

1 **14.04.020 Definitions.**

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3 **Accessory dwelling unit (ADU):** a separate living quarters located on the same lot and
4 either detached from or included within a primary residence.~~(which may include kitchen~~
5 ~~and bathroom facilities) to a primary residence. No mobile/manufactured home or~~
6 ~~recreational vehicle shall be allowed as an accessory dwelling unit; and such dwelling~~
7 ~~unit shall be subject to the requirements and conditions provided in Chapter 14.16 SCC.~~
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9 **Bed and breakfast:** an owner-occupied and managed dwelling which is used to provide
10 overnight guest lodging for compensation and which usually provides a morning meal,
11 ~~and/or may include facilities for banquets, weddings and similar small parties.~~ Guest
12 lodging may be in a separate structure from the main dwelling unless otherwise stated in
13 SCC 14.16.
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15 **Campground:** an area of land developed for recreational use in temporary occupancy,
16 such as 2 or more tents and/or recreational vehicles.
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18 **CaRD lot:** a lot created through a CaRD land division either as a reduced size residential
19 lot or as a non-residential open space lot.
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21 **Cluster:** two or more residential CaRD lots located immediately adjacent to each other
22 and grouped together in one location on a parcel.
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24 **Cluster pod:** a number of residential CaRD lots located immediately adjacent to each
25 other and grouped together in one location on a parcel. The number of lots allowed in
26 any one cluster pod is limited as outlined in SCC 14.18.330(2).
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28 **Conversion, agricultural land:** Any activity that alters the landscape so as to preclude a
29 parcel or a portion of a parcel from the reasonable possibility of agricultural production.
30 This includes the construction of structures or infrastructure or any other alteration which
31 would make agricultural production of a parcel or portion of a parcel technically or
32 economically infeasible. Locating structures within an existing developed area used as a
33 home-site shall not be considered conversion.
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35 **Habitat enhancement and/or restoration project:** any project, including mitigation
36 banks, private projects or public projects, designed to create, restore and/or enhance
37 habitat for fish, birds and/or mammals and includes the alteration of the landscape by
38 excavation or sculpting of soil and/or the alteration of hydrology. This does not include
39 required on-site mitigation projects associated with permitted development activities
40 pursuant to SCC 14.24 or projects consisting exclusively of planting vegetation.
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42 **Land use Lot of Record Certification:** an administrative review process to where the
43 Administrative Official determines if that a lot(s) is a was legally created and eligible for
44 conveyance and/or whether the lot is eligible to be considered for development permits of
45 record and if the Applicant wishes, a determination whether the lot is eligible for
46 residential or nonresidential land uses.

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Lot clustering: ~~the grouping together of reduced size residential lots so that each lot is contiguous with at least 1 other lot. The land not included in the building lots shall remain in non-residential use, such as open space, active recreation, preservation of environmentally sensitive area, or natural resource lands.~~

Lot, corner: a lot situated at the intersection of 2 streets or roads. Both lot lines abutting streets shall be deemed front lot lines.

Lot line, front: the boundary of a parcel adjacent to any street right-of-way, or when a parcel is not contiguous to a street, including panhandle lots, a the boundary containing the dedicated access designated by the applicant. ~~Corner Llots and through lots may have more than 1 front lot line.~~

Lot line, rear: the boundary of a parcel opposite the front lot line. In the case of a triangular lot, it means a line 20 feet in length within the lot parallel to and at the maximum distance from the front lot line. For lots having more than 1 front lot line, the lot line opposite the boundary including the dedicated access shall be considered the rear lot line. ~~Corner and through lot lines shall be considered front lot lines for setback purposes.~~

Ongoing agriculture: the continuation of any existing agricultural activity on Agricultural—Natural Resource lands or Rural Resource—Natural Resource lands, including crop rotations; provided, however, that for lands in RRC-NRL that are subject to the provisions of SCC 14.24.120, any property owner who applies for and receives CaRD approval under SCC 14.18.300 through 14.18.3320 shall, at the time of CaRD approval, automatically be subject to the buffer requirements of SCC 14.24.530 and shall no longer be subject to the provisions of SCC 14.24.120. Activities undertaken for the first time after May 13, 1996, the date Skagit County adopted Ordinance 16156, the Critical Areas Ordinance, do not constitute “ongoing agriculture”; provided, that any lands that were fallow on May 13, 1996, but had been in agricultural production within 5 years prior to May 13, 1996, shall be considered “ongoing agriculture” for purposes of this definition.

Park model trailer: a type of a recreational vehicle that is primarily designed to provide temporary living quarters for recreational, camping or seasonal use that is built on a single chassis mounted on wheels, has a gross trailer area not exceeding 400 square feet (13.75 square meters) in set up mode and is certified by the manufacturer as complying with ANSI A119.5.

Permit Center: the prior name of Skagit County Planning and Development Services Permit Center used prior to January 1, 2005.

Seasonal roadside stand: ~~seasonal roadside stands~~ small retail establishment accessory to an actively-managed, ongoing agricultural operation dedicated exclusively to the sale of agricultural products and agricultural promotional items. produced in Skagit County

93 ~~and at least a~~ A majority portion of the agricultural products must be grown on-site or be
94 a product of the primary agricultural operation located in Skagit County. All ~~nonfood~~
95 agricultural promotional products shall be directly related to the agricultural operation
96 and located solely within the stand. Signage is allowed per SCC 14.16.820.

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98 **Setback, front:** a setback extending across the full width of the lot, ~~at between~~ the
99 required depth, ~~of~~ which shall be measured ~~horizontally and~~ at right angles from the front
100 lot line to a line parallel thereto on the lot. Lots having more than 1 front lot line, as on
101 corner and through lots, shall meet the required front setback for the front lot line that
102 contains the dedicated access, all other front lot lines shall have a setback of 20 feet.

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104 **Setback, rear:** a setback extending across the full width of the lot, ~~at between~~ the
105 required depth, ~~of~~ which shall be measured ~~horizontally and~~ at right angles from the rear
106 lot line to a line parallel thereto on the lot.

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108 **Setback, side:** ~~a building setback extending along the full length of any side property~~
109 line, at the required depth, which shall be measured at right angles from the lot lines to a
110 line parallel thereto on the lot. requirement measured from the side property lines. In
111 eases where the property adjoins a road so as to have 2 front property lines (one running
112 horizontally and the other vertically as on a corner) the side opposite the dedicated access
113 shall be deemed another side setback and the remaining side shall be deemed the side
114 property line. On through lots having 2 front property lines, the property lines connecting
115 the front property lines shall be considered the side property lines.

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117 **Structure:** that which is built or constructed, an edifice or building of any kind, or any
118 piece of work artificially built up or composed of parts joined together in some definite
119 manner excluding fences under 6 feet in height.

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121 **Temporary:** as the term relates to pre-manufactured or site built structures means;
122 occupied and existing on a lot for no more than 180 days during any 12 month period
123 unless otherwise stipulated through official approval.

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125 **Temporary outdoor events:** Commercial use of a property for Any musical, cultural,
126 or social outdoors event held either indoors or out of doors, which occurs less than
127 1 month out of any 12 month period and which attracts 250 or more people in any 1 day.

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129 **Temporary manufactured home:** a the temporary placement of a 1 manufactured home
130 on a parcel with an existing residence to accommodate the housing needs of disabled or
131 elderly family members or to house 1 farm worker and his/her immediate family.
132 Documentation of the need for nearby care or that the nature of the employees work
133 requires said employee to be immediately available to the job site is required by a doctor
134 and/or physician or by the farm owner/lesseeoperator. This second temporary dwelling
135 unit must be removed from the property when the family member or farm employee is no
136 longer using the manufactured home.