

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
ISLAND COUNTY, WASHINGTON**

IN THE MATTER OF ADOPTING AN)	
INTERIM OFFICAL CONTROL THAT)	ORDINANCE C- 36 -09
REGULATES COMMERCIAL)	PLG-005-09
DEVELOPMENT WITHIN THE TERRY'S)	
CORNER AND CAMANO GATEWAY NON-)	
RESIDENTIAL RURAL AREAS OF)	
<u>INTENSIVE DEVELOPMENT</u>)	

WHEREAS, State Route 532 serves as the primary gateway to Camano Island; and

WHEREAS, the Board of County Commissioners finds that this main thoroughfare warrants special consideration with respect to the development regulations that govern commercial development; and

WHEREAS, on August 18, 2008 the Board of County Commissioners adopted Ordinance C-86-08 which established interim development regulations that applied to all non-residential Rural Areas of Intensive Development (RAIDs) that are located on SR 532; and

WHEREAS, the Board assembled a citizen working group to develop a recommendation for permanent amendments to the regulations that govern commercial development in the subject non-residential RAIDs; and

WHEREAS, the citizen working group met on seven occasions during the months of September and October and transmitted a series of recommendations to the Island County Planning Commission in November; and

WHEREAS, the Planning Commission held public hearings on the recommendations on December 2, 2008 and January 27, 2009 and held a public meeting to deliberate on the proposal on February 24, 2009; and

WHEREAS, pursuant to Chapter 36.70A RCW, Island County Planning and Community Development forwarded the citizen groups recommendation to CTED on October 31, 2008 with the intention of initiating a 60 day state agency review period that would conclude on December 30, 2008; and

WHEREAS, on March 16, 2009 it was discovered that CTED did not assign a routing number to the request and that the amendments were therefore not routed to other state agencies; and

WHEREAS, on March 18, 2009 CTED immediately assigned the routing number and initiated the 60 day state agency review which is scheduled to conclude on May 18, 2009; and

WHEREAS, the Board of County Commissioners can not take final action on the Planning Commission's recommendation until the 60 day state agency review period has concluded; and

WHEREAS, because interim Ordinance C-86-08 has expired and because the Board can not take immediate action on the Planning Commission recommendation there is a short gap of

Interim regulations for non-residential RAIDs located adjacent to SR 532

time in which the subject non-residential RAIDs would revert back to the Rural Village zoning designation; and

WHEREAS, the Board finds that allowing development to vest under the Rural Village regulations would compromise the thorough work that has been completed by the citizen group and the recommendations forwarded by the Planning Commission; and

WHEREAS, because the recommendations before the Board are the product of significant community dialogue the Board finds that it is appropriate to enact the majority of amendments to Chapter 17.03 ICC that have been suggested by the citizen group and the Planning Commission as an interim regulation, rather than re-enacting Ordinance C-86-08 which does not reflect the conclusions and ideas that developed through the public process; and

WHEREAS, with the exception of whether gas stations, convenience stores, and overnight lodging should be allowed or not, the recommendations forwarded to the Board appear to have widespread community consensus; and

WHEREAS, under this interim ordinance the Board finds that it is appropriate to remove gas stations, convenience stores, and overnight lodging as allowed uses because they continue to be the subject of much community debate; and

WHEREAS, the Board intends to hold its own public hearing on Camano Island to hear from the community and discuss the merits of all of the proposed amendments, including whether or not gas stations, convenience stores, and overnight lodging should be allowed uses; and

WHEREAS, RCW 36.70A.390 provides Counties with the authority to adopt a moratorium, interim zoning map, interim zoning ordinance, or interim official control without holding a public hearing; and

WHEREAS, RCW 36.70A.390 further states that if a County adopts a moratorium, interim zoning map, interim zoning ordinance, or interim official control without first holding a public hearing that the County shall hold a public hearing within at least sixty days of its adoption; and

WHEREAS, pursuant to WAC 197-11-880, the County SEPA official has determined that this ordinance is exempt from SEPA review as an emergency action; **NOW, THEREFORE**,

IT IS HEREBY ORDAINED that these regulations, attached hereto as Exhibit A, shall apply to all new commercial development located within the Terry's Corner and Camano Gateway non-residential Rural Areas of Intensive Development.

BE IT FURTHER ORDAINED that this interim official control shall be in effect for a period of either six months or as soon as permanent rules are adopted, whichever occurs earlier.

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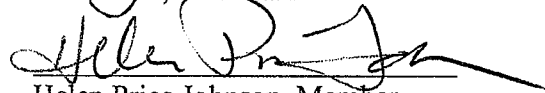
Interim regulations for non-residential RAIDs located adjacent to SR 532

Reviewed and approved this 1ST day of APRIL, 2009 and a public hearing on this ordinance is scheduled for the 22ND day of APRIL, 2009 at 6:00 P.m.

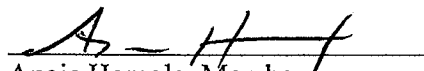
BOARD OF COUNTY COMMISSIONERS
ISLAND COUNTY, WASHINGTON



John Dean, Chairman



Helen Price Johnson, Member



Angie Homola, Member

ATTEST:



Elaine Marlow
Clerk of the Board

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PLG-005-09

Interim regulations for non-residential RAIDs located adjacent to SR 532

Exhibit A

(Interim controls that apply to the Terry's Corner and
Camano Gateway rural areas of intensive development)

**Chapter 17.03
Island County Zoning Code**

Sections:

- 17.03.010 Authority**
- 17.03.020 Purpose**
- 17.03.030 User Guide**
- 17.03.035 Use Tables**
- 17.03.040 Definitions**
- 17.03.050 Zoning Classifications and Overlays**
- 17.03.060 Rural (R) Zone**
- 17.03.070 Rural Residential (RR) Zone**
- 17.03.072 Parks (PK) Zone**
- 17.03.075 Residential Areas of More Intensive Rural Development**
- 17.03.080 Urban Growth Areas (UGAs)**
- 17.03.081 Oak Harbor - Residential (OH-R) Zone**
- 17.03.082 Oak Harbor - Industrial (OH-I) Zone**
- 17.03.083 Oak Harbor - Highway Service Commercial (OH-HSC) Zone**
- 17.03.084 Oak Harbor - Planned Business Park (OH-PBP) Zone**
- 17.03.085 Urban Growth Area - Langley (UGA-L) Zone**
- 17.03.086 Oak Harbor - Planned Industrial Park (OH-PIP) Zone**
- 17.03.090 Rural Agriculture (RA) Zone**
- 17.03.100 Commercial Agriculture (CA) Zone**
- 17.03.110 Rural Forest (RF) Zone**
- 17.03.120 Rural Center (RC) Zone**
- 17.03.130 Rural Village (RV) Zone**
- 17.03.135 Camano Gateway Village (CGV) Zone**
- 17.03.140 Rural Service (RS) Zone**
- 17.03.145 Light Manufacturing (LM) Zone**
- 17.03.150 Airport (AP) Zone**
- 17.03.155 Mixed-Use and Non-Residential Areas of More Intensive Rural Development**
- 17.03.160 Special Review District**
- 17.03.161 Au Sable Institute (SD-ASI) Zone**
- 17.03.162 Casey Conference Center (SD-CCC) Zone (Repealed)**
- 17.03.163 Greenbank Farm Port Tract (SR-GF) Zone**

17.03.170 Potential UGA Expansion Area Overlay (Reserved)

17.03.180 Land Use Standards

- A. General Standards for Nonresidential Uses in the Rural, Rural Residential, Rural Forest, Rural Agriculture and Commercial Agriculture Zones
- B. Bed and Breakfast
- C. Personal Storage
- D. Country Inns
- E. Density Bonus System
- F. Earned Development Units
- G. Farm Management Plan
- H. Farm Produce Stands, Seasonal Farmer's Markets, and Forest Product Stands
- I. Guest Cottages and Accessory Living Quarters
- J. Home Industry - Purpose and Standards
- K. Home Occupation Standards
- L. Institutional Uses
- M. Junk and Junk Vehicles, Outdoor Storage of
- N. Mobile Homes
- O. Mobile/Manufactured Home Parks
- P. Non-Residential Design, Landscape and Screening Guidelines
- Q. Parking, Access, and Circulation
- R. Signage and Outdoor Lighting Standards
- S. Site Coverage and Setbacks
- T. Small-Scale Recreation and Tourist Uses
- U. Surface Mining
- V. Temporary Uses
- W. Scenic Corridors
- X. Composting and Grinding
- Y. Existing Master Planned Resorts

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17.03.135 Camano Gateway Village (CGV) Zone

The Camano Gateway Village (CGV) Zone is applied to the Camano Gateway and Terry's Corner Existing areas of Mixed-Use, Non-Residential or Commercial development. This Zone permits a range of uses that are limited in scale, intensity and size that provide Commercial services to local residents and uses that support local commerce.

A. Permitted Uses. Permitted uses shall not exceed 4,000 square feet of gross floor area processed as a Type I decision pursuant to Chapter 16.19 ICC.

1. Finance, Real Estate and Banking Services;
2. Health Care Services;
3. Veterinary Clinics;
4. Office space;
5. Small Scale Retail Sales and Services such as boutiques, clothing stores, bakery, ice cream shop, food markets, beauty salons, craft stores, and art galleries, except that grocery stores and box stores are prohibited;
6. Eating and Drinking Establishments such as restaurants, cafes and coffee shops including drive-thru espresso stands, except that drive-thru food service is prohibited;
7. A Mixed-Use development with eight (8) or fewer units where the residential component is located on the second floor or, if it is detached, the residential component is fully integrated into a commercial development where there is a physical and functional connection between the commercial and residential uses;
8. Fire Stations;
9. Government Services;
10. Temporary Uses such as fairs, music events, Christmas tree sales, and outdoor movies;
11. Uses and Structures that are accessory or secondary to a primary Permitted or Conditional Use;
12. Lumberyards.

B. Conditional Uses

1. Any Structure that exceeds 4,000 square feet of Gross Floor Area;
2. Retail Sales of outdoor bulk goods such as bark, topsoil, and rock;
3. A Mixed Use development with more than 8 units.

C. Prohibited Uses

1. All uses not expressly permitted by this chapter or through code interpretation pursuant to ICC 17.03.190;
2. Any Building greater than 10,000 square feet of gross floor area, unless other specific

regulations govern the use; e.g. Fire Stations;

3. Major Utilities such as sewer treatment plants or power sub-stations;
4. Large Scale Retail Sales and Services such as large department and box stores, warehouse stores, etc.;
5. Wholesale of outdoor bulk goods such as bark, topsoil, and rock;
6. Convenience services such as gas stations, convenience stores, and drive-thru food service (not including espresso stands), and grocery stores;
7. Essential Public Facilities (these are defined in the code and include jails, universities, military bases, etc.);
8. Outdoor commercial storage and/or retail sales of trailers, mobile homes, manufactured homes, pre-fabricated structures, recreational vehicles, heavy equipment, automobiles, boats, etc.;
9. Rock and Gravel Pits;
10. Disconnected Mixed Use where there is no physical or functional connection or relationship between the residential use and a commercial use;
11. Overnight lodging

D. Designation Criteria. Areas with a predominant pattern of Mixed-Use or Non-Residential development Existing on July 1, 1990 may be designated CGV when all of the following criteria set forth are met. Specific areas are listed in ICC 17.03.155 and depicted in the Zoning Atlas.

1. Parcels served by an approved public or private water system; and
2. Contain Residential and Non-Residential uses legally established prior to July 1, 1990; and
3. In combination are five (5) acres or larger in size; and
4. Parcels that are adjacent to or between areas defined by designation criteria No. 2 that establish a Logical Outer Boundary for the CGV Zone.
5. Existing areas of clustered commercial development that are located along the SR 532 corridor to Camano Island.

E. Lot/Density/Intensity

1. The minimum Lot size in the CGV zone is 21,780 square feet (1/2 acre), however residential units that are part of a Mixed Use development may create lot sizes that allow each unit to be on its own separate parcel, e.g. zero lot line.

2. Mixed Use development shall not exceed a density of three (3) dwelling units per acre.
3. Individual Structures shall not exceed 10,000 square feet of Gross Floor Area, except for Fire Stations.
4. Multiple Structures and multiple Permitted and Conditional Uses may be allowed on a single parcel.

F. Setbacks and Height

1. Front Yard Setback - maximum fifty (50) feet and minimum ten (10) feet from public roads. Exceptions to Setback standards can be made for parking if a plan is proposed that can preserve the unique natural beauty and character of the County by meeting the Parking standards below.
2. Side and Rear Yard Setback - minimum ten (10) feet.
3. Structures that are located on the same parcel must be separated by a minimum of twenty-five (25) feet except that,
 - a. Individual Structures may be connected via breezeway or open air bridge provided that two story structures may not be connected on both stories, and
 - b. covered open air walkways may provide pedestrian connection between individual Structures irrespective of whether they are on the same Parcels and do not have to meet any of the property line setback requirements.
3. Height - Two (2) stories not to exceed thirty-five (35) feet excluding roof top mechanical equipment, elevator shafts, features that are designed to hide roof top mechanical equipment, railings, umbrellas, vegetation or roof top accessories that promote green roof technology and the use of roof top gathering space. Other exceptions to the height standard can be made for non-useable roof top structures that enhance architectural creativity and preserve rural character.

G. Storm Water

1. The following storm water standards shall be met:
 - a. All storm water shall be collected and treated on site where it is possible, or must have an engineer demonstrate it is not possible.
 - b. The post-development volume and rate of storm water runoff shall not exceed the pre-development volume and rate of storm water run off.

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17.03.155 Mixed-Use and Non-Residential Areas of More Intensive Rural Development

ICC 17.03.155A

MIXED USE AREAS OF MORE INTENSIVE RURAL DEVELOPMENT

<u>General Name</u>	<u>Zone</u>
RURAL CENTER (RAID)	ICC 17.03.120
1. Bayview	
2. Clinton	
3. Freeland	
4. Ken's Korner	
RURAL VILLAGE (RAID)	ICC 17.03.130
1. Camano Country ¹ Club	
2. Camano Gateway	
32. Camano Plaza	
43. Coronet Bay	
54. Deception Pass	
65. Elger Bay	
76. Greenbank	
8. Terry's Corner	
<u>CAMANO GATEWAY VILLAGE (RAID)</u>	<u>ICC 17.03.135</u>
1. <u>Camano Gateway</u>	
2. <u>Terry's Corner</u>	
RURAL SERVICE (RAID)	ICC 17.03.140
1. Bailey's Store	
2. Camano Marine	
3. Huntington's Grocery	
4. Midget Market	
5. Maxwelton Store	
6. Old San de Fuca Store	
7. Second Chance Thrift & Bike Shops (Camano)	
8. Soundview Shopper	
9. Tyee Grocery and Art Antiques	
10. Utsalady Store	

NOTE:

1. See Appendix A for special conditions that may apply to specific Mixed Use RAIDs. See Appendix B for illustrations of Non-Residential design guidelines.
Reviser's Note: Appendix "B", "Urban Growth Areas, Transition Areas and Joint Planning Areas," may be obtained from the Island County Planning Department.
2. Specific Logical Outer Boundaries are established in the Island County Zoning Atlas and shown in Appendix A.

¹ **Reviser's Note:** The reference to "Camano County Club" in this ordinance reflects a typographical error and is corrected as shown above.

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17.03.180 Land Use Standards

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- L. **Institutional Uses.** Institutional Uses may be established as Permitted or Conditional Uses as specifically enumerated in the applicable zone. Provisions shall be made for multi-modal access including transit access or transit stops, and include provisions for non-motorized access to the development as appropriate for the nature and scale of the project. An Institutional Use shall meet the requirements of this Chapter and the following standards.

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9. **Fire Stations:**

- a) The minimum lot size shall be five (5) acres for all fire stations having more than two (2) bays or having four-thousand (4000) square feet or more of Gross Floor Area and site plan review of these fire stations shall be processed as a Type II decision pursuant to Chapter 16.19 ICC. There shall be no minimum lot size for fire stations of one (1) or two (2) bays and smaller than four-thousand (4000) square feet of Gross Floor Area and these fire stations shall be processed as a Type I decision pursuant to Chapter 16.19 ICC.
- b) A site plan must be approved pursuant to Chapter 16.15 ICC. A letter stating that co-location of police facilities has been discussed with the Island County Sheriff and must be attached to the site plan application. If co-location is not planned, then the reasons for that determination must be enumerated in the attached letter.
- c) Primary access for emergency use of station equipment must be to and from a County Arterial, County Collector Road Highway, or State Highway. If a fire station abuts more than one (1) road type, then all access shall be via the higher class of road, when practical, i.e. if a fire station abuts a County Arterial and a County Collector, then all access shall be via the County Arterial.
- d) A signal must be located at the primary access to control traffic during emergency responses.
- e) Fire stations shall comply with the Non-Residential Rural design, landscape, open space, screening, buffering, signage, parking, and lighting standards set forth in this chapter, unless noted in this section.
- f) Fire station design and layout should be "layered" in order to integrate buffering into the station design and layout. Vehicle bays shall be closest to the road and farthest from adjacent properties. Residential or dormitory facilities shall be located closest to adjacent properties. Meeting rooms, offices, or other similar facilities shall be located between the two (2) other primary uses of the fire station.
- g) Any building from which fire-fighting equipment emerges onto a street shall have

a minimum setback of thirty-five (35) feet from such street.

- h) Within the Camano Gateway Village (CGV) Zone the following alternative standards shall apply:
- (i) Fire Stations may include storage facilities, maintenance facilities, administrative facilities, temporary emergency housing, meeting room facilities, communication towers, and training towers;
 - (ii) Fire Stations that exceed the square footage standard for permitted uses, or that exceed the standard height limit of the CGV zone, or that include a helipad will be processed as a Type II conditional use;
 - (iii) There is no minimum lot size for Fire Stations in the CGV zone;
 - (iv) The maximum building size shall be 20,000 square feet;
 - (v) The maximum height of communication towers shall be one-hundred (100) feet;
 - (vi) The maximum height of training towers shall be fifty (50) feet;
 - (vii) The maximum size of a helipad shall be 1,000 square feet;
 - (viii) For Fire Stations that exceed 4,000 square feet, or that exceed the standard height limit, or that include a helipad, more rigorous architectural and landscaping standards shall be required that help mitigate the visual impact of these features.
 - (ix) Alternative Site Coverage Ratios may be applied through the Site Plan Review permit process. Low impact development, on-site infiltration, or other methods to mitigate impacts of more impervious surface, less open space, and increased building coverage must be included and reviewed through the Site Plan Review process.

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P. **Non-Residential Design, Landscape and Screening Guidelines.** The guidelines set forth in this section apply to all Non-Residential Buildings, including Institutional Uses and Essential Public Facilities in the R, RR, RA, RF, CA, RC, RV, CGV and RS zones. Unless otherwise specified, the standards are intended as general guidelines to ensure that a proposal is visually Compatible with adjacent uses. The purpose of these guidelines is to protect and enhance Rural Character. Visual compatibility shall be achieved by building or structural design, landscaping, site modifications such as berms or any combination thereof. In the R, RR, RA, RF, and CA zones, the applicant has the option of complying fully with building design standards or totally screening the development from the view of adjacent properties and shoreline and roadway vistas. These guidelines are illustrated in Appendix C² to this Chapter.

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² Reviser's Note: Appendix "C", "Illustrative Non-Residential Design Guidelines," may be obtained from the Island County Planning Department.

2. Building design in the RC, RV, CGV and RS zones:
- a) Buildings should use weather protection such as awnings or porches, large windows and clearly defined doorways.
 - b) The appearance of Buildings should be of painted or natural wood, or materials that simulate wood, with sloped roofs, with regularly spaced windows with contrasting trim. Buildings of stucco and fake mansard roofs that dominate the Structure are discouraged.
 - c) Mixed Use Buildings are encouraged and second floors devoted to residential or non-residential uses that are different than ground floor uses are preferred.
 - d) Street front blank walls should be avoided.

4. Landscaped and Screening in the RC, RV, CGV and RS zones:
- a) Open Storage, trash or recycling areas shall be screened by fencing and/or landscaping.
 - b) Parking Lots of ten (10) vehicles or more shall contain internal planting islands with landscaping and street trees at the rate of one (1) tree per four (4) parking spaces.
 - c) Landscaping including street trees spaced no further than ten (10) feet on center shall be required in all front and side Yards between the Structures and for parking areas and the abutting Public Road.
 - d) Benches or seating areas in Setbacks are encouraged.

Q. Parking, Access, and Circulation

5. Within the Camano Gateway Village (CGV) Zone parking shall not be located between the structures and public roads or adjacent properties that are not zoned commercial unless the following criteria can be met:
- a) A plan is approved that utilizes natural features for screening the surface area of parking lots from all public roads and adjacent properties that are not zoned for commercial use. Topography and landscaping shall be utilized to achieve this standard and the form shall be designed to appear natural rather than man-made. This standard does not apply to paved walking trails, sidewalks, patios or entryways.
 - b) Parking between Structures and public roads or adjacent properties that are not zoned commercial shall not exceed one lane of parking with spaces on both sides of the lane.
 - c) The area located on the interior of the site is designated and utilized as community gathering space, e.g. benches, tables, attractive landscaping, porches, walking trails, art, etc.
 - d) Where the conditions of the site do not make it possible to achieve these

standards, landscaping shall be utilized to fully screen the parking area.

6. Loading and unloading: Each Commercial or industrial Use, public or semi-public Building or Use, or school larger than thirty-five (35) students, shall provide space, either inside or outside a Building, for the loading and the unloading of goods and materials. Such space shall have a minimum width of ten (10) feet, a minimum length of twenty-five (25) feet and, if covered, a minimum height of fifteen (15) feet. Such space shall be provided with access to an Alley, or a street and shall be screened from adjoining non-Commercial, non-industrial uses and public rights-of-way.
67. Access and Circulation. Design or configure the project or site plan so that:
 - a) Vehicular access is designed and located to minimize interference with traffic flow on adjacent roads;
 - b) Access points to the site do not interfere with access to adjacent and nearby properties;
 - c) Interior roads are designed to minimize conflicts between pedestrian and vehicular circulation;
 - d) Interior roadways and parking areas shall be designed so there are not conflicts between the maneuvering areas for the parking spaces and the major circulation through the site;
 - e) For projects located along existing transit routes, consideration shall be given to multi-modal access including, transit stops, transit access and nonmotorized access and facilities, as appropriate to the nature and scale of the project;
 - f) Driveways, Roads and parking areas shall be designed so exiting vehicles are not required to back out into a public or private road that is external to the Site Plan; and
 - g) Loading bays and docks shall not require truck traffic to cross high pedestrian or vehicular traffic.

R. Signage and Outdoor Lighting Standards

1. Signage is recognized as a very important element of any Non-Residential Use or activity. Signage should be adapted to Island County's rural environment.
2. In the ~~Non-Residential~~ RC, RV, RS, LM, AP and UGA Zones all new or replacement signage shall meet the following conditions unless it is a public Use Sign:
 - a) Signs shall be coordinated throughout a complex or project;
 - b) Each Sign shall be architecturally integrated with proposed Structures, considering form, color and building materials;
 - c) Signage shall utilize Channel Lighting technology, Box Signs, Lettering or Panel Signs indirectly lit from above;
 - d) When illuminated from above, the light source must be shielded to avoid spill-over of direct rays onto abutting properties and roadways, or into the night sky;
 - e) No more than one (1) freestanding identification Sign may be located on the property and monument style signs are preferred over pole-mounted signs.

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Freestanding Signs up to eighteen (18) feet in height and monument signs up to ten (10) feet in height may be permitted.

- f) Whether fixed or portable, flashing Signs, moving light Signs and off-premise Signs are prohibited (except time-temperature-date signs);
- g) Attached Signs shall not exceed by more than four (4) feet the height of the Building or Structure to which they are attached;
- h) Total Signage shall not exceed one-hundred (100) square feet in area per business and of that amount, freestanding Signs shall not exceed forty (40) square feet in area per side; and
- i) Signs in windows such as logos, "Open", "Beer", etc., do not count toward the allowed sign area.

23. In the Camano Gateway Village (CGV) Zone all new or replacement signage shall meet the following conditions unless it is a public Use Sign:

- a) For individual businesses that are not located within a commercial complex:
 - (i) Signage shall be limited to monument and goal post style signs. No individual sign can exceed thirty-two (32) square feet. Total square footage of signage shall be limited to seventy (70) square feet;
 - (ii) Where a development would benefit from having two monument or goal post style signs, one sign shall be limited to twenty-four (24) square feet and the second sign shall be limited to twelve (12) square feet.
 - (iii) Where a property has two monument and goal post signs they shall be prohibited from being located along the same public road. Signs located at the corner of an intersection are not subject to this standard. The corner of an intersection is defined by drawing an equilateral triangle where each side is forty (40) feet. The starting point for drawing the triangle is where the right-of-ways for two roads intersect;
 - (iv) For vehicular access points where there are no monument or goal post signs proposed, signage is limited to directional entry and exit information which shall not exceed two (2) square feet per sign. For vehicular access points where a monument or goal post sign is proposed directional information shall be placed on the same sign, but shall not be counted towards the square footage described in subsection (i) and (ii);
 - (v) Pole signs are prohibited;
 - (vi) The business shall be allowed an additional twenty (20) square feet that may be affixed to the structure in which the business is located and shall not exceed the height of the Building or Structure to which they are attached by more than four (4) feet;
 - (vi) Signs shall be limited to twelve (12) feet in height plus an additional three (3) feet for a crown. Crowns may include artwork, designs and logos, but may not include the name of the business. Variations of the height limit may be considered due to topographic features that would result in an undesirable outcome. For example, if the grade of the site is well below the

grade of the road the height of the sign may be increased in order to achieve the intent of this standard; likewise, if the grade of the site is substantially higher than the grade of the road the height of the sign may be decreased

- (vii) Each sign shall be architecturally integrated with existing or proposed Structures, considering form, color and building materials;
- (vii) When illuminated from above or below, the light source must be shielded to avoid spill-over of light onto adjacent properties, public roads, or into the night sky;
- (viii) When signs are not illuminated from above or below, lighting shall utilize Channel Lighting technology, Box Signs, Lettering or Panel Signs;
- (ix) Whether fixed or portable, flashing Signs, moving light Signs and off-premise Signs are prohibited (except time-temperature-date signs);
- (xi) Signs in windows such as logos, "Open", "Beer", etc., do not count toward the allowed sign area;
- (x) In the event that a business ceases operation all signage shall be removed within ninety (90) days of closing its doors to the public.

b) For a commercial complex:

- (i) Each complex shall identify a primary sign which shall be a monument or goal post style sign. The primary sign shall not exceed forty (40) square feet in size except that complexes with more than five (5) businesses are allowed an additional four (4) square feet of signage per business. The primary sign may be located anywhere on the property;
- (ii) Each complex may also identify a secondary or tertiary monument or goal post style that sign which shall not exceed thirty (30) square feet in size. The secondary and tertiary signs shall be located at vehicular access points;
- (iii) Other than signage described in subsections (v), (vii), (ix), and (xiv) no additional signage is permitted;
- (iv) Where a property has multiple monument and goal post signs they shall be prohibited from being located along the same public road. Signs located at the corner of an intersection are not subject to this standard. The corner of an intersection is defined by drawing an equilateral triangle where each side is forty (40) feet. The starting point for drawing the triangle is where the right-of-ways for two roads intersect;
- (v) For vehicular access points where there are no monument or goal post signs proposed, signage is limited to directional entry and exit information which shall not exceed two (2) square feet per sign. For vehicular access points where a monument or goal post sign is proposed directional information shall be placed on the same sign, but shall not be counted towards the square footage described in subsection (i) and (ii);
- (vi) Pole signs are prohibited;
- (vii) Each individual business within the complex is allowed an additional twenty (20) square feet that may be affixed to the Structure in which the business is

located;

- (viii) Signs shall be limited to twelve (12) feet in height plus an additional three (3) feet for a crown. Crowns may include the name of the complex, artwork, designs and logos, but may not include the name of any individual business. For every four (4) additional square feet over forty (40) the height shall be reduced by one (1) foot. Variations of the height limit may be considered due to topographic features that would result in an undesirable outcome. For example, if the grade of the site is well below the grade of the road the height of the sign may be increased in order to achieve the intent of this standard; likewise, if the grade of the site is substantially higher than the grade of the road the height of the sign may be decreased;
- (ix) Directional signage that advertises individual businesses and provides directional information is permitted at each pedestrian or bike path entrance. This signage shall be at a pedestrian scale and is limited to 4" x 18" in size per business;
- (x) Each sign shall be architecturally integrated with existing or proposed Structures, considering form, color and building materials;
- (xi) When illuminated from above or below, the light source must be shielded to avoid spill-over of light onto adjacent properties, public roads, or into the night sky;
- (xii) When signs are not illuminated from above or below, lighting shall utilize Channel Lighting technology, Box Signs, Lettering or Panel Signs;
- (xiii) Whether fixed or portable, flashing Signs, moving light Signs and off-premise Signs are prohibited (except time-temperature-date signs);
- (xiv) Signs in windows such as logos, "Open", "Beer", etc., do not count toward the allowed sign area;
- (xv) In the event that a business ceases operation all signage shall be removed within ninety (90) days of closing its doors to the public.

4. The purpose of this section is to prescribe standards for the location, design, color, illumination, height and size of all types of signs for NR Uses in the R, RR, RA, RF, CA, OH-R and UGA-L Zones in order to protect the unique natural beauty and rural character of the County, our primary assets. This section also intends to promote the following:

- a) To encourage the effective use of signs as a means of communication for the convenience of the public by preventing their over concentration, improper placement and excessive size.
- b) To maintain and enhance the aesthetic environment while promoting creativity and the County's ability to attract sources of economic development and growth.
- c) To minimize the possible adverse effect of signs on nearby public and private property.
- d) To protect and enhance the rural character of the County by requiring new and replacement signage which is:

- (i) creative and distinctive;
 - (ii) compatible with its surroundings;
 - (iii) an integral component of the style and character of the building to which it relates;
 - (iv) appropriate to the type of activity to which it pertains;
 - (v) protects the view of the night sky;
 - (vi) expressive of the identity of individual proprietors or of the community as a whole, and;
 - (vii) appropriately sized for its context.
- e) To enable the fair and consistent enforcement of these sign restrictions.
- f) To preserve and protect the public health, safety and general welfare.
- g) General Standards For Signs:
- (i) Only one (1) on-premise Sign not exceeding nine (9) square feet in area per side. Larger signs may be considered if architecturally integrated into and attached to the building. No sign may exceed eight (8) feet in height.
 - (ii) Architectural Compatibility. A sign (including its supporting structure and components, if any) shall be designed as an integral design element of a building's architecture, and shall be architecturally compatible, including color, with any building to which the sign is to be attached and with surrounding structures as determined by the Director.
 - (iii) Color. Sign colors shall be architecturally compatible. Sign colors shall provide sufficient contrast to be legible, yet be subdued enough to blend with the natural landscape and/or surrounding structures. The majority of the background area of a sign, exclusive of any letters, words or symbols, shall be of earth or dark color or made of materials such as rock, natural wood, old wood, tile, brick, etc. Bright or fluorescent colors and reflective surfaces in the background area of the sign are prohibited.
 - (iv) Component Painting. All light fixtures, conduit and shielding shall be painted to match either the building or the supporting structure that serves as the background of the sign.
 - (v) Lighting requirements
 - (1) Externally lit signs shall be illuminated only with steady, stationary, shielded light sources directed solely downward onto the sign without causing glare. Light bulbs or lighting tubes used for illuminating a sign shall not be visible from adjacent public right-of-ways or residential properties.
 - (2) The intensity of sign lighting shall not exceed that necessary to illuminate and make legible a sign from the adjacent travel way or closest right-of-way; and the illumination of a sign shall not be obtrusive to the surrounding area.

- (3) The fixtures used to illuminate signs shall not be directed toward nearby residential properties.
- (4) Internally illuminated signs are prohibited.
- (5) A sign may be illuminated during the hours of operation of the facility being identified or advertised or until 11:00 pm, whichever is later.
- (6) Such signs shall provide an automatic timer to comply with the intent of this section.

35. General Standards for Maintenance, Sign Area, and Height Measurements in all Zones:

- a) Maintenance. All signs shall be structurally sound and maintained in good repair. The display surfaces of all signs shall be kept neat at all times. Any sign determined to be a hazard to safety, health or public welfare by reason of inadequate maintenance, dilapidation, or electrical shall be remedied immediately.
- b) Measurement of Sign Area. The area of a sign shall be computed by measuring the copy as enclosed by the smallest square, triangle, rectangle or combination thereof. Any support structures, boarding trims and decorative embellishments will not be counted against total sign area as long as said support structures, boarding trims and decorative embellishments are appropriately scaled to the size of the copy as determined by the Director.
- c) Measurement of Sign Height. The height of a sign shall mean the vertical distance from the average line of the highest point and the lowest point of finished grade adjacent to the base to the top of the highest attached component of the sign, exclusive of any filling, berming, mounding, landscaping, or excavating solely for the purpose of locating the sign.
- d) The County may impose such reasonable conditions and standards as may be found necessary to ensure that signage and lighting is compatible with the character of surrounding permitted uses.

46. Outdoor Lighting Standards: The purpose of this section is to provide Outdoor Lighting Standards to help ensure compatibility with neighboring uses, preserve our dark skies, and provide a more pleasant and comfortable nighttime environment while preserving the ability to install effective security lighting. The following Outdoor Lighting Standards shall apply in all zones:

- a) Lighting Standards
 - (i) Lighting Fixtures must be a full cut-off design that is shielded, hooded and oriented towards the ground so that direct rays of lighting source(s) are not visible past the property boundaries and do not shine into the night sky, except that in the Camano Gateway Village (CGV) Zone lighting fixtures may be directed upward if it is oriented towards a building or monument style sign and the lighting does not spray past the building or sign; and
 - (ii) Use of motion sensing devices are encouraged; and
 - (iii) No lighting shall blink, flash or be of unusually high intensity or

brightness; and

- (iv) All lighting fixtures shall be appropriate in scale, intensity and height to the use they are serving.
- (v) New or replacement lighting of County roads shall be shielded, downward pointing.
- (vi) Exemptions:
 - (1) Lighting Fixtures utilizing only Fossil Fuels, including luminarias;
 - (2) Lighting Fixtures installed on Residential Structures with incandescent lamps, or equivalent. This exemption does not apply to fixtures that light parking areas, driveways, sports areas or outbuildings;
 - (3) Seasonal Decorative Lighting Fixtures;
 - (4) Lighting Fixtures used temporarily for emergency purposes.
 - (5) Public athletic fields, fairgrounds and approved temporary special events Lighting.
 - (6) Lighting fixtures sixty (60) watts or less.

57. Existing Signs and Lighting:

- a) All Existing Signage not complying with the provisions of this ordinance shall come into compliance when:
 - (i) The Sign is relocated; or
 - (ii) If more than sixty percent (60%) of the Sign is damaged, replaced or repaired; or
 - (iii) If the plastic panel of a Box Sign is no longer utilized any replacement panel facing shall utilize a solid dark colored background with light colored lettering.
- b) Existing Lighting Fixtures installed prior to the effective date of this Chapter are exempt for a period of three (3) years from the date of enactment of this Chapter, unless:
 - (i) The Fixture became inoperative except for bulb replacement; or
 - (ii) The Fixture can be retrofitted at the time of bulb replacement to come into compliance with this Code.

68. Lighting for Security in the R and RR zone for uses other than Non-Residential uses which are covered by subsection 5 above: Lighting fixtures shall be designed so that direct rays of lighting do not spill over onto the abutting properties.

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S. Site Coverage and Setbacks

1. Site Coverage. Lot or Parcel site coverage is established by a ratio percentage based on the gross site area of the property. Specific coverage ratios are as follows:

SITE COVERAGE RATIOS

	All Residential uses in the R Zone including Accessory Residential Uses	Rural PRD	Rural Center Uses	Rural Village Uses	Camano Gateway Village Uses	All NR or Institutional Uses in the R, RA, RF, CA Zones
a) Maximum Impervious Surface Ratio (% of Gross Site Area)		25-50% ³	80%	70%	<u>20% above total Building Coverage</u>	25% for parcels 5 acres or less in size. 10% for parcels greater than 5 acres in size
b) Minimum Open Space Ratio (% of Gross Site Area)		30-75% ³	20%	20%	<u>20%</u>	50%
c) Maximum Building Coverage of Gross Site Area	5% for parcels 5 acres or larger in size	N/A	80%	50%	<u>50%</u>	10%

2. Within the Camano Gateway Village (CGV) Zone the following standards shall apply:
- a. Building coverage ratios may be expanded by 25% for Structures that incorporate green roof tops. The 25% multiplier is calculated in square feet and is applied to the square footage of green roof top (a 5,000 square foot building with 1,000 square feet of green roof top would qualify for a 250 square foot increase in coverage [1,000 x .25 = 250]). In order to qualify for this standard the roof top garden shall be designed and engineered using acceptable and current low impact development techniques. When the building coverage multiplier is triggered, restrictions and conditions shall be recorded on the title of property. At a minimum, the restrictions and conditions will describe the reasons for granting a building coverage increase and the requirement to maintain the applicable low impact development feature(s).
 - b. Pervious pavement used for walkways and parking is not calculated into the impervious surface coverage ratio.
 - c. Open spaces in the CGV zone must be functional community space that offers walkways, courtyards, gardens, benches or other park like features that promote community gathering. Open space must be visible, accessible and functional.
 - d. Site coverage calculations can be achieved on a lot by lot basis, or on a project scale where coverage ratios are calculated over multiple lots.

³ For a Rural PRD, the Impervious Surface ratio is 50% and Open Space Ratio is 50% if a density bonus is used. See 17.03.180.C, Density Bonus System. The Open Space Ratio does not apply to a PRD that uses EDUs in the RA, RF or CA Zones. For a PRD in a UGA, the Impervious Surface ratio is 25% and the Open Space Ratio is 75%.
 Reviser's Note: The reference to "17.03.180.C" in footnote 23 appears to be incorrect. "17.03.180.E" was apparently intended.

e) These ratios can be modified through the use of innovative low impact development practices.

3. Setbacks/Yard Requirements for the Rural and Rural Residential Zones

a) The Front Yard, street Rear Yard, and street Side Yard Setbacks shall be based upon the classification/function of the abutting Public or Private Road(s) and access easements as follows:

Road Classification	Setback		
	RR Zone	R, RA and RF Zones	
		Existing Lot	New Lot/Parcel
a) Local access, including private access easements serving more than a single External Lot	20 Ft.	20 Ft.	20 Ft.
b) Arterial / Collector	30 Ft.	30 Ft.	100 Ft.
c) State Highway	30 Ft.	30 Ft.	100 Ft.

- d) All setbacks measured from the property line or edge or right-of-way whichever is greater.
- e) The setback, side yard and rear yard requirements for new lots may be reduced when necessary to account for Lot topography, critical areas or wildlife habitat with any reduction based on the factors set forth in subsection 4 below.
- f) Side and Rear Yard in the RR Zone and for existing lots in the R, RA and RF Zones - 5'
- g) Side and Rear Yard -- for new lots or parcels in the R, RA, and RF Zones - 50'
- h) Private utility easements - 0'
- i) Private access easements serving no more than one (1) External Lot - 0'
- j) Alleys - 10'
- k) Projections from Buildings/overhangs - 18" into the Setback area.

3. Building Setbacks for the RC, RV, RS, LM and AP zones.

a)

	RC	RV/CGV	RS	LM	AP
Front Yard	None	max. 50 ft.	min. 10 ft.	max. 50 ft.	None
Side Yard	min. 10 ft.	min. 10 ft.	min. 10 ft.	min. 10 ft.	min. 10 ft.
Rear Yard	min. 10 ft.	min. 10 ft.	min. 10 ft.	min. 10 ft.	min. 10 ft.

- b) Building setbacks for the side yard in the Rural Village (RV) and the Rural Center (RC) zones may be reduced to zero on one side provided that:
- (i) Buildings that are constructed with a zero lot line setback shall be designed to incorporate variations in height, materials, style, or colors or a combination thereof, and
 - (ii) Two (2) or more Buildings that are constructed with a zero lot line setback adjacent to one another shall be placed at varying street setbacks to allow for an undulating facade, and
 - (iii) Projects shall conform to the Design Guidelines set forth in Chapter 17.03 ICC Appendix C.^{9A}
- c) The maximum front yard setback in the Light Manufacturing (LM) and Rural Village (RV) zone may be eliminated provided that the area between the structure(s) and the front yard is fully vegetated with either landscaping or native vegetation, provided that trails, walkways, plazas or other similar uses may be permitted.
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^{9A} **Reviser's Note:** A copy of Appendix C, "Illustrative Non-Residential Design Guidelines" may be obtained from the Island County Planning and Community Development Department.