

LANGLEY URBAN GROWTH AREAS

The Washington State Growth Management Act (GMA) of 1990, requires each County and City planning under GMA, to designate the location of an urban growth area or areas (UGA). Urban Growth Areas are specifically defined areas in the County where population growth is encouraged. Growth is encouraged by establishing zoning designations that allow for urban densities, by planning for the extension of sewer, water and stormwater services and by allowing commercial uses that normally exist in urban areas. Urban Growth Areas are typically associated in conjunction with cities but may also be established in rural areas when there is an adopted land use plan.

The City of Langley and Island County have established an Urban Growth Area that includes both the city limits as well as an area that surrounds the city limits. The area that surrounds the city limits is actually part of unincorporated Island County but still lies within the Langley Urban Growth Area. Land use regulations that are unique to this area have been adopted by Island County and Langley that are intended to attract new development that is urban in nature in order to reduce the development pressures in rural areas. These regulations have been customized in a manner that allows for urban types of developments that, once constructed, will be compatible with the City of Langley's land use goals when the parcel is annexed into the City sometime in the future. The concept of Urban Growth Areas is a fundamental principal of the Washington State Growth Management Act which strives to cluster growth in areas that are capable of handling it in order to preserve rural areas, forest lands and agricultural lands by reducing development pressures.

The adoption of urban growth areas by cities and counties reflects a cooperative effort among the jurisdictions to accomplish the requirements of GMA on a regional basis. As growth occurs, most lands within UGAs should ultimately be provided with local urban services like sewer, water, stormwater, and fire and police protection by cities, either directly or by contract. Provisions should be made for the phasing of development within each UGA to ensure that services are provided as growth occurs. Implementing regulations regarding land use management and provision of services to expansion areas, will occur in a manner consistent with the cities' comprehensive plans and development regulations.

In addition to an Urban Growth Area, a Joint Planning Area has also been established which is also unincorporated Island County. The Joint Planning Area (JPA) extends beyond the boundary of the UGA and reflects a future potential UGA expansion area. If you are in the JPA please refer to DIB #107.

Purpose. This DIB explains the zoning standards that are unique to the Langley UGA and explains permit application procedures and requirements. Please become familiar with the procedures since certain requirements must be fulfilled before an application may be submitted and in certain specific cases you must make application to the City of Langley and not the County even though you have yet to be annexed into the City.

Standards. All property within the UGA has been zoned UGA -L. Permitted and Conditional uses, densities, lot sizes, building setbacks and height standards have been adopted that are unique to this zone. The following are the standards for development in the UGA-L zone.

UGA-L Standards:

- A. Permitted Uses. Uses permitted outright:
 - 1. Single family detached dwellings.
 - 2. Accessory Uses and Buildings on Lots with legally Permitted Uses;
 - 3. Bed and Breakfast Room;
 - 4. In-home Family Day Care Nursery;

5. Foster homes;
6. Adult Family Home
7. Home Occupation occupying no more than 25% of the Gross Floor Area or a maximum of 600 square feet in a detached single family dwelling unit;
8. Guest Cottage or Accessory Dwelling Unit subject to Site Coverage requirements;
9. Minor utilities;
10. Temporary Uses.

B. Conditional Uses.

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

1. Bed and Breakfast Inn with not more than six (6) guest rooms;
2. Fire Station; and
3. Water Tanks.

Uses allowed upon Site Plan approval pursuant to Chapter 16.15 ICC processed as Type III decisions pursuant to Chapter 16.19 ICC

1. Group home;
2. Social service facilities;
3. Libraries and museums;
4. Nursing Homes;
5. Day Care Centers;
6. Senior Retirement Facility;
7. Churches; and
8. Private or public schools.

C. Prohibited Uses

1. Helipads.

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

1. Base Density, shall be one dwelling unit per 5 acres.
2. A Density of up to three dwelling units per five acres is allowed provided that the public sewer, water and stormwater facilities conforming to City of Langley Utility plans and design standards are installed or, installation is secured by a bond or other form of approved security along the frontage of the portion of the property to be developed under this provision.
3. The sizes of new subdivided lots for single family detached dwellings shall be established pursuant to the Potential Municipal Zoning Classification, except in no event shall lot size exceed 15,000 square feet and lot clustering shall be required when necessary to carry out this provision.

E. Setbacks and Lot Dimensions. Setback requirements shall be as follows:

1. Street or front yard: twenty feet;
2. Side yard: five feet on each side;
3. Rear yard: twenty-five feet.

- F. Maximum Height. Maximum height shall be thirty feet. The maximum height for accessory structures shall be fifteen feet.

Scenic Corridor Standards

The purpose of the Scenic Corridor standards is to establish the general design guidelines for aesthetic improvements on the main entrance roadways to a UGA. Existing significant trees and understory vegetation that can be incorporated into the landscape design of development proposed along the designated scenic corridors must be preserved. These standards are intended to result in development that provides a visual buffer between development and the road, and maintains a continuity of the City's UGA design concepts and preserves existing natural vegetation.

1. Langley Scenic Corridors within the Urban Growth Area:
 - a) The following County Roads within the Langley UGA are designated scenic corridors:
 - (i) Saratoga Road;
 - (ii) Brooks Hill Road;
 - (iii) Maxwelton Road;
 - (iv) Langley Road;
 - (v) Sandy Point Road;
 - (vi) Coles Road; and
 - (vii) Wilkinson Road.
 - b) In conjunction with building permits for new structures, Class IV Forest Practice Permits, Conversion Option Harvest Permits, short subdivisions, subdivisions, Planned Residential Developments, and other Type II and Type III conditional uses, a minimum buffer/cutting preserve of thirty-five (35) feet in Rural Residential areas and fifty (50) feet in Rural, Rural Forest, and Rural Agricultural areas shall be provided outside of the right-of-way on private or public property.
 - c) For lots less than one acre in size, the width of the buffer may be reduced as necessary to allow reasonable use of the property but under no circumstance shall the buffer be less than twenty (20) feet in width.
 - d) Landscape treatment of such buffer/cutting preserves shall include the following:
 - (i) Native Growth - The retention and preservation of existing topography and undisturbed natural landscape materials.
 - (ii) Natural Plantings - The retention of suitable natural landscape materials supplemented with sodded berms and natural plant materials; i.e., non-flowing evergreens, deciduous and native groundcover species. Minor modification of existing topography may be appropriate.
 - (iii) Manicured - The removal of the majority of natural landscape materials, new land contouring, and re-vegetation with flowering species; i.e., perennials, annuals, rhododendrons, azaleas and groundcover.
 - e) Any new landscape plantings within the buffer shall be placed in a informal manner to buffer the adjacent areas and supplement existing native vegetation. Groundcover shall be provided in all shrub planting areas. Whenever possible, native plant species should be used in new plantings.

- f) Where there is a significant grade change in the land adjacent to the road, appropriate landscaping and retaining structures may be used as necessary.
- g) Buffer widths specified herein shall be in addition to areas encumbered by utility easements and/or areas within 30' feet of the as-built centerline of the County road.

Procedures. The procedures that you must follow are dependent upon where your parcel is located within the UGA. Procedures are different for properties that are contiguous to the boundary of the City of Langley or property that is currently being annexed into the City.

UGA Procedures – Property that is contiguous to the Langley City boundary

With limited exceptions, the County does not process permit applications on property that is contiguous to the City boundary or contiguous to property being annexed into the City. The exceptions are for a building permit for remodel, repair, or reconstruction of an existing structure or for a new accessory structure associated with an existing single family residential use. If your proposal does not fall within these limited exceptions, you must file a petition to annex to the City of Langley and apply to the City for any necessary approvals and permits. Unless your proposal falls within the above stated exceptions and your property is adjacent to the City boundary you should first contact the City of Langley to determine what permit requirements you are subject to.

Even if your proposal falls within the exceptions you must still first enter into an Annexation/Development Agreement with the City, record the Agreement, and include the Agreement in your application to the County. The County will not accept your application without the Agreement.

In order for land to be considered contiguous, it must have a continuous, unbroken connection of a least 60' in width with land within the city limits.

UGA Procedures – Property that is within the UGA but is not contiguous to the City

In all cases, an Annexation/Development Agreement with the City is required as an application requirement. For all Type III decisions and all Type II decisions proposed within the unincorporated portion of an Urban Growth Area or Joint Planning Area, a pre-application conference with the County and City is required unless the Director determines otherwise. The purpose of a pre-application conference is to review and discuss the application requirements with you and provide comments on the development proposal. A pre-application conference will be scheduled by the County, upon the request of an Applicant, and shall be held in a timely manner, typically within thirty (30) days from the date of the Applicant's request. The fee for the pre-application conference will be credited in full against the permit application fee if the application is made within one-hundred-eighty (180) days of the pre-application conference. The County will not accept your permit application without the pre-application conference and the Agreement.

IMPORTANT NOTE - "Development Information Bulletins" (DIBs) are intended to assist the general public in understanding the effect of codes and regulations. DIBs are not complete statements of the laws and rules and should not be used as a substitute for them. If conflicts and questions arise, the code and regulations are the final authority. Because these regulations may be revised or amended at any time, consult Island County staff to be sure you understand all current requirements before beginning any work. It is the responsibility of the applicant to ensure that the project meets requirements of all current codes and regulations.

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