

1 **Section 8: A new Skagit County Code Section 14.16.336 is hereby added**
2 **to read as follows:**

3
4 **14.16.335 Bayview Ridge Urban Reserve (BR-URv).**

- 5 1) Purpose. The purpose of this district is to protect identified land on the fringe but
6 outside of the urban growth area from premature land division and development
7 that would preclude efficient transition to urban development. These lands are
8 identified as being future additions to the urban growth areas which will be added
9 to the urban area as needed, through amendments to the Comprehensive Plan
10 and/or Subarea Plan.
- 11 2) Permitted Uses.
- 12 a) Single-family dwellings, including manufactured homes and double-wide
 - 13 mobile homes when on a permanent foundation.
 - 14 b) Home Based Business I.
 - 15 c) Agricultural uses.
 - 16 d) Residential accessory uses.
- 17 3) Administrative Special Uses
- 18 a) Bed and breakfast, subject to SCC 14.16.900(3)(c).
 - 19 b) Minor utility developments.
 - 20 c) Parks - specialized recreational facility.
 - 21 d) Temporary manufactured home.
 - 22 e) Temporary outdoor events.
 - 23 f) Trails and primary and secondary trailheads.
- 24 4) Hearing Examiner Special Uses
- 25 a) Golf courses, including a clubhouse and restaurant if in conjunction with
 - 26 the golf course.
 - 27 b) Home Based Business 2
 - 28 c) Major public uses and expansion of existing major public uses, 3,000
 - 29 square feet and greater.
 - 30 d) Minor public facilities.
 - 31 e) Impoundments greater than 1-acre feet in volume.
 - 32 f) Kennels.
 - 33 g) Family day care.
 - 34 h) Parks-community.
- 35 5) Dimensional Standards.
- 36 a) Setbacks primary structure:
 - 37 (i) Front: 35 feet.
 - 38 (ii) Side: 8 feet on an interior lot, 20 feet on a street right-of-way.
 - 39 (iii)Rear: 25 feet.
 - 40 b) Setbacks, accessory structure:
 - 41 (i) Front: 35 feet.
 - 42 (ii) Side: 8 feet; provided that, a 3-foot setback is permitted from the side
 - 43 and rear lots when the accessory building is a minimum of 75 feet
 - 44 from the front property line or when there is an alley along the rear
 - 45 property line, 20 feet from the street right-of-way.

- 1 (iii)Rear: 25 feet; provided that, a 3-foot setback is permitted from the
2 side and rear lots when the accessory building is a minimum of 75 feet
3 from the front property line or when there is an alley along the rear
4 property line.
- 5 c) Setbacks from Natural Resource Lands shall be provided per SCC
6 14.16.810(7).
- 7 d) Maximum Height: Consistent with the adopted Building Code of Skagit
8 County and shall conform to applicable Federal Aviation Administration
9 regulations concerning height restrictions when located within the Airport
10 Environs Overlay, SCC 14.16.210.
- 11 e) Minimum Lot Size: 10 acres or 1/64th of a section, unless created through
12 a CaRD.
- 13 f) Minimum Lot Width: 150 feet.
- 14 g) Maximum Lot Coverage: 35%.
- 15 h) Land Division Requirements.
- 16 (i) CaRD required for parcels 10 acres or larger. See SCC 14.18.300-
17 .330.
- 18 (ii) Ten percent (10%) open space is required for new land divisions to
19 minimize the life and safety risks associated with aircraft operations
20 within the airport environs. Where practical, open space areas should
21 be strategically located, contiguous and oriented to the centerline of
22 the runway to provide the greatest benefit.
- 23 i) Additional requirements related to this zone are found in SCC 14.16.210,
24 14.16.215, and 14.16.600-.900 and the rest of Skagit County Code.
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