

**Skagit County Code Amendment Concepts  
2005 GMA Update**

Change #	Code Section	Effect of Change
	<b>Title 14 Unified Development Code</b>	
1	All Sections	Change ‘Planning and Permit Center’, ‘Permit Center’ or ‘PPC’ to ‘Planning and Development Services’ or ‘PDS’ throughout.
2	All Sections	Change ‘Unified Building Code’ or ‘UBC’ to ‘International Building Code’ or ‘IBC’ throughout.
	<b>14.02 General Provisions</b>	
3	14.02.070-.080	Transfer language re PC and HE from 14.06 (Permit Procedures).
	<b>14.04.020 Definitions</b>	
4	Accessory Dwelling Unit	Modify definition to delete exclusionary language regarding manufactured homes.
5	Bed and Breakfast	Modify definition to remove overlapping activities regulated as Temporary Event.
6	Campground	Clarify definition to include 2 or more tents/RVs.
7	CaRD lot	New definition for term used in SCC 14.18.
8	Cluster	New definition for term used in SCC 14.18.
9	Cluster pod	New definition for term used in SCC 14.18.
10	Conversion, Agricultural Land	New definition to address activities precluding Ag use of currently farmed or potentially farmed land.
11	Habitat Enhancement/ Restoration Project	New definition for emerging use.
12	Lot, corner	Clarify definition for lots including multiple front lot lines.
13	Lot line, front	Clarify definition to include provisions for panhandled lots.
14	Lot line, rear	Clarify definition for lots including multiple front lot lines.
15	Land Use Lot Certification	Modify definition for consistency with recently adopted Lot Cert regulations.
16	On-going Agriculture	Correct typographical error in numeric reference.
17	Park Model Trailer	New definition to clarify consideration as RV.
18	Permit Center	Modify definition to clarify ‘prior’ Department name.
19	Planning Department	Correct definition to reference current Department name.
20	Seasonal Roadside Stand	Clarify definition regarding allowable size, scale and specific requirements.
21	Setback, front	Clarify definition for lots including multiple front lot lines.
22	Setback, rear	Clarify definition for consistency with other setback definitions.
23	Setback, side	Clarify definition for consistency with other setback definitions.
24	Structure	Modify definition to exclude fences under 6’.
25	Temporary	New definition for “Temporary” as it relates to RVs.

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26	Temporary Outdoor Event	Modify definition to “Temporary Event” and encompass activities including less than 250 people.
27	Temporary Manufactured Home	Clarify definition – only 1 manufactured home allowed and must be on parcel with existing residence.
	<b>14.06 Permit Procedures</b>	
28	14.06.040(3)	Clarify procedures for Administrative Interpretations relating to Comp Plan policy and/or map issues.
29	14.06.045(2)	Clarify uses requiring Lot Certification.
30	14.06.050(1)	Include language regarding shoreline activities subject to 14.26.
31	14.06.050(1)(a)	Reclassify Forest Practice Applications (Single Family Residential) to Level I for consistency with requirements in CAO.
32	14.06.050(1)(b)(iii)	Clarify exception in Level II Forest Practice Applications (non-Single Family Residential).
33	14.06.050(1)(b)-(c)	Reclassify uses to Level II allow BoCC to be appellate body only for certain activities (no level III Development Agreements, Binding Site Plans or Plats to BoCC - per Kurt Latimore recommendations).
34	14.06.150(1)	Remove overly burdensome requirement to notify occupants.
35	14.06.150(2)(a)	Include certain Forest Practice Applications in notice requirement exemption.
36	14.06.150(2)(d)	Remove overly burdensome requirement to notify occupants.
37	14.06.160(7)	Add language regarding HE appeal hearing procedures. Also, HE rules pursuant to SCC 14.06.240(8).
38	14.06.240-.250	Transfer language re PC and HE to 14.02 (General Provisions).
	<b>14.08 Legislative</b>	
39	14.08.020(3)	Amend Comprehensive Plan Amendment provisions to allow for responses to court rulings outside of annual process.
40	14.08.020(5)(d)(v)	Add additional criteria for de-designation of Ag-NRL land.
41	14.08.030-.040	Clarify Comp Plan Amendment process including completeness standards, docketing, approval/denial standards and limitations on UGA.
	<b>14.10 Variances</b>	
42	14.08.050(1)	Add new section for Community Plans initiating procedures.
43	14.10.020(1)(c)	Add inadvertently omitted allowance for variances to parking requirements.
	<b>14.12 SEPA</b>	
44	14.12.210	Clarify no appeals of non-project threshold determinations are allowed.

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	<b>14.16 Zoning</b>	
45	14.16 (Various)	Clarify lot coverage language in all applicable zones for consistency with existing definition.
46	14.16 (Various)	Amend 'Temporary Outdoor Events' use to reflect newly modified term – 'Temporary Events'.
47	14.16.030	Add newly created zones to table of land use districts and correct existing errors.
48	14.16.100(2)(h)	Clarify intention of 1 loft living quarter per store front.
49	14.16.100(5)(a)(iii)	Include inadvertently omitted rear setback requirement for accessory structures.
50	14.16.110(5)(a)(iii)	Include inadvertently omitted side setback requirement for accessory structures.
51	14.16.120(4)(d)	Clarify 'off-road vehicle' use description for consistency.
52	14.16.130(2)	Clarify 'off-road vehicle' use description for consistency.
53	14.16.130(4)(g)	Clarify use description for consistency.
54	14.16.130(6)(b)(iii)	Correct reference to currently defined term.
55	14.16.130(6)(d)	Expand Small-scale Recreation and Tourism zone standards to include a larger lot coverage allowance as well as clarify 'substantially undeveloped'.
56	14.16.180(3)	Replace obsolete 'legal lot' term with currently defined term.
57	14.16.195(1)	Allow UGA zoning designations in any UGA.
58	14.16.215(7)	Replace obsolete 'legal lot' term with currently defined term.
59	14.16.300(5)(a)(iv)	Include residential exception from 3 foot side/rear setback requirement.
60	14.16.310(5)(a)(iv)	Include residential exception from 3 foot side/rear setback requirement.
61	14.16.310(7)	Remove restrictive language for Overlook Golf Course.
62	14.16.320(3)(b)	Reclassify campground use to require Administrative Special Use permit.
63	14.16.320(4)(w)	Clarify 'off-road vehicle' use description for consistency.
64	14.16.320(5)(b)(ii)-(iii)	Include residential exception from 3 foot side/rear setback requirement.
65	14.16.330(6)(a)(ii)	Remove conflicting dimensional standard.
66	14.16.330(6)(b)(ii)(B)(D)	Include residential exception from 3 foot side/rear setback requirement.
67	14.16.370(5)(b)(ii)-(iii)	Include residential exception from 3 foot side/rear setback requirement.
68	14.16.370(5)(d)	Add inadvertently omitted dimensional standard.
69	14.16.370(7)	Correct numeric reference.

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70	14.16.400(1)	Clarify purpose statement for Ag-NRL zone to clarify non-ag uses only allowed if accessory.
71	14.16.400(2)(k)	Amend 'Manure lagoon' use for consistency with other zones.
72	14.16.400(2)(l)	Clarify use description for consistency.
73	14.16.400(2)-(4)	Clarify conditions to Ag accessory uses 'secondary and incidental to actively managed Ag operation'.
74	14.16.400(2)-(4)	Clarify limits on conversions for non-ag uses.
75	14.16.400(3)(a)	Correct alphabetical sequence of uses.
76	14.16.400(3)(h), (4)(j)	Include maximum size limit on Seasonal Roadside Stands and breakdown sizes to 3 permit levels.
77	14.16.400(3)(i)	Expand Temporary Manufactured Home provision to allow for both farm worker and family care provided no conversion of Ag land.
78	14.16.400(4)(d)	Remove erroneous use. No Mineral Resource Overlay mapped in Ag-NRL zoning.
79	14.16.400(5)(A)	Clarify all structures and infrastructure associated with residential development must be located within 200' maximum setback.
80	14.16.400(5)(A)	Expand waiver to allow accessory buildings near pre-existing residences greater than 200' if siting criteria is met.
81	14.16.400(5)(A)	Clarify maximum front setback provisions when entire property is outside 200' setback – require 200' from front property line.
82	14.16.400(6)	Clarify siting criteria – reduce conversion of Ag land – strengthen edge of property and adjacent to existing structure requirements.
83	14.16.410(3)(c)	Adopt permanent changes established with interim ordinance regarding residential development in Industrial Forest-NRL.
84	14.16.420(3)(h)	Allow for Temporary Manufactured Homes.
85	14.16.430(2)-(4)	Include more farming/NRL uses in Rural Resource-NRL.
86	14.16.430(3)(j)	Allow for Temporary Manufactured Homes.
87	14.16.430(4)(i)	Amend 'Manure lagoon' use for consistency with other zones.
88	14.16.440(6)	Clarify language regarding accessory uses in Mineral Resource Overlay zone.
89	14.16.500(1)	Correct typographic errors/omissions and clarify language in open space lands list.
90	14.16.500(3)(d)	Clarify use for consistency.
91	14.16.700	Clarify Zoning Use Matrix includes all uses not just Special Uses.
92	14.16.710	Clarify requirements for Accessory Dwelling Units.

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Change #	Code Section	Effect of Change
93	14.16.810(7)	Include Ag-NRL in current Industrial Forest –NRL requirement that waiver of 200’ setback requires neighboring NRL owner permission.
94	14.16.830	Clarify landscape plan submittal requirements.
95	14.16.840(5)	Correct error in noise standards for consistency with WAC.
96	14.16.850(2)(a)	Clarify time limits and number limits for RV’s.
97	14.16.850(4)(f)(i)(C)	Clarify Reasonable Use Exception requirements to allow for land divisions made in compliance with aggregation regulations after 1990.
98	14.16.850(6)(b)(iii)	Replace obsolete ‘legal lot’ term with currently defined term.
99	14.16.850(7)	Clarify ‘subdivide at zoning line’ provisions – lots are only buildable separately if each can meet exemptions in Lot Cert. ordinance excluding platted exemption.
100	14.16.850(9)	Include requirements for replacements in existing mobile home parks – setbacks, parking, etc.
101	14.16.880(3)(c)	Clarify non-conforming provisions to allow for expansions meeting all zoning requirements.
102	14.16.900	Add Special Use tracking system requiring annual self-certification from all Special Use permit holders.
103	14.16.900(2)(p), (3)(h)	Modify water diversion and wetland projects language to reflect new Habitat Enhancement/ Restoration Project and reclassify to Special Use level. Include Special Use limits and approval criteria.
104	14.16.900(3)(b)	Clarify farmworker housing requirements – 1,040 hours/year and Form 943 requirements. Bring criteria from definition to zoning.
105	14.16.900(3)(g)	Clarify requirements for Temporary Events.
106	14.16.900(3)(i)	Clarify requirements for Ag accessory Special Uses.
	<b>14.18 Land Division</b>	
107	14.18.300(2)(c)	Clarify initial lot size requirements for CaRDs.
108	14.18.300(3)(b)	Remove unnecessary requirement regarding vegetation lines on plat maps (newly available aerial information is sufficient).
109	14.18.310(2)	Clarify CaRD density restrictions when near Mineral Resource Overlay designated lands.
110	14.18.310(8)	Include setback provisions for CaRD outer boundaries.
111	14.18.320(1)-(2)	Clarify ‘cluster’ requirements for CaRDs.
112	14.18.330(1)	Clarify ‘pod’ requirements for CaRDs – minimum distance between pods.

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113	14.18.700(2)(c)	Include additional restriction on Boundary Line Adjustments – restrictions for creating lots with multiple zoning designations.
	<b>14.24 Critical Areas Ordinance</b>	
114	14.24.110(6)(a)	Remove redundant language regarding Forest Practice Applications (now required through SCC 14.06.150(2)(a)(iv)).
	<b>14.38 Right to Manage NRL</b>	
115	14.38.030(2)	Reword disclosure for consistency with current procedures.
	<b>Title 15 Buildings and Construction</b>	
116	All Sections	Change ‘Planning and Permit Center’, ‘Permit Center’ or ‘PPC’ to ‘Planning and Development Services’ or ‘PDS’ throughout.
117	15.20	Delete redundant chapter – flood provisions now addressed in SCC 14.34.