

Skagit County Code 14.16.380, Hamilton Urban Reserve Residential (H-URR)

(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.
- (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.
- (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.
- (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 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).
- (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 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 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.

(5) Dimensional Standards.

- (a) Setbacks, Primary Structures.
 - (i) Front: 50 feet.
 - (ii) Side: 50 feet.
 - (iii) Rear: 50 feet.
- (b) Setbacks, Accessory.

- (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 or as provided for through SCC 14.16.860.
- (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 Attch. F (part), 2000)

Skagit County Code 14.16.175, Hamilton Urban Reserve Industrial (H-URI)

(1) Purpose. To allow natural resource-related industrial uses that are commonly accepted in the rural area and that facilitate the production of products from agricultural, forest, and aquatic natural resources. This zone is intended to allow such uses in the unincorporated portion of the Hamilton Urban Growth Area until these lands are annexed to the Town and full urban services are provided. This zoning designation allows natural resource-related processing facilities, limited direct resource sales and limited natural resource support services that support local natural resource activities and which will not preclude the transition to urban industrial development in the future.

(2) Permitted Uses.

(a) Uses related to agriculture including, but not limited to:

- (i) Agricultural implement sales.
- (ii) Agricultural processing facilities.
- (iii) Agricultural slaughtering facilities.
- (iv) Animal clinic/hospital.
- (v) Commercial composting.
- (vi) Fabrication of farm related items.
- (vii) Farm management services.
- (viii) Fertilizer manufacturing.
- (ix) Irrigation systems sales, repair and storage.
- (x) Livestock auction facility.
- (xi) Stockyards less than 40 acres.
- (xii) Storage and distribution of animal feeds, fertilizers, pesticides and seed.
- (xiii) Wholesale nurseries/greenhouses.

(b) Uses related to forestry including, but not limited to:

- (i) Fabrication of forestry related items;
- (ii) Forest industry storage and maintenance facility;
- (iii) Forestry management services and forest industry support services;
- (iv) Log scaling station;
- (v) Manufacturing wood containers and products;
- (vi) Operation of sawmills, chippers, shake and shingle mills, scaling stations, log dumps and sorting areas, forest industry equipment maintenance, buildings and storage yards, and forest industry residue dumping areas;
- (vii) Prefabricated wood building and components; and
- (viii) Wood waste recycling.

(c) Uses related to aquatic resources including, but not limited to, the following:

- (i) Fabrication, maintenance, and repair of equipment, vessels, and structures associated with aquatic natural resource industries;
- (ii) Management and propagation of fish and wildlife;
- (iii) Seafood processing and accessory on-site sales;
- (iv) Shellfish processing and accessory on-site sales;

- (v) Treatment and bottling of water for commercial sales; and
- (vi) Upland fish farm.
- (d) Historic sites open to the public.
- (e) Minor public uses.

(3) Accessory Uses. The following uses are an accessory use to a permitted or special use. All accessory uses may only be used to serve the on-site primary permitted natural resource industrial use:

- (a) Caretaker or owner/operator dwelling unit;
- (b) Explosives storage for use on NRL lands;
- (c) Industrial vehicle storage facility for vehicles which only serve natural resource industries;
- (d) Metal working shop for the maintenance and repair of equipment used by the primary permitted natural resource industrial use;
- (e) On-site hazardous waste storage and treatment facilities as an accessory use to a permitted or special use;
- (f) Offices in conjunction with the permitted use;
- (g) Retail sales of finished timber products; and
- (h) Retail nurseries/greenhouses.

(4) Administrative Special Uses.

- (a) Expansion of existing major public uses up to 3,000 square feet.
- (b) Minor utility developments.
- (c) Outdoor storage of materials in quantities greater than 50 cubic yards that may have a potential health hazard (for example, animal carcasses). Does not include storage of hazardous materials.
- (d) Outdoor storage of processed and unprocessed natural materials in quantities greater than 500 cubic yards that do not have a potential health hazard.
- (e) Storage of unlicensed/inoperable vehicles.
- (f) Temporary events.
- (g) Trails and primary and secondary trailheads.

(5) Hearing Examiner Special Uses.

- (a) Billboards.
- (b) Home Based Business 2.
- (c) Major public uses and expansions of existing major public uses, 3,000 square feet and greater.
- (d) Major utility developments.
- (e) Permanent or temporary asphalt or concrete batching and recycling.
- (f) Petroleum products and gas storage—bulk.
- (g) Personal wireless services towers, subject to SCC 14.16.720.
- (h) Stockyards greater than 40 acres.

(6) Dimensional Standards.

- (a) Front, Side and Rear Setbacks. All uses on the property (except landscaping, open space, and driveways without parking) shall be set back a minimum of 50 feet from the property boundary, and edges of existing and planned public rights-of-way.

- (b) Special Setbacks. Explosive storage, on-site hazardous waste storage and treatment facilities, and petroleum products and gas bulk storage shall be set back a minimum of 300 feet from the property boundary, and edges of existing and planned public rights-of-way.
- (c) Maximum Size Limits. The maximum gross floor area for all buildings, except greenhouses, in an H-URI District is 15% of total lot area. Maximum gross floor area for greenhouses shall be 70, so long as all other requirements of the Skagit County Code are met.
- (d) Setbacks from NRL lands shall be provided per SCC 14.16.810(7).
- (e) Maximum Height. Shall conform to the Skagit County Building Code.
- (f) Height Exemptions. Flagpoles, ham radio antennas, church steeples and fire towers are exempt. The height of personal wireless services towers is regulated in SCC 14.16.720.

(7) Special Provisions.

- (a) All sides of a proposed H-URI use shall comply with the following:
 - (i) All structures and outside activities shall be so located or screened from adjacent properties to avoid disturbance through glare, shading, noise, dirt or other nuisances or hazards;
 - (ii) No petroleum pumps or above ground petroleum storage shall be closer than 30 feet from any street right-of-way; and
 - (iii) All development proposals within the Hamilton Urban Reserve Industrial district shall include a plan, which shall be reviewed by and acceptable to Planning and Development Services. This plan shall diagram and explain how open areas shall be maintained during and after construction to avoid sewage, drainage and dust nuisances to adjacent properties, uses, and critical areas. The plan shall also demonstrate how existing easement rights or other property ownership interests in the property are protected.
- (b) All open portions of any lot shall have adequate grading and drainage consistent with the requirements of Chapter 14.32 SCC.
- (c) Impacts of the use on the off-site road system shall be mitigated, particularly with regard to the impacts of trucks on substandard roads between the site and the arterial system.

(8) 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. O20030021 (part); Ord. 17938 Attch. F (part), 2000)