

Skagit County Code 14.16.175, Hamilton Industrial (H-I)

(1) Purpose. To allow natural resource-related industrial uses that are commonly accepted in the rural area and that facilitate the production of products from agricultural, forest, and aquatic natural resources. This zone is intended to allow such uses in the unincorporated portion of the Hamilton Urban Growth Area until these lands are annexed to the Town and full urban services are provided. This zoning designation allows natural resource-related processing facilities, limited direct resource sales and limited natural resource support services that support local natural resource activities and which will not preclude the transition to urban industrial development in the future.

(2) Permitted Uses.

(a) Uses related to agriculture including, but not limited to:

- (i) Agricultural implement sales.
- (ii) Agricultural processing facilities.
- (iii) Agricultural slaughtering facilities.
- (iv) Animal clinic/hospital.
- (v) Commercial composting.
- (vi) Fabrication of farm related items.
- (vii) Farm management services.
- (viii) Fertilizer manufacturing.
- (ix) Irrigation systems sales, repair and storage.
- (x) Livestock auction facility.
- (xi) Stockyards less than 40 acres.
- (xii) Storage and distribution of animal feeds, fertilizers, pesticides and seed.
- (xiii) Wholesale nurseries/greenhouses.

(b) Uses related to forestry including, but not limited to:

- (i) Fabrication of forestry related items;
- (ii) Forest industry storage and maintenance facility;
- (iii) Forestry management services and forest industry support services;
- (iv) Log scaling station;
- (v) Manufacturing wood containers and products;
- (vi) Operation of sawmills, chippers, shake and shingle mills, scaling stations, log dumps and sorting areas, forest industry equipment maintenance, buildings and storage yards, and forest industry residue dumping areas;
- (vii) Prefabricated wood building and components; and
- (viii) Wood waste recycling.

(c) Uses related to aquatic resources including, but not limited to, the following:

- (i) Fabrication, maintenance, and repair of equipment, vessels, and structures associated with aquatic natural resource industries;
- (ii) Management and propagation of fish and wildlife;
- (iii) Seafood processing and accessory on-site sales;
- (iv) Shellfish processing and accessory on-site sales;

- (v) Treatment and bottling of water for commercial sales; and
- (vi) Upland fish farm.
- (d) Historic sites open to the public.
- (e) Minor public uses.

(3) Accessory Uses. The following uses are an accessory use to a permitted or special use. All accessory uses may only be used to serve the on-site primary permitted natural resource industrial use:

- (a) Caretaker or owner/operator dwelling unit;
- (b) Explosives storage for use on NRL lands;
- (c) Industrial vehicle storage facility for vehicles which only serve natural resource industries;
- (d) Metal working shop for the maintenance and repair of equipment used by the primary permitted natural resource industrial use;
- (e) On-site hazardous waste storage and treatment facilities as an accessory use to a permitted or special use;
- (f) Offices in conjunction with the permitted use;
- (g) Retail sales of finished timber products; and
- (h) Retail nurseries/greenhouses.

(4) Administrative Special Uses.

- (a) Expansion of existing major public uses up to 3,000 square feet.
- (b) Minor utility developments.
- (c) Outdoor storage of materials in quantities greater than 50 cubic yards that may have a potential health hazard (for example, animal carcasses). Does not include storage of hazardous materials.
- (d) Outdoor storage of processed and unprocessed natural materials in quantities greater than 500 cubic yards that do not have a potential health hazard.
- (e) Storage of unlicensed/inoperable vehicles.
- (f) Temporary events.
- (g) Trails and primary and secondary trailheads.

(5) Hearing Examiner Special Uses.

- (a) Billboards.
- (b) Home Based Business 2.
- (c) Major public uses and expansions of existing major public uses, 3,000 square feet and greater.
- (d) Major utility developments.
- (e) Permanent or temporary asphalt or concrete batching and recycling.
- (f) Petroleum products and gas storage—bulk.
- (g) Personal wireless services towers, subject to SCC 14.16.720.
- (h) Stockyards greater than 40 acres.

(6) Dimensional Standards.

- (a) Front, Side and Rear Setbacks. All uses on the property (except landscaping, open space, and driveways without parking) shall be set back a minimum of 50 feet from the property boundary, and edges of existing and planned public rights-of-way.

(b) Special Setbacks. Explosive storage, on-site hazardous waste storage and treatment facilities, and petroleum products and gas bulk storage shall be set back a minimum of 300 feet from the property boundary, and edges of existing and planned public rights-of-way.

(c) Maximum Size Limits. The maximum gross floor area for all buildings, except greenhouses, in an H-I District is 15% of total lot area. Maximum gross floor area for greenhouses shall be 70%, so long as all other requirements of the Skagit County Code are met.

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

(e) Maximum Height. Shall conform to the Skagit County Building Code.

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

(7) Special Provisions.

(a) All sides of a proposed H-I use shall comply with the following:

(i) All structures and outside activities shall be so located or screened from adjacent properties to avoid disturbance through glare, shading, noise, dirt or other nuisances or hazards;

(ii) No petroleum pumps or above ground petroleum storage shall be closer than 30 feet from any street right-of-way; and

(iii) All development proposals within the Hamilton Industrial district shall include a plan, which shall be reviewed by and acceptable to Planning and Development Services. This plan shall diagram and explain how open areas shall be maintained during and after construction to avoid sewage, drainage and dust nuisances to adjacent properties, uses, and critical areas. The plan shall also demonstrate how existing easement rights or other property ownership interests in the property are protected.

(b) All open portions of any lot shall have adequate grading and drainage consistent with the requirements of Chapter 14.32 SCC.

(c) Impacts of the use on the off-site road system shall be mitigated, particularly with regard to the impacts of trucks on substandard roads between the site and the arterial system.

(8) 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. O20030021 (part); Ord. 17938 Attch. F (part), 2000)