

1 **Section 2: Skagit County Code Section 14.16.180 is hereby amended to**
2 **read as follows:**

3
4 **14.16.180 Bayview Ridge Light Industrial (BR-LI).**

- 5 1) Purpose. The purpose of the Bayview Ridge Light Industrial zone is to allow
6 light manufacturing, limited commercial uses, offices, wholesale, warehousing,
7 distribution and storage, equipment storage and repair, and other uses compatible
8 with a light manufacturing district.
- 9 2) Permitted Uses.
- 10 a) Agricultural uses, on an interim basis until industrial development; provided
11 that residences shall not be allowed as a principal use.
- 12 b) Commercial uses, including offices, but excluding principally retail ~~uses such~~
13 ~~as the~~ sales of goods or services, except incidental retail sales of consumer
14 goods and services are permitted as accessory uses under Subsection 34,
15 below. For purposes of this Subsection, allowed commercial uses involved in
16 retail trade shall be limited to “business-to-business” trade of goods and
17 services as opposed to retail of consumer goods and services. There shall be
18 no large scale retail centers such as department stores, malls, shopping
19 centers, and other similar facilities commonly referred to as “big box” retail
20 establishments.
- 21 c) Historic sites open to the public.
- 22 d) Manufacture, processing, treatment, storage, blending, fabrication,
23 development, assembly or packaging of any product from natural or synthetic
24 materials.
- 25 e) Off-premise signs.
- 26 f) Personal wireless services towers, subject to SCC 14.16.720.
- 27 g) Repair, sales, rental, and storage facilities for equipment, including heavy
28 equipment, farm equipment, marine equipment, boats, airplanes, and trucks.
- 29 h) Research, development and testing facilities.
- 30 i) Warehousing, distribution and storage facilities ~~not open to retail customers.~~
- 31 j) Retail and wholesale nurseries/greenhouses.
- 32 k) Agricultural processing facilities.
- 33 l) Printing, publishing, and broadcasting.
- 34 m) Construction contractors, contractors services, utility services (equipment and
35 supply yards for contractors and utility providers), and building services
36 (cleaning, maintenance, security, landscaping, etc.)
- 37 n) Wholesale trade of durable and non-durable goods, including, but not limited
38 to, food distributors of produce and food products, plumbing supplies and
39 equipment, heating supplies and equipment, electrical supplies and equipment,
40 construction supplies and equipment, lumber, and other similar businesses.
- 41 o) Telephone and Internet call centers and server farms; web hosting facilities
42 and other communication centers.
- 43 p) Freight rail terminals and intermodal truck/rail storage transloading and
44 shipping facilities.
- 45 q) Vegetable and fruit processing, storage, packaging facilities and the associated
46 uses involved in the transportation of such.

1 r) Mini-storage centers

2 ~~3) Limitations on Permitted Uses in BR-I. Permitted uses shall not include uses that~~
3 ~~meet the criteria for an additional special use permit in the BR-HI zone, SCC~~
4 ~~14.16.190(6), except if the use meets the criteria for continuation and expansion~~
5 ~~of an existing non conforming use, as follows. Any existing use currently in~~
6 ~~operation or for which a complete building permit application has been filed on or~~
7 ~~before January 23, 1998, shall be allowed to continue, and to expand consistent~~
8 ~~with the development standards in SCC 14.16.190(6), below for any expansion, to~~
9 ~~the limits of the boundaries of the legal lot of record that the use is located on, as~~
10 ~~that legal lot of record exists as of the date of this Ordinance, provided that any~~
11 ~~expansion shall require a Hearing Examiner Special Use Permit. Existing~~
12 ~~nonconforming uses shall conform to the provisions of Skagit County Code~~
13 ~~14.16.880.~~

14 4)3) Accessory Uses. Accessory uses are those uses intended to provide goods and
15 services primarily to compliment and support permitted, administrative, and
16 special uses in the BR-LI zone. For purposes of this Subsection and except as
17 otherwise provided herein, "accessory uses" need not be affiliated (in ownership
18 or control) with permitted, administrative, or special uses. Furthermore, unless
19 designated as "on site," an accessory use need not be located on or adjacent to the
20 sites of the sites it serves.

- 21 a) Caretaker's quarters.
- 22 b) Eating and drinking establishments primarily serving facilities and employees
23 located in the Bayview Ridge ~~UGA Subarea~~ provided that the square footage
24 of any such establishment shall be less than 750 feet of gross floor area.
- 25 c) Incidental retail sales of products manufactured, processed, distributed,
26 produced, or assembled on-site; provided that, the floor area allocated to retail
27 sales of products distributed on site shall no be greater than 10% of the gross
28 floor area of the building occupied by the distribution facility and in no event
29 shall said retail sale are be greater than 2000 square feet of gross floor area.
- 30 d) ~~On-site~~ Recreational facilities primarily serving employees located in the
31 Bayview Ridge Subarea.
- 32 e) Day care facilities primarily serving employees located in the Bayview Ridge
33 Subarea.
- 34 f) Outdoor storage of processed and unprocessed natural materials, waste
35 materials or other similar materials used in conjunction with a permitted,
36 accessory or special uses provided the same is adequately screened from
37 adjacent uses.
- 38 g) On-site hazardous waste treatment and storage facilities that are an accessory
39 use to an otherwise permitted use on the site, provided such facilities comply
40 with the State Hazardous Waste Siting Standards and County and State
41 Environmental Policy Act requirements.
- 42 h) Electrical generating facilities producing less than 50 megawatts of electricity
43 and electrical substations and gasworks serving permitted, accessory,
44 administrative or special uses.

45 ~~5)4) Administrative Special Uses.~~

- 46 a) Expansion of existing major public uses up to 3,000 square feet.

- 1 b) Minor public uses.
- 2 c) Minor utility developments.
- 3 d) Outdoor storage of materials in quantities greater than 50 cubic yards that may
- 4 have a potential health hazard ~~(for example, animal carcasses)~~. Does not
- 5 include storage of hazardous materials.
- 6 e) ~~Outdoor storage of processed and unprocessed natural materials in quantities~~
- 7 ~~greater than 500 cubic yards that do not have a potential health hazard.~~
- 8 f) Temporary asphalt/concrete batching.
- 9 g) Temporary outdoor events.
- 10 h) Trails and primary and secondary trailheads.
- 11 ~~6)5) Hearing Examiner Special Uses.~~
- 12 a) Adult entertainment.
- 13 b) ~~Auto wrecking.~~
- 14 c) Billboards
- 15 d) Major public uses and expansions of existing major public uses, 3,000 square
- 16 feet and greater.
- 17 ~~a)e) Major utility developments.~~
- 18 ~~b)f) On-site hazardous waste treatment and storage facilities that are an accessory~~
- 19 ~~use to an otherwise permitted use on the site, provided such facilities comply~~
- 20 ~~with the State Hazardous Waste Siting Standards and County and State~~
- 21 ~~Environmental Policy Act requirements.~~
- 22 ~~e)g) Recreational racetracks.~~
- 23 ~~e) Salvage yards.~~
- 24 ~~f) Storage of unlicensed and/or inoperable vehicles.~~
- 25 ~~g) Structures greater than 40 feet in height.~~
- 26 6) ~~7) Dimensional Standards.~~
- 27 a) Setbacks:
- 28 i) Front: 35 feet.
- 29 ii) Side: Shall be in conformance with the adopted Building Code of Skagit
- 30 County ~~None~~ if adjacent to other commercial/industrial zoning
- 31 designations and 35 feet if adjacent to other non
- 32 commercial/industrial designations.
- 33 iii) Rear: Shall be in conformance with the adopted Building Code of Skagit
- 34 County if adjacent to other commercial/industrial zoning
- 35 designations and 25 feet if adjacent to other non
- 36 commercial/industrial designations. ~~None where the rear yard is on~~
- 37 ~~the airfield side of the building. In other cases, a distance of up to a~~
- 38 ~~maximum of 35 feet except when said rear line abuts a BR-I, BR-~~
- 39 ~~HI or NRI zone. Setbacks shall then be a minimum of 35 feet.~~
- 40 iv) Accessory: Same as principal buildings. ~~Canopies or gasoline pumps may~~
- 41 ~~be setback within 15 feet from the street right of way.~~
- 42 v) Setbacks from NRL lands shall be provided per SCC 14.16.810(7).
- 43 b) Maximum Height: Consistent with the adopted Building Code of Skagit
- 44 County and shall conform to applicable Federal Aviation Administration
- 45 regulations concerning height restrictions pursuant to the Airport Environs
- 46 Overlay, Chapter 14.16.210. ~~Structures that exceed 40 feet in height shall be~~

1 considered a Hearing Examiner Special Use unless otherwise exempt from
2 this provision.

3 i. ~~Height Exemptions: Flagpoles, ham radio antennas, church steeples and~~
4 ~~fire towers are exempt. The height of personal wireless services towers~~
5 ~~are regulated in SCC 14.16.720.~~

6 ~~7)8) Buffering of Industrial and Non industrial Land: A substantially sight-~~
7 ~~obscuring buffer shall be required on any industrially designated land located~~
8 ~~adjacent to non industrially designated land as a condition of any industrial~~
9 ~~development approval on that land. Provisions for a substantially sight obscuring~~
10 ~~buffer on any non industrially designated land adjacent to industrially designated~~
11 ~~land shall be required as a condition of any land division proposed CaRD~~
12 ~~development on that non industrially designated land. The requirement for the~~
13 ~~sight obscuring buffer shall pertain to the first of the adjacent industrial/non-~~
14 ~~industrial parcels described above to develop, and if such a buffer already exists~~
15 ~~between adjacent industrial/non industrial parcels, duplication of such buffer is~~
16 ~~not required. For purposes of this Subsection, "adjacent" includes lands separated~~
17 ~~only by a road or easement. Landscaping shall be provided as required by Skagit~~
18 ~~County Code 14.16.830.~~

19 ~~89) Additional requirements related to this zone are found in SCC 14.16.210,~~
20 ~~14.16.215, 14.16.600-.900 and the rest of the Skagit County Code.~~