

1 **Section 1: A new Skagit County Code Section 14.16.125 is hereby added**
2 **to read as follows:**

3
4 **14.16.155 Bayview Ridge Community Center (BR-CC).**

- 5 1) Purpose. The Bayview Ridge Community Center zoning district is located in the
6 Bayview Ridge Urban Growth Area along Peterson Road. This zoning district
7 provides a community center where employees, residents and others can obtain
8 and utilize public services and facilities such as a community meeting, building,
9 fire station, police precinct office and public open space, recreation and parkland.
10 This district is intended to be pedestrian-oriented and provide for public uses and
11 services to meet the everyday needs of employees and residents of the area.
- 12 2) Permitted Uses.
- 13 a) Fire stations
 - 14 b) Police precinct office
 - 15 c) Community parks and recreation playfields (see definition in SCC 14.04)
 - 16 d) Community club/grange halls
 - 17 e) Post office
- 18 3) Administrative Special Uses.
- 19 a) Minor utility developments
 - 20 b) Temporary outdoor events
- 21 4) Hearing Examiner Special Uses
- 22 a) Master site plan and/or binding site plan per SCC 14.18.500
 - 23 i) Art galleries and studios
 - 24 ii) Business and professional offices
 - 25 iii) Restaurants, cafés, delicatessen or coffee shop
 - 26 iv) Retail and service business
 - 27 v) Retail and wholesale nurseries/greenhouses
 - 28 vi) Bank
 - 29 vii) Fitness center
 - 30 viii) Day care, limited to 20 children
 - 31 ix) Gas station with underground fuel storage tanks
- 32 4) Dimensional Standards
- 33 a) Setbacks:
 - 34 i) Front: 25 feet.
 - 35 ii) Side: 8 feet
 - 36 iii) Rear: 25 feet
 - 37 b) Maximum Size Limits. Commercial and public building not to exceed 10,000
38 square feet of gross floor area per parcel.
 - 39 i) Maximum Height: Consistent with the adopted Building Code of Skagit
40 County and shall conform to applicable Federal Aviation Administration
41 regulations concerning height restrictions pursuant to the Airport Environs
42 Overlay, Chapter 14.16.210.
 - 43 c) Maximum Lot Coverage: None.
- 44 5) Pedestrian circulation. Pedestrian walkways shall be provided between parking
45 areas and the uses served by that parking.

- 1 6) Additional requirements related to this zone are found in SCC 14.16.210,
- 2 14.16.215, and 14.16.600-.900 and the rest of Skagit County Code.