

17.03.035 - Use tables.

A. **How to use these tables.** These tables are intended to assist you in identifying allowable uses within the zoning districts of Island County. These tables will also provide applicable information about permit types, land use decision types, and conditions and limitations for specific land uses at various levels of intensity. Table Components include:

- Permit Types, Conditional Uses, and Prohibited Uses
- Decision Types
- Footnotes and References
- APZ Allowed Uses

1. **Permit Types:** This section represents all prescriptive uses allowed in one (1) or more zoning districts that have been adopted into the Island County Zoning Code. Each table will have a list of uses that intersect with each zoning district, outlining whether the use is permitted, requiring a type one (1) review process or conditional, requiring a Type II or Type III review process. You will notice that some uses are both permitted and conditional and still other uses are listed as both a Type II and a Type III decision. This means that land use standards other than zoning will dictate if and how the use may be established. For definitions see [section 17.03.040](#).
2. **Permitted Uses (P/I):** Uses labeled as "P/I" are reviewed as a Type I Ministerial decision pursuant to [chapter 16.19](#).
3. **Conditional Uses (C/II or C/III):** Uses labeled as "C/II or C/III" require a site plan approval pursuant to [chapter 16.15](#) and are required to be processed as an Administrative (Type II) or Quasi-Judicial (Type III) decision pursuant to [chapter 16.19](#). The land use standards that may govern the siting of the specific use which is found in [section 17.03.180](#).
4. **Prohibited Uses (x):** Uses expressly prohibited by this chapter are depicted with an "x". Urban Growth Areas: Expressly prohibited uses are not shown in the use table. These uses will remain listed within each the specific zoning district.
5. **Decision Types:** In the consolidated tables, each permit type will have an associated decision type. The decision type refers to the type of review process required for a specific use. A detailed description of the land use decision process can be found in [chapter 16.19](#).

I = Type I permitted use—Ministerial decision.

II = Type II conditional use—Administrative decision.

III = Type III conditional use—Hearing Examiner decision.

IV = Type IV conditional use—Requires Board of County Commissioners approval.

6. **Footnotes and References:** Each table has related Footnotes and References. These identify or reference any additional standards or conditions associated with a specific use. Standards can be limitations and/or thresholds that trigger requirements for higher levels of review. Conditions outline criteria that must be met in order for a specific use to be allowed in a certain zoning district.
 - a. Footnote: The table footnotes state any additional standard or condition for a particular use that is not found in any other section or chapter of this code. The number of a footnote will always correspond with a number in the table.
 - b. Reference: The reference column show relevant sections of code that contain additional standards or conditions for the use. The references will cite specific sections related to a specific use. These sections may outline limitations, threshold triggers for higher levels of review, and/or other additional criteria associated with the use.
7. **Aircraft Accident Potential Zone (APZ):** A section of each table is dedicated to uses allowed within the Accident Potential Zone (APZ). Within the APZ section there are three (3) separate zones: Clear Zone, APZ I, and APZ II. Within the consolidated land use tables each APZ zone will intersect with each of the listed uses showing if the use is allowed, not allowed or unlisted.
 - a. Allowed Uses: A use that is allowed in a specific section of the APZ will show a "Yes" at the intersection point of the use and the zone.
 - b. Not Allowed Uses: A use that is not allowed within a specific section of the APZ will show a "No" at the intersection of the use and the zone.
 - c. UGA APZ: The APZ table for the Urban Growth Area was not consolidated into the comprehensive use table, and can be found in the APZ land use standards (section 17.03.180.Z.2).
8. **Unlisted Uses:**
 - a. All uses not explicitly allowed or explicitly prohibited will be considered an unlisted use. All unlisted uses should be classified into an allowed or not allowed use through a code interpretation pursuant to [section 17.03.190](#).
 - b. APZ: Any use that has an asterisk under the APZ section is considered unlisted. These uses were not identified or considered at the time the Accident Potential Zone was adopted into Island County Code. Unlisted uses shall follow the zoning code interpretation process (section [17.03.190](#)) with consideration of the most recent AICUZ Study Update for Naval Air Station Whidbey Island's Ault Field and Outlying Landing Field Coupeville.

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.