

**14.16.030 Districts, maps and boundaries.**

Skagit County is hereby divided into land use districts to carry out the policies and objectives of the Comprehensive Plan. This Chapter describes the limitations and regulations for the use of and construction on properties within each zone. The following table illustrates the relationship between Comprehensive Plan land use designations, allowed residential densities and zoning districts.

\* See SCC 14.16.850(8), General Provisions, for exceptions to the minimum lot size related to siting public safety facilities.

**Table of Land Use Districts**

<b>Comprehensive Plan Land Use Designation</b>	<b>Residential Densities Dwelling units/acre</b>	<b>Zoning District</b>
Rural Village Commercial	Not Applicable	Rural Village Commercial (RVC)
Rural Center	Not Applicable	Rural Center (RC)
Rural Freeway Services	Not Applicable	Rural Freeway Services (RFS)
Small Scale Recreation and Tourism	Not Applicable	Small Scale Recreation and Tourism (SRT)
Cottage Industry/Small Scale Business	Not Applicable	Cottage Industry/Small Scale Business (CSB)
Rural Business	Not Applicable	Rural Business (RB)
Natural Resource Industrial	Not Applicable	Natural Resource Industrial (NRI)
Rural Marine Industry	Not Applicable	Rural Marine Industry (RMI)
<del>Bayview Ridge Industrial</del> <u>Urban Growth Area</u>	Not Applicable	Bayview Ridge Industrial (BR-I)
<del>Bayview Ridge Heavy Industrial</del> <u>Urban Growth Area</u>	Not Applicable	Bayview Ridge Heavy Industrial (BR-HI)
<u>Urban Growth Area</u>	<u>1/5 acres or 1/128<sup>th</sup> of a section unless higher densities are granted through an URDP</u>	<u>Urban Reserve Commercial-Industrial (URC-I)</u>
Aviation Related	Not Applicable	Aviation Related (AVR)
Airport Environs Overlay	Not Applicable	Airport Environs Overlay (AEO)
Rural Intermediate	1/2.5 acres or 1/256 <sup>th</sup> of a section	Rural Intermediate (RI)

Rural Village Residential	1/1 acre or 1/640th of a section with public water & septic or 1/2.5 acres or 1/256th of a section with private water & septic	Rural Village Residential (RVR)
Rural Reserve	1/10 acres or 1/64th of a section or 2/10 acre with CaRD	Rural Reserve (RRv)
Residential	8,400 square feet with public sewer; 12,500 square feet without public sewer	Residential (R)
<u>Urban Growth Area</u>	<u>Not Applicable</u>	<u>Urban Reserve Residential (URR)</u>
Agricultural –Natural Resource Lands	1/40 acres or 1/16th of a section	Agricultural _ Natural Resource Lands (Ag-NRL)
Industrial Forest –Natural Resource Lands	1/80 acres or 1/8th of a section	Industrial Forest _ Natural Resource Lands (IF-NRL)
Secondary Forest –Natural Resource Lands	1/20 acres or 1/32nd of a section	Secondary Forest _ Natural Resource Lands (SF-NRL)
Rural Resource –Natural Resource Lands	1/40 acres or 1/16th of a section or 4/40 acres with CaRD	Rural Resource _ Natural Resource Lands (RRc-NRL)
Mineral Resource Overlay	Not Applicable	Mineral Reserve Overlay (MRO)
<u>Urban Growth Area</u>	<u>Not Applicable</u>	<u>Urban Reserve Public-Open Space (URP-OS)</u>
<u>Public Open Space of Regional/Statewide Importance</u>	Not Applicable	<u>Public Open Space of Regional/Statewide Importance (OSRSI)</u>

12

13 (1) – (2) No change.

1 **14.16.100 Rural Village Commercial (RVC).**

2 (1) No change.

3 (2) Permitted Uses. The following uses that primarily serve the needs of the  
4 surrounding rural population, visitors to the rural area, or natural resource industrial uses  
5 in the rural area:

6 (a) - (g) No change.

7 (h) ~~1~~ Loft living quarters above store fronts;

8 (i) - (r) No change.

9 (3) Administrative Special Uses.

10 (a) - (e) No change.

11 (f) Temporary ~~outdoor~~ events.

12 (g) No change.

13 (4) No change.

14 (5) Dimensional Standards.

15 (a) Setbacks.

16 (i) - (ii) No change.

17 (iii) Accessory structures: Front: 15 feet.

18 Side: 15 feet.

19 Rear: 20 feet.

20 (iv) No change.

21 (b) - (c) No change.

22 (d) Maximum Lot Coverage: ~~Gross building area shall not exceed 50% of the lot~~  
23 ~~area.~~

24 (e) - (g) No change

25 (6) - (7) No change.

- 1 **14.16.110 Rural Center (RC).**  
2 (1) - (2) No change.  
3 (3) Administrative Special Uses.  
4 (a) - (d) No change.  
5 (e) Temporary ~~outdoor~~ events.  
6 (f) No change.  
7 (4) No change.  
8 (5) Dimensional Standards.  
9 (a) Setbacks.  
10 (i) - (ii) No change.  
11 (iii) Accessory structures: Front: 35 feet.  
12 Side: 20 feet.  
13 Rear: If adjacent to an RVR, RI zone, 20 feet, or the height of the back wall of  
14 the building, whichever is greater. Otherwise, the setback shall be equal to the  
15 height of the back wall of the building.  
16 (iv) Setbacks from NRL lands shall be provided per SCC 14.16.810(7).  
17 (b) - (c) No change.  
18 (d) Maximum Lot Coverage: ~~Gross building area shall not exceed 50% of the lot~~  
19 ~~area.~~  
20 (6) No change.

- 1 **14.16.120 Rural Freeway Service (RFS).**  
2 (1) - (2) No change.  
3 (3) Administrative Special Uses.  
4 (a) - (j) No change.  
5 (k) Temporary ~~outdoor~~ events.  
6 (l) No change.  
7 (4) Hearing Examiner Special Uses.  
8 (a) - (c) No change.  
9 (d) ~~Off-road Motorized vehicle use areas and trails recreational facility as~~  
10 authorized by the State.  
11 (e) No change.  
12 (5) Dimensional Standards.  
13 (a) - (c) No change  
14 (d) Maximum Lot Coverage: ~~Gross building area shall not exceed 25% of the lot~~  
15 ~~area.~~  
16 (6) No change

1 **14.16.130 Small Scale Recreation and Tourism (SRT)**

2 (1) No change.

3 (2) Permitted Uses.

4 (a) - (m) No change.

5 (n) Off-road vehicle park use areas and trails as authorized by the State.

6 (o) - (u) No change.

7 (3) No change.

8 (4) Administrative Special Uses.

9 (a) - (f) No change.

10 (g) Retail and wholesale nurseries/greenhouses.

11 (h) Temporary outdoor events.

12 (5) No change.

13 (6) Dimensional Standards.

14 (a) No change.

15 (b) Maximum Size Limits. The entire SRT designated area, whose boundaries are identified  
16 on a single Comprehensive Plan Map Amendment, shall be considered as 1 unit for the  
17 purpose of this calculation and shall be subject to the limits outlined in the following  
18 subsections as a whole.

19 (i) The maximum number of acres that may be devoted to the built environment within an  
20 SRT designation is 20 acres of contiguous developable land. Additional land may be  
21 associated with an SRT-designated area development provided it remains substantially  
22 undeveloped, primarily left in a natural state, and is used for passive recreation purposes  
23 only.

24 (ii) No change.

25 (iii) Retail and service uses shall not exceed 3,000 square feet of gross floor building area per  
26 establishment with not more than and shall be limited to 2 establishments. in any contiguous  
27 zoned SRT district. Storage or other uses that are accessory to the permitted use and do not  
28 exceed 50% of the square footage of the permitted use or a total of 1,500 square feet for any  
29 contiguous zoned SRT district shall also be permitted.

30 (c) No change.

31 (d) Maximum Lot Coverage. Gross building area shall not exceed 5% of the lot area. The  
32 following formula shall be used for calculating lot coverage allowances in the SRT district:  
33 lot coverage = .35 – (acres of SRT ÷ 100), provided that a maximum coverage of 130,680  
34 square feet shall be allowed. The entire SRT designated area, whose boundaries are identified  
35 on a single Comprehensive Plan Map Amendment, shall be considered as 1 unit and shall be  
36 subject to the above stated limit as a whole.

- 1 **14.16.140 Cottage Industry/Small Scale Business (CSB).**
- 2 (1) - (3) No change.
- 3 (4) Administrative Special Uses.
- 4 (a) - (d) No change.
- 5 (e) Temporary ~~outdoor~~ events.
- 6 (f) No change.
- 7 (5) - (8) No change.

- 1 **14.16.150 Rural Business (RB).**  
2 (1) - (2) No change.  
3 (3) Administrative Special Uses.  
4 (a) - (d) No change.  
5 (e) Temporary ~~outdoor~~ events.  
6 (4) No change.  
7 (5) Dimensional Standards.  
8 (a) - (b) No change  
9 (c) Maximum Lot Coverage: ~~Gross building area shall not exceed 50% of the lot~~  
10 ~~area.~~  
11 (6) No change.



1 **14.16.160 Natural Resource Industrial (NRI).**

2 (1) - (3) No change.

3 (4) Administrative Special Uses.

4 (a) - (e) No change.

5 (f) Temporary ~~outdoor~~ events.

6 (g) No change.

7 (5) - (8) No change.

1 **14.16.180 Bayview Ridge Industrial (BR-I).**

2 (1) – (2) No change.

3 (3) Limitations on Permitted Uses in BR-I. Permitted uses shall not include uses that  
4 meet the criteria for an additional special use permit in the BR-HI zone, SCC  
5 14.16.190(6), except if the use meets the criteria for continuation and expansion of an  
6 existing non-conforming use, as follows. Any existing use currently in operation or  
7 for which a complete building permit application has been filed on or before January  
8 23, 1998, shall be allowed to continue, and to expand consistent with the development  
9 standards in SCC 14.16.190(6), below for any expansion, to the limits of the  
10 boundaries of the ~~legal H~~lot of ~~r~~Record that the use is located on, as that ~~legal H~~lot of  
11 ~~r~~Record exists as of the date of the ordinance codified in this Title; provided, that any  
12 expansion shall require a Hearing Examiner special use permit.

13 (4) No change.

14 (5) Administrative Special Uses.

15 (a) - (f) No change.

16 (g) Temporary ~~outdoor~~ events.

17 (h) No change.

18 (6) - (9) No change.

- 1 **14.16.190 Bayview Ridge Heavy Industrial (BR-HI).**
- 2 (1) - (3) No change.
- 3 (4) Administrative Special Uses.
- 4 (a) - (e) No change.
- 5 (f) Temporary ~~outdoor~~ events.
- 6 (g) No change.
- 7 (5) - (9) No change.

1 **14.16.195 Urban Reserve Commercial-Industrial (URC-I).**

2 (1) Purpose. The purpose of the Urban Reserve Commercial-Industrial district is to allow  
3 for limited commercial, industrial, or other nonresidential uses of the land in certain  
4 unincorporated UGAs at lower than urban intensities and without requiring the  
5 provision of urban services and/or utilities. The Urban Reserve Commercial-  
6 Industrial district is also intended to reserve the remainder of the land for more  
7 intensive urban commercial/industrial development in the future. More intensive  
8 development than that allowed under the Urban Reserve Commercial-Industrial  
9 district will require annexation to the appropriate municipality jurisdiction or will  
10 require approval of an urban reserve development permit pursuant to SCC 14.16.910.

11 (2) No change.

12 (3) Administrative Special Uses.

13 (a) - (g) No change.

14 (h) Temporary ~~outdoor~~ events.

15 (i) No change.

16 (4) No change

17 (5) Dimensional Standards. The following dimensional requirements shall apply, unless  
18 the project receives an urban reserve development permit, pursuant to SCC  
19 14.16.910, in which case the development standards, any design review standards,  
20 landscaping, parking, and signage standards from the applicable city code in whose  
21 UGA the project is located shall apply.

22 (a) – (e) No change

23 (f) Maximum Lot Coverage: ~~Gross building area shall not exceed 50% of the lot~~  
24 ~~area.~~

25 (6) – (8) No change

- 1 **14.16.200 Aviation Related (AVR).**
- 2 (1) - (2) No change.
- 3 (3) Administrative Special Uses.
- 4 (a) - (c) No change.
- 5 (d) Temporary ~~outdoor~~ events.
- 6 (e) No change.
- 7 (4) - (7) No change.

1 **14.16.215 Bayview Ridge Urban Growth Area.**

2 (1) – (6) No change.

3 (7) Sanitary Sewer Service in Bayview Ridge UGA. As a condition of development  
4 approval for any of the listed permitted, accessory or special uses, other than for interim  
5 agricultural use, if the property on which a proposed use is located is within 200 feet of  
6 an existing City of Burlington sewer line, the owner must obtain confirmation of sewer  
7 availability from the City of Burlington prior to development approval and must connect  
8 to the existing sewer line. If the proposed use is located beyond that 200-foot limit, the  
9 use may apply for a waiver to operate on an approved holding tank, pursuant to the  
10 requirements of SCC 12.05.130 and 12.05.260 and the Washington State Department of  
11 Health Standards and Guidance for Holding Tank Sewage Systems, in the interim,  
12 subject to the following:

13 (a) – (b) No change.

14 (c) The required holding tank sewage system for the proposed industrial use is  
15 sized for no more than 2 units volume of sewage flow, as defined by SCC  
16 12.05.030 (900 gpd) per 20 acres of existing ~~legal~~ Lot of Record parcel area;  
17 provided, that any existing ~~legal~~ Lot of Record within the Bayview Ridge UGA  
18 smaller than 10 acres as of the date of the ordinance codified in this Section shall  
19 be entitled to construct a holding tank sewage system sized for no more than 1  
20 unit volume of sewage flow (450 gpd), as long as all requirements of Chapter  
21 12.05 SCC can otherwise be met;

22 (8) – (9) No change.

1 **14.16.300 Rural Intermediate (RI).**

2 (1) - (2) No change.

3 (3) Administrative Special Uses.

4 (a)-(d) No change.

5 (e) Temporary ~~outdoor~~ events.

6 (f)-(h) No change.

7 (4) No change.

8 (5) Dimensional Standards.

9 (a) Setbacks.

10 (i) - (iii) Rear: 25 feet.

11 (iv) Accessory: Front: 35 feet.

12 Side: 8 feet, however, a 3-foot setback is permitted for non-residential structures  
13 when the accessory building is a minimum of 75 feet from the front property  
14 line or when there is an alley along the rear property line providing that the  
15 structure is less than 1,000 square feet in size and 16 feet or less in height.

16 Rear: 25 feet, however, a 3-foot setback is permitted for non-residential  
17 structures when the accessory building is a minimum of 75 feet from the front  
18 property line or when there is an alley along the rear property line; providing,  
19 that the structure is less than 1,000 square feet in size and 16 feet or less in  
20 height.

21 (v) No change.

22 (b) - (d) No change.

23 (e) Maximum Lot Coverage: ; ~~Gross building area shall not exceed 35% of the lot~~  
24 ~~area.~~

25 (6) No change.

1 **14.16.310 Rural Village Residential (RVR).**

2 (1) - (2) No change.

3 (3) Administrative Special Uses.

4 (a) - (d) No change.

5 (e) Temporary ~~outdoor~~ events.

6 (f) - (h) No change.

7 (4) No change.

8 (5) Dimensional Standards.

9 (a) Setbacks.

10 (i) - (iii) No change.

11 (iv) Accessory: Front: 35 feet.

12 Side: 8 feet, however, a 3-foot setback is permitted for non-residential structures  
13 when the accessory building is a minimum of 75 feet from the front property  
14 line or when there is an alley along the rear property line; providing, that the  
15 structure is less than 1,000 square feet in size and 16 feet or less in height.

16 Rear: 25 feet, however, a 3-foot setback is permitted for non-residential  
17 structures when the accessory building is a minimum of 75 feet from the front  
18 property line or when there is an alley along the rear property line; providing,  
19 that the structure is less than 1,000 square feet in size and 16 feet or less in  
20 height.

21 (v) No change.

22 (b) - (d) No change.

23 (e) Maximum Lot Coverage: ~~Gross building area shall not exceed 50% of the lot~~  
24 ~~area.~~

25 (6) No change.

26 (7) Special Provisions—Big Lake Rural Village Overlook Golf Course Property. Prior to  
27 the adoption of a Big Lake Rural Village Community Joint Plan, property that is  
28 commonly referred to as the Overlook Golf Course and as depicted on the Big Lake  
29 Rural Village Comprehensive Plan and Zoning map, may be developed (for purposes  
30 of vesting “developed” means the “filing of a complete development application and  
31 payment of all required fees for the proposed development”) at the following  
32 densities:

33 (a) At 1 unit per 5 five acres, or at a lower density, when the following conditions  
34 are is met:

35 (i) ~~The development shall use on-site sewage systems and shall not connect to~~  
36 ~~public sewer (cluster community on-site sewage systems or community drain~~  
37 ~~fields are allowed when health code requirements are met).~~

38 ~~(ii)~~ The development shall use public water.

39 (b) At a density of between 1 unit per 5 acres and 1 unit per 1 acre when all of the  
40 following conditions are met:

41 (i) The development shall be served by a public sewer system. ~~The~~  
42 ~~development shall use on-site sewage systems and shall not connect to public~~  
43 ~~sewer (cluster community on-site sewage systems or community drain fields are~~  
44 ~~allowed when health code requirements are met).~~

45 (ii) The development shall use public water.



46 (iii) The development shall only be permitted as a long CaRD subdivision and  
47 shall be subject to the provisions of the County's CaRD regulations (SCC  
48 14.18.300 through 14.18.330 as now adopted or hereafter amended) that are in  
49 effect at the time of submittal of any complete CaRD subdivision application.

50 (iv) The owner shall design all stormwater facilities and temporary  
51 erosion/sedimentation control systems to ensure no pollution or degradation to  
52 Big Lake. At a minimum, all development shall comply with SCC 14.32 (as  
53 now adopted or hereafter amended).

54 ~~The owner shall have the burden to demonstrate that any proposed development~~  
55 ~~at a density above 1 unit per 5 acres will not result in pollution to Big Lake from~~  
56 ~~on-site sewage systems (minimizing the potential for public exposure to sewage~~  
57 ~~and any adverse effects to public and environmental health) and that stormwater~~  
58 ~~discharge resulting from development activities be controlled and treated using~~  
59 ~~available and reasonable methods of erosion control, flood control, and water~~  
60 ~~quality treatment so that pollution to Big Lake will not at any time exceed the~~  
61 ~~pollution to Big Lake from a new standard subdivision at 1 unit per 5 acres that~~  
62 ~~meets the requirements of Chapters 12.05 and 14.32 SCC (as now adopted or~~  
63 ~~hereafter amended) that are in effect at the time of submittal of any complete~~  
64 ~~CaRD subdivision application.~~

65 (v) The development standards described in Subsections (7)(b)(i) through (iv)  
66 of this Section shall no longer apply if the property becomes part of the Mount  
67 Vernon urban growth area. If that occurs, development shall be governed by the  
68 regulations then in effect. If the Overlook Golf Course property is not developed  
69 prior to the adoption of the Big Lake Rural Village Community Joint Plan, then  
70 the subject property will have the potential to develop at whatever the density is  
71 allowed by the community joint plan. Consideration at that time shall be given  
72 to whether all or part of the property should be inside or outside of the Rural  
73 Village and whether the development standards in Subsections (7)(b)(i) through  
74 (iv) of this Section should or should not be applied to the Overlook Golf Course  
75 property by the community joint plan.

- 1 **14.16.320 Rural Reserve (RRv).**  
2 (1) No change  
3 (2) Permitted Uses.  
4 (a) - (c) No change.  
5 ~~(d) Campground, primitive.~~  
6 (d)(e) Co-housing, as part of a CaRD, subject to SCC 14.18.300 through 14.18.330.  
7 (e)(f) Cultivation, harvest and production of forest products or any forest crop, in  
8 accordance with the Forest Practice Act of 1974, and any regulations adopted  
9 pursuant thereto.  
10 (f)(g) Detached single-family dwelling units.  
11 (g)(h) Family day care provider.  
12 (h)(i) Home Based Business 1.  
13 (i)(j) Residential accessory uses.  
14 (j)(k) Wine tasting room.  
15 (3) Administrative Special Uses.  
16 (a) Bed and breakfast, subject to SCC 14.16.900 (3)(c).  
17 (b) Campground, primitive.  
18 (c)(b) Minor utility developments.  
19 (d)(e) Parks, specialized recreational facility.  
20 (e)(d) Temporary manufactured home.  
21 (f)(e) Temporary ~~outdoor~~ events.  
22 (g)(f) Trails and primary and secondary trailheads.  
23 (h)(g) Expansion of existing major public uses up to 3,000 square feet.  
24 (i)(h) Minor public uses.  
25 (4) Hearing Examiner Special Uses.  
26 (a) - (v) No change.  
27 (w) Off-road vehicle ~~park~~ use areas and trails as authorized by the State.  
28 (x) - (mm) No change.  
29 (5) Dimensional Standards.  
30 (a) No change.  
31 (b) Setbacks, Accessory Structure.  
32 (i) Front: 35 feet.  
33 (ii) Side: 8 feet, a 3-foot setback is permitted from the side and rear lots for non-residential  
34 structures when the accessory building is a minimum of 75 feet from the front property  
35 line or when there is an alley along the rear property line, 20 feet from the street  
36 right-of-way.  
37 (iii) Rear: 25 feet, a 3-foot setback is permitted from the side and rear lots for non-  
38 residential structures when the accessory building is a minimum of 75 feet from the  
39 front property line or when there is an alley along the rear property line.  
40 (c) - (g) No change.  
41 (6) No change.

1 **14.16.330 Residential District (R).**

2 (1) - (5) No change.

3 (6) Dimensional Requirements.

4 (a) No change.

5 (b) Setbacks.

6 (i) No change.

7 (ii) Accessory Structures.

8 (A) No change.

9 (B) Side: 8 feet, a 3-foot setback is permitted for non-residential structures from the side  
10 and rear lot lines when the accessory building is a minimum of 75 feet from the front  
11 property line or when there is an alley along the rear property line provideding that the  
12 structure is 1,000 square feet or less in size and 16 feet or less in height.

13 ~~(C) A side yard setback of 20 feet is required for all accessory buildings when the side~~  
14 ~~property line is adjacent to a street right-of-way.~~

15 ~~(C)(D)~~Rear yard: 25 feet, a 3-foot setback is permitted for non-residential structures from the  
16 side and rear lot lines when the accessory building is a minimum of 75 feet from the  
17 front property line or when there is an alley along the rear property line provideding  
18 that the structure is 1,000 square feet or less in size and 16 feet or less in height.

19 (iii) No change.

20 (c) - (d) No change.

21 (7) No change.

1 **14.16.370 Urban Reserve Residential (URR).**

2 (1) Purpose. The purpose of the Urban Reserve Residential district is to allow for the residential  
3 use of land in certain unincorporated ~~municipal~~ UGAs at lower than urban densities and without  
4 requiring the provision of urban services and/or utilities. It is also intended to reserve the  
5 remainder of the land for more intensive urban residential development in the future. More  
6 intensive development than that allowed under the Urban Reserve Residential district requires  
7 annexation to the appropriate city jurisdiction or requires approval of an urban reserve  
8 development permit pursuant to SCC 14.16.910.

9 (2) No change.

10 (3) Administrative Special Uses.

11 (a)-(f) No change.

12 (g) Temporary ~~outdoor~~ events.

13 (h) No change.

14 (4) No change.

15 (5) Dimensional Requirements. The following dimensional requirements shall apply, unless the  
16 project receives an urban reserve development permit, pursuant to SCC 14.16.910, in which case  
17 the development standards, any design review standards, landscaping, parking and signage  
18 standards from the applicable city code in whose UGA the project is located shall apply.

19 (a) No change.

20 (b) Setbacks, Accessory Structures.

21 (i) No change.

22 (ii) Side: 8 feet, a 3-foot setback is permitted for non-residential structures from the side  
23 ~~and rear lot lines~~ when there is an alley along the rear property line provideding that the structure  
24 is 1,000 square feet or less in size and 16 feet or less in height.

25 (iii) Rear: 10 feet, a 3-foot setback is permitted for non-residential structures from the side  
26 ~~and rear lot lines~~ when there is an alley along the rear property line provideding that the structure  
27 is 1,000 square feet or less in size and 16 feet or less in height.

28 (c) No change.

29 (d) Maximum building height: 30 feet, or shall conform to the Skagit County Building  
30 Code.

31 (i) Height Exemptions. Flagpoles, ham radio antennas, church steeples and fire towers are  
32 exempt. The height of personal wireless services towers are regulated in SCC 14.16.720.

33 (e) - (h) No change.

34 (6) No change.

35 (7) Mobile Homes and Manufactured Housing in URR Zone. Mobile homes and manufactured  
36 housing units in the URR zone, that are not located within a sales lot, or are not specifically  
37 authorized by Subsection ~~(4)~~ (3)(f) of this Section, shall meet the requirements for a “designated  
38 manufactured home” set forth in RCW 35.63.160(2) and 35A.63.160(2), set forth in Subsections  
39 (7)(a) through (d) of this Section and shall further comply with the additional requirements  
40 authorized by RCW 36.01.255, set forth in Subsections (7)(e) and (f) of this Section.

41 (a) - (f) No change.

42 (8) No change.

1 **14.16.400 Agricultural—Natural Resource Lands (Ag-NRL).**

2 (1) Purpose. The purpose of the Agricultural—Natural Resource Lands district is to provide land  
3 for continued farming activities, conserve agricultural land, and reaffirm agricultural use,  
4 activities and operations as the primary use of the district. Non-agricultural uses are allowed only  
5 as accessory uses to the primary use of the land for agricultural purposes. The district is  
6 composed mainly of low flat land with highly productive soil and is the very essence of the  
7 County’s farming heritage and character.

8 (2) Permitted Uses.

9 (a) - (f) No change.

10 (g) Family day care provider as defined in Chapter 14.04 SCC, provided that no conversion of  
11 agricultural land is allowed.

12 (h) - (j) No change.

13 ~~(k) Impoundments that function as m~~Manure lagoons, irrigation ponds, on-site wetland  
14 ~~enhancement/restoration projects or other on-site resource management based ponds.~~

15 (l) Cultivation Management and harvest of any forest products or forest crop and ~~the usual~~  
16 necessary accessory buildings.

17 (m) - (n) No change.

18 (o) Single-family detached residential dwelling unit and residential accessory uses, when  
19 accessory to an agricultural use and provided that no conversion of agricultural land is allowed  
20 for accessory uses.

21 (p) Water diversion structures and impoundments related to resource management ~~and on-site~~  
22 ~~wetland restoration/enhancement projects.~~

23 (q) No change.

24 (3) Administrative Special Uses.

25 (a) Agricultural slaughtering facilities.

26 ~~(a)~~Bed and breakfast, subject to SCC 14.16.900 (3)(c), provided the use is accessory to an  
27 actively-managed, ongoing agricultural operation and no new structures are constructed outside  
28 of the home for lodging purposes.

29 ~~(b)~~Expansion of an existing major or minor utility or public use; provided, that the expansion is  
30 designed to utilize the minimum amount of resource lands necessary and meets item (i) or (ii) as  
31 well as item (iii) of the following requirements:

32 (i) - (iii) No change.

33 ~~(d)~~Greenhouse operations not otherwise permitted in SCC 14.16.400(2)(e). Greenhouses  
34 operating in the Ag-NRL zone as an administrative special use, should they cease operation,  
35 shall be required to return the land to its former state or otherwise place the land in agricultural  
36 production.

37 ~~(d)~~Minor public uses related to the provision of emergency services where there is no other  
38 viable parcel or non-resource designated land to serve the affected area. Applicants shall  
39 demonstrate the need to locate the use in the natural resource land. Analysis of alternatives to the  
40 development of the use within the natural resource land must be provided.

41 ~~(e)~~Minor utility developments including those that are a necessary part of a salmon recovery or  
42 enhancement project pursuant to SCC 14.24.130, including stormwater management projects,  
43 where there is no other viable parcel of non-agricultural land to locate the ~~salmon recovery or~~  
44 ~~enhancement~~ project.

45 (fg) Personal wireless services towers, subject to SCC 14.16.720.

46 (gh) Seasonal roadside stands not exceeding 300 2,000 square feet, except as allowed in (2)(n)  
47 above.

48 (hi) Temporary manufactured homes ~~as permitted in SCC 14.16.900(3)(b),~~ provided that no  
49 conversion of agricultural land is allowed.

50 (ij) Temporary ~~outdoor~~ events related to agricultural production and provided that no agricultural  
51 land is converted and no permanent structures are constructed.

52 (jk) Trails and primary and secondary trailheads.

53 (k) ~~Agricultural slaughtering facilities.~~

54 (4) Hearing Examiner Special Uses.

55 (a) - (b) No change.

56 (c) Habitat enhancement and/or restoration projects.

57 (ed) Home Based Business 2, provided the use is accessory to an actively-managed, on-going  
58 agricultural operation and no conversion of agricultural land is required to accommodate the  
59 business activity.

60 (d) ~~If located within a designated mineral resource overlay, extracting and processing mineral~~  
61 ~~resources.~~

62 (e) - (g) No change.

63 (h) Outdoor outfitters enterprises as defined in Chapter 14.04 SCC that remain incidental to the  
64 primary use of the property for agriculture, result in no ~~net loss~~ conversion of agricultural land  
65 soil; and provided, that temporary lodging, etc., as regulated in SCC 14.16.900(3)(d) is  
66 prohibited.

67 (i) No change.

68 (j) Seasonal roadside stands not exceeding 5,000 square feet, except as allowed in (2)(n) and  
69 (3)(h) above.

70 (jk) Shooting club (outdoor), with no associated enclosed structures allowed except as needed for  
71 emergency communications equipment; and provided, that no conversion of agricultural land is  
72 allowed net loss of agricultural soil is associated with the use).

73 (kl) Temporary asphalt/concrete batching as defined and limited in Chapter 14.04 SCC, provided  
74 there is no other viable parcel of non-resource designated land to serve the purpose.

75 (5) Dimensional Standards.

76 (a) Setbacks.

77 (i) Residential.

78 (A) Front: 35 feet minimum, 200 feet maximum from public road. If a parcel is located such that  
79 no portion or developable portion of the property is within 200 feet of a public road, the  
80 maximum 200 foot setback shall be measured from the front property line. The Mmaximum  
81 setback may be waived by the Planning and Permit Center Development Services where critical  
82 areas, preventing the placement of residential structures, are located within the 200 foot setback  
83 area. feet of the road, preventing the placement of a house within the setback area. The  
84 maximum setback may also be waived by the Planning and Permit Center Development Services  
85 in cases where nonfloodplain or nonprime agricultural land is located on the lot outside of the  
86 setback area, which would provide for a more appropriate placement of a house residential  
87 structures. In cases where a residence exists outside the setback area, residential accessory  
88 structures may be placed outside the setback area if located in accordance with the siting criteria  
89 outlined in subsection (6) below.

90 (B) - (D) No change.

91 (ii) No change.

92 (b) - (c) No change.  
93 (6) Siting Criteria. In addition to the dimensional standards describe in subsection (5) above,  
94 new, non-agricultural structures shall be required to comply with the following provisions.  
95 (a) Siting of all structures in the Agricultural - Natural Resource Lands district shall minimize  
96 potential impacts on agricultural activities.  
97 (b) When no structures or no compatible structures exist on the subject property or adjacent  
98 properties, new Sstructures shall be located in a corner at the edge of the property, either adjacent  
99 to the road or next to an interior lot line and all development including but not limited to  
100 structures, parking areas, driveways, septic systems and landscaping shall be contained within an  
101 area of not more than 1 acre.  
102 (c) When structures exist on the subject property or adjacent properties, siting of new structures  
103 shall comply with the following prioritized techniques:  
104 (i) Locate new structure(s) ~~in the same ownership~~ within the existing, developed area of adjacent  
105 to an existing any compatible structure(s) in the same ownership; and utilize the existing sharing  
106 a common access road.  
107 (ii) When the provisions of Subsection (6)(c)(i) of this Section are not ~~practical possible~~, locate  
108 new structure(s) within the existing, developed area of adjacent to an existing any compatible  
109 structure in the same ownership.  
110 (iii) When the provisions of Subsection (6)(c)(i) or (6)(c)(ii) of this Section are not  
111 ~~practical possible~~, site new structure(s) to achieve minimum distance from any existing  
112 compatible structure on either the subject property or an adjacent property.  
113 (7) No change.

- 1 **14.16.410 Industrial Forest—Natural Resource Lands (IF-NRL).**  
2 (1) - (2) No change.  
3 (3) Permitted Uses.  
4 (a) – (b) No Change.  
5 (c) Single-family residential dwellings, together with the usual accessory buildings and  
6 uses only when all of the following criteria are met:  
7 (i) No Change  
8 (ii) The residence is located within the existing, as of July 26, 2005, boundaries of a  
9 fire district.  
10 (iii) – (viii) No Change.  
11 (d) – (p) No Change.  
12 (4) Administrative Special Uses.  
13 (a) - (c) No Change.  
14 (d) Temporary ~~outdoor~~ events related to the resource use as long as no permanent  
15 structures are constructed.  
16 (e) No change.  
17 (5) - (7) No change.



1 **14.16.420 Secondary Forest—Natural Resource Lands (SF-NRL).**

2 (1) - (2) No change.

3 (3) Administrative Special Uses.

4 (a) - (g) No change.

5 (h) Temporary ~~outdoor~~ events related to resource management, provided no permanent  
6 structures are constructed.

7 (i) Temporary manufactured home.

8 (j)(i) Trails and primary and secondary trailheads.

9 (4) - (6) No change.

1 **14.16.430 Rural Resource—Natural Resource Lands (RRc-NRL).**

2 (1) No change.

3 (2) Permitted Uses.

4 (a) – (b) No change.

5 (c) Agricultural processing facilities.

6 (d)(e) Aquaculture.

7 (e)(d) Campground, primitive as long as there is no conversion of resource land and the  
8 campground does not interfere with resource management.

9 (f) Commercial greenhouse operations that are an integral part of a local soil-based  
10 commercial agriculture operation.

11 (g)(e) Commercial uses supporting resource uses, such as packing, first stage processing and  
12 processing that provides added value to resource products as long as there is no permanent  
13 conversion of the forest land.

14 (h) Individual or multiple farm composting as an incidental agricultural operation to a  
15 working farm with no net loss of soil. The composting operation shall be managed according to  
16 an approved nutrient management plan in conjunction with the local Conservation District and  
17 Natural Resources Conservation Service (NRCS) standards and all applicable environmental,  
18 solid waste, access and health regulations. Such use shall not generate traffic uncommon to a  
19 farm operation.

20 (i)(f) Cultivation and harvest of forest products or any forest crop in accordance with the  
21 Forest Practices Act and any regulations adopted pursuant thereto.

22 (j)(g) Detached single-family residential dwelling.

23 (k)(h) Extraction of gravel and rock for road and trail construction and maintenance  
24 purposes, and the operation of rock crushers, all providing the material is used within the Rural  
25 Resource—Natural Resource Lands Zone, or on same forest owners' property, on 3 acres or less.

26 (l)(i) Family day care provider.

27 (m) Farm-based business carried on exclusively by a member or members of a family  
28 residing on the farm and employing no more than 3 nonresident full-time equivalent employees.

29 (n)(j) Historic sites open to the public that do not interfere with the management of forest  
30 land.

31 (o)(k) Home Based Business 1.

32 (p)(l) On-site sorting, bagging, storage, and similar wholesale processing activities of  
33 agricultural products that are predominantly grown on-site or produced principally from the  
34 entire commercial farm operation. Such activities shall be limited to those which are integrally  
35 related to the agricultural production and harvesting process.

36 (q) Operation of scaling stations, log dumps and sorting areas, and forest industry residue  
37 dumping areas; provided, that any such use within 1,000 feet of any residential use zone, park, or  
38 recreation area shall be temporary and less than 12 months' duration.

39 (r)(m) Operation of sawmills, chippers, shake and shingle mills, forest industry  
40 equipment maintenance buildings, and storage yards; provided, that such uses are temporary and  
41 are located on the property for no longer than 12 months' duration.

42 (s)(n) Residential accessory structures.

43 (t)(o) Temporary roadside stands not exceeding 300 square feet.

44 (u)(p) Water diversion structures and impoundments related to resource management  
45 and on-site wetland restoration/enhancement projects.

46 (3) Administrative Special Uses.

47 (a) Agricultural slaughtering facilities.  
48 ~~(b)(a)~~ Animal clinic/hospital if accessory to the existing resource base; provided, that  
49 any structures are placed in currently developed areas and no land is taken out of resource  
50 production.  
51 ~~(c)(b)~~ Bed and breakfast, subject to SCC 14.16.900 (3)(c), provided no new structures  
52 are constructed or expanded in building footprint outside of the home for lodging purposes.  
53 ~~(d)(e)~~ Expansion of existing major or minor utility or public uses; provided, that the  
54 expansion is designed to minimize the amount of resource lands utilized and meets item (i) or (ii)  
55 as well as item (iii) of the following requirements:  
56 (i) It is located within the existing building envelope which may include the required  
57 landscaping of the existing use;  
58 (ii) It will be sited on existing impervious surface or within existing right-of-way;  
59 (iii) The applicant has proven that there is no other viable alternative to providing the  
60 expansion on non-natural resource lands.  
61 (e) Greenhouse operations not otherwise permitted in SCC 14.16.400(2)(e). Greenhouses  
62 operating in the Ag-NRL zone as an administrative special use, should they cease operation,  
63 shall be required to return the land to its former state or otherwise place the land in agricultural  
64 production.  
65 ~~(f)(d)~~ Minor public uses related to the provision of emergency services where there is no  
66 other viable parcel or non-resource designated land to serve the affected area. Applicants shall  
67 demonstrate the need to locate the use in the natural resource land. Analysis of alternatives to the  
68 development of the use within the natural resource land must be provided.  
69 ~~(g)(e)~~ Minor utility developments.  
70 ~~(h)(f)~~ Personal wireless services towers, subject to SCC 14.16.720.  
71 ~~(i)(g)~~ Retail and wholesale nurseries/greenhouses, provided there is no permanent conversion  
72 of resource lands.  
73 ~~(j)(h)~~ Riding clubs and stables if accessory to the existing resource base and no new  
74 structures are constructed.  
75 ~~(k)(i)~~ Seasonal roadside stands greater than 300 square feet.  
76 ~~(l)(j)~~ Temporary outdoor events, provided no permanent structures are constructed.  
77 (m) Temporary manufactured home.  
78 ~~(n)(k)~~ Trails and primary and secondary trailheads.  
79 (4) Hearing Examiner Special Uses.  
80 (a) - (h) No change.  
81 (i) Manure Lagoons for livestock and poultry waste, which shall follow construction and  
82 management guidelines to be set forth by the Agricultural Advisory Board.  
83 (j) - (q) No change.  
84 (r) Temporary asphalt/concrete batching as defined and limited in Chapter 14.04 SCC,  
85 provided there is no other viable parcel of non-resource designated land to serve the purpose.  
86 (5) - (6) No change.

1 **14.16.440 Mineral Resource Overlay (MRO).**

2 (1) - (5) No change.

3 (6) Accessory Uses. All Accessory uses permitted in the underlying zone are allowed in the  
4 MRO, normally associated and in conjunction with a permitted use stated in Subsection (5) are  
5 permitted in the MRO.

6 (7) – (10) No change.

1 **14.16.450 Urban Reserve Public-Open Space (URP-OS).**

2 (1) Purpose. The purpose of the Urban Reserve Public-Open Space district is to allow for the  
3 dedication or use of land for public purposes, open space, recreation, the development of  
4 recreational facilities, the enjoyment of scenic amenities, and the protection of environmentally  
5 sensitive areas in certain unincorporated UGAs. More intensive uses will require annexation to  
6 the appropriate ~~municipality~~jurisdiction, or approval of an urban reserve development permit  
7 pursuant to SCC 14.16.910.

8 (2) No change.

9 (3) Administrative Special Uses.

10 (a) - (h) No change.

11 (i) Temporary ~~outdoor~~ events.

12 (j) No change.

13 (4) No change.

14 (5) Dimensional Standards. The following dimensional requirements shall apply, unless the  
15 project receives an urban reserve development permit, pursuant to SCC 14.16.910, in which case  
16 the development standards, any design review standards, landscaping, parking, and signage  
17 standards from the applicable city code in whose UGA the project is located shall apply.

18 (a) – (e) No change

19 (d) Maximum Lot Coverage: ~~Gross building area shall not exceed 50% of the lot area.~~

20 (6) – (8) No change.

1 **14.16.500 Public Open Space of Regional/Statewide Importance (OSRSI).**

2 (1) Purpose. The purpose of the Public Open Space district is to provide a zoning designation for  
3 lands in public ownership that are dedicated or reserved for public purposes or enjoyment for  
4 recreation, scenic amenities, or for the protection of environmentally sensitive areas. This  
5 district encompasses public open space having Statewide and regional importance. For  
6 example, Deception Pass, Bayview, Larrabbe, Rasar and Rockport ~~the following~~ State  
7 ~~p~~Parks are designated in this zoning designation: Bayview, Publicly owned portions of  
8 Burrows ~~sugh~~s Island, Cypress Island, ~~Deception Pass~~, Hope Island, Huckleberry Island, Ika  
9 Island, ~~Larrabbe, Rasar, Rockport~~, Saddlebag Island, and Skagit Island are also included.  
10 Also, Glacier Peak Wilderness, Noisy Diobsud ~~Wilderness~~National Park, Mount Baker  
11 National Forest, portions of the Northern State Recreation Area, PUD #1 Judy Reservoir,  
12 North Cascades National Park, Ross Lake National Recreation Area, ~~Ross Lake National~~  
13 ~~Recreation Area~~, City of Seattle City Light dam-mitigation lands, WA Department of Natural  
14 Resources Natural Resource Conservation Areas and Natural Area Preserves and Skagit  
15 Wildlife Refuge are included in this district.

16 (2) No change.

17 (3) Permitted Uses.

18 (a) – (c) No change.

19 (d) Caretaker ~~Single-family~~ dwelling unit for on-site resident park manager  
20 accessory to the primary public use.

21 (e) No change.

22 (4) Administrative Special Uses.

23 (a) - (l) No change.

24 (m) Temporary ~~outdoor~~ events.

25 (n) - (o) No change.

26 (5) - (7) No change.

1 **14.16.700 ZoningSpecial use matrix.**

2 A matrix is available at ~~the Planning and Permit Center~~ Planning and Development Services  
3 showing the various ~~special~~-uses allowed in ~~various~~ each zones. This matrix is intended as an aid  
4 to provide a general understanding about the ~~special~~ uses, including special uses, which may be  
5 allowed in specific zones. The matrix does not include detailed requirements, ~~which~~ those are  
6 instead reflected in the text of various ~~the zone~~sections of this chapter. (Ord. 17938 Attch. F  
7 (part), 2000)

1 **14.16.710 Accessory dwelling units.**

2 (1) Requirements for Accessory Dwelling Units. 1 accessory dwelling unit is permitted as  
3 accessory to an existing single-family dwelling; provided, that the following requirements are  
4 met, except as may be further restricted by the connection limitation in SCC 14.16.920, Similk  
5 Beach LAMIRD:

6 (a) No change.

7 (b) No more than 1 family ~~as defined in the Uniform Building Code~~ shall be  
8 allowed to occupy an accessory dwelling unit.

9 (c) – (d) No change

10 (e) Location. The accessory dwelling unit may be attached to, included within the  
11 principal unit of the single-family dwelling, or located in a detached structure. All  
12 requirements of the Uniform Building Code regarding fire separation shall be met.

13 (i) No recreational vehicle, including park model trailers, shall be allowed as an  
14 accessory dwelling unit.

15 (ii) Any accessory dwelling unit included within a primary residence shall have no  
16 interconnected interior spaces.

17 (iii) All accessory dwelling units shall contain provisions for eating, sleeping, cooking  
18 and sanitation.

19 (f) - (k) No change.



1 **14.16.810 Setback requirements.**

2 (1) - (6) No change

3 (7) Parcels of land outside of and immediately adjacent to Natural Resource Lands (Rural  
4 Resource- NRL, Agriculture-NRL, Industrial Forest-NRL, Secondary Forest-NRL, and Mineral  
5 Resource Overlay Zones) shall observe a minimum building setback of 200 feet from such  
6 Natural Resource Lands. This setback may be waived if the Applicant for the building permit on  
7 the adjacent non-resource land acknowledges in writing the possible occurrence of agricultural,  
8 forestry, or mining activity on the adjacent property and waives, in writing, for all current and  
9 future owners, any claim for damages that may occur to the building or occupants because of  
10 such activities which are conducted in accordance with applicable state regulations. In the case  
11 of Agricultural-NRL and Industrial Forest-NRL lands, this waiver must also be approved by the  
12 owner of the adjacent Agricultural-NRL and Industrial Forest-NRL lands. The acknowledgement  
13 and waiver discussed herein shall be recorded by the Applicant with the County Auditor. In  
14 addition, the Planning and Development Services ~~Permit Center~~ may administratively reduce  
15 setbacks for lots where the lot's size and configuration would otherwise preclude reasonable  
16 development of the property.

17 (8) No change

1 **14.16.830 Landscaping requirements.**

2 (1) No change.

3 (2) Applicability. An approved landscape plan is required for any new commercial or industrial  
4 building, ~~or special use, or subdivision (as required by Chapter 14.18)~~ application. Plans for  
5 projects including 2,000 square feet or more of landscaping over the entire development area  
6 shall be prepared by a licensed landscape architect or Washington State Certified Nurseryman.  
7 There are different requirements depending on the proposed use associated with a residential or  
8 commercial/industrial zoning district outlined in subsection (4) below.

9 (3) Application Procedures.

10 (a) Submittal. Conceptual Landscape plans shall be submitted to ~~the~~ Planning and ~~Permit~~  
11 ~~Center~~ Development Services with the initial project application. An approved plan ~~is~~ will be  
12 required prior to the issuance of a building permit prior to final project approval. Plans shall  
13 be drawn to scale showing the location of buildings, above and below ground utilities, and  
14 the location, quantities and sizes of proposed plants and other proposed materials in the  
15 landscape area. Potential conflicts between landscaping and utilities shall be minimized or  
16 avoided.

17 ~~(b) Appeal. Any Applicant may appeal the decision of the reviewer pursuant to a Level I~~  
18 ~~process in Chapter 14.06 SCC (Permit Procedures).~~

19 (4) – (5) No change.

1 **14.16.840 Performance standards.**

2 (1) - (4) No change.

3 (5) Noise. ~~On-site sound levels are not to exceed levels established by noise control regulations~~  
4 ~~of the Department of Labor and Industries. Unless additional regulations are adopted by Skagit~~  
5 County pertaining to noise emissions, the Mmaximum permissible environmental noise levels to  
6 be emitted to adjacent properties are not to exceed levels of the environmental designations for  
7 noise abatement (EDNA) as established by the State of Washington, Department of Ecology as  
8 now exist in WAC 173-60, or as hereafter amended; provided, that EDNA classifications will  
9 conform to certain zone designations established under this Title as follows:

10 (a) Class A EDNA: Residential Use Zones (RI, RVR, RRv, R, URR);

11 (b) Class B EDNA: Commercial Zones (RVC, RC, RFS, SRT, CSB, RB, BR-I, ~~BR-HI~~, AVR,  
12 URC-I), Public Use Zones OSRSI and URP-OS; ~~and~~

13 (c) Class C EDNA: Industrial Zones (NRI, RMI, BR-HI), Forestry Zones (IF-NRL, SF-NRL,  
14 RRc-NRL), Agricultural Zone (Ag-NRL). (Ord. 17938 Attch. F (part), 2000)

1 **14.16.850 General provisions.**

2 (1) No change.

3 (2) There shall be no more than 1 primary dwelling unit and 1 accessory dwelling unit per lot of  
4 record.

5 (a) Recreational vehicles, including park model trailers, will not be considered as dwelling units,  
6 shall only be occupied on a temporary basis and shall be limited to 1 occupied vehicle per lot of  
7 record.

8 (3) No change.

9 (4) Development of Lots of Record.

10 (a) – (e) No change.

11 (f) Reasonable Use.

12 (i) Variances from the requirements of this Section shall not be considered. However, if a  
13 substandard lot of record in the Rural Reserve, Rural Intermediate, Rural Village Residential or  
14 Urban Reserve Residential zones does not meet any of the exceptions in Subsection (4)(c) of this  
15 Section, the lot owner may request that the County further evaluate the lot for a reasonable use  
16 exception pursuant to this Subsection. Issuance of a reasonable use exception shall allow the lot  
17 owner to apply for residential development permits on the lot. Reasonable use exceptions shall only  
18 be issued if the lot owner can demonstrate the following:

19 (A) - (B) No change.

20 (C) The proposed use does not require extension of, or installation of, urban levels of service outside  
21 of an urban growth area.

22 Lots included in a plat shall not be required to be combined with unplatted land or lots in separate  
23 plats for the purposes of qualifying under this Subsection. Lots where ownership of one or more  
24 contiguous lots has been transferred since July 1, 1990, shall not be considered as held in common  
25 ownership if the segregation(s) occurred in compliance with all zoning and aggregation provisions in  
26 effect at the time of transfer.

27 (ii) - (iii) No change.

28 (5) No change.

29 (6) Nonissuance of Building Permits Outside of a Fire District.

30 (a) No Change.

31 (b) Exceptions.

32 (i) – (ii) No change.

33 (iii) Outside of a fire district, with the exception of lands zoned Industrial Forest-Natural Resource Lands,  
34 a single-family dwelling or accessory building permit may be applied for if it meets all of the following or  
35 comparable alternative fire protection requirements as determined by the Fire Marshal:

36 (A) The lot was a legal lot of record prior to the adoption of interim controls on June 11, 1990.

37 (B) – (G) No change.

38 (iv) No change.

39 (7) Except lots restricted by SCC 14.18.700(2)(c)(ii), ~~W~~when a lot has multiple zoning designations,  
40 then each separately zoned portion of the lot may be developed, subdivided, or used consistent with  
41 the applicable zoning district's use regulations provided that each separately zoned portion of the lot  
42 meets all applicable Skagit County Code requirements and either meets the minimum lot size for the  
43 zoning district or at least 1 exemption listed in SCC 14.16.850(4)(c), other than (4)(c)(i). Any  
44 subdivisions allowed under this provision shall occur on the zoning line and shall not result in any  
45 lots with multiple zoning designations. In cases where a 1 or more separately zoned portion(s) of a  
46 lot do not meet 1 of the exemptions required above, is smaller than the minimum lot size of the  
47 applicable zone, that those portion(s) of the lot may still be segregated, but will not be considered for  
48 any development permits unless otherwise allowed in SCC 14.16.850(4)(d)-(e) or an approved  
49 Reasonable Use Exception pursuant to SCC 14.16.820(4)(f). –as long as the requirements of

50 ~~Chapters 12.05 and 12.48 SCC (except SCC 12.05.210(4)(e)) are met.~~ An owner of a lot with  
51 multiple zoning designations may request that the County review the current zoning designations  
52 and, if possible, process a County-initiated Comprehensive Plan Amendment to reflect a single  
53 zoning designation on the property.  
54 (8) No change.  
55 (9) Existing mobile home parks shall be regulated pursuant to SCC 12.24.

- 1 **14.16.880 Nonconforming uses and structures.**  
2 (1) – (2) No change.  
3 (3) Enlargement, Alteration, Reconstruction of Nonconforming Buildings and Structures.  
4 The following items (3)(a) and (b)) outline requirements for routine maintenance,  
5 reconstruction/replacement after damage by fire, natural disaster, or other calamity, and  
6 structural repairs needed to maintain a building or structure in a safe structural condition:  
7 (a) - (b) No change.  
8 (c) Additions to non-conforming structures that meet all applicable zoning dimensional standards  
9 shall not be considered an enlargement under this Subsection.  
10 (4) – (6) No change.

1 **14.16.900 Rezone and sSpecial use permit requirements.**

2 ~~(1) Rezones.~~

3 ~~(a) All rezones shall be processed in conjunction with Comprehensive Plan amendments.~~  
4 ~~The procedures for application, notice, etc., shall follow those for the Comprehensive~~  
5 ~~Plan, which are found in SCC 14.08.020.~~

6 ~~(b) Additional Submittal Requirements for Rezones.~~

7 ~~(i) A detailed statement of how the proposal meets the applicable approval criteria; and~~

8 ~~(ii) A 1 inch equals 100 feet map showing the subject property and property lines and~~  
9 ~~land use designations for all properties within 500 feet of the site.~~

10 ~~(c) Additional Approval Criteria for Rezones.~~

11 ~~(i) The property can meet the detailed standards in Chapter 14.16 SCC applicable to the~~  
12 ~~proposed zone.~~

13 ~~(ii) For rezones from a commercial zone to RI, RVR, and RRv, all vacant lots within the~~  
14 ~~proposed rezones shall be consolidated.~~

15 ~~(iii) All Comprehensive Plan amendments/rezones to a commercial or industrial zone~~  
16 ~~shall require a development project be commenced for the entire redesignated/rezoned~~  
17 ~~area within 2 years of the redesignation/rezone, unless development is phased. For the~~  
18 ~~purposes of this Section, "commenced" shall mean either 1) a commercial or industrial~~  
19 ~~operation permitted by the redesignation/rezone has been established or 2) a complete~~  
20 ~~building permit has been filed with the Planning and Permit Center for the principal~~  
21 ~~building which will allow the commercial or industrial operation. Upon building permit~~  
22 ~~approval, the principal building shall be completed (i.e., final inspections completed)~~  
23 ~~within 3 years. Those portions of the redesignated/rezoned property which are not~~  
24 ~~included within the development area and where the above timeframes are not met shall~~  
25 ~~automatically revert to the original designation and zoning, unless a phasing plan is~~  
26 ~~approved pursuant to Subsections (1)(c)(iii)(A) and (B) of this Section. For purposes of~~  
27 ~~this Subsection, "development area" shall mean all portions of the site needed to meet~~  
28 ~~UDC requirements, such as lot coverage and setbacks.~~

29 ~~(A) If an applicant desires to phase development of a commercial or industrial rezoned~~  
30 ~~property, a phasing plan shall be submitted and reviewed as part of the Comprehensive~~  
31 ~~Plan amendment/rezone application. When an amendment/rezone includes a phasing~~  
32 ~~plan, the initial phase shall be commenced and completed within the timeframes~~  
33 ~~articulated above. Subsequent phases shall be commenced and/or constructed within the~~  
34 ~~timeframes established in the phasing plan, or within a 6-year period. Otherwise, the~~  
35 ~~commercial designation/zoning shall expire and the redesignation/rezoning shall revert to~~  
36 ~~its previous designation for those portions of the property where these requirements are~~  
37 ~~not met.~~

38 ~~(B) Where a redesignation/rezone did not initially include a phasing plan, but prior to the~~  
39 ~~automatic designation/zone reversion an applicant desires the phasing of the operation, a~~  
40 ~~phasing plan may be submitted to the County for consideration. This plan shall be~~  
41 ~~reviewed through a Level II review process and be reviewed for compliance with the~~  
42 ~~rezone criteria.~~

43 ~~(C) The time limits established above shall be tolled pending resolution of any appeals,~~  
44 ~~and may be extended by the Board of County Commissioners upon a showing that the~~  
45 ~~applicant is diligently taking actions to obtain necessary permits and approvals to~~  
46 ~~establish the use.~~

47 ~~(d) Approved rezones shall be shown on the official zoning map.~~  
48 ~~(1)(2) Special Uses.~~  
49 (a) – (d) No change.  
50 ~~(2)(3) Special Uses with Specific Criteria.~~  
51 (a) No change.  
52 (b) Temporary Manufactured Home—Accessory to Farm Dwelling Unit. A temporary  
53 manufactured home accessory to a farm dwelling unit on property meeting the definition  
54 of a farmland in RCW 84.34.020 to accommodate agricultural workers and their families  
55 employed on the premises, as provided:  
56 (i) The property must meet the definition of a farmland in RCW 84.34.020 (Open Space  
57 Taxation),  
58 (ii) No change.  
59 (iii) The agricultural worker shall be employed by the farm owner/operator in farm work  
60 for a minimum of 1,040 hours per year each year that the temporary manufactured home  
61 is in place.  
62 (iv) Documentation that the nature of the employees work requires said employee to be  
63 immediately available to the job site is required by the farm owner/operator.  
64 (v) The farm owner/operator shall submit an IRS Form 943 each year together with the  
65 required Special Use Permit Annual Self-Certification annual outlined in subsection (3)  
66 below.  
67 (c) – (f) No change.  
68 (g) Temporary Events. Special Use permits for Temporary Events are also subject to the  
69 following criteria:  
70 (i) Events may occur on no more than 24 calendar days per year.  
71 (ii) Parking for all events shall be fully contained on the subject property and shall not  
72 include the use of any road right-of-way.  
73 (iii) Does not create a detrimental level of electrical interference, line voltage fluctuation,  
74 noise, vibration, smoke, dust, odors, heat, glare, traffic or other environmental impacts on  
75 the surrounding area;  
76 (iv) All lighting is directed away from neighboring residences or businesses.  
77 (h) Habitat enhancement and/or restoration projects pursuant to SCC 14.16.400(4)(c) are  
78 also subject to the following criteria:  
79 (i) Adequate sanitation facilities shall be provided for any use proposed with public  
80 access or any private recreational component.  
81 (ii) A detailed project narrative that includes a description of the proposed  
82 restoration/enhancement shall be submitted for all projects. Applications shall be  
83 distributed to all appropriate agencies and County departments for review and comment.  
84 (iii) An impact analysis prepared by a professional engineer shall be required for any  
85 project proposing alteration of the landscape from the excavation or sculpting of soil  
86 and/or alteration of hydrology. The analysis shall include effects on water table and  
87 surficial hydrology on the subject and adjacent properties and any drainage infrastructure.  
88 The analysis shall be distributed to any affected drainage utility administrator (for  
89 projects located within the County Drainage Utility, routing shall be to the Public Works  
90 Department, for projects located in or adjacent to any dike and/or drainage district,  
91 routing shall be to the appropriate District(s)).



92 (iv) All applications shall be forwarded to the Agricultural Advisory Board or designated  
93 subcommittee for review, comment and recommendation.

94 (v) Projects shall not adversely impact drainage functions of any drainage infrastructure  
95 or the ongoing agricultural use of the neighboring agricultural lands. Projects determined  
96 to have an adverse impact on adjacent properties and/or drainage infrastructure shall be  
97 denied.

98 (vi) For any project approved on land included in a Current Use Taxation program,  
99 Planning and Development Services shall forward notification of the approval to the  
100 Assessor's office.

101 (vii) Prior to any additional alteration of the landscape from the excavation or sculpting  
102 of soil and/or hydrology not addressed in a prior approval, a request for modification of  
103 the original land use approval shall be submitted and approved or denied according to the  
104 criteria above.

105 (i) In the Agricultural-Natural Resource Land zoning district, an IRS Form 1040  
106 Schedule F shall be submitted as documentation of an existing agricultural operation for  
107 all Special Uses allowed as accessory to an agricultural use/operation. The farm  
108 owner/operator shall also submit an IRS Form 1040 Schedule F each year together with  
109 the required Special Use Permit Annual Self-Certification outlined in subsection (3)  
110 below.

111 (3) Special Use Permit Annual Self-Certification.

112 (a) Each year Planning and Development Services shall send an affidavit to the property  
113 owner(s) of record for all active Special Use permits. Planning and Development  
114 Services shall use the records of the Skagit County Assessor's Office for determining  
115 owner(s) of record and the Department's permit tracking system for determining active  
116 Special Use permits.

117 (b) The affidavit shall contain the Special Use Permit number, applicant name, owner(s)  
118 of record name and address, parcel number and address of the subject property, a  
119 description of the original project approval, any conditions of the approval, the date of  
120 mailing, the required return date and a statement of acknowledgement including the  
121 following language:

122 *By my signature, I hereby certify as the major property owner or officer of the*  
123 *corporation owning the above described property that the activities approved pursuant to*  
124 *the Special Use permit issued by Skagit County are occurring in accordance with all*  
125 *approvals including any conditions. The affidavit shall be accompanied by a pre-*  
126 *addressed return envelope.*

127 (c) Within 30 days from the date of mailing indicated on the affidavit, the property owner  
128 or officer shall return the signed affidavit to Planning and Development Services  
129 acknowledging compliance with the original permit approval including any conditions. If  
130 acknowledgment of compliance is not possible due to changes in the operation, the owner  
131 or officer shall contact Planning and Development Services within 30 days from the date  
132 of mailing to establish a schedule for compliance. If an affidavit acknowledging  
133 compliance is not returned or contact to arrange a compliance schedule is not made  
134 within the above stated timeline a second affidavit shall be sent by certified mail and the  
135 owner(s) of record shall be subject to enforcement pursuant to SCC 14.44.

136 (d) The submittal of additional information is also required in conjunction with the  
137 affidavit for Temporary Manufactured Homes used to house 1 farmworker and his/her

138 immediate family pursuant to (2)(b)(v) above and uses allowed as accessory to an  
139 agricultural use/operation pursuant to (2)(i) above. (Ord. O20050009 (part); Ord.  
140 O20050003 (part); Ord. 17938 Attch. F (part), 2000)