

## 17.03.080 - Urban growth areas (UGAs).

- A. As required by RCW 36.70A.110, and as provided for in countywide planning policies, urban growth areas and joint planning areas have been established with Oak Harbor, Coupeville and Langley and a non-municipal urban growth area (NMUGA) and a future planning area has been established at Freeland. These areas are depicted in the zoning atlas and Appendix B. <sup>[15]</sup>
- B. Municipal land use designations shall be shown in the zoning atlas as potential zones and these UGAs shall be referred to as municipal UGAs.
- C. For unincorporated land within a municipal UGA, specific development regulations for the UGA will be established by interlocal agreement between the county and each municipality. Until these agreements are adopted the following regulations shall apply into unincorporated land within municipal UGAs.
  1. On lots and parcels under twenty (20) acres, a land division or building permit application for residential uses may be made so long as the lot layout, location of streets, other improvements and building sites do not preclude future development consistent with the applicable potential zone. The application must be accompanied by a site plan showing ultimate development of the lot or parcel.
  2. All permitted or conditional uses allowed in the Rural Zone are authorized except the platting of parcels twenty (20) acres or larger for residential use shall occur only through the approval of a PRD pursuant to chapter 16.17. For such PRD approvals, the following special standards are applicable:
    - a. Lot size shall not exceed 12,500 square feet or the minimum lot size required by County Health Department requirements.
    - b. The standard density bonus shall be increased from 100 percent to 200 percent.
    - c. The required open space will be treated as an urban reserve and may be developed at the density permitted by a city or town after annexation or at the densities permitted by the potential zone upon provision of municipal water and sewer services. Prior to transfer of title of any parcel or lot created by the PRD, the use of open space as urban reserve shall be disclosed to all purchasers of properties within the PRD.

(Ord. C-123-98 [PLG-037-98], September 29, 1998, vol. 43, p. 6; accepted by Res. C-133-98 [PLG-043-98], October 19, 1998, vol. 43, p. 38; amended by Ord. C-136-98 [PLG-042-98], November 9, 1998, vol. 43, p. 65)

( Ord. No. C-49-19 [PLG-004-19], Exh. D, 6-18-2019)