Exhibit A

Amendments to Island County Code Chapters

17.03 ICC

17.04A ICC

17.06 ICC

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Chapter 17.03
Island County Zoning Code

17.03.035 – Use tables.

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B. **Rural Lands Use Table.** Uses in the Rural (R), Rural Agriculture (RA), Rural Forest (RF), Commercial Agriculture (CA), and Parks (PK) zoning districts shall be as shown in Table 17.03.035.B.

Table 17.03.035.B. Rural Lands Uses		ZONING DISTRICT					ICC References	APZ		
Type I Permitted Use - Ministerial Decision	**APZ Overlay**	Rural	Rural Agriculture	Rural Forest	Commercial Agriculture	Parks				
Type II Conditional Use - Administrative Decision	Prohibited									
Type III Conditional Use - Quasi-Judicial Decision	May be Permitted									
Prohibited = X	* Not identified									
RESIDENTIAL USES		R	RA	RF	CA	PK	See Also…	CLEAR ZONE	APZ I	APZ II
Accessory Dwelling Unit, Attached or Detached		P/I	P/I	P/I	P/I		17.03.180.I	No	No	Yes
~~Accessory living quarters~~		~~P/I~~	~~P/I~~	~~P/I~~	~~P/I~~		~~17.03.180.I~~	~~No~~	~~No~~	~~Yes~~
Accessory use or building		P/I [1] C/II [1,2]	P/I	P/I	P/I			No	Yes	Yes
Farm worker housing			P/I		P/I			No	No	Yes
Group home		P/I C/II [3]	P/I C/II [3]	P/I C/II [3]	P/I C/II [3]		17.03.180.L(4),(5)	No	No	No
~~Guest cottage~~		~~P/I~~	~~P/I~~	~~P/I~~	~~P/I~~		~~17.03.180.I~~	~~No~~	~~No~~	~~Yes~~
Mobile/manufactured home(s)		P/I	P/I	P/I	P/I		17.03.180.N	No	Yes	Yes

Mobile/manufactured home park	C/III		C/III			17.03.180.O	No	No	No
Single family dwelling	P/I	P/I	P/I	P/I	P/I [23]		No	Yes	Yes
COMMERCIAL USES	R	RA	RF	CA	PK	See Also…	CLEAR ZONE	APZ I	APZ II
Home occupation	P/I	P/I	P/I	P/I		17.03.180.K	No	No	Yes
Home industries	C/II C/III [(4)]	C/II C/III [(4)]	C/II C/III [(4)]	C/II C/III [(4)]		17.03.180.J	No	No	Yes
Bed and breakfast inn	C/II	C/II	C/II	C/II		17.03.180.B	No	No	No
Bed and breakfast rooms	P/I	P/I	P/I	P/I		17.03.180.J	No	Yes	Yes
Buildings normally associated with low intensity park development					P/I [(22)]		*		
Campground and recreation vehicle park	C/II		C/II			17.03.180.T(4)	No	No	No
Community center					C/II		*		
Country inn	C/III [(6)]					17.03.180.D	No	No	No
Critical areas archaeological or historical education and/or interpretative areas					P/I C/II		*		
Equestrian center	C/II C/III [(7)]	C/II C/III [(7)]	C/II C/III [(7)]	C/II C/III [(7)]		17.03.180.T(5)	No	No	No
Facilities for the performance and teaching of arts and crafts					C/II		*		
Gun club and shooting range	C/III	C/III	C/III			17.03.180.T(6)	No	No	No
Marijuana processor	C/II	C/II	C/II	C/II		17.03.180.BB(2)	No	Yes	Yes
Marijuana producer	P/I C/II C/III	P/I C/II C/III	P/I C/II C/III	P/I C/II C/III		17.03.180.BB(1)	No	Yes	Yes
Mini storage	C/III					17.03.180.C	No	Yes	Yes

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PARKS AND SMALL-SCALE RECREATIONAL AND TOURIST USES	R	RA	RF	CA	PK	See Also...	CLEAR ZONE	APZ I	APZ II
Public/community boat launch	C/II		C/II				No	Yes	Yes
Recreation area or use					P/I [24]		*		
Recreational aerial activities		C/II	C/II	C/II		17.03.180.T(7)	No	No	No
Rural event center	C/II C/III	C/II C/III	C/II C/III			17.03.180.EE	No	No	No
Rural Winery, Cidery, Distillery facilities	C/II C/III [16]	C/II C/III [16]		P/I C/II [16]		17.03.180.DD	No	No	No [19]
Small scale recreation and tourist uses	C/II C/III				C/II	17.03.180.T	No	No	No
Special Events, Rural Commercial Events	P/I C/II	P/I C/II	P/I C/II	P/I C/II	P/I C/II	17.03.180.EE	*		
Surface mining	C/III	C/III	C/III	X		17.03.180.U	No	Yes	Yes
Temporary uses	P/I	P/I	P/I	P/I		17.03.180.V	No	No	Yes
Unenclosed stadium					C/II		*		
INSTITUTIONAL USES	R	RA	RF	CA	PK	See Also...	CLEAR ZONE	APZ I	APZ II
Animal shelter	C/II	C/II	C/II			17.03.180.L(10)	No	No	Yes
Church	C/III [5]	C/III [5]	C/III [5]			17.03.180.L.1	No	No	No
Communication tower	C/II C/III	C/II C/III	C/II C/III	C/II C/III		17.03.180.L(8)	No	No	Yes
Day care center (small)		C/II	C/II	C/II		17.03.180.L(5)	No	No	No
Day care nursery (6 or fewer persons)	P/I	P/I	P/I	P/I		17.03.180.L(4)	No	No	No
Fire station	P/I C/II [8]					17.03.180.L(9)	No	No	Yes
Kennel	C/II [9]	C/II	C/II			17.03.180.L(10)	No	No	Yes
Libraries and museums					C/II		*		

Schools, public and private	P/I C/II C/III	P/I C/II C/III I	P/I C/II C/III	P/I C/II C/III		17.03.180.L(2)	No	No	No
Veterinarian clinic				P/I			No	No	No
AGRICULTURE AND FORESTRY USES	R	RA	RF	CA	PK	See Also...	CLEAR ZONE	APZ I	APZ II
Agricultural products—Growing, harvesting, managing, selling and processing	P/I [11] C/II [10,12]	P/I [12]	P/I [12]	P/I [12]			Yes [20]	Yes	Yes
Farm equipment storage and repair facilities				P/I			No	Yes	Yes
Farm or forest products stand	P/I	P/I [13]	P/I [13]	P/I [13]		17.03.180.H	No	No	Yes
Forest products—Growing, harvesting, managing, selling and processing	P/I [27] C/II [14]	P/I [12] [21]	P/I	P/I [15]			No	Yes	Yes
Livestock husbandry	P/I	P/I	P/I	P/I			No	Yes	Yes
Seasonal Farmers Market	P/I	P/I	P/I	P/I		17.03.180H	No	No	No
UTILITIES/GENERAL USES	R	RA	RF	CA	PK	See Also...	CLEAR ZONE	APZ I	APZ II
Essential public facilities	C/III	C/III		X		17.03.180.CC	No	No	No
Helipad	X						*		
Parking					P/I		*		
Utilities (Major and Minor)	P/I C/II [17]	P/I [18]	P/I [18]	P/I [18]			No	Yes	Yes
Water tank	P/I C/II [26]	P/I	P/I C/II	P/I		17.03.180.L.3	No	Yes	Yes

* Use is currently not identified in the Accident Potential Zone 17.03.180.Z. Exceptions: Through the conditional use process an applicant may review the AICUZ Study for Naval Air Station Whidbey Island's Ault Field and Outlying Landing Field Coupeville and provide an analysis of the compatibility of the proposed use.

Table Notes:

1) Accessory uses are allowed without existing permitted uses in the Rural Zone only

2) For uninhabitable structures greater than or equal to 800 square feet (gross floor area) in size

15) Forest products processing not permitted in RA or CA zone

16) Structure area utilized to support winery, cidery and distillery manufacturing, production, sales, or tasting is ≥ 8,000 square feet (gross

on lots less than 2.5 acres in size that do not have existing permitted uses 3) Group homes (seven (7) to twelve (12) persons) 17.03.180.L(5) 4) Community meeting is not required 5) Community meeting is not required if seating capacity is less than or equal to 150 persons or a 2,000 square foot assembly area is proposed 6) Community meeting is not required if 20 rooms or less is proposed 7) Covered Equestrian centers 8) Larger than two bays or 4,000 square feet or larger (gross floor area) 9) Subject to the Standards of Home Industry 17.03.180.J and Institutional uses 17.03.180.L.10 10) Agricultural processing in structures that are 4,000 square feet or larger (gross floor area) 11) Including livestock, provided raising of large livestock on lots less than 2.5 acres in size requires approval of an animal management plan 12) Including Seasonal Sales 13) Farm Product Stands are limited to produce 14) Forest products processing in structures that are 4,000 square feet or larger (gross floor area)	floor area) 17) Major Utilities require a conditional use and are only allowed in the Rural Zone 18) Major Utilities not allowed 19) Winery allowed in APZ II 20) Seasonal sale of produce and Agricultural processing are not allowed in the APZ Clear Zone 21) In accordance with Washington Forest Practices Act and regulations adopted pursuant thereto, including but not limited to: timber, Christmas trees, nursery stock, and floral vegetation 22) Example: Restrooms, picnic shelters, tool and equipment storage, and similar 23) Limited to use as a caretaker's residence 24) Example: ramps, docks, fishing piers, swimming docks and floats; Outdoor tennis and basketball, baseball, soccer, rugby courts for day use; Hiking, jogging, walking and bicycle paths; playgrounds 25) Interpretive centers require a conditional use permit 26) Greater than or equal to 32 feet in diameter or height and if not cylindrical in shape, when surface area exceeds the ground area encompassed by a tank thirty-two (32) feet in diameter 27) 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

C. **Rural Areas of More Intensive Development (RAID) Use Table.** Uses in the RAID zoning districts - Rural Residential (RR), Rural Center (RC), Rural Village (RV), Rural Service (RS), Camano Gateway Village (CGV), Airport (AP), and Light Manufacturing (LM) – shall be as shown in Table 17.03.035C.

Table 17.03.035.C. RAID 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							17.03.180.I	No	No	Yes
~~Accessory living quarters~~	~~P/I~~							~~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
Duplex~~, triplex or fourplex~~	P/I [19]								*		
Group home	P/I C/II [3]	P/I C/II [3]	P/I C/II [3]					17.03.180.L(4),(5)	No	No	No
~~Guest cottage~~	~~P/I (5)~~							~~17.03.180.I~~	~~No~~	~~No~~	~~Yes~~
Mixed use		P/I C/II [2, 6]	P/I C/II [3, 6]	P/I C/II [3, 6]	P/I				No	No	No
Mobile homes	P/I							17.03.180.N	No	Yes	Yes
Multi-family		P/I C/II [2, 6]							*		
Single family	P/I	X	P/I C/II (3)				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 [18]
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 C/II [3, 8]						No	No	No
Eating and drinking establishment		P/I C/II [2]	P/I C/II [3]	P/I [9] C/II [3,9]	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 [18]
Helipads	X								*		
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		P/I C/II [2]						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 [2]		P/I [21] C/II [21] [3] C/III [21]				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 [10] C/II [3,11]	P/I				No	No	No
Special event, rural commercial event	P/I [~~12~~10]	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		P/I C/II [2]				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		P/I C/II [2]				P/I	P/I C/II [2]		*		

AGRICULTURE AND FORESTRY USES	RR	RC	RV	CGV	RS	LM	AP	See Also...	CLEAR ZONE	APZ 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	APZ I	APZ II
Church	C/III [15]	P/I C/II [2]							No	No	No
Communication tower	P/I [15]	P/I C/II	P/I [15]	P/I [15]	P/I [15]	P/I C/II	P/I [15]	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			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	X		C/III	C/III	17.03.180.CC	No	No	No
Fire station	C/II [14]	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 [15] C/II [3, 16]					No	No	No
Schools	P/I [17]	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
**** 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) Only allowed on parcels greater than one acre.~~
6) Any permitted use that exceeds 8 dwelling units
7) No more than 6 dwelling unit
8) Including associate overnight lodging.
9) Except that drive-through food service is prohibited
10) 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.
11) Sales of outdoor bulk goods such as bark, topsoil, and rock.
12) Rural residential is limited to Special Events per 17.03.180.EE
13) On RR Zone property located within a Residential RAID contiguous to a Mixed Use 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.
14) Always a Conditional use in the Rural Residential
15) Limited to the standards for roof-mounted wireless communication antenna arrays found in 17.03.180.L.8.c
16) Camano Gateway Village is limited to Small scale health care services
17) Public and private (1 to 6 students) consolidate with schools
18) Less than or equal to .22 Floor Area Ratio
19) Less than or equal to .24 Floor Area Ratio
20) With residential not to exceed eight (8) dwelling units per lot or parcel in a mixed-use building
21) Not to exceed 20 units per acre

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17.03.040 – Definitions.

~~**Accessory living quarters** means a separate living quarters contained within the primary residence. Accessory living quarters are subject to the requirements and conditions provided in section 17.03.180.~~

Accessory Dwelling Unit (ADU), Attached means separate living quarters contained within the primary residence. Attached ADUs are subject to the requirements and conditions provided in section 17.03.180.

Accessory Dwelling Unit (ADU), Detached means a dwelling unit, situated on the same parcel as a single family dwelling, shares a common access point with the single family dwelling and which cannot be segregated or separately sold, transferred, given or otherwise conveyed unless the lot is of sufficient size to meet base density and other County Code requirements. Detached ADUs do not include recreational vehicles, travel trailers, park model homes, or tiny homes on wheels.

Accessory use or building means a use, structure or building customarily considered to be incidental to or secondary to a permitted use or an approved conditional use on the property or on adjacent properties under the same ownership. Examples of accessory buildings or structures include, but are not limited to, sheds, shops, garages, greenhouses, barns, detached ADU~~guest cottage~~, etc. Examples of accessory uses include home occupation and bed and breakfast room in the Rural Zone and office and food service in the Light Manufacturing Zone.

…

Average tree height means typical height of the existing tree skyline within a one hundred fifty-foot radius of the facility site. The height of trees used to screen the tower and not all trees within the one hundred fifty-foot radius are the trees to be considered.

Base density means the maximum number of dwelling units other than ADUs ~~guest cottage~~ permitted outright by a particular land use classification.

Bed and breakfast inn means overnight tourist lodging facilities providing sleeping accommodations in not more than six (6) guest rooms.

Bed and breakfast room means overnight tourist lodging facilities functioning as an accessory use to a detached single family dwelling unit providing sleeping accommodations in not more than two (2) guest rooms or one (1) attached or detached ADU ~~guest cottage~~.

Block means a group of lots, tracts, or parcels within well-defined and fixed boundaries**.**

Board means the Board of Island County Commissioners.

Boundary line adjustment means the adjustment of boundary lines between platted or unplatted lots or both, which creates no additional lot, or which creates no additional lot that contains insufficient area and dimension to meet minimum requirements for width and area for a building site. The combination of two (2) or more lots where no public dedication is modified, is a lot combination and is not a boundary line adjustment.

…

Group home means a facility licensed by the state, including assisted living facilities, which provides twenty-four (24) hour care and residence (permanent or transient) for persons. Such facilities shall include, but not be limited to, providing care to persons in need because of developmental disability, mental or emotional disorders, physical disability, abuse of drugs, abuse of alcohol, or impaired capacity for independent living.

~~**Guest cottage** means a detached accessory dwelling unit, situated on the same parcel as a single family dwelling, which does not exceed 1,000 square feet in gross floor area, shares a common driveway with the single family dwelling and which cannot be segregated or separately sold, transferred, given or otherwise conveyed unless the lot is of sufficient size to meet base density and other County Code requirements. Guest cottages are not allowed in PRDs for which applications are filed after the effective date of this chapter.~~

Gun club and shooting range means a facility established for the purpose of recreational shooting, including, but not limited to, archery, target, and skeet shooting and may also include organized tournaments.

…

Significant tree means a healthy evergreen or deciduous tree, twelve (12) inches in diameter or greater, measured four (4) feet above existing grade

Single-family dwelling means a building designed or used for residential purposes by not more than one (1) family and containing one (1) dwelling unit. A mobile home or mobile/ manufactured home, including a modular home, shall be considered a single-family dwelling. See also "Accessory Dwelling Unit (ADU), Detached ~~Guest cottage~~, duplex and triplex" and the definition of "Attached." Unless otherwise specified, all single family dwellings are detached dwellings units.

Site plan means a site plan approved by the board pursuant to chapter 16.15.

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17.03.060 - Rural (R) Zone

B.Lot/density.Lot/density requirements shall be as follows:

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5. For lots legally created prior to or after effective date of this chapter, variations of ten (10) percent in the five (5) acre lot size may be allowed to account for special site features, unusual topography or similar factors that make strict adherence to minimum lot size impractical. Gross lot area shall include any land area that has been donated for public right-of-way or public open space.
6. Existing lots with more than one (1) existing single family dwelling unit, legally established prior to the effective date of this chapter, that are under ten (10) acres in size, may be divided so each dwelling unit is on a separate lot.
7. A division of land into lots, tracts or parcels that are less than three (3) acres is permitted, when the lot(s) are or will be used for the purpose of establishing a site for construction and operation of consumer-owned or investor-owned electric utility facilities as they are defined in section 16.06.030.K. Divisions of lands fulfilling these requirements shall not be subject to the subdivision and short subdivision provisions of chapter 16.06 and shall be recorded in accordance with Chapter 58.09 RCW. Base density requirements shall continue to apply for purposes of residential development to any lots, tracts, or parcels created pursuant to this provision.

17.03.070 – Rural Residential (RR) Zone.

…

B. Lot/density. Lot/density requirements shall be as follows:

1. Base density, shall be the average of existing densities contained within the boundaries of the named area, as set forth in section 17.03.075.
2. Minimum lot size shall be: as set forth in section 17.03.075 or the minimum lot size required by county health requirements, whichever is larger. ~~A parcel that contains a guest cottage may not be subdivided into a lot less than one (1) acre in size nor shall the boundary line of said parcel be adjusted to reduce the lot size below one (1) acre in size.~~

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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.**

…

2. Bed and breakfast rooms may be established outright in any single family dwelling unit or detached ADU ~~guest cottage~~, provided the gross square footage of the detached ADU ~~guest cottage~~, including the bed and breakfast room, does not exceed 1,200 ~~1,000~~ square feet, in any Rural, Rural Residential, Rural Forest, Rural Agriculture, or Commercial Agriculture Zones provided that:
   a. The owner is domiciled within the single family dwelling unit;
   b. No more than two (2) bedrooms or attached or detached guest rooms, are devoted to the bed and breakfast on the parcel;

…

I. **Accessory dwelling units (ADUs), attached and detached.**~~Guest cottages and accessory living quarters~~.

1. Detached ADU's and Attached ADU's may be established in the Rural, Rural Residential, Rural Agriculture, Rural Forest, and Commercial Agriculture Zones.
2. No more than one (1) detached ADU or attached ADU shall be allowed per single family dwelling unit.
3. Addresses for ADUs shall be assigned in accordance with section 14.04A.120.I ICC.
4. All ADUs are subject to applicable Health Department standards for potable water verification and sewage disposal per ICC 8.09 and 8.07D.~~;~~
5. ~~–~~The applicant must apply for a building permit for any ADU to be established as a legal use. All ADUs shall comply with applicable building, fire, and health and safety codes.;

6. ~~1~~. ~~Guest cottages may be established as accessory dwelling unit in the Rural, Rural Residential on lots one (1) acre or greater in size, Rural Agriculture, Rural Forest and Commercial Agriculture Zones. A guest cottage shall meet the requirements of this chapter and the following standards:~~ Detached ADUs. In order to encourage the provision of a variety of housing options, detached ADUs may be established as a permitted use in the Rural, Rural Residential, Rural Agriculture, Rural Forest, and Commercial Agriculture Zones, subject to the following criteria:

a. No more than one (1) detached ADU or attached ADU shall be allowed per single family dwelling unit. ~~No more than one (1) guest cottage or accessory living quarters per single family dwelling unit;~~

b. Permit applications for a ~~guest cottage~~ detached ADU must be in the name of the owner of the lot or parcel.~~;~~

c. No individual shall receive more than one (1) ~~guest cottage~~ detached ADU permit per calendar year.~~;~~

d. A detached ADU ~~guest cottage~~ shall not exceed ~~1,000~~ 1,200 square feet of gross floor area or twenty (20) percent of the gross floor area of the single family dwelling, whichever is larger, but not to exceed 2,500 square feet.~~,~~

e. A detached ADU ~~and~~ must share a common driveway with the single family dwelling to which it is an accessory dwelling.~~;~~

f.~~e.~~ No home occupation or home industry shall be permitted for the residents of the detached ADU. ~~guest cottage;~~

~~f. The accessory living quarters are subject to applicable Health Department standards for water and sewage disposal.;~~

~~g. The applicant must apply for a building permit for a guest cottage. A guest cottage shall comply with applicable building, fire, and health and safety codes.;~~

g.~~h.~~ ~~A guest cottage~~ Detached ADUs cannot be segregated or separately sold, transferred, given or otherwise conveyed unless the lot is of sufficient size to meet base density and other County Code requirements.~~;~~

h.~~i.~~ No more than thirty-five (35) building permits for detached ADUs ~~guest cottages~~ shall be issued by the county each calendar year for properties located outside of urban growth areas.~~; and~~

i.~~j.~~ ~~Guest cottage~~ The detached ADU area shall be calculated pursuant to the description provided for in the definition of gross floor area located in section 17.03.040. However, when measuring gross floor area for a detached ADU~~guest cottage~~, garage/shop space that is not living space shall not be counted in the overall floor area calculation. Internal access to any garage/shop space may be permitted provided any future conversions shall comply with the adopted detached ADU~~guest cottage~~ requirements.

j. Detached ADUs are allowed within PRDs, provided all the above criteria is met.

k. At minimum, detached ADUs must be setback an additional ten (10) feet from the front yard property line than the standard front yard setback required in section 17.03.180.S ICC, or ten (10) feet back from the front-yard-facing side of the primary residence, whichever is further.

l. A detached ADU must be located within 100ft of the primary residence.

7.~~2.~~ ~~Accessory living quarters~~Attached ADUs. In order to encourage the provision~~s~~ of a variety of housing options, ~~affordable housing, accessory living quarters~~ attached ADUs may be established as a permitted use in the Rural, Rural Residential, Rural Agriculture, Rural Forest, and Commercial Agriculture Zones ~~as a permitted use~~, subject to the following criteria:

a. No more than one (1) detached ADU or attached ADU shall be allowed per single family dwelling unit. ~~No more than one (1) accessory living quarters may be permitted per single family dwelling unit;~~

~~b. No more than one (1) accessory living quarters or guest cottage per single family dwelling unit;~~

~~c~~b. No home occupation or home industry shall be permitted for the residents of the attached ADU ~~accessory living quarters~~;

~~d~~c. An ~~accessory living quarters~~ attached ADU shall be no greater than ~~800~~ 1,000 interior square feet;

~~e~~d. An attached ADU ~~accessory living quarters~~ may be created through:

(i) Internal conversion within an existing single family dwelling;

(ii) The addition of new square footage to the existing single family dwelling; or

(iii) Inclusion in the development plans for, or as part of, the construction of a new single-family dwelling unit.

~~f. Accessory living quarters shall be located within an owner occupied primary residence; and~~

e. Attached ADUs can have an internal access connection provided between the main dwelling and the ADU but it is not required.

f. Attached ADUs are allowed within PRDs, provided all the above criteria is met.

g. The entrance to an attached ADU cannot be on the same side of the building as the entrance to the main unit and should be located to the side or rear of the house.

h. An attached ADU must have consistent siding, roof pitch and windows as the main unit to maintain the appearance of a single unit.

~~g The accessory living quarters are subject to applicable Health Department standards for water and sewage disposal.~~

…

Q. **Parking, access, and circulation.**

…

2. Minimum requirements: Unless otherwise provided, the minimum required off-street parking spaces for allowed uses, exclusive of employee parking spaces, shall be as follows:

a. Single-family, mobile/manufactured home, duplexes, and triplexes: Two (2) spaces for each dwelling unit.

b. Business or professional offices, medical or dental clinics: One (1) space for each 250 square feet of gross floor area.

c. Church, mortuary, funeral home: One (1) space for each six (6) seats in the chapel or nave.

d. Bowling alleys: Two (2) spaces for each lane.

e. Dance hall, place of assembly and exhibition halls without fixed seats: One (1) space for each 100 square feet of gross floor area.

f. Attached or detached ADUs ~~Guest cottage or accessory living quarters~~: One (1) space.

g. Food stores, drug stores, and neighborhood shopping centers: If gross floor area is less than 3,000 square feet, one (1) space for each 300 square feet of gross floor area; if gross floor area is 3,000 square feet or more, one (1) space for each 300 square feet of gross floor area.

…

R. **Signs and outdoor lighting standards**. This section regulates outdoor lighting as well the construction, erection, maintenance, illumination, type, size, number, and locations of signs in order to protect the health, safety, property, and welfare of the public as well as to protect the rural character of Island County.

…

11. Outdoor lighting—Purpose and intent. The purpose of this subsection is to provide outdoor lighting standards to ensure compatibility with neighboring uses while preserving the overall rural character of the county and the visibility of the night sky.

a. Applicability. The provisions of this subsection shall apply to all zones within unincorporated Island County.

b. Exemptions. The following lighting fixtures are exempt from the requirements of this section:

…

(x) Navigation lights (i.e., radio/television towers, airports, docks, piers, buoys, lighthouses);

(xi) Normal low intensity residential lighting fixtures that are attached to a dwelling unit, detached ADU ~~guest cottage~~ or accessory building. For purposes of interpreting this section, normal low intensity residential lighting fixtures do not include flood lamps, lighting fixtures intended to illuminate large areas, or lighting fixtures which project a focused light onto neighboring properties and roads (whether public or private);

(xii) Projection equipment for outdoor movie theaters and outdoor movie events;

Chapter 17.04A
Ebey's Landing National Historical Reserve

17.04A.050 - Definitions.

All definitions set forth in titles 11, 14, 16, and 17 are incorporated into this chapter, unless modified below. Where terms are not defined in this Code, such terms shall have their ordinary accepted meanings within the context with which they are used.

Accessory use or building means a use, structure or building customarily considered to be incidental to or secondary to a permitted use or an approved conditional use on the property, or on adjacent properties under the same ownership. Examples of accessory buildings or structures include, but are not limited to, sheds, shops, garages, greenhouses, barns, ~~guest cottages~~ attached or detached ADU, etc.

Actual cost of rehabilitation means the costs incurred within twenty-four (24) months prior to the date of application and directly resulting from one (1) or more of the following:

...

Chapter 17.06
Freeland Zoning Code

17.06.210 – Residential uses.

See sections 17.06.500—17.06.580 for site design and sections 17.06.600—17.06.670 for building design standards.

TABLE 17.06.210 RESIDENTIAL AND RESIDENTIAL ACCESSORY USES							
= Type I permitted use = Type II conditional use = Type III conditional use I I III	**Low Density Residential**	**Medium Density Residential**	**Business Village**	**Business General**	**Non-Residential Mixed-Use**	**Light Industrial**	
USE TYPE	**LD**	MD	**BV**	**BG**	**NM**	**LI**	**RELATED CODE(S)**

Single-Family	Single Family, detached (1 unit)	I	(3) I					For Mobile Homes, see ICC 17.06.320.B
	Duplex (2 units)	(6,7) II	(3) I	(2) I				
	Single Family, attached (3—4 units)	(6,7) II	(3,8) I	(2) I				Townhomes: ICC 17.06.320.E
	Manufactured home park	II	II					ICC 17.06.320.C
Multi-Family	Cottage housing	(6,7,8) II	(3) I	(2) I				ICC 17.06.320.D
	Multi-Family (5+ units)	(7) II	(3,8) II	(2,3,5) II	(2,3,5) II	(2,3,5) II		Includes courtyard, villa, and/or bungalow apartments
	Mixed-Use Residential, small		(3,5,7,8) II	(3,8) II	(3) II	(3) II		Includes live/work units

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	(1—4 units)							
	Mixed-Use Residential (5+ units)			(3,8) II	(3) II	(3) II		
Group Quarters	Residential Care Home	(1,3,9) II	(1,3,9) II					Up to 6 clients: ICC 17.06.350.C
	Group Home/Adult Family Home	(8,9) II	(8,9) II	(1,3,8,9) II				ICC 17.06.350.C
	Assisted Living/ Nursing Home	(3,7,9) II	(9) II	(1,3,8,9) II				
Accessory Uses and Structures	~~Accessory Living Quarters~~ Attached ADU	(1) I	(1) I	(1) I				ICC 17.06.320.A
	~~Guest Cottage~~ Detached ADU	(1) I	(1) I	(1,5) I				ICC 17.06.320.A
	Home Occupation	or (1) I II	or (1) I II	or (1) I II	(1) II	(1) II		ICC 17.06.310.A

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	Home Industry	(1,8) II	(1,8) II	(1) II	(1) II	(1) II		ICC 17.06.310.B
	Accessory structures	(1) I	(1) I	(1) I	(1) I	(1) I	(1) I	Garage, shed, shop, etc.

NOTES:

(1) May be allowed as an accessory use only, subject to ICC 17.06.300—17.06.350.

(2) Not allowed on Main Street or Harbor Avenue frontages.

(3) Not allowed within 500 feet of Industrial (LI) district.

(4) Not allowed within 300 feet of a residential district (LD or MD) or existing residential use.

(5) May be allowed as a component of a mixed-use development if fully integrated and the commercial component is developed at the same time as, or before, the residential; prohibited as a stand-alone use. Mixed-use may be attached units or with residential in a separate building. In no case shall residential component have more square footage than the non-residential uses.

(6) May be allowed as a component of a cluster development, under the PRD provisions in chapter 16.17 ICC.

(7) May be allowed as a transitional use under the provisions of ICC 17.06.205.

(8) Type II approval if SEPA required (per Chapter 43.21C RCW and 197-11 WAC), Type I approval if SEPA Exempt.

(9) Number of bedrooms shall be limited by the septic/sewer capacity.

17.06.240 – Temporary uses.

…

C. Specific standards by use type.

…

5. Temporary caretaker residence. In Low Density and Medium Density zoning districts, mobile/manufactured homes may be allowed for relatives having a physical or mental infirmity.

…

f. A Certificate of Temporary Use for a temporary caretaker residence is valid for one (1) year after the date of issuance.

(i) The Planning Department shall give the applicant not less than thirty (30) calendar days written notice of the pending expiration of the permit, advising that a renewal will be required for continued temporary use. Failure to receive notification of pending expiration does not constitute an extension of time for the permit.

(ii) A renewal permit shall not be granted until it is determined that all requirements of this chapter have been met.

(iii) The temporary use shall not exceed five (5) years. The Planning Director may approve a onetime extension of the temporary use, for no more than one (1) year, if an application for an attached or detached ADU ~~a guest cottage or accessory living quarters~~ (see section 17.06.320.A) has been submitted prior to the expiration of the Certificate of Temporary Use and/or if needed to complete construction of an attached or detached ADU ~~a guest cottage or accessory living quarters~~.

…

17.06.320 – Additional standards for residential building types.

A. ~~**Guest cottages and accessory living quarters**~~ **Attached and Detached ADUs.**

1. No more than one (1) attached and one (1) detached ADU ~~guest cottage or accessory living quarters~~ per single family dwelling unit.

2. Vehicle access and parking.

a. One (1) on-site parking space is required for the attached or detached ADU ~~guest cottage or accessory living quarters~~. The Planning Director may consider approval of on-street parking to meet this requirement in the following circumstances:

(i) Required parking cannot be provided on-site, due to site constraints, and the on-site requirement would preclude the addition of an attached or detached ADU ~~guest cottage or accessory living quarters~~; and

(ii) On-street parking is available in front of the lot; and

(iii) The proposed on-street parking location would not impede safe pedestrian or vehicle travel in the right-of-way and/or to the residence.

b. For front or side yard access, the attached or detached ADU ~~guest cottage or accessory living quarters~~ must share a common driveway with the dwelling to which it is an accessory dwelling. A unit may be accessed off of an alleyway.

3. The attached or detached ADU is ~~accessory living quarters are~~ subject to applicable Public Health standards for water and sewage disposal (title 8).

4. Open space requirements are determined by the primary structure on the building. No additional private open space is required for an attached or detached ADU ~~a guest house or accessory dwelling unit~~.

5. Detached ADU ~~Guest cottages~~.

a. Permit applications for a detached ADU ~~guest cottage~~ must be in the name of the owner of the lot or parcel.

b. A detached ADU ~~guest cottage~~ shall not exceed 1,200 ~~1,000~~ square feet of gross floor area. When measuring gross floor area for a detached ADU ~~guest cottage~~, any associated garage/shop space that is not living space shall not be counted in the overall floor area calculation. In no case shall the building footprint of the detached ADU ~~guest cottage~~ exceed the footprint of the main structure.

c. The property owner must apply for a building permit for a detached ADU ~~guest cottage~~. A detached ADU ~~guest cottage~~ shall comply with applicable building, fire, health, and safety codes.

d. A detached ADU ~~guest cottage~~ cannot be segregated or separately sold, transferred, given or otherwise conveyed unless the proposed new lot is of sufficient size to meet minimum lot size, base density, and other County code requirements.

e. A detached ADU ~~guest cottage~~ does not need to provide a frontage type per section 17.06.430. A porch or stoops is encouraged for detached ADU ~~guest cottage~~ that faces and is visible to the right-of-way.

f. A detached ADU ~~guest cottage~~ must be setback from the front yard property line a minimum of ten (10) additional feet than ~~from~~ the setback for the primary structure. The detached ADU ~~guest cottage~~ may be connected to the main building by an uninhabitable space such as a breezeway.

6. Attached ADU ~~Accessory living quarters (a.k.a. accessory dwelling unit or ADU)~~. In order to encourage the provision~~s~~ of ~~affordable~~ more housing options, attached ADUs ~~accessory living quarters~~ may be established, subject to the following criteria.

a. No home occupation or home industry shall be permitted for the residents of the attached ADU ~~accessory living quarters~~.

b. An attached ADU ~~accessory living quarters~~ shall be no greater than 1,000 ~~800~~ square feet.

c. An attached ADU ~~accessory living quarters~~ may be created through:

(i) Internal conversion within an existing single family dwelling;

(ii) The addition of new square footage to the existing single family dwelling; or

(iii) Inclusion in the development plans for, or as part of, the construction of a new single-family dwelling unit.

d. An Attached ADU ~~accessory living quarters~~ shall be located within an owner occupied primary residence.

e. If an attached ADU ~~accessory living quarters~~ extends beyond the footprint of the principal SF dwelling, it must be consistent with the architectural style, materials, and color(s) of the principal residence.

17.06.330 - Overnight lodging.

A. Bed and breakfast.

1. Bed and breakfast rooms (one (1) to two (2) rooms) may be established outright in any single family dwelling unit or detached ADU ~~guest cottage~~ where the gross square footage of the

detached ADU ~~guest cottage~~ or bed and breakfast room(s) does not exceed 1,200 ~~1,000~~ square feet, and provided that:

a. No more than two (2) bedrooms are devoted to the bed and breakfast on the parcel;

b. The owner is domiciled within the single family dwelling unit; and

c. The use of the lot for single family residential purposes is the predominant use.

17.06.570 - Outdoor lighting.

5.Exemptions. These regulations are not applicable to public rights-of-way and the following uses:

. . .

k. Street lights for public rights-of-way and traffic control signals and devices; and

l. Normal low intensity residential lighting fixtures that are attached to a dwelling unit, detached ADU ~~guest cottage~~ or accessory building. For purposes of interpreting this exemption, normal low intensity residential lighting fixtures are typically shielded, do not include flood lamps and/or lighting fixtures intended to illuminate large areas, and do not include lighting fixtures which project a focused light onto neighboring properties and roads (whether public or private).

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