

#### **14.16.310 Rural Village Residential (RVR).**

- (1) Purpose. The purpose of the Rural Village Residential district is to preserve the residential character of those portions of Rural Villages designated for residential use, while allowing for limited nonresidential uses appropriate to the village through the special use permit process. Allowed densities within this district are based on the availability of public water and on environmental considerations.
- (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) Home Based Business 1.
  - (e) Residential accessory uses.
  - (f) 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 recreation 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) Cemetery.
  - (b) Community club/grange hall.
  - (c) Historic sites open to the public.
  - (d) Home Based Business 3.
  - (e) Kennels.
    - (i) Day-use kennel.
    - (ii) Boarding kennel.
    - (iii) Limited kennel.
  - (f) Major public uses and expansions of existing major public uses, 3,000 square feet and greater.
  - (g) Major utility developments.
  - (h) Parks, community.
  - (i) Pre-school.
  - (j) Outpatient medical and health care services; provided, that total gross floor area is limited to 6,000 square feet and accessory storage and noncommercial uses are limited to 1,500 square feet and the number of practitioners does not exceed 10.
- (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, 20 feet on street right-of-way.
    - (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 conform to 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.
- (c) Minimum lot size: 1 acre or 1/640th of a section with public water and septic, 2.5 acres or 1/256th of a section with private water and septic. Smaller lot sizes are permissible through CaRDs.
- (d) Minimum lot width: 75 feet with public water and septic, 150 feet with private water and septic.
- (e) Maximum lot coverage: 50%.
- (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.
- (7) Special Provisions—Big Lake Rural Village Overlook Golf Course Property. Prior to the adoption of a Big Lake Rural Village Community Plan, property that is commonly referred to as the Overlook Golf Course and as depicted on the Big Lake Rural Village Comprehensive Plan and Zoning map, may be developed (for purposes of vesting “developed” means the “filing of a complete development application and payment of all required fees for the proposed development”) at the following densities:
  - (a) At 1 unit 5 five acres, or at a lower density, when the following condition is met:
    - (i) The development shall use public water.
  - (b) At a density of between 1 unit per 5 acres and 1 unit per 1 acre when all of the following conditions are met:
    - (i) The development shall be served by a public sewer system.
    - (ii) The development shall use public water.
    - (iii) The development shall only be permitted as a long CaRD subdivision and shall be subject to the provisions of the County’s CaRD regulations (SCC 14.18.300 through 14.18.330 as now adopted or hereafter amended) that are in effect at the time of submittal of any complete CaRD subdivision application.
    - (iv) The owner shall design all stormwater facilities and temporary erosion/sedimentation control systems to ensure no pollution or degradation to Big Lake. At a minimum, all developments shall comply with Chapter 14.32 SCC (as now adopted or hereafter amended).
    - (v) The development standards described in Subsections (7)(b)(i) through (iv) of this Section shall no longer apply if the property becomes part of the Mount Vernon urban growth area. If that occurs, development shall be governed by the regulations then in effect. If the Overlook Golf Course property is not developed prior to the adoption of the Big Lake Rural Village Community Plan, then the subject property will have the potential to develop at whatever the density is allowed by the community plan. Consideration at that time shall be given to whether all or part of the property should be inside or outside of the Rural Village and whether the development standards in Subsections (7)(b)(i) through (iv) of this Section should or should not be applied to the Overlook Golf Course property by the community plan. (Ord. O20080012 (part); Ord. O20080004 (part); Ord. O20070009 (part); Ord.

O20050003 (part); Ord. O20030012: Ord. 20020130 (part): Ord. 17938 Attch. F  
(part), 2000)