1. UGA USES: We have added for strike through 17.03.083 Oak Harbor Highway Service Commercial (OH-HSC) Zone (change has been made in final draft).

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. Permitted uses. Shall not exceed 12,000 square feet of gross floor area per lot, tract or parcel and shall be processed as a Type I decision pursuant to chapter 16.19.
   1. Accessory uses;
   2. Automobile and truck service stations;
   3. Automobile sales and service;
   4. Boat sales and boat repair;
   5. Drive-in banks;
   6. Restaurants;
   7. Real estate sales; governmental services; and
   8. Self storage warehouse.

B. Conditional uses.
   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.
   2. Major utilities and essential public facilities may be allowed upon site plan approval processed as a Type III decision pursuant to chapter 16.19.

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

D. 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.

E. 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.

F. 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 residually 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.

G. 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.

2. UGA USES: We have changed the reference in the Urban Holding land use tables for uses permitted in the APZ the tables currently provide a reference to ICC 17.03.180Z.2 – and should read ICC 17.03.180.Z.3

APZ Overly - See ICC 17.03.180.Z.2

Should now read: See ICC 17.03.180.Z.3

3. RURAL USES: We have stricken kennels as a conditional use in Commercial Agriculture – consistent with the existing code where it is only permitted as a home industry use.

Kennels were incorrectly added to CA as conditional use – they are only allowed as a home industry use in CA.

<table>
<thead>
<tr>
<th>RR</th>
<th>RC</th>
<th>RV</th>
<th>CGV</th>
<th>LM</th>
<th>AP</th>
</tr>
</thead>
<tbody>
<tr>
<td>C/I</td>
<td>C/I</td>
<td>C/I</td>
<td>G/H</td>
<td>17.03.180.L(10)</td>
<td>No</td>
</tr>
</tbody>
</table>

Kennel
4. RURAL USES: Some minor corrections to allowed uses in the Rural Lands Table - Footnotes

Currently states: 2. For uninhabitable structures ≥ 800 square feet (gross floor area) on lots < 2.5 acres in size that do not have existing permitted uses

Correction: 2. For uninhabitable structures ≥ 800 square feet (gross floor area) on lots < 2.5 acres in size that do not have existing permitted uses

Currently states: 11. Including livestock, provided raising of large livestock on >2.5 acres in size requires approval of an animal management plan

Correction: 11. Including livestock, provided raising of large livestock on <2.5 acres in size requires approval of an animal management plan

5. RAID USES: Correction to Group Home footnotes in Rural Residential

Rural Residential: Add reference to footnote 4 – which states Group homes (seven (7) to twelve (12) persons) 17.03.180.L(5) & strike reference to footnote 3 which only applies in the CGV and RV

<table>
<thead>
<tr>
<th>RR</th>
<th>RC</th>
<th>RV</th>
<th>CGV</th>
<th>RS</th>
<th>LM</th>
<th>AP</th>
<th>ICC References</th>
<th>CZ</th>
<th>APZ1</th>
<th>APZ2</th>
</tr>
</thead>
</table>

6. RAID USES – Correction to footnotes for group homes in Rural Village

Rural Village: The reference to elevating a group home to a Type II permit for more than six dwelling units is an error – this is not represented in the tables or text.

<table>
<thead>
<tr>
<th>RR</th>
<th>RC</th>
<th>RV</th>
<th>CGV</th>
<th>RS</th>
<th>LM</th>
<th>AP</th>
<th>ICC References</th>
<th>CZ</th>
<th>APZ1</th>
<th>APZ2</th>
</tr>
</thead>
</table>

7. RAID USES – Correction to Camano Gateway Village- Overnight Lodging

One qualifier was missing on this use- the limitation of 20 units per acre

<table>
<thead>
<tr>
<th>RR</th>
<th>RC</th>
<th>RV</th>
<th>CGV</th>
<th>RS</th>
<th>LM</th>
<th>AP</th>
<th>ICC References</th>
<th>CZ</th>
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<th>APZ2</th>
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<tr>
<td>Overnight Lodging</td>
<td>P/I C/II[^2]</td>
<td>P/I C/II[^21,3] C/III[^21,4]</td>
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<td></td>
<td></td>
<td>17.03.180.AA</td>
<td>*</td>
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</tbody>
</table>
Footnote 21) Not to exceed 20 units per acre

8. RAID USES – Correction to limitations on building sizes for permitted uses in the Rural Service Zone.

All permitted uses are limited to 4,000 square feet – however marijuana production, processing and retail are conditional uses. This limitation would not be applicable to those items.

***In the Rural Service Zone structures greater than 4,000 sq. ft. gross floor area are prohibited

*** In the Rural Service Zone permitted uses are limited to 4,000 square feet gross floor area

9. UGA USES- Multiple Corrections

- Fire station are a conditional Type II use for Oak Harbor Residential (OH-R) and Langley UGA L-UGA and an unlisted use in OH-I and OH-PIP

<table>
<thead>
<tr>
<th>Fire station</th>
<th>OH-R</th>
<th>OH-I</th>
<th>OH-HSC</th>
<th>OH-PBP</th>
<th>OH-PIP</th>
<th>UGA-L</th>
<th>ICC References</th>
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<tbody>
<tr>
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<td>C/I1</td>
<td>C/I1</td>
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<td>C/I1</td>
<td>C/I1</td>
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<td>17.03.180.L(9)</td>
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</table>

- All Permitted uses in Oak Harbor Industrial (OH-I) need to reference footnote 16 which states: 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.

- Typo - Manufacturing and Processing of Non- Durable Goods and should be shown as a Type III

<table>
<thead>
<tr>
<th>Manufacture or processing of such non-durable Non-durable goods</th>
<th>OH-R</th>
<th>OH-I</th>
<th>OH-HSC</th>
<th>OH-PBP</th>
<th>OH-PIP</th>
<th>UGA-L</th>
<th>ICC References</th>
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</thead>
<tbody>
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</tbody>
</table>

- Correction to Planned Business Park and Planned Industrial Park wrong footnote referenced for Manufacturing, processing, and packaging. Current footnote is 12 – which reads: Provided that such facilities meet the state siting criteria adopted pursuant to the requirements of RCW 70.105.210

- Incorrect footnote struck and new footnote added that reads: (15) Food, pharmaceuticals, toiletries, cosmetics, optical goods, scientific instruments and equipment, and precision instruments and equipment;

<table>
<thead>
<tr>
<th>Manufacturing, processing, and packaging</th>
<th>OH-R</th>
<th>OH-I</th>
<th>OH-HSC</th>
<th>OH-PBP</th>
<th>OH-PIP</th>
<th>UGA-L</th>
<th>ICC References</th>
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</tbody>
</table>
• Correction to Oak Harbor Highway Service Commercial (OH-HSC) – Add Major utilities and essential public facilities may be allowed upon site plan approval processed as a Type III decision pursuant to chapter 16.19.

• Separate minor utilities in OH-PIP

<table>
<thead>
<tr>
<th>Minor-and Major Utilities and Essential Public Facilities</th>
<th>OH-1</th>
<th>OH-HSC</th>
<th>OH-PBP</th>
<th>OH-PIP</th>
<th>UGA-L</th>
<th>ICC References</th>
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</thead>
<tbody>
<tr>
<td>Minor Utilities</td>
<td>P/I(1)</td>
<td>P/I(16)</td>
<td>C/II</td>
<td>C/II</td>
<td>P/1</td>
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</tbody>
</table>

• Correction to permit type for Libraries and Museums in Oak Harbor Residential OH-R

<table>
<thead>
<tr>
<th>Libraries and Museums</th>
<th>OH-1</th>
<th>OH-HSC</th>
<th>OH-PBP</th>
<th>OH-PIP</th>
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<td>C/II</td>
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<td></td>
<td></td>
<td>C/II</td>
<td></td>
</tr>
</tbody>
</table>

• The following uses are shown as Type II uses in the Oak Harbor Industrial Zone (OH-I) and should be shown as a Type III:
  - Cement and asphalt plants
  - Metal fabrication and boiler or tank works
  - Mixing plants for concrete or paving material
  - Off-site hazardous waste treatment and storage facilities
  - Oxygen manufacture and/or storage
  - Tire retreading
  - Produce stand
  - Rodenticide, insecticide and pesticide mixing plants