (iii) Rear: 25 feet.
 - (iv) Accessory.
 - (A) Front: 35 feet.
 - (B) Side: 8 feet, however, a 3-foot setback is permitted for nonresidential structures when the accessory building is a minimum of 75 feet from the front property line or when there is an alley along the rear property line providing that the structure is less than 1,000 square feet in size and 16 feet or less in height.
 - (C) Rear: 25 feet, however, a 3-foot setback is permitted for nonresidential structures when the accessory building is a minimum of 75 feet from the front property line or when there is an alley along the rear property line; providing, that the structure is less than 1,000 square feet in size and 16 feet or less in height.
 - (v) Setbacks from NRL lands shall be provided per SCC 14.16.810(7).
 - (b) Maximum height: 30 feet or shall comply with the Skagit County Building Code.
 - (i) Height Exemptions. Flagpoles, ham radio antennas, church steeples and fire towers are exempt. The height of personal wireless services towers are regulated in SCC 14.16.720.
 - (ii) If adjacent to a BR-LI zone, the maximum height shall not exceed 40 feet, unless limited by SCC 14.16.210, Airport Environs Overlay (AEO).
 - (c) Minimum lot size: 2.5 acres or 1/256th of a section, unless created through a CaRD.
 - (d) Minimum lot width: 150 feet.
 - (e) Maximum lot coverage: 35%.
- (6) 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. 17938 Atch. F (part), 2000)