

Skagit County Code
2011 Amendment Proposals V .2
July 21, 2011

14.16 Zoning

14.16.340 Bayview Ridge Residential (BR-R).

- (1) - (3) No change.
- (4) Hearing Examiner Special Uses.
 - (a) - (e) No change.
 - (f) Schools (public and private) and churches subject to consistency with the following criteria:
 - (i) The proposed facility is not sited in Safety Zones 1 through 5, ~~and is sited as close to the outer edge of zone 6 as possible;~~
 - (ii) - (iii) No change.
 - (iv) At least 25% of the proposed site will be permanent open space, playfields, or other active recreation areas. ~~The proposed site includes, or abuts, permanent open space;~~ and
 - (v) No change.
- (5) Density and Dimensional Standards. Densities in BR-R must be at least 4 and no more than 6 units per acre, unless located in areas with density limits lower than this due to an Airport Environs Overlay safety zone.
 - (a) - (d) No change.
 - (e) Maximum height: 40 feet or shall conform to the applicable Federal Aviation Administration regulations concerning height restrictions pursuant to the Airport Environs Overlay, SCC 14.16.210, whichever is less.
Schools may exceed the 40 foot height restriction provided that the height is 55 feet or less, a statement from the Port of Skagit County in support of the increased height is submitted, and the proposed height conforms to the applicable Federal Aviation Administration regulations.
 - (i) No change.
- (6) - (9) No change.

14.16.820 Signs.

- (1) No change.
- (2) Definitions. The sign definitions outlined in the ~~2003~~ currently adopted International Building Code (Appendix H) are hereby adopted by reference.
- (3) – (11) No change.

14.18 Land Divisions

14.18.100 Preliminary subdivisions.

The purpose of this Section is to specify requirements for the segregation of land into short subdivisions (4 or fewer lots) and long subdivisions (5 or more lots) in accordance with applicable State and County laws, rules and regulations, including permit processing procedures required by Chapter 14.06 SCC. See SCC 14.18.000(2) for exemptions.

(1) - (5) No change.

(6) Preliminary Subdivision Approval Duration.

(a) - (d) No change.

(e) Any applicant who has received preliminary short or long subdivision approval who submits a request for extension in writing to the Administrative Official at least 30 days before the preliminary approval expiration date may be granted a 42-year extension of the preliminary approval by the Administrative Official or designee upon a showing that the applicant has attempted in good faith to submit the final subdivision within the preliminary approval period set forth in Subsections (6)(a) and (b) of this Section. Only 1 such extension shall be allowed. The Administrative Official's decision on a plat extension request is appealable as a Level I decision pursuant to Chapter 14.06 SCC.

(7) No change.