

14.16.320 Rural Reserve (RRv).

- (1) Purpose. The purpose of the Rural Reserve district is to allow low-density development and to preserve the open space character of those areas not designated as resource lands or as urban growth areas. Lands in this zoning district are transitional areas between resource lands and non-resource lands for those uses that require moderate acreage and provide residential and limited employment and service opportunities for rural residents. They establish long-term open spaces and critical area protection using CaRDs as the preferred residential development pattern.
- (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) Home Based Business 1.
 - (i) Residential accessory uses.
 - (j) Seasonal roadside stands under 300 square feet.
 - (k) Wine tasting room.
- (3) Administrative Special Uses.
 - (a) Bed and breakfast, subject to SCC 14.16.900(2)(c).
 - (b) Campground, primitive.
 - (c) Home Based Business 2.
 - (d) Kennel, day-use.
 - (e) Minor utility developments.
 - (f) Parks, specialized recreational facility.
 - (g) Temporary manufactured home.
 - (h) Temporary events.
 - (i) Trails and primary and secondary trailheads.
 - (j) Expansion of existing major public uses up to 3,000 square feet.
 - (k) Minor public uses.
- (4) Hearing Examiner Special Uses.
 - (a) Aircraft landing field, private.
 - (b) Animal clinic hospital.
 - (c) Animal preserve.
 - (d) Campground, developed.
 - (e) Cemetery.
 - (f) Church.
 - (g) Community club/grange hall.
 - (h) Display gardens.
 - (i) Fish hatchery.
 - (j) Golf course.
 - (k) Historic sites open to the public.
 - (l) Home Based Business 3.
 - (m) Impoundments greater than 1-acre feet in volume.
 - (n) Kennels.
 - (i) Boarding kennel.
 - (ii) Limited kennel.

- (o) Major public uses and expansions of existing major public uses, 3,000 square feet and greater.
 - (p) Major utility developments.
 - (q) Manure lagoon.
 - (r) Natural resources training/research facility.
 - (s) Off-road vehicle use areas and trails.
 - (t) Outdoor outfitters enterprises.
 - (u) Outdoor recreational facilities.
 - (v) Outdoor storage of processed and unprocessed natural materials in quantities greater than 500 cubic yards that do not have a potential health hazard.
 - (w) Outdoor storage of processed and unprocessed natural materials in quantities greater than 50 cubic yards that may have a potential health hazard. Does not include storage of hazardous materials.
 - (x) Parks, community.
 - (y) Personal wireless services towers, subject to SCC 14.16.720.
 - (z) Racetrack, recreational.
 - (aa) Wholesale nurseries/greenhouses.
 - (bb) Seasonal roadside stands over 300 square feet.
 - (cc) Seasonal worker housing.
 - (dd) Stables and riding clubs.
 - (ee) Temporary asphalt/concrete batching, subject to the applicable provisions of SCC 14.16.440.
- (5) Dimensional Standards.
- (a) Setbacks, Primary Structure.
 - (i) Front: 35 feet, 25 feet on minor access and dead-end streets.
 - (ii) Side: 8 feet on an interior lot.
 - (iii) Rear: 25 feet.
 - (b) Setbacks, Accessory Structure.
 - (i) Front: 35 feet.
 - (ii) Side: 8 feet, a 3-foot setback is permitted for nonresidential structures when the accessory building is a minimum of 75 feet from the front property line or when there is an alley along the rear property line, 20 feet from the street right-of-way.
 - (iii) Rear: 25 feet, a 3-foot setback is permitted for nonresidential structures when the accessory building is a minimum of 75 feet from the front property line or when there is an alley along the rear property line.
 - (c) Setbacks from NRL lands shall be provided per SCC 14.16.810(7).
 - (d) Maximum height: 30 feet or shall conform to the Skagit County Building Code.
 - (i) Height Exemptions. Flagpoles, ham radio antennas, church steeples and fire towers are exempt. The height of personal wireless services towers are regulated in SCC 14.16.720.
 - (ii) If adjacent to a BR-LI zone, the maximum height shall not exceed 40 feet, unless limited by SCC 14.16.210 (Airport Environs).
 - (e) Minimum lot size: 10 acres or 1/64th of a section, unless created through a CaRD.
 - (f) Minimum lot width: 150 feet.
 - (g) Maximum lot coverage: 35%.
- (6) Additional requirements related to this zone are found in SCC 14.16.600 through 14.16.900 and the rest of the Skagit County Code. (Ord. O20080012 (part); Ord. O20080004 (part); Ord. O20070009 (part); Ord. O20050003 (part); Ord. O20030021 (part); Ord. R20020130 (part); Ord. 17938 Atch. F (part), 2000)