

<p>Table Notes:</p> <p>1) Including lots without existing permitted uses in the RR zone (structures limited to < 800 square feet on lots < 2.5 acres)</p> <p>2) Any permitted use that exceeds 12,000 square feet gross floor area is a Type II Conditional Use</p> <p>3) Any permitted use that exceeds 4,000 square feet gross floor area require a Type II Conditional Use</p> <p>4) Group homes (seven (7) to twelve (12) persons) 17.03.180.L(5)</p> <p>5) Only allowed on parcels greater than one acre.</p> <p>6) Any permitted use that exceeds 8 dwelling units</p> <p>7) No more than 6 dwelling unit</p> <p>8) Including associate overnight lodging.</p> <p>9) Except that drive-through food service is prohibited</p> <p>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.</p>	<p>11) Sales of outdoor bulk goods such as bark, topsoil, and rock.</p> <p>12) Rural residential is limited to Special Events per 17.03.180.EE</p> <p>13) On RR Zone property located within a Residential RAID contiguous to a Mixed-Use or Non-municipal UGA, except that a community meeting is not required if seating is no more than 150 or fewer persons or a 2,000 square foot assembly area is provided.</p> <p>14) Always a Conditional use in the Rural Residential</p> <p>15) Limited to the standards for roof-mounted wireless communication antennas found in 17.03.180.L.8.c</p> <p>16) Camano Gateway Village is limited to Small scale health care services</p> <p>17) Public and private (1 to 6 students) consolidate with schools</p> <p>18) Less than or equal to .22 Floor Area Ratio</p> <p>19) Less than or equal to .24 Floor Area Ratio</p> <p>20) With residential not to exceed eight (8) dwelling units per lot or parcel in a residential building</p> <p>21) Not to exceed 20 units per acre</p>
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D. **Municipal Urban Growth Areas Use Table.** Uses for properties in the Oak Harbor and Langley Urban Growth Areas, but not incorporated into the city limits, shall be as shown in Table 17.03.035.D; properties in the Oak Harbor Residential (OH-R), Oak Harbor Industrial (OH-I), Oak Harbor Highway Service Commercial (OH-HSC), Oak Harbor Planned Business Park (OH-PBP), Oak Harbor Planned Industrial Park (OH-PIP), and UGA Langley (UGA-L) zoning districts For uses inside the Freeland Non-Municipal Urban Growth Area, see [chapter 17.06](#).

Table 17.03.035.D. UGA Uses		ZONING DISTRICT						ICC References	APZ
Type I Permitted Use - Ministerial Decision	APZ Overlay	Oak Harbor UGA					Langley UGA		
Type II Conditional Use - Administrative Decision	See ICC 17.03.180.Z.3	Residential	Industrial	Highway Service Commercial	Planned Business Park	Planned Industrial Park			
Type III Conditional Use - Quasi-Judicial Decision									
Prohibited = X									
		17.03.081	17.03.082	17.03.083	17.03.084	17.03.086	17.03.085		

RESIDENTIAL USES	OH-R	OH-I	OH-HSC	OH-PBP	OH-PIP	UGA-L	See Also...	ICC 17.03.180.Z.:
Accessory uses or buildings	P/I	P/I ⁽¹⁶⁾	P/I C/II ⁽¹⁾	C/II	C/II	P/I		
Adult family home						P/I		
Foster homes	C/II					P/I		
Group home	C/III					C/III	17.03.180.L(4), (5)	
Guest cottage or accessory dwelling unit	P/I					P/I	17.03.180.I	
Senior retirement facility	C/III					C/III		
Single family detached dwellings	P/I					P/I		
INSTITUTIONAL USES	OH-R	OH-I	OH-HSC	OH-PBP	OH-PIP	UGA-L	See Also...	ICC 17.03.180.Z.:
Churches	C/III					C/III	17.03.180.L.1	
Day care centers	C/III					C/III	17.03.180.L	
Day care nursery	P/I					P/I	17.03.180.L(4)	
Fire station	C/II					C/II	17.03.180.L(9)	
Governmental services			P/I C/II ¹					
Gun club and shooting range					C/II		17.03.180.T(6)	
Libraries and museums	C/III					C/III		
Nursing homes	C/III					C/III		
Overnight lodging					C/II			
Private or public schools	C/III					C/III	17.03.180.L(2)	
COMMERCIAL, MANUFACTURING AND INDUSTRIAL USES	OH-R	OH-I	OH-HSC	OH-PBP	OH-PIP	UGA-L	See Also...	ICC 17.03.180.Z.:
Home occupation	P/I ⁽⁷⁾					P/I ⁽⁷⁾	17.03.180.K	
Assembly, manufacture, packaging, compounding or treatment of articles or merchandise				C/II ⁽²⁾	C/II ⁽²⁾			

Assembly, manufacture, rebuilding, compounding, processing, preparation, or treatment		P/I ⁽³⁾ (16)						
Auto repair					C/II ⁽⁴⁾			
Automobile sales and service			P/I ⁽⁵⁾ C/II (1,5)					
Bed and breakfast inn	C/II					C/II	17.03.180.B	
Bed and breakfast room	P/I					P/I	17.03.180.J	
Bedding, carpet and pillow manufacture, cleaning and renovating		P/I ⁽¹⁶⁾						
Boat sales and boat repair			P/I C/II ⁽¹⁾					
Bottling and processing of non-alcoholic beverages		P/I ⁽⁶⁾ (16)						
Canning, processing and freezing of fruit and vegetables		P/I ⁽¹⁶⁾						
Cement and asphalt plants		C/III						
Cold storage plants		P/I ⁽¹⁶⁾						
Drive-in banks			P/I C/II ⁽¹⁾					
Electroplating		C/III						
Feed and seed store, retail or wholesale					C/II			
Food and drug processing		P/I ⁽¹⁶⁾						
Lumber yard					C/II			
Machine, welding, or metal working shop		P/I ⁽⁹⁾ (16)						
Manufacture and assembly of light and small items made from previously prepared materials		P/I ⁽¹⁰⁾ (16)						
Manufacture or processing of non-durable goods		C/III ⁽¹¹⁾						
Manufacturing, processing and packaging				C/II ⁽¹⁵⁾	C/II ⁽¹⁵⁾			

Marijuana producer		P/I ⁽¹⁶⁾					17.03.180.BB	
Marijuana producer and/or processor		C/II C/III			C/II		17.03.180.BB	
Marine craft, equipment and supply sales, and repair and service of small craft					C/II			
Metal fabrication and boiler or tank works		C/III						
Mixing plants for concrete or paving material		C/III						
Nursery and landscape material including greenhouses					C/II			
Off-site hazardous waste treatment and storage facilities		C/III ⁽¹²⁾						
Organizational Headquarters and/or administrative offices				C/II	C/II			
Oxygen manufacture and/or storage		C/III						
Plumbing shop					C/II			
Printing, publishing and book binding				C/II	C/II			
Private club, lodge, convent, social or recreational building or community assembly hall					C/II ⁽¹³⁾			
Produce stand		C/III						
Real estate sales and governmental services			P/I C/II ⁽¹⁾					
Restaurants			P/I C/II ⁽¹⁾					
Retail sales and services		P/I ⁽¹⁶⁾			C/II			
Rodenticide, insecticide and pesticide mixing plants		C/III						
Scientific research, testing and experimental development laboratories				C/II	C/II			

Self-storage warehouse			P/I C/II ⁽¹⁾					
Sign shop					C/II			
Social service facilities						C/III		
Storage, outdoor and mini storage		P/I ⁽¹⁶⁾			C/II			
Temporary uses	P/I				C/II	P/I		
Tire retreading		C/III						
Training facilities					C/II			
Upholstery shop					C/II			
Vocational and technical schools					C/II			
Warehousing and distribution centers		P/I ⁽¹⁶⁾			C/II			
Woodworking shop		P/I ⁽¹⁶⁾						
UTILITIES AND ESSENTIAL PUBLIC FACILITIES	OH-R	OH-I	OH-HSC	OH-PBP	OH-PIP	UGA-L	See Also...	ICC 17.03.180.Z.:
Major utilities and essential public facilities			C/III		C/II		17.03.180.CC	
Minor utilities	P/I	P/I ⁽¹⁶⁾			C/II	P/I		
Water tanks	C/II				C/II		17.03.180.L.3	
PROHIBITED USES	17.03.081.A	17.03.082.A	17.03.083.A	17.03.084.B	17.03.086.B	17.03.085.A		ICC 17.03.180.Z.:

Table Notes:

<p>1) Any permitted use that exceeds 12,000 square feet of gross floor area may be allowed upon site plan approval processed as a Type II decision pursuant to chapter 16.19.</p> <p>2) From the following previously prepared materials: cloth, glass, lacquer, leather, paper, plastics, precious or semi-precious metals or stones, wood (excluding sawmills, lumber mills and planing mills), paint, clay, sand, rubber</p> <p>3) Of such articles or products as: batteries, bottles, mattresses, furniture, tools, hardware, and paper products, but not the manufacture of paper itself</p> <p>4) Of all kinds, including body and fender work, provided there shall be no wrecking, junking, dismantling, or salvaging operations</p> <p>5) Including service stations</p> <p>6) The production of which is devoid of fumes, noxious odors, or waste products</p> <p>7) Occupying no more than twenty-five (25) percent of the gross floor area or a maximum of 600 square feet in a detached single family dwelling unit</p>	<p>8) Retail or wholesale, including building supplies, hardware, and related items</p> <p>9) But not including punch presses, drop hammers, or other noise and vibration producing equipment</p> <p>10) Includes operations which do not create noise, smoke, odor, vibration or other objectionable nuisances to the extent that they are detrimental to surrounding uses</p> <p>11) Goods such as: chemical and allied products, petroleum products, fertilizers, but excluding explosives and ammonia</p> <p>12) Provided that such facilities meet the state siting criteria adopted pursuant to the requirements of RCW 70.105.210</p> <p>13) Except those having a chief activity carried on for monetary gain</p> <p>14) Including but not limited to music, dance, martial arts, photography health clubs</p> <p>15) Food, pharmaceuticals, toiletries, cosmetics, optical goods, scientific instruments and equipment, and precision instruments and equipment</p> <p>16) Shall not exceed 12,000 square feet to gross floor area per lot, tract or parcel and shall be processed as a Type I decision pursuant to chapter 16.19.</p>
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([Ord. No. C-53-19](#) [PLG-005-19], Exh. A, 6-25-2019; [Ord. No. C-93-19](#) [PLG-011-19], Exh. A, 10-8-2019)

Editor's note— [Ord. No. C-53-19](#) [PLG-005-19], Exh. A, adopted June 25, 2019, enacted new provisions to read as herein set out and repealed former §§ 17.03.035A—17.03.035E, which pertained to permitted and conditional uses in the Rural Agriculture and Commercial Agriculture Zones; Rural Forest Zone; Rural Residential Zone; Rural Zone; Rural Center, Rural Village and Rural Service Zone. See the Code Comparative Table for a complete derivation.