

14.16.380 Hamilton Residential (HR)

(1) Purpose. The purpose of this district is to protect land in the unincorporated portion of the Hamilton Urban Growth Area from premature land division and development that would preclude efficient transition to urban development and impede fulfillment of the goals contained in the Hamilton Comprehensive Plan and 2007 Comprehensive Subarea Plan. These lands are identified as future additions to the Town of Hamilton which will be added to the Town through annexation as needed for urban development.

(2) Permitted Uses.

(a) Agriculture.

(b) Agricultural accessory uses.

(c) Aquaculture.

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

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

(f) Detached single-family residential dwelling and residential accessory uses.

(g) Family day care provider.

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

(i) Historic sites open to the public that do not interfere with the management of forest land.

(j) Home Based Business 1.

(l) Seasonal roadside stands not exceeding 300 square feet.

(3) Administrative Special Uses.

(a) Bed and breakfast, subject to SCC 14.16.900 (2)(c), provided no new structures are constructed or expanded in building footprint outside of the home for lodging purposes.

(b) Co-housing as part of CaRD, subject to SCC 14.18.300 through 14.18.330.

(c) Expansion of existing minor utility or public uses; provided, that the expansion is designed to minimize the amount of land utilized and meets item (i) or (ii) as well as item (iii) of the following requirements:

(i) It is located within the existing building envelope which may include the required landscaping of the existing use;

(ii) It will be sited on existing impervious surface or within existing right-of-way;

(iii) The applicant has proven that there is no other viable alternative to providing the expansion in the Hamilton Urban Reserve zone.

(d) Minor public uses related to the provision of emergency services where there is no other viable parcel to serve the affected area. Applicants shall demonstrate the need to locate the use in the Hamilton Urban Reserve zone, and provide analysis of alternatives to the development of the use within the zone.

(e) Minor utility developments.

(f) Riding clubs and stables if accessory to the existing resource use and no new structures are constructed.

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- (g) Temporary events, provided no permanent structures are constructed.
- (h) Temporary manufactured home.
- (i) Trails and primary and secondary trailheads.

(4) Dimensional Standards.

(a) Setbacks, Primary Structures.

(i) Front: 50 feet.

(ii) Side: 50 feet.

(iii) Rear: 50 feet.

(b) Setbacks, Accessory Structures.

(i) Front: 50 feet.

(ii) Side: 50 feet.

(iii) Rear: 50 feet.

(c) Setbacks from NRL lands shall be provided per SCC 14.16.810(7).

(d) Maximum height: shall conform to the building codes of Skagit County. The height of personal wireless services towers are regulated in SCC 14.16.720.

(e) Minimum lot size: 1/16th of a section of land or 40 acres. Smaller lot sizes may be allowed through a CaRD or as provided for through SCC 14.16.860, provided the design accommodates future urban development.

(f) Minimum lot width: 400 feet.

(g) Maximum lot coverage: 10,000 square feet or 10% of the lot area, whichever is greater.

(5) Additional requirements related to this zone are found in SCC 14.16.600 through 14.16.900 and the rest of the Skagit County Code. (Ord. O20070009 (part); Ord. O20050003 (part); Ord. R20020130 (part); Ord. 18375 § 4 (part), 2001; Ord. 17938 Attch. F (part), 2000)