

17.03.081 - Oak Harbor—Residential (OH-R) Zone.

The purpose of the Oak Harbor Residential Zone (OH-R) is to provide for the residential development of the lands inside the City of Oak Harbor's Municipal Urban Growth Area at densities and uses that will provide for the efficient provision of municipal water and sewer services.

A. Prohibited uses.

1. Helipads; and
2. Marijuana producer, processor and retailer as defined in this chapter and subject to section 17.03.180.BB.

B. Designation criteria and areas.

1. Areas within the designated boundaries of the Oak Harbor Municipal Urban Growth Area.

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

1. Base density, shall be one (1) d.u. per five (5) acres.
2. A density of up to three (3) dwelling units per five (5) acres is allowed provided that the public sewer, water and stormwater facilities conforming to City of Oak Harbor 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. For land divisions approved after the execution of the Oak Harbor Interlocal Agreement, lot sizes 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.

D. Setbacks and lot dimensions. Setback requirements shall be as follows:

1. Street or front yard: Twenty (20) feet;
2. Side yard: Twelve (12) feet on one side and five (5) feet on the other side;
3. Minimum side yard along the flanking street of a corner lot: Fifteen (15) feet;
4. Rear yard: Twenty (20) feet.

E. Maximum height. Maximum height shall be thirty (30) feet.

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

(Ord. No. C-40-14 [PLG-002-14], Exh. A, 5-5-2014; Ord. No. C-53-19 [PLG-005-19], Exh. A, 6-25-2019)