



SCC Title 14 Update Package

**SKAGIT COUNTY
PLANNING AND DEVELOPMENT SERVICES**

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What is Title 14?

- Title 14 hosts the County's "development regulations", which are subject to GMA
- It's not the "building code," which is adopted as Title 15
- It's not SEPA environmental regs (Title 16)
- It's not the health code (Title 12)
 - water systems
 - septic systems
 - food establishments

Overview

- *Reorganization with limited rewriting*
- Avoided substantive changes except in specified areas

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Why reorganize Title 14?

- Times have changed; organization was adopted in 2000
- Improve readability and usability
- Improve code structure
- Remove content that is not development regulations

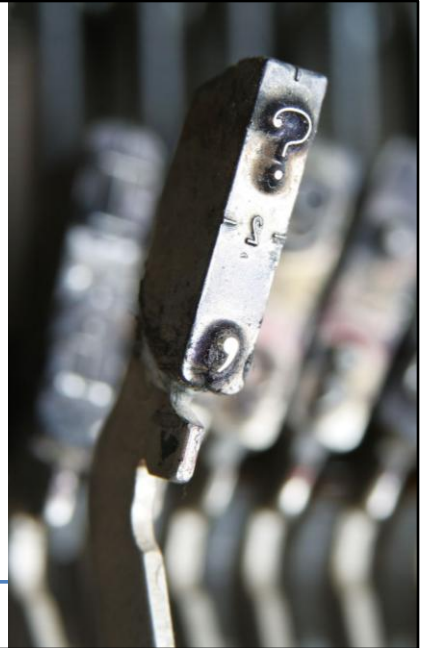
Reorganization

- NEW divisions (collections of chapters)
- Title 14 is currently divided into 20 chapters, some of which are very long
- Reorg creates seven “divisions” for grouping related chapters
- Reorg breaks existing long chapters into shorter chapters
- More chapters to make code easier to browse
 - Important: upgrade to modern Code Publishing platform

Rewriting

- (Limited) rewrite in plain language
- Convert text to tables
- Delete duplicative language
- Align terminology (use the same words for the same concepts)
- Standardization of terms
- Deletion of unused or obvious terms (SCC 14.04.020)
- Standardization of chapter/section layout

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Plain Language Drafting

- avoidance of repetition and use of parallel construction;
- conversion of lengthy paragraphs or parallel provisions to lists and tables;
- organization of information logically (generally, sequentially);
- modularization of processes, e.g., legal notices, public comment periods;
- extraction of substantive rules from definitions or procedural provisions;
- elimination of archaic and obsolete language;
- deletion of duplicative language;
- self-documenting code, e.g., that includes references to the statutes that mandate each provision.
- standardization of terminology, e.g., “notice of application”

Current Organization of Title 14

14.02	General Provisions	14.24	Critical Areas Ordinance
14.04	Definitions	14.26	Shorelines
14.06	Permit Procedures	14.28	Concurrency
14.08	Legislative Actions	14.30	Public Facilities Impact Fees
14.10	Variances	14.32	Stormwater Management
14.14	Development Agreements	14.34	Flood Damage Prevention
14.16	Zoning	14.36	Public Works Standards
14.18	Land Divisions	14.38	Right-to-Manage Natural Resource Lands
14.20	Master Planned Resorts	14.40	Open Space Current Use Applications
14.22	Land Disturbance	14.44	Enforcement/Penalties

Reorganization

Definitions and procedural provisions

Division 1 **Zoning and Land Uses**

Division 2 **Project Design Standards**

Division 3 **Land Management**

Division 4 **Critical Areas and Shorelines**

Division 5 **Special Permits**

Division 6 **Public Facilities**

Division 7 **Land Divisions and Boundaries**

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Reorganization of Title 14

14.01-02 General Provisions

14.04 Definitions

14.06-08 Permit, Enforcement, and Legislative Procedures

14.09 Nonconforming Uses

Division 1 Zoning and Land Uses

14.10-14.19 Grouped zones and uses, Use Standards

Division 2 Project Design Standards

14.20-14.29 Fences, Landscaping, Parking, Setbacks, etc.

Division 3 Land Management

14.30 Land Disturbance

14.32 Stormwater

14.34 Flood Damage

14.38 Natural Resource Lands

Division 4 Critical Areas and Shorelines

14.40-14.44 Reserved for future reorganization of CAO

14.48 Shoreline regulations

Division 5 Special Permits

14.50-57 SPU, EPF, MPR

14.58 Development Agreements

14.59 Variances

Division 6 Public Facilities

14.60-69 Concurrency, PW Standards, Impact Fees

Division 7 Land Divisions and Boundaries

14.70 Legal Lots (of Record)

14.72 Boundary line adjustments

14.74-14.78 Subdivisions, Short, CaRD, etc.

Where has significant rewriting happened?

significant edits, rewriting, or reorganization

* chapter number unchanged

14.01-02 General Provisions*

14.04 Definitions*

14.06-08 Permit*, Enforcement, and Legislative Procedures*

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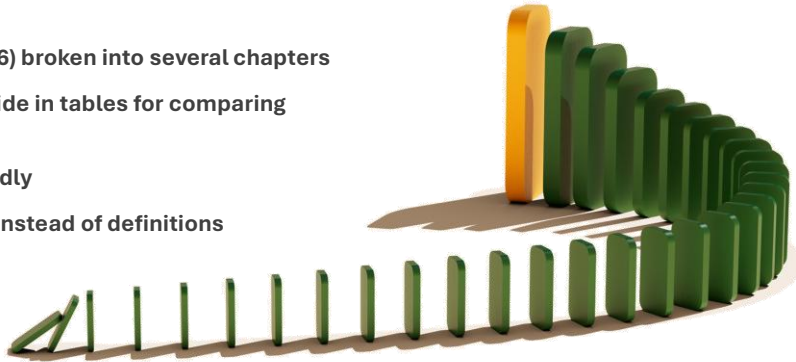
14.70 Legal Lots (of Record)

14.72 Boundary line adjustments

14.74-14.78 Subdivisions, Short, CaRD, etc.

Effect of Reorg

- Zoning chapter (14.16) broken into several chapters
- Uses listed side by side in tables for comparing uses/zones
- Uses described broadly
- Constraints in rules instead of definitions

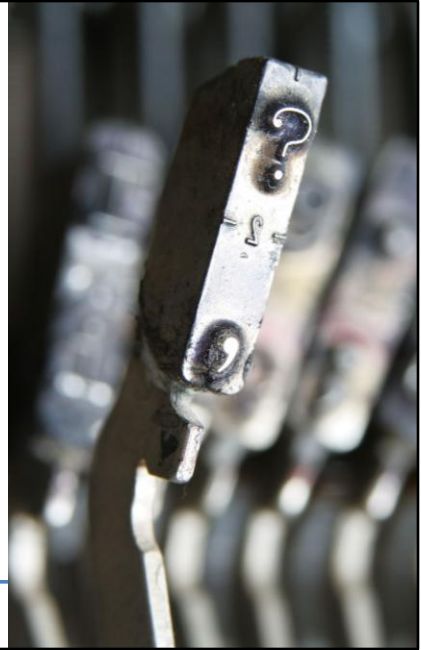


Uses

In existing code, a land use is:

- Permitted/by-right = a building permit may be required but no discretionary land use permit is required
- Permitted, accessory
- Special use = a special use permit required, either issued by the Director or by the Hearing Examiner

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Use Regulations

- Existing code had no place for regulations/constraints on **permitted** uses to live
- **Special** uses had a home in 14.16.900(2), but buried with multiple levels of hierarchy (which don't appear in the table of contents)
- Permitted uses could only be constrained by a single line in the list of uses (which then had to be replicated in each of 33 zones)
- Now, every use (permitted or special) has its own section in Chapter 14.18.

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Example Problem + Resolution

Existing code:

A “seasonal roadside stand” is allowed in the zone.

“Seasonal roadside stand” means a small retail establishment accessory to an actively managed, ongoing agricultural operation dedicated exclusively to the sale of agricultural products and agricultural promotional items. A majority of the agricultural products must be grown on-site or be a product of the primary agricultural operation located in Skagit County. All agricultural promotional products shall be accessory to the primary use of the stand for agricultural products and shall be directly related to the agricultural operation and located solely within the stand. Signage is allowed per SCC 14.16.820.

14.18. ____ Seasonal roadside stand

(1) Definition. A small retail establishment dedicated exclusively to the sale of agricultural products and agricultural promotional items.

(2) Requirements.

- (1) A seasonal roadside stand is allowed only as an accessory to an actively managed, ongoing agricultural operation.
- (2) A majority of the agricultural products must be grown on-site or be a product of the primary agricultural operation located in Skagit County.
- (3) All agricultural promotional products must be accessory to the primary use of the stand for agricultural products and must be directly related to the agricultural operation and located solely within the stand.
- (4) Signage is allowed per SCC 14.16.820.

Reorganization of Existing 14.16 Zoning

Division 1 Zoning and Land Uses

14.10 General Provisions

- Key to use tables
- Uses allowed in all zones
- Uses prohibited in all zones
- Uses prohibited outside fire district

14.11 Rural Zones and Uses

14.12 Natural Resource Zones and Uses

14.13 Open Space Zones and Uses

14.14 Overlay Zones and Uses

14.15 Bayview Ridge UGA Zones and Uses

14.16 Municipal UGA Zones and Uses

14.18 Use Standards

14.11 Rural Zones and Uses

- List of zones in this group
- Allowed Use Table
- Dimensional Standards Table for these zones
- Section for each zone for the zone's special rules

14.18 Use Standards

- Residential
- Natural Resource
- Commercial
- Community/Public Uses
- Parks and Recreation Uses
- Utility Uses

New Use Tables

Table 14.11.020-1 Allowed Uses in the Rural Mixed-Use Zones

	RI	RRv	RVR	RC	RVC	RVC Alger	OSRSI
Residential Uses							
Single-family residence	P	P	P				
Middle housing (2-4 units)			P				
Co-housing as part of a CaRD	P	P	P				
Loft living quarters				P	P	P	
Owner operator/caretaker quarters				AC	AC	AC	
Emergency housing					P		
Emergency shelter					P		
Manufactured or mobile home park			P				
Permanent supportive housing			P				
Residential accessory use	P	P	P				
Seasonal worker housing	HE	HE					
Transitional housing			P		P		
Temporary manufactured home	P	P	P				
Commercial/Retail Uses							
Animal clinic/hospital, small	HE	HE		HE	P	P	
Animal clinic/hospital, large	HE	HE		HE	AD	AD	
Animal preserve		HE					HE
Asphalt/concrete batching or recycling, temporary		HE					
Bed and breakfast	AD	AD	AD	P			
Business/professional office					P		
Display gardens		HE					
Family day care provider	P	P	P	P	P	P	
Fish hatchery	HE	HE					
Group care facility	HE			HE			

Substantive Changes

Driven by Comprehensive Plan Update

14.08 Legislative Procedures

Changes tracked.

14.11.020

Middle housing in RVR

14.19

Allowance for two ADUs in UGAs

14.12 + 14.13

Vehicle charging station in NRI, IF-NRL, SF-NRL, URP-OS, OSRSI

14.76

Unit Lot Subdivisions

14.56 Essential Public Facilities

Added “behavioral health” to other mental health/substance abuse facilities



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Substantive Changes

Driven by Housing and Permit Expediting Goals

14.01 How to Use the Development Code

14.28 Setbacks

- Un-stuff definitions
- Add illustrations to explain rules
- Delete double front setbacks to reduce need for variances

14.68 Impact Fees

- Exemption for ADUs

14.70 Legal Lots (of Record)

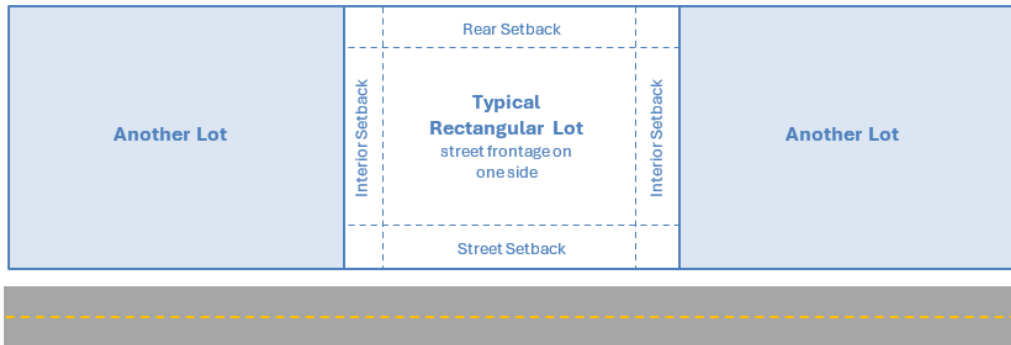
- Reorganize to clarify rules
- Make Reasonable Use Exception a Type 1 review



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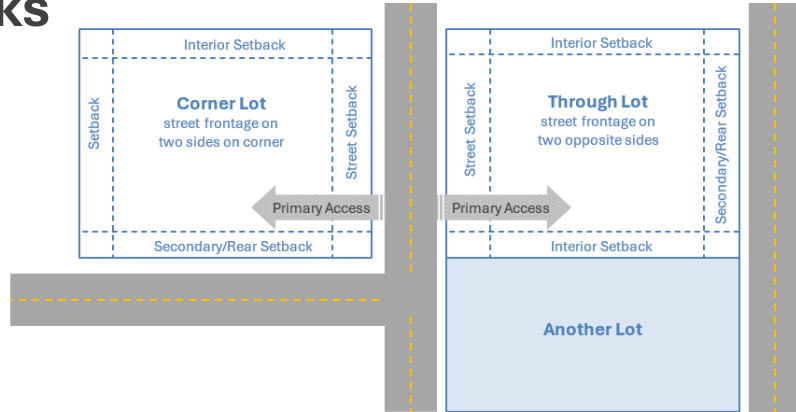
Setbacks

Figure 14.28.060-1



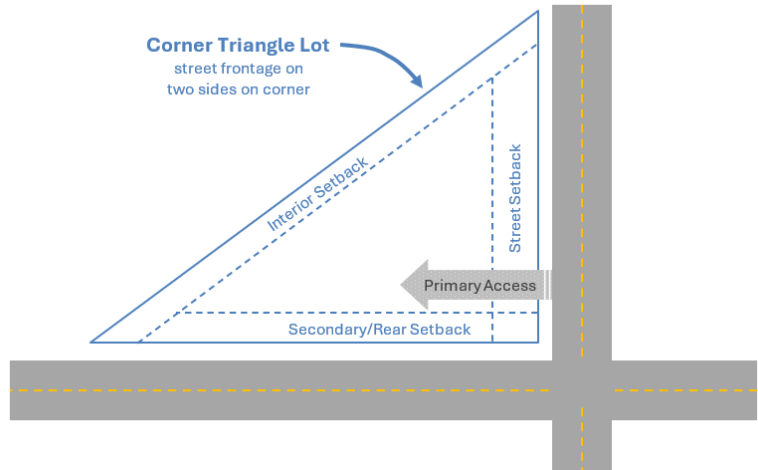
Setbacks

Figure 14.28.060-2



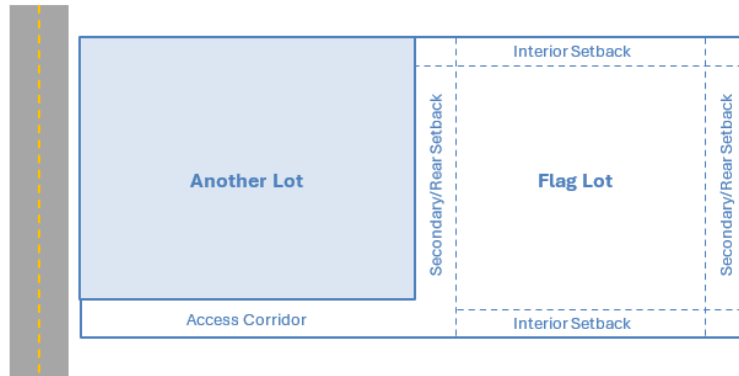
Setbacks

Figure 14.28.060-3



Setbacks

Figure 14.28.060-4



Other Changes

14.04 Definitions

- Delete definitions that aren't used
- Format: "term" means definition
- Move use definitions to Chapter 14.18 Use Standards

14.38 Natural Resource Lands

- All NRL provisions reorganized here
- 200-ft setback reorganized as title notice

Other Changes

- Integration of Administrative Official Interpretations



PC-Recommended Changes

- Clean up table 14.13.020-1
- Clarify (from existing code) that residential accessory uses are secondary to agricultural uses in the Ag-NRL zone
- In SCC 14.10.070, list “major regional utility” on a separate line from marijuana uses
- Restore existing SCC 14.16.310(7) regarding Big Lake Overlook to reorganized code

