

An Ordinance Adopting the 2019 Amendments to the Comprehensive Plan, Zoning Map, and Development Regulations

Whereas the Growth Management Act requires the County to have a process for receiving suggestions for amendments to the Comprehensive Plan policies, Comprehensive Plan map, and development regulations;

Whereas the Growth Management Act allows amendment of the Comprehensive Plan only once per year, and this action constitutes that amendment;

Whereas the County received proposals from the public by the last business day in July deadline established by SCC 14.08.030, and Planning and Development Services had eight internal proposals;

Whereas on March 8, 2019, Skagit Partners LLC, through their attorney, Robert Carmichael, formerly withdrew Application No. PL18-0405 in writing (commonly referred to as the “Avalon” proposal);

Whereas, the Board of County Commissioners deferred the Small Cell Technology proposal to the Long Range Work Program (Item P-3);

Whereas, on March 19, 2019 the Board of County Commissioners established the 2019 Comprehensive Plan Amendment docket through Resolution R20190052, which included the following twelve proposals:

1. Proposed Land Use/Zoning Map Amendments:

Item PL18-0404: Modify Mineral Resource Overlay (MRO)

2. Proposed Comprehensive Plan and Skagit County Code (Title 14 & 15) Amendments:

Item P-1: Modify SCC 14.24.380: Rainwater Catchment

Item P-2: Modify SCC 14.24: Guemes Island Wells

Item P-4: Great Blue Herons

Item C-1: Modify Comprehensive Plan Policy, Guemes Island Ferry

Item C-2: Drainage District Coordination

Item C-3: Binding Site Plan Revisions

Item C-4: Modify SCC 14.16.500(3) and (4): Trails in OSRSI

Item C-5: Modify SCC 14.16: Classification of Habitat Restoration

Item C-6: Fire Code Consistency with International Fire Code

Item C-7: Modify SCC 14.16.820(3)(c): Building Permit Requirements for Signs

Item C-8: Airport Environs Overlay Amendments

Whereas the County issued notice and received public comment, and the Planning Commission held a public hearing on January 21, 2020 and separately deliberated and issued a Recorded Motion on June 23, 2020 (**Attachment 1**);

Whereas the Planning Commission recommended approval of the following docketed amendments: C-1; C-3; C-6; C-7; C-8; and PL18-0404;

Whereas the Planning Commission recommended deferral of docketed amendment C-2 to the Long Range Work Program;

Whereas the Planning Commission recommended approval of docketed amendments C-4 and C-5 with modifications described in the attached Recorded Motion (**Attachment 1**);

Whereas the Planning Commission did not recommend approval of P-1 as proposed and instead recommended the Board of County Commissioners direct staff to remove barriers to rainwater catchment where appropriate in the code on Guemes Island; and to direct staff to create an engineered template which may be used to permit a rainwater catchment system in-lieu of an independently designed system;

Whereas the Planning Commission recommended denial of P-2 and P-4;

Whereas the Board of County Commissioners has reviewed the public comments and the Planning Commission's Recorded Motion for the 2019 docket;

Whereas the Board of County Commissioners deliberated in a public work session on November 24, 2020, and asked for additional information related to P-2, P-4, and C-4.

Now Therefore Be It Ordained by the Board of County Commissioners:

- Section 1. Items C-1; C-3; C-5; C-6; C-7; C-8; and PL18-0404 are approved as shown in the Planning Commission's Recorded Motion (**Attachment 1**), as indicated in the attached amendments (**Attachment 2**).
- Section 2. Items C-2 and C-4 are remanded to the Department for further analysis and public review as part of the Long Range Work Program.
- Section 3. Items P-1 and P-2 are remanded to the Department for further analysis. Planning and Development Services should evaluate the removal of any barriers to rainwater catchment where appropriate and prepare a guidance document for rainwater catchment systems.

Section 4. Item P-4 is not approved pursuant to the findings in the Planning Commission's Motion **(Attachment 1)**.

Witness Our Hands and the Official Seal of Our Office this 28 day of December 2020.

**BOARD OF COUNTY COMMISSIONERS
SKAGIT COUNTY, WASHINGTON**

Ron Wesen

Ron Wesen, Chair

Kenneth A. Dahlstedt

Kenneth A. Dahlstedt, Commissioner

OPPOSED

Attest:

Lisa Janicki, Commissioner

Amber Eng

Clerk of the Board

Recommended:

Hal H. Hest

Department Head

Approved as to form:

[Signature]

Civil Deputy Prosecuting Attorney

Attachment 1

Skagit County Planning Commission's Recorded Motion Regarding the 2019 Docket of Comprehensive Plan Policies, Map and Development Code Amendments

Proposal publication dates:	December 19, 2019 and December 26, 2019
Proposal name:	2019 Docket of Comprehensive Plan Policies, Map and Development Code Amendments
Documents available at:	www.skagitcounty.net/2019CPA
Public hearing body:	Skagit County Planning Commission
Public hearing date:	Tuesday, January 21, 2020, at 6 p.m.
Written comment deadline:	Friday, January 24, 2020, at 4:30 p.m.
Planning Commission deliberations:	Tuesday, February 11, 2020 Tuesday, February 25, 2020

After considering the written and spoken comments and considering the record before it, the Planning Commission enters the following findings of fact, reasons for action, and recommendations to the Board of County Commissioners.

Recommendation, Findings of Fact and Reasons for Action, February 11, 2020

Item C-1: Modify Comprehensive Plan Policy, Guemes Island Ferry

1. The Planning Commission recommends to the Board of County Commissioners to approve the comprehensive plan amendment to modify the capital project cost summary (page 456 and exhibits 41 and 42 on page 492) to reflect the revised funds and costs for the replacement of the Guemes Island Ferry.
 - a. The amendment is supported by the 2020-2025 Capital Facilities Plan and the 2020-2025 Transportation Improvement Program.
 - b. The amendment has been found to be consistent with Goal 3 and Policy 3.4 of the Countywide Planning Policies.

Commission Vote	Support	Oppose	Absent	Abstain
Tim Raschko, Chair			x	
Kathy Mitchell, Vice Chair	x			
Tammy Candler	x			
Amy Hughes	x			
Annie Lohman	x			
Mark Lundsten	x			
Martha Rose	x			
Joe Woodmansee	x			
Vacant Seat				
Total	7	0	1	0

Item C-2: Drainage District Coordination

1. The Planning Commission recommends to the Board of County Commissioners to defer Item C-2 Drainage District Coordination.
 - a. County Staff are in the process of amending Chapter 14.32 Stormwater Management to codify regulatory changes associated with our National Pollutant Discharge Elimination System (NPDES) permit. Per Skagit County Code 14.08.090(6)(d) Item C-2 is more appropriately considered with the proposed changes to Chapter 14.32

Commission Vote	Support	Oppose	Absent	Abstain
Tim Raschko, Chair			x	
Kathy Mitchell, Vice Chair	x			
Tammy Candler	x			
Amy Hughes	x			
Annie Lohman	x			
Mark Lundsten	x			
Martha Rose	x			
Joe Woodmansee	x			
Vacant Seat				
Total	7	0	1	0

Item C-3: Binding Site Plan Revisions

1. The Planning Commission recommends to the Board of County Commissioners to approve County Staff's proposed amendments to Skagit County Code 14.18.500(2)(c) to remove the requirement for a Binding Site Plan to be completed for commercial or industrial development that involves two or more leases.

- a. The amendment is supported by Goal 11B-6 of the Economic Development Chapter of the Comprehensive Plan.
- b. The amendment is consistent with Washington RCW 58.17.035 which authorizes the County to provide a Binding Site Plan review process.
- c. The amendment is consistent with the Skagit County Comprehensive Economic Development Strategy (CEDS) which identifies the need for "... land available for sale-lease and ready-to-occupy buildings available to smaller tenants.
- d. The amendment provides the opportunity for small and emerging business to be able to lease commercial and industrial space without the need to process a land division which promotes economic development and has been found to be consistent with Goal 5 and Policy 5.15 of the Countywide Planning Policies.

Commission Vote	Support	Oppose	Absent	Abstain
Tim Raschko, Chair			x	
Kathy Mitchell, Vice Chair	x			
Tammy Candler	x			
Amy Hughes	x			
Annie Lohman	x			
Mark Lundsten	x			
Martha Rose	x			
Joe Woodmansee	x			
Vacant Seat				
Total	7	0	1	0

Item C-4: Modify SCC 14.16.500(3) and (4): Trails in OSRSI

1. The Planning Commission recommends to the Board of County Commissioners to amend Skagit County Code 14.16.500(3)(f) to remove "trails" as a permitted use and as an administrative special use, and establish "Trails, primary, and secondary trailheads as a Hearings Examiner Special Use.
 - a. The amendment is consistent with Goal 2B and Policy 2B-1.2, and Goal 2E and Policy 2E-1.1 of the Comprehensive Plan.
 - b. The amendment is consistent with the Skagit County Parks and Recreation Comprehensive Plan.
 - c. The amendment has been found to be consistent with Goal 9 and Policies 9.1 and 9.2 of the Countywide Planning Policies.

- d. The Planning Commission finds that providing notice is important to ensure that interested parties can participate in the review of proposed trails and trailheads.
- e. The Planning Commission finds that as staff turnover there can be different policies regarding how the code is interpreted.
- f. The Planning Commission finds that requiring a Hearings Examiner Special Use review puts the proponent and public on a more even playing field.
- g. The Planning Commission finds that the cost difference is negligible between an Administrative Special Use and a Hearings Examiner Special Use.

Commission Vote	Support	Oppose	Absent	Abstain
Tim Raschko, Chair			x	
Kathy Mitchell, Vice Chair	x			
Tammy Candler	x			
Amy Hughes	x			
Annie Lohman	x			
Mark Lundsten		x		
Martha Rose	x			
Joe Woodmansee	x			
Vacant Seat				
Total	6	1	1	0

Item C-5: Modify SCC 14.16: Classification of Habitat Restoration

1. The Planning Commission recommends to the Board of County Commissioners to approve County Staff's proposed amendments to Skagit County Code Chapter 14.16 to classify "Habitat enhancement and/or restoration projects, except mitigation banks as defined by SCC 14.04.020" as a permitted use in all zones except for the Agricultural Natural Resource Zone (Ag-NRL) where the use will remain as a Hearings Examiner Special Use.
 - a. The amendment is consistent with Goal 5A-3 and Policy 5A-3.7, Goal 5A-4 and Policies 5A-4.4 and 5A-4.7, and Goal 5A-5 and Policy 5A-5.5 of the Comprehensive Plan.
 - b. The amendment is consistent with Goal 2 of the Shoreline Management Master Program Plan.
 - c. The amendment is consistent with Goal 8 and Policies 8.5 and 8.7, Goal 9 and Policy 9.7, and Goal 10 and Policy 10.5 of the Countywide Planning Policies.

Commission Vote	Support	Oppose	Absent	Abstain
Tim Raschko, Chair			x	
Kathy Mitchell, Vice Chair		x		
Tammy Candler	x			
Amy Hughes				x
Annie Lohman		x		
Mark Lundsten	x			
Martha Rose	x			
Joe Woodmansee	x			
Vacant Seat				
Total	4	2	1	1

Item C-6: Fire Code Consistency with International Fire Code

1. The Planning Commission recommends to the Board of County Commissioners to approve County Staff's proposed amendments to Skagit County Code 15.04.030 to update requirements for vehicle access roads.
 - a. The amendment is consistent with the Comprehensive Plan.
 - b. The amendment is consistent with Goal 7 and Policy 7.4 of the Countywide Planning Policies.

Commission Vote	Support	Oppose	Absent	Abstain
Tim Raschko, Chair			x	
Kathy Mitchell, Vice Chair	x			
Tammy Candler	x			
Amy Hughes	x			
Annie Lohman	x			
Mark Lundsten	x			
Martha Rose	x			
Joe Woodmansee	x			
Vacant Seat				
Total	7	0	1	0

Item C-7: Modify SCC 14.16.820(3)(c): Building Permit Requirements for Signs

1. The Planning Commission recommends to the Board of County Commissioners to approve County Staff's proposed amendments to Skagit County Code 14.16.820(3)(c) to clarify when a building permit is necessary for installation of a sign.
 - a. The amendment is consistent with the Comprehensive Plan.

- b. The amendment is consistent with Goal 7 and Policy 7.4 of the Countywide Planning Policies.

Commission Vote	Support	Oppose	Absent	Abstain
Tim Raschko, Chair			x	
Kathy Mitchell, Vice Chair	x			
Tammy Candler	x			
Amy Hughes	x			
Annie Lohman	x			
Mark Lundsten	x			
Martha Rose	x			
Joe Woodmansee	x			
Vacant Seat				
Total	7	0	1	0

Item C-8: Airport Environs Overlay Amendments

1. The Planning Commission recommends to the Board of County Commissioners to approve County Staff's proposed amendments to Skagit County Code 14.16.210(4) to include a requirement that the county provide the Port of Skagit an opportunity to review and comment on boundary line adjustments and building height determinations within the Airport Environs Overlay.
 - a. The amendment is consistent with Goal 8A-7, Goal 8A-13 and Policy 8A-13.4, and Goal 11F-3 and Policy 11F-3.2 of the Comprehensive Plan.
 - b. The amendment is consistent with Goal 2A, Objective 2a-1 and Policy 2a-1.2 of The Bayview Ridge Subarea Plan.
 - c. The amendment is consistent with Goal 3, Goal 12 and Policy 12.11 of the Countywide Planning Policies.

Commission Vote	Support	Oppose	Absent	Abstain
Tim Raschko, Chair			x	
Kathy Mitchell, Vice Chair	x			
Tammy Candler	x			
Amy Hughes	x			
Annie Lohman	x			
Mark Lundsten	x			
Martha Rose	x			
Joe Woodmansee	x			
Vacant Seat				
Total	7	0	1	0

Item PL18-0404: Modify Mineral Resource Overlay (MRO)

1. The Planning Commission recommends to the Board of County Commissioners to approve the petitioner's request to remove a Mineral Resource Overlay, adjacent Mangat Estates, located north of Highway 20 and East of Highway 9.
 - a. The amendment is consistent with Policies 4D-1.1, 4D-1.2, and 4D-1.3 of Goal 4D-1 of the Comprehensive Plan.
 - b. New geological data submitted by the petitioner entitled *Mineral Resources Overlay Assessment: Skagit County Parcel 127899* finds that there is no longer the potential for mineral resources of regional or long-term significance on the site
 - c. The Mineral Resource Overlay (MRO) limits the residential density of the underlying zone and properties within ¼ mile of the MRO in order to protect regional and long-term significant aggregate resources. Site investigations determined there are no resources within the MRO that warrant protection.
 - d. The removal of the MRO will not change the underlying zoning designation or create an isolated land use designation (spot zone).
 - e. The County mailed notices to the property owners and property owners of the affected properties of the lands subject to the proposed Mineral Resource Overlay removal.

Commission Vote	Support	Oppose	Absent	Abstain
Tim Raschko, Chair			x	
Kathy Mitchell, Vice Chair	x			
Tammy Candler	x			
Amy Hughes	x			
Annie Lohman	x			
Mark Lundsten	x			
Martha Rose	x			
Joe Woodmansee	x			
Vacant Seat				
Total	7	0	1	0

Recommendation, Findings of Fact and Reasons for Action, February 25, 2020

Item P-1: Modify SCC 14.24.380: Rainwater Catchment

1. Planning Commission recommends the Board of County Commissioners direct the Planning Department to remove barriers to rainwater catchment where appropriate in the code on

Guemes Island; and to direct them to create an engineered template which may be used to permit a rainwater catchment system in-lieu of an independently designed system.

- a. The amendment does not propose to alter the comprehensive plan and has been found by staff to be consistent with the Comprehensive Plan.
- b. The Planning Commission finds there is a serious seawater intrusion problem on Guemes Island and believes that reducing barriers to development of rainwater catchment systems is important.
- c. The technology exists to ensure these rainwater catchment systems are a safe option for providing potable water.
- d. The Planning Commission finds that rainwater catchment is a viable potable water source that is used around the world.
- e. There are other areas within Skagit County that could benefit from rainwater catchment as a source of potable water.
- f. There was no opposition from the public to the proposed petition.
- g. Rainwater catchment is a cost effective viable alternative to drilled well, especially when compared to reverse osmosis.

Commission Vote	Support	Oppose	Absent	Abstain
Tim Raschko, Chair	x			
Kathy Mitchell, Vice Chair	x			
Tammy Candler	x			
Amy Hughes			x	
Annie Lohman	x			
Mark Lundsten	x			
Martha Rose	x			
Joe Woodmansee	x			
Vacant Seat				
Total	7	0	1	0

Item P-2: Modify SCC 14.24: Guemes Island Wells

1. The Planning recommendation to the Board of County Commissioners that docket item P-2, to modify well drilling approval for new wells on Guemes Island be denied.
 - a. The Planning Commission has been advised that Skagit County only has jurisdiction to review the location of proposed wells prior to drilling when in concert with a development application.

- b. The Planning Commission is following the legal advice provided by the Skagit Prosecuting Attorney's office.
- c. Staff intends to DRAFT an Administrative Official Interpretation that states that wells are not required to be drilled or determined not to be feasible prior to permitting a rainwater catchment system.

Commission Vote	Support	Oppose	Absent	Abstain
Tim Raschko, Chair	x			
Kathy Mitchell, Vice Chair	x			
Tammy Candler	x			
Amy Hughes			x	
Annie Lohman	x			
Mark Lundsten		x		
Martha Rose		x		
Joe Woodmansee	x			
Vacant Seat				
Total	5	2	1	0

Item P-4: Great Blue Herons

1. The Planning Commission recommends to the Board of County Commissioners to deny the request.
 - a. The Planning Commission finds that the Great Blue Heron population within Skagit County is of great importance.
 - b. The Planning Commission finds the overall population of the Great Blue Heron is not in decline.
 - c. Bald Eagles may be the primary reason for nesting site abandonment.
 - d. The Planning Commission finds that there is no known reason as to why the rookery at Samish Island was abandoned.
 - e. The Planning Commission finds the existing legislation including Skagit County Critical Areas Ordinance, (WAC 365.190.
 - f. Herons are not listed as a "threatened," "endangered," or "sensitive" species in the Washington Department of Fish and Wildlife. 2008. Priority Habitat and Species List.
 - g. The Skagit County Critical Areas Ordinance provides protection to Great Blue Heron habitat and nest sites as habitats and species of local importance (SCC14.24.500).

- h. Through the Skagit County Critical Areas Ordinance, habitats and species of local importance, shall be protected on a case-by-case basis by means of a habitat management plan based on the Washington State Priority Habitat and Species program (SCC14.24.520(4)).
- i. The Planning Commission finds that unpermitted and/or unregulated activity would not be affected by this code and could still impact existing populations
- j. Heron rookeries exist within densely populated residential, industrial and commercial areas.
- k. Buffers that currently exist in other areas within the State are significantly smaller in scale and extent.
- l. The potential for extensive monitoring and permitting costs for adjacent landowners.
- m. The proposed legislation may be a precautionary action that may not have the intended effect, the known root problem should be better understood before it is addressed with legislation.
- n. There is a lot of potential habitat within the County where birds could nest.
- o. Anne Eissinger, a regional heron expert, stated in a November 17, 2018 Skagit Valley Herald article, that the increased birds at March Point are likely relocated from the Samish Island colony.
- p. The Land Trust provides protections of those core nesting areas through the purchase of properties and easements.
- q. The proposed threshold numbers for the determination of a protected colony and mega colony are arbitrary.
- r. The conservation status of the species is low at this time.
- s. Creating land use restrictions to mitigate a poorly understood problem is not judicious planning.
- t. The County mailed notices to the property owners of the affected properties and within 1,000 feet of the lands subject to Item P-4.
- u. Policy 5A-1.3(e) directs the county classify fish and wildlife habitat conservations areas for both habitats and species of local importance. The Great Blue Heron is already a species of local importance.

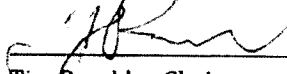
Commission Vote	Support	Oppose	Absent	Abstain
Tim Raschko, Chair	x			
Kathy Mitchell, Vice Chair	x			
Tammy Candler	x			
Amy Hughes			x	
Annie Lohman	x			
Mark Lundsten		x		
Martha Rose	x			
Joe Woodmansee	x			
Vacant Seat				
Total	6	1	1	0

The Planning Commission recommends that the Board of County Commissioners adopt the 2019 docket proposal as recommended.

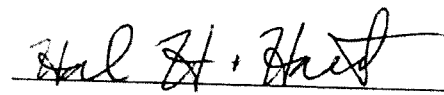
This recorded motion approved on 23 day of June, 2020.

Commission Vote	Support	Oppose	Absent	Abstain
Tim Raschko, Chair	x			
Kathy Mitchell, Vice Chair	x			
Tammy Candler	x			
Amy Hughes			x	
Annie Lohman	x			
Mark Lundsten		x		
Martha Rose	x			
Joe Woodmansee	x			
Joseph Shea	x			
Total	7	1	1	0

SKAGIT COUNTY PLANNING COMMISSION
SKAGIT COUNTY, WASHINGTON


Tim Raschko, Chair

6-27-20
Date


Hal Hart, Secretary

June 25 2020
Date

Attachment 2

Plain text = existing writing with no changes

~~Strikethrough~~ = existing writing to be deleted

Underlined = new writing to be added

~~Double Strikethrough~~ = existing writing moved
to another location

Double Underline = existing writing moved
from another location

Italics = instructions to code reviser

Item C-1 Transportation Element Technical Appendix: Guemes Island Ferry:

A1: 5.5 Ferry Needs

A Guemes Island Ferry Fourteen-Year Capital Improvement Plan 2015-2028 was approved in December of 2014 to meet the ongoing RCW requirement to produce a 14-year long-range capital improvement plan. ~~The 2016 TIP includes \$12,500,000 in federal and state funds to replace or modify the current Guemes Island ferry~~ The 2020-2025 TIP includes \$19,000,000 in federal and state funds to replace or modify the current Guemes Island ferry with an electric ferry to meet current and future needs, in addition to repaving the ferry parking facility. The project is scheduled to begin in 2020. See project list in Exhibit 26.

A2: Exhibit 29. 20-year Transportation Capital Projects, 2016-36

ID	Project	Location	Description	Project Cost
43	Guemes Ferry Boat Replacement or Overhaul <u>(Electric)</u>		Replace/ Overhaul ferry	\$12,000,000 <u>19,000,000</u>

A3: Exhibit 30. Capital Project Cost Summary

Project List	Cost
20-year (2016-2036) Project List Total	\$170,668,569 <u>177,668,569</u>

A4: Other State Funds

This category is primarily state grants and grants from the Urban Arterial Board, Transportation Improvement Board, County Ferry Capital Improvement Program (CRAB), Department of Community, Trade, and Economic Development, and the Washington State Department of Transportation. Beyond State grants, state shared revenues, entitlements, impact payments, and in-lieu taxes might be included in this revenue category. Exhibit 33 shows historical and future projected revenues from other state funds for Skagit County.

A5: Ferry Tolls

Skagit County operates a ferry between Anacortes and Guemes Island. This ferry is subsidized by the County government with a cost-recovery target from fare-box of 65%. This includes the County's recent ferry surcharge that went into effect August 1, 2018 and averages out to 20 percent increase per ticket. The recent ferry surcharge is a capital revenue source that will only be used for the purchase of the new electric ferry (RCW 36.54.200). These fares are one of the County's dedicated transportation revenue sources. The County Board of Commissioners sets fares for the ferry annually. Exhibit 35 shows historical and future projected revenues from ferry tolls for Skagit County.

A6: Exhibit 41: Skagit County Revenues Available for Capital Projects under Desired Future State Maintenance and Operations, 2016 to 2036 (2015\$)

	2016-2036
Total Revenue	\$494,552,284 <u>502,052,284</u>
Total Programmatic Expenditures	\$474,573,233
Remaining Revenue for Capital Projects (Total Revenue minus Total Programmatic Expenditures)	\$19,979,051 <u>27,479,051</u>

A7: Exhibit 42: Skagit County Capital Project Summary, 2016 to 2036 (2015\$)

	2016-2036
Remaining Revenue for Capital Projects	\$ 19,979,051 <u>27,479,051</u>
Capital Projects	\$ 170,668,569 <u>177,668,569</u>
Revenue Deficit (Total Remaining Revenue minus Capital Projects)	\$ (150,689,518) <u>(150,189,518)</u>

Item C-3 Binding Site Plans

Title 14 Unified Development Code

Chapter 14.18 Land Divisions

14.18.500 Binding site plans.

(1) Purpose. The purposes of this Section are:

- (a) To provide an alternative administrative method for division of land for commercial and industrial zoned property, or condominiums;
- (b) To allow the director to modify interior lot-based or lot line requirements contained within the zoning, building, fire and other similar uniform codes adopted by the County;
- (c) To allow the director to authorize sharing of open space, parking, access and other improvements among contiguous properties subject to the binding site plan; and
- (d) To specify administrative requirements for binding site plans in addition to the procedural requirements of Chapter 14.06 SCC and in accordance with applicable Washington State and Skagit County laws, rules and regulations.

(2) General Provisions.

(a) Any person seeking the use of a binding site plan to divide his or her property for the purpose of sale, lease or transfer of ownership of commercially or industrially zoned property, or creation of condominium units, is required to apply for, complete and have approved a binding site plan, as provided in Chapter 58.17 RCW and as required by this Chapter.

(b) The site that is subject to the binding site plan may be reviewed independently, based on as-built plans, for fully developed sites.

~~(c) Binding site plans shall be required for any commercial or industrial development that involves 2 or more leases or transfers of ownership which do not undergo a short plat or subdivision procedure.~~

(c)~~(d)~~ The site that is subject to the binding site plan shall consist of 1 or more contiguous legal lots of record.

C-5 Habitat Restoration as Hearing Examiner (HE) Special Use Permit

Title 14 Unified Development Code

Chapter 14.16 Zoning

SCC 14.16.100 Rural Village Commercial (RVC)

(2) Permitted Uses.

- (a) Business offices;
- (b) Community club/grange hall;
- (c) Family day care provider;
- (d) Vehicle charging station and vehicle fueling station;
- (e) Habitat enhancement and/or restoration projects, except mitigation banks as defined by SCC 14.04.020.
- (f) Historic sites open to the public;
- (g) ~~(f)~~ Kennel, day-use;
- (h) ~~(g)~~ One loft living quarter above store fronts;
- (i) ~~(h)~~ Mini-storage;
- (j) ~~(i)~~ Minor public uses;
- (k) ~~(j)~~ Natural resource support services, including office uses and wholesale, retail and service businesses serving local natural resource industries, and sales, storage, parts and repair of equipment and supplies for natural resource industries;
- (l) ~~(k)~~ Overnight lodging and related services for visitors to the rural area;
- (m) ~~(l)~~ Owner operator/caretaker quarters accessory to primary use;
- (n) ~~(m)~~ Pre-school;
- (o) ~~(n)~~ Business/professional offices;
- (p) ~~(o)~~ Seasonal roadside stands under 300 square feet;
- (q) ~~(p)~~ Small animal clinic/hospital;

- (r) ~~(q)~~ Small retail and service businesses, including restaurants;
- (s) ~~(r)~~ Outpatient medical and health care services;
- (t) ~~(s)~~ Maintenance, drainage;
- (u) ~~(t)~~ Net metering system, solar;
- (v) ~~(u)~~ Repair, replacement and maintenance of water lines with an inside diameter of 12 inches or less;
- (w) ~~(v)~~ Recycling drop box facility; and
- (x) ~~(w)~~ In the Rural Village Commercial zone in Alger, the permitted uses shall be limited to the following:

SCC 14.16.110 Rural Center (RC)

(2) Permitted Uses.

- (a) Bed and breakfast.
- (b) Community club/grange hall.
- (c) Family day care provider.
- (d) Vehicle charging station and vehicle fueling station.
- (e) Habitat enhancement and/or restoration projects, except mitigation banks as defined by SCC 14.04.020.
- (f) Historic sites open to the public.
- (g) ~~(f)~~ Kennel, day-use.
- (h) ~~(g)~~ Loft living quarters.
- (i) ~~(h)~~ Mini-storage.
- (j) ~~(i)~~ Minor public uses.
- (k) ~~(j)~~ Owner operator/caretaker quarters accessory to the primary commercial use.
- (l) ~~(k)~~ Pre-schools.
- (m) ~~(l)~~ Retail and wholesale nurseries/greenhouses.
- (n) ~~(m)~~ Small retail and service businesses, including restaurants.

(o) ~~(n)~~ Outpatient medical and health care services.

(p) ~~(o)~~ Maintenance, drainage.

(q) ~~(p)~~ Net metering system, solar.

(r) ~~(q)~~ Repair, replacement and maintenance of water lines with an inside diameter of 12 inches or less.

(s) ~~(r)~~ Recycling drop box facility.

SCC 14.16.120 Rural Freeway Service (RFS)

(2) Permitted Uses.

(a) Vehicle charging station and vehicle fueling station, vehicle repair garages and car washes;

(b) Habitat enhancement and/ or restoration projects, except mitigation banks as defined by SCC 14.04.020.

(c) Historic sites open to the public;

(d) ~~(c)~~ Kennel, day-use;

(e) ~~(d)~~ Minor public uses;

(f) ~~(e)~~ Owner operator/caretaker quarters accessory to a commercial operation;

(g) ~~(f)~~ Park and ride;

(h) ~~(g)~~ Restaurants and drive-ins;

(i) ~~(h)~~ Retail food markets and convenience stores, including farmers market;

(j) ~~(i)~~ Interpretive/information centers and museums;

(k) ~~(j)~~ Transit station/stop;

(l) ~~(k)~~ Maintenance, drainage;

(m) ~~(l)~~ Net metering system, solar;

(n) ~~(m)~~ Repair, replacement and maintenance of water lines with an inside diameter of 12 inches or less;

(o) ~~(n)~~ Recycling drop box facility; and

(p) ~~(o)~~ Marijuana retail facility.

SCC 14.16.130 Small Scale Recreation and Tourism (SRT)

(2) Permitted Uses.

- (a) Bed and breakfast.
- (b) Cabins and other forms of overnight lodging that are rural in scale. New residential development shall not be permitted. New residential development includes the subdivision or sale of land for year-round or second-home residential housing that is owner-occupied or rented. Lodging operators may not allow any person to occupy overnight lodging on the premises for more than 4 months in any year.
- (c) Campground, destination.
- (d) Campground, developed.
- (e) Campground, primitive.
- (f) Commercial boathouses.
- (g) Commercial facilities, such as restaurants and small retail and service businesses, if they serve the primary recreational or tourist use.
- (h) Conference center.
- (i) Display gardens.
- (j) Grange/community center.
- (k) Habitat enhancement and/ or restoration projects, except mitigation banks as defined by SCC 14.04.020.
- (l) Historic sites open to the public.
- (m) ~~(t)~~ Institutional camps/retreats.
- (n) ~~(m)~~ Kennel, day-use.
- (o) ~~(n)~~ Marinas with less than 20 slips.
- (p) ~~(o)~~ Off-road vehicle use areas and trails.
- (q) ~~(p)~~ Outdoor outfitters enterprises.
- (r) ~~(q)~~ Outdoor recreation facilities.

- (s) ~~(+)~~ Outdoor recreational equipment rental and/or guide services.
- (t) ~~(s)~~ Parks, community.
- (u) ~~(+)~~ Stables/riding clubs.
- (v) ~~(+)~~ Trails and primary and secondary trailheads.
- (w) ~~(+)~~ Maintenance, drainage.
- (x) ~~(+)~~ Net metering system, solar.
- (y) ~~(+)~~ Repair, replacement and maintenance of water lines with an inside diameter of 12 inches or less.
- (z) ~~(+)~~ Recycling drop box facility, accessory to a permitted public, institutional, commercial or industrial use.
- (aa) ~~(+)~~ Vehicle charging station.

SCC 14.16.140 Small Scale Business (SSB)

(2) Permitted Uses.

- (a) Business/professional offices;
- (b) Habitat enhancement and/or restoration projects, except mitigation banks as defined by SCC 14.04.020.
- (c) Historic sites open to the public;
- (d) ~~(e)~~ Small retail and service businesses; provided, that retail sales are limited to products produced primarily on site or which are accessory to products produced on site;
- (e) ~~(d)~~ Small-scale production or manufacture of products and goods, including food products, furniture, apparel, artwork, metal products, and wood products;
- (f) ~~(e)~~ Wholesale nurseries/greenhouses;
- (g) ~~(f)~~ Maintenance, drainage;
- (h) ~~(g)~~ Net metering system, solar;
- (i) ~~(h)~~ Repair, replacement and maintenance of water lines with an inside diameter of 12 inches or less;
- (j) ~~(i)~~ Recycling drop box facility; and

(k) ~~(j)~~ Vehicle charging station.

SCC 14.16.150 Rural Business (RB)

(2) Permitted Uses.

(a) Continuation of an existing commercial use.

(b) Subject to an administrative decision, a change of use from the existing use to a use which is substantially similar to the existing use in terms of the type of commercial activity performed. A substantially similar use shall continue the same basic operational characteristics as the existing use, shall be of no greater intensity, density, or generate no greater environmental or traffic impact than the existing use.

(c) A use designated Rural Business may be expanded; provided, that any expansion is limited to a maximum of 50% of the gross floor area existing as of June 1, 1997, or 1,500 square feet, whichever is less. The maximum floor area of allowed expansion shall be determined based on the gross floor area dedicated to the Rural Business use as of June 1, 1997. The expansion, as well as all associated development including but not limited to parking areas, driveways, septic systems, wells, and landscaping, must occur on the same lot upon which the existing use is located.

(d) Outdoor working areas may be expanded by a maximum of 50%; provided, that any expansion must occur on the same lot as the existing outdoor working area. The area of allowed expansion shall be determined based on the outdoor working area dedicated to the Rural Business use as of June 1, 1997.

(e) Habitat enhancement and/or restoration projects, except mitigation banks as defined by SCC 14.04.020.

(f) Owner operator/caretaker quarters as accessory to a business use.

(g) ~~(f)~~ Maintenance, drainage.

(h) ~~(g)~~ Net metering system, solar.

(i) ~~(h)~~ Repair, replacement and maintenance of water lines with an inside diameter of 12 inches or less.

(j) ~~(i)~~ Recycling drop box facility, accessory to a permitted public, institutional, commercial or industrial use.

(k) ~~(j)~~ Vehicle charging station.

SCC 14.16.160 Natural Resource Industrial (NRI)

(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) Business/professional offices related to natural resource industries.
- (vi) Commercial composting.
- (vii) Fabrication of farm related items.
- (viii) Fertilizer manufacturing.
- (ix) Irrigation systems sales, repair and storage.
- (x) Livestock auction facility.
- (xi) Natural resource support services.
- (xii) Stockyards less than 40 acres.
- (xiii) Storage and distribution of animal feeds, fertilizers, pesticides and seed.
- (xiv) 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) Habitat enhancement and/or restoration projects, except mitigation banks as defined by SCC 14.04.020.

(e) Historic sites open to the public.

(f) ~~(e)~~ Minor public uses.

(g) ~~(f)~~ Maintenance, drainage.

(h) ~~(g)~~ Net metering system, solar.

(i) ~~(h)~~ Repair, replacement and maintenance of water lines with an inside diameter of 12 inches or less.

(j) ~~(i)~~ Recycling drop box facility.

SCC 14.16.170 Rural Marine Industrial (RMI)

(2) Permitted Uses.

(a) Habitat enhancement and/or restoration projects, except mitigation banks as defined by SCC 14.04.020.

(b) Historic sites open to the public.

(c) ~~(b)~~ Shore/water transfer of marine-related and/or raw natural resource materials.

(d) ~~(c)~~ Marinas only on properties on which a marina existed as of April 1, 2002, or was vested by permit application as of April 1, 2002, shall be permitted to continue, intensify and expand on such properties as conforming uses.

(e) ~~(d)~~ Maintenance, drainage.

(f) ~~(e)~~ Net metering system, solar.

(g) ~~(f)~~ Repair, replacement and maintenance of water lines with an inside diameter of 12 inches or less.

(h) ~~(g)~~ Recycling drop box facility, accessory to a permitted public, institutional, commercial or industrial use.

(i) ~~(h)~~ Vehicle charging station.

SCC 14.16.175 Hamilton Industrial (H-I)

(2) Permitted Uses.

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

- (i) Agricultural support services.
- (ii) Agricultural processing facilities.
- (iii) Agricultural slaughtering facilities.
- (iv) Animal clinic/hospital.
- (v) Commercial composting.
- (vi) Fabrication of farm-related items.
- (vii) Fertilizer manufacturing.
- (viii) Irrigation systems sales, repair and storage.
- (ix) Livestock auction facility.
- (x) Stockyards less than 40 acres.
- (xi) Storage and distribution of animal feeds, fertilizers, pesticides and seed.
- (xii) 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 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) Habitat enhancement and/ or restoration projects, except mitigation banks as defined by SCC 14.04.020.
- (e) Historic sites open to the public.
- (f) ~~(e)~~ Minor public uses.
- (g) ~~(f)~~ Maintenance, drainage.
- (h) ~~(g)~~ Net metering system, solar.
- (i) ~~(h)~~ Repair, replacement and maintenance of water lines with an inside diameter of 12 inches or less.

(j) ~~(j)~~ Recycling drop box facility.

(k) ~~(j)~~ Vehicle charging station.

SCC 14.16.180 Bayview Ridge Light Industrial (BR-LI)

(2) Permitted Uses

(a) The following uses are permitted only when they abut Peterson Road:

(i) Retail food markets and convenience stores, including farmers markets, with a maximum building footprint of 15,000 square feet.

(ii) Small retail businesses, including eating and drinking establishments, with a maximum building footprint of 5,000 square feet.

(iii) Vehicle fueling and charging stations, including vehicle repair garages and car washes.

(b) Agricultural and food processing, storage and transportation.

(c) Agricultural uses, on an interim basis until industrial development; provided, that residences shall not be allowed as an accessory use in conjunction with agriculture.

(d) Bulk commodity storage and rail/truck trans-shipment terminals.

(e) Cold storage facilities.

(f) Commercial uses, including offices associated with permitted uses, but excluding principally retail uses such as the sales of goods or services. Incidental retail sales of consumer goods and services are permitted as accessory uses under Subsection (3) of this Section. No large-scale retail centers such as department stores, malls, shopping centers, and other similar facilities commonly referred to as "big box" retail establishments.

(g) Construction contractors, contractors' services, utility services (equipment and supply yards for contractors and utility providers), and building services (cleaning, maintenance, security, landscaping, etc.).

(h) Habitat enhancement and/ or restoration projects, except mitigation banks as defined by SCC 14.04.020.

(i) Historic sites open to the public.

(j) ~~(j)~~ Repealed by Ord. O20140005.

(k) ~~(j)~~ Lumber yards.

- (l) ~~(k)~~ Manufacture, processing, treatment, storage, blending, fabrication, development, assembly or packaging of any product from natural or synthetic materials.
- (m) ~~(l)~~ Mini-storage.
- (n) ~~(m)~~ Parks, courtyards, plazas, and public spaces.
- (o) ~~(n)~~ Printing, publishing, and broadcasting.
- (p) ~~(o)~~ Rail terminals and intermodal truck/rail storage and shipping facilities.
- (q) ~~(p)~~ Repair, sales, rental, and storage facilities for equipment, including heavy equipment, farm equipment, marine equipment, boats, airplanes, trucks, and recreational vehicles.
- (r) ~~(q)~~ Research, development and testing facilities.
- (s) ~~(r)~~ Retail and wholesale nurseries/greenhouses.
- (t) ~~(s)~~ Security services and armored car depots and services.
- (u) ~~(t)~~ Telephone and Internet call centers and server farms; web hosting facilities and other communication centers.
- (v) ~~(u)~~ Trails and primary and secondary trailheads.
- (w) ~~(v)~~ Vocational educational and training centers.
- (x) ~~(w)~~ Warehousing, distribution and storage facilities.
- (y) ~~(x)~~ Wholesale businesses with incidental retail trade permitted as accessory uses under Subsection (3) of this Section.
- (z) ~~(y)~~ Maintenance, drainage.
- (aa) ~~(z)~~ Net metering system, solar.
- (bb) ~~(aa)~~ Repair, replacement and maintenance of water lines with an inside diameter of 12 inches or less.
- (cc) ~~(bb)~~ Recycling drop box facility.
- (dd) ~~(cc)~~ Marijuana production/processing facility at least 1,000 feet from a residential zone.
- (ee) ~~(dd)~~ Vehicle charging and vehicle fueling station.
- (ff) ~~(ee)~~ Temporary events.

SCC 14.16.190 Bayview Ridge Heavy Industrial (BR-HI)

(2) Permitted Uses

- (a) Fabrication of resource-related items.
- (b) Fertilizer manufacturing.
- (c) Manufacturing wood containers and products.
- (d) Production, repair and servicing of specialized tools and equipment.
- (e) Agricultural uses, on an interim basis until industrial development; provided, that residences shall not be allowed as an accessory use in conjunction with agriculture.
- (f) Automobile wrecking; provided, that landscaping is installed pursuant to SCC 14.16.830, Landscaping. If none applies pursuant to a zoning designation, a Type I buffer shall be required.
- (g) Bulk commodity storage and rail/truck trans-shipment terminals.
- (h) Cold storage facilities.
- (i) Communication utilities offices.
- (j) Construction contractors, contractors' services, utility services (equipment and supply yards for contractors and utility providers), and building services (cleaning, maintenance, security, landscaping, etc.).
- (k) Eating and drinking establishments.
- (l) Habitat enhancement and/ or restoration projects, except mitigation banks as defined by SCC 14.04.020.
- (m) Historic site open to the public.
- (n) ~~(m)~~ Lumber yards.
- (o) ~~(n)~~ Manufacture, processing, treatment, storage, fabrication, assembly or packaging of any product from natural or synthetic materials.
- (p) ~~(o)~~ Rail terminals and intermodal truck/rail storage and shipping facilities.
- (q) ~~(p)~~ Repair and storage facilities for equipment, including heavy equipment, farm equipment, marine equipment, boats, airplanes, automobiles, trucks, and recreational vehicles.
- (r) ~~(q)~~ Research, development and testing facilities.
- (s) ~~(r)~~ Sale, rental and repair of new and used industrial and farm machinery and equipment.

- (t) ~~(s)~~ Security services/armored car depots and services.
- (u) ~~(t)~~ Utility services offices.
- (v) ~~(u)~~ Vocational educational and training facilities.
- (w) ~~(v)~~ Warehousing, distribution and storage facilities.
- (x) ~~(w)~~ Wholesale businesses with incidental retail trade permitted as accessory uses under Subsection (3) of this Section.
- (y) ~~(x)~~ Maintenance, drainage.
- (z) ~~(y)~~ Net metering system, solar.
- (aa) ~~(z)~~ Repair, replacement and maintenance of water lines with an inside diameter of 12 inches or less.
- (bb) ~~(aa)~~ Recycling drop box facility.
- (cc) ~~(bb)~~ Anaerobic digester.
- (dd) ~~(cc)~~ Marijuana production/processing facility.
- (ee) ~~(dd)~~ Vehicle charging and vehicle fueling station.
- (ff) ~~(ee)~~ Temporary events.

SCC 14.16.195 Urban Reserve Commercial-Industrial (URC-I)

(2) Permitted Uses.

- (a) Art galleries and studios.
- (b) Business/professional offices.
- (c) Community club/grange hall.
- (d) Family day care provider.
- (e) Vehicle charging and vehicle fueling station and automobile repair garages conducted inside a building.

(f) Habitat enhancement and/ or restoration projects, except mitigation banks as defined by SCC 14.04.020.

(g) Historic sites open to the public.

(h) ~~(g)~~ Indoor or outdoor storage facilities, excluding unlicensed and inoperable vehicles.

(i) ~~(h)~~ Kennel, day-use.

(j) ~~(i)~~ Loft living quarters above store fronts.

(k) ~~(j)~~ Mini-storage.

(l) ~~(k)~~ Minor public uses.

(m) ~~(l)~~ Natural resource support services, including office uses and wholesale, retail and service businesses serving local natural resource industries, and sales, storage, parts and repair of equipment and supplies for natural resource industries.

(n) ~~(m)~~ Outside sales of new and used vehicles, boats and mobile homes or equipment.

(o) ~~(n)~~ Owner operator/caretaker quarters accessory to primary use.

(p) ~~(o)~~ Pre-school.

(q) ~~(p)~~ Production, repair, and servicing of specialized tools and equipment.

(r) ~~(q)~~ Retail and service businesses.

(s) ~~(r)~~ Restaurants.

(t) ~~(s)~~ Retail and wholesale nurseries/greenhouses.

(u) ~~(t)~~ Small animal clinic/hospital.

(v) ~~(u)~~ Small retail and service businesses.

(w) ~~(v)~~ Small scale production or manufacture of products and goods, including food products, furniture, apparel, artwork, metal products, and wood products.

(x) ~~(w)~~ Warehouses and distribution and wholesale uses.

(y) ~~(x)~~ Maintenance, drainage.

(z) ~~(y)~~ Net metering system, solar.

(aa) ~~(z)~~ Repair, replacement and maintenance of water lines with an inside diameter of 12 inches or less.

(bb) ~~(aa)~~ Recycling drop box facility.

(cc) ~~(bb)~~ Temporary events.

SCC 14.16.200 Aviation Related (AVR)

(2) Permitted Uses.

(a) Air charter services.

(b) Aircraft fueling.

(c) Aircraft maintenance and repair.

(d) Aircraft parking and hangars.

(e) Aircraft related manufacturing.

(f) Aircraft sales and sales of aircraft parts.

(g) Airport including terminal facilities.

(h) Aviation schools.

(i) Habitat enhancement and/ or restoration projects, except mitigation banks as defined by SCC 14.04.020.

(j) Regional airfields.

(k) ~~(j)~~ Restaurant.

(l) ~~(k)~~ Temporary events.

(m) ~~(l)~~ Uses that require or utilize aviation access and those that serve the aviation industry and/or air passengers.

(n) ~~(m)~~ Uses accessory or related to aviation, such as aviation-related navigation aids.

- (o) ~~(n)~~ Uses permitted in the BR-LI zone.
- (p) ~~(o)~~ Vehicle rental.
- (q) ~~(p)~~ Warehousing for airport users.
- (r) ~~(q)~~ Maintenance, drainage.
- (s) ~~(r)~~ Net metering system, solar.
- (t) ~~(s)~~ Repair, replacement and maintenance of water lines with an inside diameter of 12 inches or less.
- (u) ~~(t)~~ Vehicle charging station.

SCC 14.16.205 Aviation Related Limited (AVR-L)

(2) Permitted Uses.

- (a) Uses permitted in the BR-LI zone, not to exceed 20 acres total of permitted or special uses within the entire zone, identified at time of application.
- (b) Aviation-related navigation aids.
- (c) Habitat enhancement and/ or restoration projects, except mitigation banks as defined by SCC 14.04.020.
- (d) Maintenance, drainage.
- (e) ~~(d)~~ Repair, replacement and maintenance of water lines with an inside diameter of 12 inches or less.
- (f) ~~(e)~~ Trails and primary and secondary trailheads.
- (g) ~~(f)~~ Temporary events.

SCC 14.16.300 Rural Intermediate (RI)

(2) Permitted Uses.

- (a) Agriculture.
- (b) Agricultural accessory uses.
- (c) Co-housing as part of a CaRD, subject to SCC 14.18.300 through 14.18.330.

- (d) Detached single-family dwelling units.
- (e) Family day care provider.
- (f) Habitat enhancement and/ or restoration projects, except mitigation banks as defined by SCC 14.04.020.
- (g) Home-Based Business 1.
- (h) ~~(g)~~ Residential accessory uses.
- (i) ~~(h)~~ Seasonal roadside stands under 300 square feet.
- (j) ~~(i)~~ Maintenance, drainage.
- (k) ~~(j)~~ Net metering system, solar.
- (l) ~~(k)~~ Repair, replacement and maintenance of water lines with an inside diameter of 12 inches or less.
- (m) ~~(l)~~ Recycling drop box facility, accessory to a permitted public, institutional, commercial or industrial use.

SCC 14.16.310 Rural Village Residential (RVR)

(2) Permitted Uses.

- (a) Co-housing as part of CaRD, subject to SCC 14.18.300 through 14.18.330.
- (b) Detached single-family dwelling units.
- (c) Family day care provider.
- (d) Habitat enhancement and/ or restoration projects, except mitigation banks as defined by SCC 14.04.020.
- (e) Home-Based Business 1.
- (f) ~~(e)~~ Residential accessory uses.
- (g) ~~(f)~~ Seasonal roadside stands under 300 square feet.
- (h) ~~(g)~~ Maintenance, drainage.

(i) ~~(h)~~ Net metering system, solar.

(j) ~~(i)~~ Repair, replacement and maintenance of water lines with an inside diameter of 12 inches or less.

(k) ~~(j)~~ Recycling drop box facility, accessory to a permitted public, institutional, commercial or industrial use.

SCC 14.16.320 Rural Reserve (RRv)

(2) Permitted Uses.

(a) Agriculture.

(b) Agricultural accessory uses.

(c) Agricultural processing facilities.

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

(e) Cultivation, harvest and production of forest products or any forest crop, in accordance with the Forest Practice Act of 1974, and any regulations adopted pursuant thereto.

(f) Detached single-family dwelling units.

(g) Family day care provider.

(h) Habitat enhancement and/ or restoration projects, except mitigation banks as defined by SCC 14.04.020.

(i) Home-Based Business 1.

(j) ~~(i)~~ Residential accessory uses.

(k) ~~(j)~~ Seasonal roadside stands under 300 square feet.

(l) ~~(k)~~ Maintenance, drainage.

(m) ~~(l)~~ Net metering system, solar.

(n) ~~(m)~~ Repair, replacement and maintenance of water lines with an inside diameter of 12 inches or less.

(o) ~~(n)~~ Recycling drop box facility, accessory to a permitted public, institutional, commercial or industrial use.

SCC 14.16.330 Residential District (R)

(2) Permitted Uses.

- (a) Duplexes (only when approved as part of the approval of a subdivision).
- (b) Family day care provider.
- (c) Habitat enhancement and/ or restoration projects, except mitigation banks as defined by SCC 14.04.020.
- (d) Home-Based Business 1.
- (e) ~~(d)~~ Single-family dwellings.
- (f) ~~(e)~~ Maintenance, drainage.
- (g) ~~(f)~~ Net metering system, solar.
- (h) ~~(g)~~ Repair, replacement and maintenance of water lines with an inside diameter of 12 inches or less.
- (i) ~~(h)~~ Recycling drop box facility, accessory to a permitted public, institutional, commercial or industrial use.

SCC 14.16.340 Bayview Ridge Residential (BR-R)

(2) Permitted Uses.

- (a) Agricultural uses, on an interim basis until residential development.
- (b) Detached single-family dwelling unit, including manufactured homes meeting the requirements of Subsection (6) of this Section.
- (c) Habitat enhancement and/ or restoration projects, except mitigation banks as defined by SCC 14.04.020.
- (d) Historic sites open to the public.
- (e) ~~(d)~~ Home-Based Business 1.
- (f) ~~(e)~~ Residential accessory uses.
- (g) ~~(f)~~ Maintenance, drainage.
- (h) ~~(g)~~ Multifamily dwellings, including apartments, condominiums, duplexes, and townhouses.
- (i) ~~(h)~~ Net metering system, solar.

(i) ~~(j)~~ Repair, replacement and maintenance of water lines with an inside diameter of 12 inches or less.

(k) ~~(l)~~ Recycling drop box facility, accessory to a permitted public, institutional, commercial or industrial use.

(l) ~~(m)~~ Trails.

SCC 14.16.370 Urban Reserve Residential (URR)

(2) Permitted Uses.

(a) Detached single-family dwelling unit, consistent with the requirement of SCC 14.16.850(2).

(b) Habitat enhancement and/ or restoration projects, except mitigation banks as defined by SCC 14.04.020.

(c) Home-Based Business 1.

(d) ~~(e)~~ Family day care provider.

(e) ~~(f)~~ Residential accessory uses.

(f) ~~(g)~~ Maintenance, drainage.

(g) ~~(h)~~ Net metering system, solar.

(h) ~~(i)~~ Repair, replacement and maintenance of water lines with an inside diameter of 12 inches or less.

SCC 14.16.380 Hamilton Residential (HR)

(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) Habitat enhancement and/ or restoration projects, except mitigation banks as defined by SCC 14.04.020.
- (j) Historic sites open to the public that do not interfere with the management of forest land.
- (k) ~~(j)~~ Home-Based Business 1.
- (l) ~~(k)~~ Seasonal roadside stands not exceeding 300 square feet.
- (m) ~~(j)~~ Maintenance, drainage.
- (n) ~~(m)~~ Net metering system, solar.
- (o) ~~(n)~~ Repair, replacement and maintenance of water lines with an inside diameter of 12 inches or less.
- (p) ~~(o)~~ Recycling drop box facility, accessory to a permitted public, institutional, commercial or industrial use.

SCC 14.16.385 Hamilton Urban Reserve (H-URv)

(2) Permitted Uses.

- (a) Agriculture.
- (b) Agricultural accessory uses.
- (c) Agricultural processing facilities.
- (d) Aquaculture.
- (e) Campground, primitive, as long as there is no conversion of resource land and the campground does not interfere with resource management.
- (f) Commercial greenhouse operations that are an integral part of a local soil-based commercial agriculture operation.
- (g) Individual or multiple farm composting as an incidental agricultural operation to a working farm with no net loss of soil. The composting operation shall be managed according to an approved nutrient management plan in conjunction with the local Conservation District and

Natural Resources Conservation Service (NRCS) standards and all applicable environmental, solid waste, access and health regulations. Such use shall not generate traffic uncommon to a farm operation.

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

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

(j) Extraction of gravel and rock for road and trail construction and maintenance purposes, and the operation of rock crushers, all providing the material is used on the same owners' property, on 3 acres or less.

(k) Family day care provider.

(l) 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.

(m) Habitat enhancement and/ or restoration projects, except mitigation banks as defined by SCC 14.04.020.

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

(o) ~~(n)~~ Home-Based Business 1.

(p) ~~(o)~~ On-site sorting, bagging, storage, and similar wholesale processing activities of agricultural products that are predominantly grown on-site or produced principally from the entire commercial farm operation. Such activities shall be limited to those which are integrally related to the agricultural production and harvesting process.

(q) ~~(p)~~ Operation of scaling stations, log dumps and sorting areas, and forest industry residue dumping areas; provided, that any such use within 1,000 feet of any residential use zone, park, or recreation area shall be temporary and less than 12 months' duration.

(r) ~~(q)~~ Operation of sawmills, chippers, shake and shingle mills, forest industry equipment maintenance buildings, and storage yards; provided, that such uses are temporary and are located on the property for no longer than 12 months' duration.

(s) ~~(r)~~ Seasonal roadside stands not exceeding 300 square feet.

(t) ~~(s)~~ Water diversion structures and impoundments related to resource management and on-site wetland restoration/enhancement projects.

(u) ~~(t)~~ Maintenance, drainage.

(v) ~~(u)~~ Net metering system, solar.

(w) ~~(v)~~ Repair, replacement and maintenance of water lines with an inside diameter of 12 inches or less.

(x) ~~(w)~~ Recycling drop box facility, accessory to a permitted public, institutional, commercial or industrial use.

SCC 14.16.410 Industrial Forest – Natural Resource Lands (IF-NRL)

(3) Permitted Uses.

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

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

(c) Single-family residential dwellings, together with the usual accessory buildings and uses only when all of the following criteria are met:

(i) The residence is located within 200 feet of an existing County road or State highway;

(ii) The residence is located within the existing, as of July 26, 2005, boundaries of a fire district;

(iii) The residence is an accessory use to timber resource management activities;

(iv) Ingress and egress for fire vehicles meets the standards of the International Fire Code Section 503, as amended;

(v) There is a 200-foot slash abatement maintained around the exterior portion of the dwelling;

(vi) There is a safety zone cleared of flammable vegetation 30 feet from any portion of the exterior of any structure on level ground and 100 feet downhill on sloped ground;

(vii) The dwelling or any accessory structure is constructed of a noncombustible roofing material; and

(viii) There is availability of 300 gallons of water on-site, 400 feet of 1-inch fire hose with nozzle, and an internal combustion engine powered pump.

(d) Extraction of gravel and rock for the purpose of forest road construction and/or maintenance, and the operation of rock crushers, provided the material and equipment is used within the Industrial Forest or Secondary Forest—Natural Resource Lands zones, or on same forest owners' property.

(e) Habitat enhancement and/ or restoration projects, except mitigation banks as defined by SCC 14.04.020.

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

(g) ~~(f)~~ Water diversion structures and impoundments related to resource management and on-site wetland restoration/enhancement projects.

(h) ~~(g)~~ Home-Based Business 1.

(i) ~~(h)~~ Management and propagation of fish and wildlife.

(j) ~~(i)~~ Nonresidential structures which are accessory to forest management activities (i.e., temporary watchman quarters, equipment shop or storage structures).

(k) ~~(j)~~ Operations of scaling stations, log dumps, sorting and storage areas, forest industry residue dumping areas; provided, that any such use within 1,000 feet of any residential use district, park or recreation area shall be temporary and less than 12 months in duration.

(l) ~~(k)~~ Operation of sawmills, chippers, shake and shingle mills, forest industry equipment maintenance buildings and storage yards; provided, that such uses are temporary and are located on the property for no longer than 12 months' duration.

(m) ~~(l)~~ Primitive campgrounds as long as there is no permanent conversion of forest land and the campground does not interfere with resource management.

(n) ~~(m)~~ Storage of explosives for resource management use per adopted IBC and IFC, when located at least 300 feet from property boundary or public road right-of-way.

(o) ~~(n)~~ Temporary use of recreational vehicles only where it is in conjunction with an active forest practice application. Temporary use of recreational vehicles is only allowed under this Subsection where such recreational vehicle is used as temporary living quarters for trail crews, fire crews, nursery crews, logging crews, maintenance crews or watchman, and where such use occurs for less than 6 months per year.

(p) ~~(o)~~ Maintenance, drainage.

(q) ~~(p)~~ Net metering system, solar.

(r) ~~(q)~~ Repair, replacement and maintenance of water lines with an inside diameter of 12 inches or less.

(s) ~~(r)~~ Nonmotorized trails.

SCC 14.16.420 Secondary Forest – Natural Resource Lands (SF-NRL)

(2) Permitted Uses.

(a) Accessory residential structures.

- (b) Campground, primitive; provided, that there is no permanent conversion of resource land and the campground does not interfere with resource management.
- (c) Co-housing as part of a CaRD, subject to SCC 14.18.300 through 14.18.330.
- (d) Cultivation and harvest of forest products or any forest crop, in accordance with the Forest Practices Act and any regulations adopted pursuant thereto.
- (e) Detached single-family residential dwellings.
- (f) Extraction of gravel and rock for the purpose of forest road construction and/or maintenance, and the operation of rock crushers, provided the material and equipment is used within the Industrial Forest or Secondary Forest—Natural Resource Lands Zone, or on same forest owners' property.
- (g) Family day care provider.
- (h) Habitat enhancement and/ or restoration projects, except mitigation banks as defined by SCC 14.04.020.
- (i) Historic sites open to the public that do not interfere with management of the forest land.
- (j) ~~(j)~~ Home-Based Business 1.
- (k) ~~(j)~~ Management and propagation of fish and wildlife.
- (l) ~~(k)~~ Nonresidential structures which are accessory to forest management activities (i.e., temporary watchman quarters, equipment shop or storage structures).
- (m) ~~(j)~~ Operations of scaling stations, log dumps, sorting and storage areas, forest industry residue dumping areas; provided, any such use within 1,000 feet of any residential use district, park or recreation area shall be temporary and less than 12 months in duration.
- (n) ~~(m)~~ Operation of sawmills, chippers, shake and shingle mills, forest industry equipment maintenance buildings and storage yards; provided, that such uses are temporary and are located on the property for no longer than 12 months' duration.
- (o) ~~(n)~~ Storage of explosives for resource management use per adopted IBC and IFC, when located at least 300 feet from property boundary or public road right-of-way.
- (p) ~~(o)~~ Water diversion structures and impoundments related to resource management and (on-site) wetland restoration/enhancement projects.
- (q) ~~(p)~~ Temporary use of recreational vehicles only where it is in conjunction with an active forest practice application. Temporary use of recreational vehicles is only allowed under this Subsection where such recreational vehicle is used as temporary living quarters for trail crews,

fire crews, nursery crews, logging crews, maintenance crews or watchman, and where such use occurs for less than 6 months per year.

(r) ~~(q)~~ Maintenance, drainage.

(s) ~~(r)~~ Net metering system, solar.

(t) ~~(s)~~ Repair, replacement and maintenance of water lines with an inside diameter of 12 inches or less.

SCC 14.16.430 Rural Resource – Natural Resource Lands (RRc-NRL)

(2) Permitted Uses.

- (a) Agriculture.
- (b) Agricultural accessory uses.
- (c) Agricultural processing facilities.
- (d) Aquaculture.
- (e) Campground, primitive, as long as there is no conversion of resource land and the campground does not interfere with resource management.
- (f) Commercial greenhouse operations that are an integral part of a local soil-based commercial agriculture operation.
- (g) Commercial uses supporting resource uses, such as packing, first stage processing and processing that provides added value to resource products as long as there is no permanent conversion of the forest land.
- (h) Individual or multiple farm composting as an incidental agricultural operation to a working farm with no net loss of soil. The composting operation shall be managed according to an approved nutrient management plan in conjunction with the local Conservation District and Natural Resources Conservation Service (NRCS) standards and all applicable environmental, solid waste, access and health regulations. Such use shall not generate traffic uncommon to a farm operation.
- (i) Cultivation and harvest of forest products or any forest crop in accordance with the Forest Practices Act and any regulations adopted pursuant thereto.
- (j) Detached single-family residential dwelling.
- (k) Extraction of gravel and rock on 3 acres or less for the purpose of forest road construction and/or maintenance, and the operation of rock crushers, provided the material and equipment

is used within the Rural Resource—Natural Resource Lands Zone, or on same forest owners' property.

(l) Family day care provider.

(m) 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.

(n) Habitat enhancement and/ or restoration projects, except mitigation banks as defined by SCC 14.04.020.

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

(p) ~~(p)~~ Home-Based Business 1.

(q) ~~(p)~~ Operation of scaling stations, log dumps and sorting areas, and forest industry residue dumping areas; provided, that any such use within 1,000 feet of any residential use zone, park, or recreation area shall be temporary and less than 12 months' duration.

(r) ~~(q)~~ Operation of sawmills, chippers, shake and shingle mills, forest industry equipment maintenance buildings, and storage yards; provided, that such uses are temporary and are located on the property for no longer than 12 months' duration.

(s) ~~(r)~~ Residential accessory structures.

(t) ~~(s)~~ Seasonal roadside stands not exceeding 300 square feet.

(u) ~~(t)~~ Water diversion structures and impoundments related to resource management and on-site wetland restoration/enhancement projects.

(v) ~~(u)~~ Maintenance, drainage.

(w) ~~(v)~~ Net metering system, solar.

(x) ~~(w)~~ Repair, replacement and maintenance of water lines with an inside diameter of 12 inches or less.

14.16.450 Urban Reserve Public-Open Space (URP-OS).

(2) Permitted Uses.

(a) Agriculture.

(b) Agricultural accessory uses.

(c) Caretaker dwelling unit for on-site resident park manager accessory to the primary public use.

(d) Cultivation, harvest, and production of forest products or any forest crop, in accordance with the Forest Practice Act of 1974, and any regulations adopted pursuant thereto.

(e) Habitat enhancement and/ or restoration projects, except mitigation banks as defined by SCC 14.04.020.

(f) Historic sites open to the public.

(g) ~~(f)~~ Interpretive center.

(h) ~~(g)~~ Minor public uses.

(i) ~~(h)~~ Minor utility developments.

(j) ~~(i)~~ Parks, community.

(k) ~~(j)~~ Park, recreation open space.

(l) ~~(k)~~ Parks, regional.

(m) ~~(l)~~ Park, specialized recreation area.

(n) ~~(m)~~ Trails and primary and secondary trailheads.

(o) ~~(n)~~ Maintenance, drainage.

(p) ~~(o)~~ Net metering system, solar.

(q) ~~(p)~~ Repair, replacement and maintenance of water lines with an inside diameter of 12 inches or less.

14.16.500 Public Open Space of Regional/Statewide Importance (OSRSI).

(3) Permitted Uses.

(a) Historic sites open to the public.

(b) Interpretive/information centers and museums.

(c) Parks that showcase significant historic, archaeological, scientific, cultural and/or unique natural features, unusual landscape features such as cliffs and bluffs or natural processes on wetlands and tidal actions.

(d) Public open space areas of regional and Statewide importance including County, State and Federal parks, recreational areas, and wildlife management areas, including those that provide linkages between neighborhood and community parks.

(e) Caretaker dwelling unit for on-site resident park manager accessory to the primary public use.

(f) Habitat enhancement and/ or restoration projects, except mitigation banks as defined by SCC 14.04.020.

(g) Trails or educational enterprises designed to offer special access to natural resource-based and recreational opportunities on lakes, creeks, streams, river corridors, shorelines, and areas with prominent views.

(h) ~~(g)~~ Maintenance, drainage.

(i) ~~(h)~~ Net metering system, solar.

(j) ~~(i)~~ Repair, replacement and maintenance of water lines with an inside diameter of 12 inches or less.

(k) ~~(j)~~ Recycling drop box facility, accessory to a permitted public, institutional, commercial or industrial use.

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

C-6 Fire Code Consistency with IFC Appendix D

Title 15 Buildings and Construction

Chapter 15.04 International Codes

15.04.030 Specific amendments to codes.

(2) Amendments to International Fire Code (IFC).

(f) IFC Appendix D is amended as follows:

Section D101.1 ~~Scope~~ General: Fire apparatus access roads shall be in accordance with this chapter and all other applicable requirements of the International Fire Code as required by the Fire Marshal.

Section D102.1 ~~Access and Loading~~ Required Access: Fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction when the facility is in excess of one hundred fifty (150) feet from fire apparatus access.

Section D103.1 Driveways Minimum Specifications: ~~Roads serving one (1) or two (2) residential lots is amended as follows:~~

(a) Driveways. Roads serving one (1) or two (2) residential lots is amended as follows:

~~a.~~ (i) Driveways where a building is less than 150 feet from an approved access road meeting Section D103.2 of this code have no specific requirements.

~~b.~~ (ii) Driveways that are 150 feet or more in length and serve one or two residential lots shall meet the following standards:

~~(1)~~ (A) Width: 12 feet of driving surface with turnouts located every 300 feet, when required by the Fire Marshal. To create a turnout, the road shall be widened to 20 feet in the direction of travel for a distance of not less than 30 feet to allow vehicles to pull over and emergency vehicles to proceed.

~~(iii)~~ (B) Vertical clearance: A minimum of 13 feet, 6 inches of unobstructed head clearance is required.

~~(iii)~~ (C) Surface: Skagit County Road Standard for Private Roads as required by the Skagit County Public Works Department or as approved by the Skagit County Fire Marshal.

~~(iv)~~ (D) Turning radius for turns along the length of driveway: A minimum of 20 feet of inside radius and 50 feet of outside radius is required. (Note: This is not a cul-de-sac standard).

~~(v)~~ (E) An acceptable means of turning around a fire apparatus must be provided. This does not necessarily require a cul-de-sac for a driveway serving 1 or 2 residential lots. Means of turning apparatus must be acceptable to the Fire Marshal.

~~(vi)~~ (F) Bridges must meet Skagit County Road Standards as required by the Skagit County Public Works Department.

~~(vii)~~ (G) Where grades are 12% or under, the driving surface must be gravel or equivalent or may be concrete, asphalt, or equivalent.

~~(viii)~~ (H) Where grades are over 12% and equal to or less than 14%, the driving surface must be concrete, asphalt, or equivalent.

~~(ix)~~ (I) Where grades are over 14% and equal to or less than 16%, any residence must have a NFPA 13D fire suppression system is required for each residence and the driveway must be gravel or equivalent or may be concrete, asphalt, or equivalent.

~~(x)~~ (J) Where grades exceed 16%, an NFPA 13D fire suppression system and a 10,000-gallon water storage tank with a dry hydrant is required for each residence. The driveway must be gravel or equivalent and may be concrete, asphalt, or equivalent.

(b) Fire Department Vehicle Access Roads—Roads serving other than 1 or 2 residential lots is amended as follows:

(i) Width: 20 feet of driving surface.

(ii) Vertical clearance: 13 feet, 6 inches of unobstructed overhead clearance.

(iii) Surface: 6 inches of gravel.

(iv) Turning radius: 50 feet of outside radius.

(v) Bridges must meet Skagit County Road Standards as required by the Skagit County Public Works Department.

~~Section D103.2 Fire Department Vehicle Access Roads—Roads serving other than 1 or 2 residential lots is amended as follows:~~

~~a. Width: 20 feet of driving surface.~~

~~b. Vertical clearance: 13 feet, 6 inches of unobstructed overhead clearance.~~

~~c. Surface: 6 inches of gravel.~~

~~d. Turning radius: 50 feet of outside radius.~~

~~e. Turnarounds: 70-foot cul-de-sac standards or as approved by the Fire Marshal.~~

~~f. Bridges must meet Skagit County Road Standards as required by the Skagit County Public Works Department.~~

C-7 Building Permit Requirements for Signs

Title 14 Unified Development Code

Chapter 14.16.820 Signs

14.16.820 Signs.

- (1) Purpose. This Section regulates the construction, erection, maintenance, electrification, illumination, type, size, number and locations of signs in order to protect the health, safety, property and welfare of the public as well as to ensure that Skagit County retains a neat, orderly and attractive appearance. The intent of these provisions is to preserve and enhance the rural character, unique scenic beauty and the business, recreational, educational, and tourism potential of the County.
- (2) Definitions. The sign definitions outlined in the current adopted International Building Code (Appendix H) are hereby adopted by reference.
- (3) General Sign Regulations. The following general requirements shall apply to sign regulations in all zoning districts in Skagit County.
 - (a) Conformity to Adopted Building Codes. All signs and other advertising structures shall be constructed and maintained in strict conformity with building code(s) as adopted and referenced in Chapter 15.04 SCC.
 - (b) Highway Advertising Control Act—Scenic Vista Act. The control of signs in areas adjacent to State and Federal highways shall be governed by Chapter 47.42 RCW.
 - (c) Building Permits. Building permits shall be required for the erection, alteration, or reconstruction of wall-mounted signs, electrified signs and freestanding signs ~~in excess of 32 square feet, or greater than 6 feet in height~~ as required by the currently adopted International Building Code. Free standing signs less than 7 feet in height and wall-mounted signs that do not project from the building do not require a Building Permit. A change in information on the face of an existing sign shall not constitute an alteration.

C-8 Airport Environs Overlay

Title 14 Unified Development Code

14.16.210 Airport Environs Overlay (AEO)

(4) Port of Skagit Review. The Department shall provide an opportunity for the Port of Skagit to review and comment for any application for a commercial building permit, land division, special use permit, [boundary line adjustment](#), or variance [that requires notice to the Federal Aviation Administration](#) through SEPA or other public comment process. This subsection gives no authority to the Port of Skagit to require changes to the application.

PL18-0404, Modify Mineral Resource Overlay (MRO) north of Sedro Wooley and East of Highway 9.

