

17.03.110 Rural Forest (RF) Zone

The primary purpose of the Rural Forest (RF) zone is to protect and encourage the long term productive Use of Island County's forest land resources of local Significance. It is established to identify geographical areas where Commercial Forest management practices can be conducted in an efficient manner; and to help maximize the productivity of the land so classified. Secondly, lands classified RF provide recreation opportunities, scenic Open Space, wildlife habitat and watershed management to the extent such Use is consistent with the primary purposes of the Zone.

A. Permitted Uses. Process as Type I decisions pursuant to Chapter 16.19 ICC:

1. Accessory Uses;
2. All uses and activities necessary to the production of forest products and/or the harvesting and processing of timber or which have the principal purpose of carrying out or facilitating forestry;
3. Bed and Breakfast Room;
4. Farm Produce Stand and Forest Products Stand;
5. The growing, harvesting, sale and managing of forest products or any forest crop, in accordance with the Washington Forest Practices Act and regulations adopted pursuant thereto, including, but not limited to, timber, Christmas trees, nursery stock, and floral vegetation;
6. Guest Cottage;
7. Home Occupation;
8. Livestock husbandry;
9. Minor Utilities;
10. Single Family Dwelling Unit;
11. Temporary Uses;
12. Water Tank;
13. Day Care Nursery (no more than six (6) persons);
14. Group Home (no more than six (6) persons); and
15. Accessory Living Quarters.

Provided that any Permitted Use shall be disapproved upon finding that it will Interfere with efficient management or productivity of forest management uses.

B. Conditional Uses

1. Uses allowed upon Site Plan approval pursuant to Chapter 16.15 ICC processed as Type II decisions, pursuant to Chapter 16.19 ICC:

- a) Public Boat Launch;
 - b) Campground and Recreation Vehicle Park which do not exceed three (3) sites per gross acre of the site area;
 - c) Communication Towers;
 - d) Equestrian Center as specified in ICC 17.03.180;
 - e) Home Industry as specified in ICC 17.03.180;
 - f) Kennel;
 - g) Bed and Breakfast Inn;
 - h) Small Day Care Center; and
 - i) Recreational Aerial Activities as specified- in ICC 17.03.180.
2. Uses allowed upon Site Plan approval processed as Type III decisions and requiring a community meeting pursuant to Chapter 16.19 ICC:
- a) Gun Club and Shooting Range;
 - b) Surface Mine;
 - c) Covered Equestrian Center as specified in ICC 17.03.180;
 - d) Essential Public Facilities;
 - e) Churches except that a community meeting is not required if seating capacity is no more than 150 or fewer persons or a 2,000 square foot assembly area is proposed; and
 - fe) Home Industries as specified in ICC 17.03.180, except that a community meeting is not required.

C. **Designation Criteria.** Parcels that meet the following criteria qualify as rural forest land and shall be classified in the rural forest classification:

- 1. The Lot, Tract or Parcel is at least twenty (20) acres in size, owned by the County, State or Federal Government and managed for Forest Use; or
- 2. The Lot Tract or Parcel is in a single Ownership of at least twenty (20) acres; or smaller Contiguous Lots owned by the same Owner that, in combination, are at least twenty (20) acres in size; and
- 3. The Lot, Tract or Parcel was classified in the classified or designated forest tax classification, or, if withdrawn, all taxes, interest and penalties were not paid in full as of the effective date of this Chapter.

D. **Lot/Density.** Lot requirements shall be as follows:

- 1. Minimum Tract or Parcel size shall be ten (10) acres. Base Density shall be one (1) Dwelling Unit per ten (10) gross acres of site.
- 2. For Lots, Tracts or Parcels twenty (20) acres or larger in size the Base Density

may be increased as specified in ICC 17.03.180.E through the approval of a PRD pursuant to Chapter 16.17 ICC with fractional units rounded upward to the next whole number.

3. For legally created Existing Lots, each Lot, may be sold or transferred. Provided that, if it still meets the designation criteria set forth in ICC 17.03.110.C, said Lot shall continue to be used for RF Permitted or Conditional Uses.
4. The Lot size limitation set forth above shall not apply when:
 - a) the new Lot is to be sold, exchanged or transferred through boundary line adjustment pursuant to Chapter 16.06 ICC to an adjacent RF, CA or RA property Owner who will continue to maintain Permitted or Conditional Uses; or
 - b) an Existing Lot is proposed to be modified through a boundary line adjustment and will not subsequently be further modified in size or used in combination with unregulated subdivision such that new Lots are created that are less than the required minimum lot size.
5. For Lots created pursuant to this section, a notation advising of the Lot creation in compliance with Chapter 16.25 ICC will be recorded and placed on the face of the boundary line adjustment, short plat, plat, or PRD.

E. **Setbacks.** Unless otherwise provided in this Chapter, Setback requirements shall be as follows:

1. Setbacks are specified in ICC 17.03.180.S.
2. Reduced Setbacks may be approved when necessary to minimize impact on resource land pursuant to ICC 17.03.180.S.
3. For permitted or Conditional Uses adjacent to lands classified AP or a Surface Mining operation:
 - a) The Setback requirements of this section may be increased to ensure that such uses do not Interfere with Permitted Uses allowed in the AP zone or a Surface Mining operation; and
 - b) A notation shall be placed on the face of any plat, short plat, PRD or building permit(s) and included in documents of conveyance and any recorded covenants as provided in Chapter 16.25 ICC.

F. **Height.** Maximum building height shall not exceed thirty-five (35) feet. Chimneys, smokestacks, fire or parapet walls, ADA-required elevator shafts, flagpoles, utility lines and poles, water tanks, skylights, silos, communication sending and receiving devices, HVAC and similar equipment, and spires associated with places of worship are exempt from height requirements.

G. **Verification of Rural Forest (RF) Zone Classification.** Parcels classified RF shall be converted to R, processed as a technical Type IV amendment pursuant to Chapter 16.19 ICC with no County permit fee charged the Owner if the Owner

demonstrates that, as of December 1, 1998, the Parcel did not meet the designation criteria set forth in subsection C above.