

## 17.03.083 - Oak Harbor—Highway Service Commercial (OH-HSC) Zone.

The Highway Service Commercial Zone (OH-HSC) is intended to permit the establishment of facilities within the Oak Harbor Municipal Urban Growth Area oriented toward uses dependent upon highway location. It is intended that such districts should be placed at locations providing the highest degree of usefulness to the traveling public and maintain an attractive, functional and safe highway corridor within the Oak Harbor UGA.

A. **Prohibited uses.**

1. Junk and salvage yards;
2. Single family dwelling units.

B. **Designation criteria and areas.** Areas designated as potential industrial lands on the Island County Future Land Use Map in the Oak Harbor UGA. Specific areas are also designated as Highway Service Commercial on the 1998 Oak Harbor Comprehensive Plan Land Use Element Map.

C. **Lot/density.** Minimum lot size shall be the minimum lot size required by County Health Department requirements provided that no residence for a caretaker, guard or other person whose permanent residency on the premises is required for operational safety of protective purposes shall be erected, maintained or enlarged on a lot which is less than 6,000 square feet.

D. **Setbacks and heights.** Setback and height requirements shall be as follows:

1. Front setback shall be thirty-five (35) feet.
2. There is no side setback except as follows:
3. Along side lot lines abutting residentially zoned property there shall be a ten-foot setback.
4. For corner lots the side setback shall be fifteen (15) feet unless modified by section 17.03.180.S.6.
5. There is no minimum rear setback except where abutting a street. In the case of a lot where the rear lot line abuts a street the rear setback shall be fifteen (15) feet.
6. Maximum building height shall be thirty-five (35) feet.
7. There is no restriction as to the amount of lot which may be covered.

E. **Land use standards.** All projects shall comply with applicable use standards of section 17.03.180 unless modified by this section; critical area standards, chapter 17.02B; and Island County AICUZ Standards.

(Ord. C-122-99 [PLG-044-99], November 1, 1999, vol. 44, p. 79)

( Ord. No. C-75-14 [PLG-006-14], Exh. E, 9-22-2014; Ord. No. C-86-17 [PLG-009-17], Exh. A, 8-15-2017; Ord. No. C-53-19 [PLG-005-19], Exh. A, 6-25-2019)

