

### 14.16.385 Hamilton Urban Reserve (H-UR)

(1) Purpose. The purpose of this district is to protect land presently utilized for resource-related purposes on the outer edge of the Hamilton Urban Growth Area from premature land division and development that would preclude efficient transition to urban development. These lands are identified as potential future additions to the urban growth area which will be added to the urban growth area as needed, through amendments to the Skagit County Comprehensive Land Use Map and the Hamilton Subarea Plan. It is also the intent of this district to allow smaller scale resource-related activities to continue to occur until such time as the land is added to an urban growth area as long as those activities do not conflict with future use of the land 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 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) Historic sites open to the public that do not interfere with the management of forest land.

(n) Home Based Business 1.

(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.

## **Proposed SCC 14.16.385 Hamilton Urban Reserve (H-UR)**

(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.

(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.

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

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

### **(3) Administrative Special Uses.**

(a) 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.

(b) 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:

(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.

(c) 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.

(d) Minor utility developments.

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

(f) Retail and wholesale nurseries/greenhouses.

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

(h) Seasonal roadside stands not exceeding 2,000 square feet, except as allowed in Subsection (2)(r) of this Section.

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

(j) Temporary manufactured home.

(k) Trails and primary and secondary trailheads.

### **(4) Hearing Examiner Special Uses.**

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

(b) 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 more than 3 acres.

(c) Forestry-based business employing no more than 3 nonresident full-time equivalent employees.

(d) Home Based Business 2.

## **Proposed SCC 14.16.385 Hamilton Urban Reserve (H-UR)**

- (e) Impoundments for public drinking water; provided, that analysis determines a need that cannot be otherwise met and where not other viable site is available.
- (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 Hamilton Urban Reserve zone. Alternatives to the development of the use in the Hamilton Urban Reserve zone 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 Hamilton Urban Reserve must be provided.
- (h) Temporary asphalt/concrete batching as defined and limited in Chapter 14.04 SCC, provided there is no other viable parcel of land to serve the purpose.

### (5) 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 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.

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