



ISLAND COUNTY PLANNING COMMISSION AGENDA
September 17, 2025, at 6:00 p.m.
ONLINE VIA ZOOM

Meeting to be held in the Board of Island County Commissioners Hearing Room, Room 102B, 1NE 6th St., Coupeville, WA and online. Interested parties can attend or join remotely at the link or via phone number listed below:

Join Zoom Webinar

<https://zoom.us/j/97877856809?pwd=Naz7gsObqb7D6vh2jwrYuPXgpU5GED.1>

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- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES –**
- 4. PUBLIC COMMENT – *Submittal of written comments are encouraged prior to the day of the meeting. Public Comment may be submitted via email to PlanningCommission@IslandCountyWA.gov. Please state your name and address when giving public testimony. Public comments are limited to 3 minutes per person.***
- 5. DIRECTOR'S REPORT –**
- 6. WORKSHOP – Draft code changes for the Mixed-use LAMIRDs.**
- 7. ADJOURN**

Please visit our website for related documents: <https://www.islandcountywa.gov/235/Planning-Commission>
The public may submit comments in writing to Planning & Community Development at 1 NE 7th St., Coupeville, WA 98239 or PlanningCommission@IslandCountyWA.gov.



Island County Planning and Community Development

Jonathan Lange, AICP, CFM
Director

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Email: PlanningDept@islandcountywa.gov | <https://www.islandcountywa.gov/207/Planning-Community-Development>

~MEMORANDUM~

TO: **Island County Planning Commissioners**

FROM: **Long Range Planning**
Island County Planning & Community Development

DATE: **September 5, 2025**

SUBJECT: **Planning Commission Meeting September 17, 2025**

Looking ahead to zoning changes to implement Island County's 2025 Comprehensive Plan update, ICP&CD staff have drafted proposals for your consideration and feedback for updates to the Mixed-use LAMIRDs.

The drafts are proposed to carry out the 2025 Comprehensive Plan update and meet state requirements for housing from bills passed during the 2021 legislative session (HB 1220 and HB 1337).

Attachment: Draft code changes.

For more information, please contact:
Emily Neff (360) 678 - 7807 or e.neff@islandcountywa.gov

17.03.120 Rural Center (RC) Zone.⁴

The Rural Center (RC) Zone is applied to existing areas of intense non-residential and mixed-use development and encompasses the logical outer boundary of the existing pattern of development.

This zone permits a range of commercial, light manufacturing and multi-family uses that serve a broad geographic area. Mixed-use structures are encouraged. All uses within a rural center must comply with land use standards, including non-residential design landscape and screening guidelines set forth in ICC 17.03.180.P. ~~Rural areas of more intense development (RAID)~~Limited Areas of More Intensive Rural Development (LAMIRDS) must also comply with the table in Appendix A establishing specific standards for each ~~RAID~~LAMIRD listed in Appendix A. In certain instances, the specific ~~RAID~~LAMIRD standards are more restrictive than general zoning standards. (See Appendix A at the end of chapter 17.03.)

- A. **Designation criteria and areas.** Areas with a predominant pattern of mixed-use development existing on July 1, 1990, may be designated RC when all of criteria set forth below are met. Specific areas are listed in section 17.03.155 and depicted in the zoning atlas. Specific conditions can be found in Appendix A:
 1. Parcels served by an approved public water system; and
 2. Contain multi-family residential and non-residential uses legally established prior to July 1, 1990; and
 3. In combination with other parcels, are at least forty (40) 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 RC Zone.
- B. **Lot/density.** Lot size and density requirements shall be as follows:
 1. Minimum lot size shall be ~~the minimum lot size required by County Health Department requirements~~ one-half (0.5) acre.
 2. Maximum ~~residential~~ density shall be ~~the maximum permitted by County Health Department requirements~~ eight (8) dwelling units per acre. Minimum density shall be four (4) dwelling units per acre.
 3. For affordable housing developments, up to 12 dwelling units per acre may be allowed.
 4. On existing non-conforming lots that do not meet the minimum lot size, one duplex, triplex, or fourplex shall be allowed.
- C. **Setbacks and height.** Setback and height requirements shall be as follows:
 1. Front yard setback—None. See section 17.03.180.S.
 2. Side and rear yard setback—Minimum ten (10) feet.
 3. Height—Three (3) stories not to exceed forty (40) feet, excluding rooftop 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

⁴~~Editor's note(s)—See the Interim Official Control for the Freeland Non-Municipal Urban Growth Area, Ordinance C-31-10 [PLG 001-10], April 26, 2010, for permitted uses, conditional uses, and prohibited uses in the Freeland Non-Municipal Urban Growth Area.~~

standard can be made for non-useable roof top structures that enhance architectural creativity and preserve rural character.

(Ord. C-123-98 [PLG-037-98], September 29, 1998, vol. 43, p. 6; accepted by Res. C-133-98 [PLG-043-98], October 19, 1998, vol. 43, p. 38; amended by Ord. C-136-98 [PLG-042-98], November 9, 1998, vol. 43, p. 65; amended by Ord. C-63-99 (CD-01-99), June 21, 1999, vol. 43, p. 338; amended by Ord. C-125-99 [PLG-031-99], December 6, 1999, vol. 44, p. 207; amended by Ord. C-44-00 [PLG-011-00], June 5, 2000, vol. 44, p. 429, readopted June 19, 2000, vol. 44, p. 446; amended by Ord. C-117-08 [PLG-016-08], November 10, 2008, vol. 2008, p. 387; amended by Ord. C-97-09 [PLG-014-09], September 14, 2009, vol. 2009, p. 415; amended by Ord. C-157-09, January 4, 2010, vol. 2010, p. 2)

(Ord. No. C-40-14 [PLG-002-14], Exh. A, 5-5-2014; Ord. No. C-44-16[PLG-003-16], Exh. A, 5-3-2016; Ord. No. C-12-17 [PLG-001-17], Exh. A, 2-7-2017; Ord. No. C-86-18[PLG-005-18], Exh. A, 9-4-2018; Ord. No. C-127-18[PLG-008-18], Exh. A, 12-11-2018; Ord. No. C-53-19 [PLG-005-19], Exh. A, 6-25-2019)

17.03.130 Rural Village (RV) Zone.

The Rural Village (RV) Zone is applied to existing areas of mixed-use or intense non-residential or commercial development and encompasses the logical outer boundary of the existing pattern of mixed-use or non-residential development located on a state highway or county arterial. This zone permits a range of commercial services that are limited in scale, intensity and size that typically serve a localized geographic area. Mixed-use structures are encouraged. All uses within a Rural Village must comply with land use standards, including non-residential design, landscape and screening guidelines set forth in section 17.03.180.

- A. **Designation criteria and areas.** Areas with a predominant pattern of mixed-use or non-residential development existing on July 1, 1990 may be designated RV when all of the following criteria set forth are met. Specific areas are listed in section 17.03.155 and depicted in the zoning atlas. Specific conditions can be found in Appendix A.
 1. Parcels served by an approved public or private water system; and
 2. Contain predominantly non-residential or mixed-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 RV Zone; and
 5. The designation shall primarily be located on the periphery of residential neighborhoods; and
 6. Areas are generally located along highways, major arterials and collector roads.
- B. **Lot/density.** Lot size and density requirements shall be ~~the minimum lot size required by County Health Department requirements, as follows:~~
 1. Minimum lot size shall be one-half (0.5) acre.
 2. Maximum density shall be eight (8) dwelling units per acre. Minimum density shall be four (4) dwelling units per acre.
 3. For affordable housing developments, up to 12 dwelling units per acre may be allowed.
 4. On existing non-conforming lots that do not meet the minimum lot size, one duplex, triplex, or fourplex shall be allowed.

C. **Setback and height.** Setback and height requirements shall be as follows:

1. Front yard setback—Maximum fifty (50) feet.
2. Side and rear yard setback—Minimum ten (10) feet.
3. Height—~~Two (2)~~Three (3) stories not to exceed ~~thirty (30)~~forty (40) feet excluding rooftop 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.

(Ord. C-123-98 [PLG-037-98], September 29, 1998, vol. 43, p. 6; accepted by Res. C-133-98 [PLG-043-98], October 19, 1998, vol. 43, p. 38; amended by Ord. C-136-98 [PLG-042-98], November 9, 1998, vol. 43, p. 65; amended by Ord. C-125-99 [PLG-031-99], December 6, 1999, vol. 44, p. 207; amended by Ord. C-44-00 [PLG-011-00], June 5, 2000, vol. 44, p. 429, readopted June 19, 2000, vol. 44, p. 446; amended by Ord. C-117-08 [PLG-016-08], November 10, 2008, vol. 2008, p. 387; amended by Ord. C-97-09 [PLG-014-09], September 14, 2009, vol. 2009, p. 415)

(Ord. No. C-40-14 [PLG-002-14], Exh. A, 5-5-2014; Ord. C-140-16 [PLG-012-16], Exh. A, 12-13-2016; Ord. No. C-86-18[PLG-005-18], Exh. A, 9-4-2018; Ord. No. C-127-18[PLG-008-18], Exh. A, 12-11-2018; Ord. No. C-53-19 [PLG-005-19], Exh. A, 6-25-2019)

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. **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 are met. (Specific areas are listed in section 17.03.155 and depicted in the zoning atlas):

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

B. **Lot/density/intensity.**

1. The minimum lot size ~~in the CGV Zone is 21,780 square feet (shall be one-half (0.5) 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 (0) lot line.
2. ~~Mixed use development Maximum density shall not exceed a density of three (3) be eight (8) dwelling units per acre. Minimum density shall be four (4) dwelling units per acre.~~
3. For affordable housing developments, up to 12 dwelling units per acre may be allowed.

- 34. Overnight lodging shall not exceed ~~twenty~~forty (240) rooms per ~~acre~~parcel.
- 45. Individual structures shall not exceed 10,000 square feet of gross floor area, except for fire stations and overnight lodging.
- 56. Multiple structures and multiple permitted and conditional uses may be allowed on a single parcel.
- 4. On existing non-conforming lots that do not meet the minimum lot size, one duplex, triplex, or fourplex shall be allowed.

C. Setbacks and height.

- 1. Front yard setback—Maximum fifty (50) feet and minimum ten (10) feet from public roads. Structures with a ten-foot front yard setback shall be limited to eighty (80) percent of the lot width, exclusive of required side yard setbacks. 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 listed in section 17.03.180.Q.
- 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 covered open air walkways, provided that two-story structures may not be connected on both stories on the same side; 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.
- 4. Height—~~Two (2~~Three (3) stories not to exceed ~~thirty-five (35~~forty (40) 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.

D. Utilities.

- 1. The following stormwater standards shall be met:
 - a. All stormwater shall be collected and treated on site using low impact development best management practices when feasible (i.e., rain gardens), as outlined in chapter 11.03, Stormwater and surface water, and the Low Impact Development Technical Guidance Manual for Puget Sound, as they currently exist or are hereafter amended. Where the Island County Engineer has determined on-site soil conditions are incompatible for absorption, mitigation measures for alternative treatment systems may be approved by the county engineer in compliance with current Island County Code; and
 - b. The post-development volume and rate of stormwater runoff shall not exceed the pre-development volume and rate of stormwater runoff;
- 2. The source of potable water shall be evaluated pursuant to the requirements of title 8 of the Island County Code and the requirements of Washington State Statute. Environmental review shall incorporate consideration of the impacts associated with

drawing potable water from an off-site location and distributing it to a different site. This evaluation shall include impacts that may be associated with drawing from one (1) aquifer and distributing in another aquifer or drawing water within one (1) watershed and distributing in a different watershed.

3. Where utilities such as stormwater detention ponds or drain fields are proposed to be located off-site, for the parcel where the utility is proposed, public notice shall be provided in the same manner as the associated development proposal. If the proposed commercial activity has not yet been noticed, or the application has not yet been submitted, the proposed off-site drain field shall be considered a Type II decision pursuant to chapter 16.19. The non-residential landscaping standards outlined in section 17.03.180.P. for non-residential uses shall be applied consistent with the underlying zoning classification of the proposed off-site utility, and shall also include an associated maintenance plan that includes provisions that ensure the long term success of landscaping.

(Ord. C-102-09 [PLG-015-09], September 22, 2009, vol. 2009, p. 436)

(Ord. No. C-40-14 [PLG-002-14], Exh. A, 5-5-2014; Ord. C-140-16 [PLG-012-16], Exh. A, 12-13-2016; Ord. No. C-86-18[PLG-005-18], Exh. A, 9-4-2018; Ord. No. C-127-18[PLG-008-18], Exh. A, 12-11-2018; Ord. No. C-53-19 [PLG-005-19], Exh. A, 6-25-2019)

17.03.140 Rural Service (RS) Zone.

The Rural Service (RS) Zone is applied to isolated existing mixed-use, retail or retail service businesses located in the Rural Zone that typically are not permitted or conditional uses in that zone. This zone permits a very limited range of mixed-use or non residential uses that provide convenience shopping and services to a localized geographic area. Mixed-use structures are encouraged. All uses within a Rural Service Zone must comply with land use standards, including non-residential, landscape and screening design guidelines set forth in section 17.03.180.

- A. **Designation criteria and areas.** Isolated mixed-use or non-residential uses on lots less than two and one-half (2.5) acres existing on July 1, 1990 may be designated RS. Specific areas are listed in section 17.03.155 and depicted in the zoning atlas. Specific conditions can be found in Appendix A.
- B. **Lot/density.** Lot size and density requirements shall be ~~the minimum lot size required by County Health Department requirements but shall not exceed two and one-half (2.5) acres as follows.~~
 - 1. Minimum lot size shall be one-half (0.5) acre.
 - 2. Maximum density shall be eight (8) dwelling units per acre. Minimum density shall be four (4) dwelling units per acre.
 - 3. For affordable housing developments, up to 12 dwelling units may be allowed.
 - 4. On existing non-conforming lots that do not meet the minimum lot size, one duplex, triplex, or fourplex shall be allowed.
- C. **Setbacks and height.** Setback and height requirements shall be as follows:
 - 1. Setbacks—Minimum ten (10) feet.
 - 2. Height—~~Two (2~~Three (3) stories not to exceed ~~thirty-five (35~~forty (40) feet, excluding rooftop mechanical equipment, elevator shafts, features that are designed to hide roof top mechanical equipment, railings, umbrellas, vegetation, or rooftop accessories that promote green roof technology, and the use of rooftop gathering space. Other exceptions to the height standard can be made for non-useable rooftop structures that enhance architectural creativity and preserve rural character.

(Ord. C-123-98 [PLG-037-98], September 29, 1998, vol. 43, p. 6; accepted by Res. C-133-98 [PLG-043-98], October 19, 1998, vol. 43, p. 38; amended by Ord. C-136-98 [PLG-042-98], November 9, 1998, vol. 43, p. 65; amended by Ord. C-137-99 [PLG-046-99], November 15, 1999, vol. 44, p. 131; amended by Ord. C-44-00 [PLG-011-00], June 5, 2000, vol. 44, p. 429, readopted June 19, 2000, vol. 44, p. 446; amended by Ord. C-117-08 [PLG-016-08], November 10, 2008, vol. 2008, p. 387; amended by Ord. C-97-09 [PLG-014-09], September 14, 2009, vol. 2009, p. 415)

(Ord. No. C-40-14 [PLG-002-14], Exh. A, 5-5-2014; Ord. No. C-86-18[PLG-005-18], Exh. A, 9-4-2018; Ord. No. C-127-18[PLG-008-18], Exh. A, 12-11-2018; Ord. No. C-53-19 [PLG-005-19], Exh. A, 6-25-2019; Ord. No. C-79-23 [PLG-003-23], Exh. A, 11-28-2023)

Table 17.03.035.C. <u>LAMIRD RAID</u> Uses		ZONING DISTRICT								ICC References	APZ		
Type I Permitted Use - Ministerial Decision	APZ Overlay	Rural Residential	Rural Center**	Rural Village	Camano Gateway Village****	Rural Service***	Light manufacturing	Airport					
Type II Conditional Use - Administrative Decision	Prohibited												
Type III Conditional Use - Quasi-Judicial Decision	May be Permitted												
Prohibited = X	* Not identified	17.03.070	17.03.120	17.03.130	17.03.135	17.03.140	17.03.145	17.03.150					
RESIDENTIAL USES		RR	RC	RV	CGV	RS	LM	AP	See Also...	CLEAR ZONE	APZ I	APZ II	
Accessory dwelling unit, attached and detached	P/I ⁽²³⁾					X			17.03.180.I	No	No	Yes	
Accessory uses or buildings	P/I ⁽¹⁾	P/I C/II ⁽²⁾	P/I C/II ⁽³⁾	P/I C/II ⁽³⁾	P/I	P/I	P/I C/II ⁽³⁾			No	Yes	Yes	
<u>Co-living housing</u>	<u>P/I</u>	<u>P/I</u>	<u>P/I</u>	<u>P/I</u>	<u>P/I</u>					<u>No</u>	<u>No</u>	<u>No</u>	
Duplex, triplex or fourplex	P/I	P/I ⁽²²⁾	P/I ⁽²²⁾	P/I ⁽²²⁾	P/I ⁽²²⁾					*			
Group home	P/I C/II ⁽⁴⁾	P/I C/II ^(2,6)	P/I C/II ⁽³⁾	P/I C/II ^(2,6)					17.03.180.L(4),(5)	No	No	No	
Mixed use		P/I C/II ^(2,6)	P/I ⁽²⁰⁾ C/II ⁽³⁾	P/I C/II ^(3,5)	P/I ⁽²¹⁾ C/II ^(21,22)					No	No	No	
Mobile homes	P/I								17.03.180.N	No	Yes	Yes	
Multi-family		P/I C/II ^(2,6)	P/I C/II ⁽³⁾	P/I C/II ^(2,6)						*			
Single family	P/I	X	X P/I C/II ⁽²⁾	X	X		X P/I C/II ⁽²⁾		17.03.180.O	No	Yes	Yes	
COMMERCIAL AND RECREATIONAL USES		RR	RC	RV	CGV	RS	LM	AP	See Also...	CLEAR ZONE	APZ I	APZ II	
Home occupation	P/I								17.03.180.K	No	No	Yes	
Airport facilities								P/I C/II ⁽²⁾		*			
Banking and financial services		P/I C/II ⁽²⁾	P/I C/II ⁽³⁾							No	No	Yes ⁽¹⁷⁾	
Bed and breakfast inn	C/II								17.03.180.B	No	No	No	
Bed and breakfast room	P/I								17.03.180.J	No	No	Yes	
Cultural center		P/I C/II ⁽²⁾	P/I ⁽⁷⁾ C/II ^(3,7)							No	No	No	
Eating and drinking establishment		P/I C/II ⁽²⁾	P/I C/II ⁽³⁾	P/I ⁽⁸⁾ C/II ^(3,8)	P/I		P/I C/II ⁽²⁾			No	No	No	

Entertainment uses		P/I C/II ⁽²⁾							*			
Finance, real estate and banking services		P/I C/II ⁽²⁾	P/I C/II ³	P/I C/II ⁽³⁾					No	No	Yes ⁽¹⁷⁾	
Helipads	X						P/I		*			
Junk and salvage yards		X					C/II	17.03.180.M	*			
Light manufacturing		P/I C/II ⁽²⁾				P/I	P/I C/II ⁽²⁾		*			
Marijuana producer and/or processor	X				P/I C/II	P/I C/II	P/I C/II	17.03.180.BB	No	Yes	Yes	
Marijuana retail		C/II ⁽²⁾	C/II ⁽³⁾	C/II ⁽³⁾	C/II			17.03.180.BB	No	No	No	
Mini storage	X	X P/I C/II ⁽²⁾	X	X	X			17.03.180.C	No	Yes	Yes	
Office uses		P/I C/II ⁽²⁾		P/I C/II ⁽³⁾					*			
Overnight lodging		P/I C/II ⁽²⁰⁾ (3) C/III ⁽²⁰⁾	P/I ⁽²⁰⁾ C/II ⁽²⁰⁾ (3) C/III ⁽²⁰⁾	P/I ⁽²⁰⁾ C/II ⁽²⁰⁾ (3) C/III ⁽²⁰⁾				17.03.180.AA	*			
Public/community boat launch	C/II								No	Yes	Yes	
Remote tasting room		P/I C/II ⁽²⁾	P/I C/II ⁽³⁾	P/I C/II ⁽³⁾	P/I		P/I C/II ⁽²⁾		*			
Research and development uses		P/I C/II ⁽²⁾				P/I	P/I C/II ⁽²⁾		*			
Retail sales and services		P/I C/II ⁽²⁾	P/I C/II ⁽³⁾	P/I ⁽⁹⁾ C/II ^(3,9,10)	P/I				No	No	No	
Special event, rural commercial event	P/I ⁽¹¹⁾	P/I C/II ⁽²⁾	P/I C/II ⁽³⁾	P/I C/II ⁽³⁾	C/II		P/I C/II ⁽²⁾	17.03.180.EE	*			
Storage, outdoor and mini storage	X	X P/I C/II ⁽²⁾	X	X	X	P/I	P/I C/II ⁽²⁾	17.03.180.M	No	Yes	Yes	
Temporary uses	P/I	P/I C/II ⁽²⁾	P/I C/II ⁽³⁾	P/I C/II ⁽³⁾			P/I C/II ⁽²⁾	17.03.180.V, 17.03.200	No	No	Yes	
Veterinary clinic		P/I C/II ⁽²⁾	P/I C/II ⁽³⁾	P/I C/II ⁽³⁾					No	No	No	
Warehouses	X	X P/I C/II ⁽²⁾	X	X	X	P/I	P/I C/II ⁽²⁾		*			
AGRICULTURE AND FORESTRY USES		RR	RC	RV	CGV	RS	LM	AP	See Also...	CLEAR ZONE I	APZ II	
Agricultural products—Growing, harvesting, managing and selling	P/I									Yes	Yes	Yes
Livestock husbandry (lots smaller than 2.5 acres require an AMP)	P/I									No	Yes	Yes
Lumberyards				P/I C/II ⁽³⁾					*			
Winery, Cidery, Brewery, Distillery facilities		P/I C/II ⁽²⁾	P/I C/II ⁽³⁾	P/I C/II ⁽³⁾	P/I		P/I C/II ⁽²⁾	17.03.180.DD	*			
INSTITUTIONAL USES UTILITIES		RR	RC**	RV	CGV****	RS***	LM	AP	See Also...	CLEAR ZONE I	APZ II	
Church	C/III ⁽¹²⁾	P/I C/II ⁽²⁾								No	No	No
Communication tower	P/I ⁽¹⁴⁾	P/I ⁽¹⁴⁾ C/II	P/I ⁽¹⁴⁾	P/I ⁽¹⁴⁾	P/I ⁽¹⁴⁾	P/I ⁽¹⁴⁾ C/II	P/I ⁽¹⁴⁾	17.03.180.L.8	No	No	Yes	
Day care centers	P/I	P/I C/II ⁽²⁾	P/I C/II ⁽³⁾	P/I	P/I			17.03.180.L.6	No	No	No	

Day care nursery (6 or fewer persons)	P/I							17.03.180.L.4	No	No	No
Essential public facilities		C/III	C/III	C/III*	C/III	C/III	C/III	17.03.180.CC	No	No	No
Fire station	C/II ⁽¹³⁾	P/I C/II	P/I C/II	P/I C/II		P/I C/II	P/I C/II	17.03.180.L.9	No	No	Yes
Government services		P/I C/II ⁽²⁾	P/I C/II ⁽³⁾	P/I C/II ⁽³⁾		P/I			No	No	Yes ⁽¹⁹⁾
Health care facilities		P/I C/II ⁽²⁾	P/I C/II ⁽³⁾	P/I ⁽¹⁴⁾ C/II ^(3,15)					No	No	No
Schools	P/I ⁽¹⁶⁾	P/I C/II ⁽²⁾							No	No	No
Small day care center (7 to 12 persons)	C/II								No	No	No
Utilities (Major)		C/III	C/III	X		C/III	C/III	17.03.180.A.11	No	Yes	Yes
Utilities (Minor)	P/I	P/I C/II ⁽²⁾	P/I C/II ⁽³⁾			P/I	P/I C/II ⁽²⁾	17.03.180.A.11	No	Yes	Yes
Water tank	P/I C/II	P/I			P/I	P/I	P/I	17.03.180.L.3	No	Yes	Yes

* Use is currently not identified in the Accident Potential Zone 17.03.180.Z

** In the Rural Center Zone structures greater than 50,000 square feet gross floor area are prohibited

*** In the Rural Service Zone permitted uses are limited to 4,000 square feet gross floor area. The residential component of the mixed-use shall not be included in the 4,000 square feet of gross floor area. In no case shall the residential component have more than two (2) times the square footage of the non-residential uses

**** In the Camano Gateway Village structures greater than 10,000 square feet are prohibited

Table Notes:

- 1) Including lots without existing permitted uses in the RR zone (structures limited to < 800 square feet on lots < 2.5 acres)
- 2) Any permitted use that exceeds 12,000 square feet gross floor area is a Type II Conditional Use
- 3) Any permitted use that exceeds 4,000 square feet gross floor area require a Type II Conditional Use
- 4) Group homes (seven (7) to twelve (12) persons) 17.03.180.L(5)
- 5) Any permitted use that exceeds 8 dwelling units
- 6) No more than 6 dwelling unit
- 7) Including associate overnight lodging.
- 8) Except that drive-through food service is prohibited
- 9) Small scale retail sales and services such as boutiques, clothing stores, bakeries, ice cream shops, food markets, beauty salons, craft stores, and art galleries, except that convenience services such as gas stations, convenience stores, grocery stores and box stores are prohibited.
- 10) Sales of outdoor bulk goods such as bark, topsoil, and rock.
- 11) RR is limited to Special Events per 17.03.180.EE
- 12) On RR zoned property located within a Residential LAMIRD RAID contiguous to a Mixed-Use LAMIRD RAID or Non-municipal UGA, 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.

- 13) Always a Conditional use in the RR
- 14) Limited to the standards for roof-mounted wireless communication antenna arrays found in 17.03.180.L.8.c
- 15) Camano Gateway Village is limited to small scale health care services
- 16) Public and private (one (1) to six (6) students) consolidate with schools
- 17) Less than or equal to .22 Floor Area Ratio
- 18) Less than or equal to .24 Floor Area Ratio
- 19) With residential not to exceed 8 dwelling units per lot or parcel in a mixed-use building
- 20) One (1) to eight (8) unites processed as a Type 1 Ministerial Use, nine (9) to twenty (20) units processed as a Type II Conditional Use, twenty-one (21) to forty (40) units processed as a Type III Conditional Use.
- 21) A dwelling unit shall not exceed 1,200 square feet gross floor area. A garage shall not be included in the 1,200 square feet gross floor area, but it shall not exceed 480 square feet gross floor area.
- 22) Minimum permitted density shall be two (2) dwelling units. Maximum residential density shall be the maximum permitted by County Health Department requirements.
- 22) Existing non-conforming lots that do not meet the minimum lot size standard shall be allowed one duplex, triplex, or fourplex.
- 23) Two Attached and/or Detached Accessory Dwelling Units are allowed per parcel.