

14.16.380, Hamilton ~~Urban Reserve Residential (H-URR)-R~~

(1) Purpose. The purpose of this district is to protect land in the unincorporated portion of the Hamilton Urban Growth Area from premature land division and development that would preclude efficient transition to urban development and impede fulfillment of the goals contained in the Hamilton Comprehensive Plan and 2007 Comprehensive Subarea Plan. These lands are identified as ~~potential~~ future additions to the Town of Hamilton which will be added to the Town through annexation as needed for urban development.

(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.~~

~~(g) Commercial uses supporting resource uses, such as packing, first stage processing and processing that provides added value to resource products.~~

~~(h) Individual or multiple farm composting as an incidental agricultural operation to a working farm. 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 and residential accessory uses.

~~(k) Extraction of gravel and rock for road and trail construction and maintenance purposes, and the operation of rock crushers, on 3 acres or less.~~

~~(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 non-resident full-time equivalent employees.

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

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

~~(p) 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) 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.~~

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

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

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

(3) Administrative Special Uses.

~~(a) Animal clinic/hospital if accessory to the existing resource base; provided, that any structures are placed in currently developed areas and no land is taken out of resource production.~~

~~(b) Bed and breakfast, subject to SCC 14.16.900 (2)(c), provided no new structures are constructed or expanded in building footprint outside of the home for lodging purposes.~~

~~(c) Expansion of existing major or minor utility or public uses.~~

~~(d) Greenhouse operations not otherwise permitted in SCC 14.16.400(2)(e).~~

~~(e) Minor public uses related to the provision of emergency services.~~

~~(f) Minor utility developments.~~

~~(g) Personal wireless services towers, subject to SCC 14.16.720.~~

~~(h) Retail and wholesale nurseries/greenhouses.~~

~~(i) Riding clubs and stables if accessory to the existing resource base and provided no new structures are constructed.~~

~~(j) Seasonal roadside stands greater than 300 square feet.~~

~~(k) Temporary events, provided no permanent structures are constructed.~~

~~(l) Temporary manufactured home.~~

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

(4) Hearing Examiner Special Uses.

~~(a) Aircraft landing field, private.~~

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

~~(c) Extraction of gravel and rock for road and trail construction and maintenance purposes, and the operation of rock crushers, on more than 3 acres.~~

~~(d) Forestry based business employing no more than 3 non-resident full-time equivalent employees.~~

~~(e) Home Based Business 2.~~

~~(f) If located within a designated mineral resource overlay, extracting and processing mineral resources.~~

~~(g) Impoundments for public drinking water; provided, that analysis determines a need that cannot be otherwise met and where no other viable site is available.~~

~~(h) Manure lagoons.~~

~~(i) Major public uses and expansions of existing major public uses, 3,000 square feet and greater.~~

~~(j) Major (c) Expansion of existing minor utility or public uses; provided, that the expansion is designed to minimize the amount of land utilized and meets item (i) or (ii) as well as item (iii) of the following requirements:~~

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(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 in the Hamilton Urban Reserve zone.

(d) Minor public uses related to the provision of emergency services where there is no other viable parcel to serve the affected area. Applicants shall demonstrate the need to locate the use in the Hamilton Urban Reserve zone, and provide analysis of alternatives to the development of the use within the zone.

(e) Minor utility developments.

~~(k) Marinas with no more than 10 slips.~~

~~(l) Natural resource training/research facility.~~

~~(m) Outdoor outfitters enterprises as defined in Chapter 14.04 SCC.~~

~~(n) Seasonal worker housing.~~

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(f) Riding clubs and stables if accessory to the existing resource use and no new structures are constructed.

(g) Temporary events, provided no permanent structures are constructed.

(h) Temporary manufactured home.

(i) Trails and primary and secondary trailheads.

(4) Dimensional Standards.

(a) Setbacks, Primary Structures.

(i) Front: 50 feet.

(ii) Side: 50 feet.

(iii) Rear: 50 feet.

(b) Setbacks, Accessory Structures.

(i) Front: 50 feet.

(ii) Side: 50 feet.

(iii) Rear: 50 feet.

(c) Setbacks from NRL lands shall be provided per SCC 14.16.810(7).

(d) Maximum height: shall conform to the building codes of Skagit County. The height of personal wireless services towers are regulated in SCC 14.16.720.

(e) Minimum lot size: 1/16th of a section of land or 40 acres. Smaller lot sizes may be allowed ~~with CaRDs~~ through a CaRD or as provided for through SCC 14.16.860-, provided the design accommodates future urban development.

(f) Minimum lot width: 400 feet.

(g) Maximum lot coverage: ~~Except for greenhouses,~~ 10,000 square feet or 10% of the lot area, whichever is greater. ~~Greenhouses may have up to 35% lot coverage.~~

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(5) 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. O20070009 (part); Ord. O20050003 (part); Ord. R20020130 (part); Ord. 18375 § 4 (part), 2001; Ord. 17938 Attch. F (part), 2000)

