

14.16.420 Secondary Forest—Natural Resource Lands (SF-NRL).

- (1) Purpose. The purpose of the Secondary Forest— Natural Resource Lands (SF-NRL) district is to provide a transitional area between the Industrial Forest—Natural Resource Lands zone and Rural zoned lands designated primarily for residential use and other nonforestry uses. The SF-NRL zone also provides a zoning district where smaller scale timber and other resource management activities can occur while providing protection from encroachment of residential activity that may encumber standard forest practices.
- (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 road and trail construction and maintenance purposes, and the operation of rock crushers, all providing the material is used within the Industrial or Secondary Forest—Natural Resource Lands Zone, or on same forest owners' property.
 - (g) Family day care provider.
 - (h) Historic sites open to the public that do not interfere with management of the forest land.
 - (i) Home Based Business 1.
 - (j) Management and propagation of fish and wildlife.
 - (k) Nonresidential structures which are accessory to forest management activities (i.e., temporary watchman quarters, equipment shop or storage structures).
 - (l) 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.
 - (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.
 - (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.
 - (o) Water diversion structures and impoundments related to resource management and (on-site) wetland restoration/enhancement projects.
 - (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.
 - (q) Watershed management, but not including water diversion structures, impoundment dams or hydroelectric generation facilities.
- (3) Administrative Special Uses.
 - (a) Animal clinic/hospital if accessory to the existing resource base and no new structures are required.
 - (b) Expansion of existing major or minor utility or public uses; provided, that the expansion is designed to minimize the amount of resource lands utilized and meets item (i) or (ii) as well as item (iii) of the following requirements:
 - (i) It is located within the existing building envelope which may include the required landscaping of the existing use;

- (ii) It will be sited on existing impervious surface or within existing right-of-way;
 - (iii) The applicant has proven that there is no other viable alternative to providing the expansion on non-natural resource lands.
- (c) Home Based Business 2, provided no conversion of agricultural land is required to accommodate the business activity.
 - (d) Minor public uses related to the provision of emergency services where there is no other viable parcel or non-resource designated land to serve the affected area. Applicants shall demonstrate the need to locate the use in the natural resource land. Analysis of alternatives to the development of the use within the natural resource land must be provided.
 - (e) Minor utility developments.
 - (f) Personal wireless services towers, subject to SCC 14.16.720.
 - (g) Retail and wholesale nurseries/greenhouses, provided there is no permanent conversion of resource land required.
 - (h) Seasonal roadside stands greater than 300 square feet.
 - (i) Temporary events related to resource management, provided no permanent structures are constructed.
 - (j) Temporary manufactured home.
 - (k) Trails and primary and secondary trailheads.
- (4) Hearing Examiner Special Uses.
- (a) Aircraft landing field, private, as an accessory to forestry management; provided, the applicant has proven that there is no other viable alternative to providing the service on natural resource lands.
 - (b) Forestry-based business employing no more than 3 nonresident full-time equivalent employees. This is a commercial enterprise devoted to the direct marketing of unprocessed and/or value-added and forestry-related products that are produced or processed and may be sold on site.
 - (c) Home Based Business 3, provided no conversion of forest land occurs and provided no new structures are constructed.
 - (d) If located within a designated mineral resource overlay, extracting and processing mineral resources pursuant to SCC 14.16.440, Mineral Resource Overlay.
 - (e) Kennel, limited, if accessory to an existing residence or natural resource operation; and provided, that no resource land is converted or taken out of production.
 - (f) Major public uses related to the provision of emergency services where there is no other viable parcel or non-resource land to serve the affected area. Applicants shall demonstrate the need to locate the use in the natural resource land. Alternatives to the development of the use in the natural resource land must be provided.
 - (g) Major utility developments where there is no other viable parcel or non-agricultural designated land to serve the affected area. Analysis of alternatives to the development of the utility in the natural resource land must be provided.
 - (h) Natural resource training/research facility.
 - (i) Off-road vehicle use areas and trails as authorized by the State and which do not interfere with normal forest management consistent with the Forest Practices Act.
 - (j) Outdoor outfitters enterprises as defined in Chapter 14.04 SCC that remain incidental to the primary use of the property for resource management that results in no net loss of resource land; and provided, that temporary lodging, etc., as regulated in SCC 14.16.900(2)(d) are prohibited.
 - (k) Primitive marinas not greater than 10 slips where no conversion of resource land is required.
 - (l) Seasonal worker housing.

- (m) Shooting club (outdoor) with no associated enclosed structures or conversion of resource land allowed.
 - (n) Storage of explosives for commercial purposes when located at least 600 feet from property boundary or public road right-of-way.
 - (o) Temporary asphalt/concrete batching provided there is no other viable parcel of non-resource designated land to serve the purpose.
- (5) Dimensional Standards.
- (a) Setbacks.
 - (i) Front, side and rear: 100 feet.
 - (ii) Accessory: same as primary.
 - (iii) Setbacks from NRL lands shall be provided per SCC 14.16.810(7).
 - (b) Access frontage: 100 feet.
 - (c) Maximum height: shall meet the requirements of the Skagit County Building Code. The height of personal wireless services towers is regulated in SCC 14.16.720.
 - (d) Minimum lot size: 20 acres or 1/32nd of a section. Smaller lot sizes are permissible through CaRDs.
 - (e) Minimum lot width: 400 feet.
- (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. R20020130 (part); Ord. 18375 § 4 (part), 2001; Ord. 17938 Atch. F (part), 2000)