

Chapter 17.03 Island County Zoning Code

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 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 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 ICC 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 ICC 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 ICC.

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 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 (ICC 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 (ICC 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.

Table 17.03.035.B. Rural Lands Uses Type I Permitted Use – Ministerial Decision Type II Conditional Use - Administrative Decision Type III Conditional Use - Quasi- Judicial Decision Prohibited= X APZ Overlay Prohibited May be Permitted * Not identified	ZONING DISTRICT					ICC References	APZ			
	Rural	Rural Agriculture	Rural Forest	Commercial Agriculture	Parks		See Also...	CLEAR ZONE	APZ I	APZ II
	R	RA	RF	CA	PK					
RESIDENTIAL USES	R	RA	RF	CA	PK	See Also...	CLEAR ZONE	APZ I	APZ II	
Accessory living quarters	P/I	P/I	P/I	P/I		17.03.180.I	No	No	Yes	
Accessory use or building	P/I ⁽¹⁾ C/II ^(1,2)	P/I	P/I	P/I			No	Yes	Yes	
Farm worker housing		P/I		P/I			No	No	Yes	
Group home	P/I C/II ⁽³⁾	P/I C/II ⁽³⁾	P/I C/II ³	P/I C/II ⁽³⁾		17.03.180.L(4),(5)	No	No	No	
Guest cottage	P/I	P/I	P/I	P/I		17.03.180.I	No	No	Yes	
Mobile/ manufactured home(s)	P/I	P/I	P/I	P/I		17.03.180.N	No	Yes	Yes	
Mobile/manufactured home park	C/III		C/III			17.03.180.O	No	No	No	
Single family dwelling	P/I	P/I	P/I	P/I	P/I ²³		No	Yes	Yes	
COMMERCIAL USES	R	RA	RF	CA	PK	See Also...	CLEAR ZONE	APZ I	APZ II	
Home occupation	P/I	P/I	P/I	P/I		17.03.180.K	No	No	Yes	
Home industries	C/II C/III ⁽⁴⁾	C/II C/III ⁽⁴⁾	C/II C/III ⁽⁴⁾	C/II C/III ⁽⁴⁾		17.03.180.J	No	No	Yes	
Bed and breakfast inn	C/II	C/II	C/II	C/II		17.03.180.B	No	No	No	
Bed and breakfast rooms	P/I	P/I	P/I	P/I		17.03.180.J	No	Yes	Yes	
Buildings normally associated with low intensity park development					P/I ⁽²²⁾		*			
Campground and recreation vehicle park	C/II		C/II			17.03.180.T(4)	No	No	No	
Community center					C/II		*			
Country inn	C/III ⁽⁶⁾					17.03.180.D	No	No	No	
Critical areas archaeological or historical education and/or interpretative areas					P/I C/II		*			
Equestrian center	C/II C/III ⁽⁷⁾	C/II C/III ⁽⁷⁾	C/II C/III ⁽⁷⁾	C/II C/III ⁽⁷⁾		17.03.180.T(5)	No	No	No	
Facilities for the performance and teaching of arts and crafts					C/II		*			
Gun club and shooting range	C/III	C/III	C/III			17.03.180.T(6)	No	No	No	
Marijuana processor	C/II	C/II	C/II	C/II		17.03.180.BB(2)	No	Yes	Yes	
Marijuana producer	P/I C/II C/III	P/I C/II C/III	P/I C/II C/III	P/I C/II C/III		17.03.180.BB(1)	No	Yes	Yes	
Mini storage	C/III					17.03.180.C	No	Yes	Yes	

Table 17.03.035.B. Rural Lands Uses Type I Permitted Use – Ministerial Decision Type II Conditional Use - Administrative Decision Type III Conditional Use - Quasi- Judicial Decision Prohibited= X APZ Overlay Prohibited May be Permitted * Not identified	ZONING DISTRICT					ICC References	APZ			
	Rural	Rural Agriculture	Rural Forest	Commercial Agriculture	Parks		See Also...	CLEAR ZONE	APZ I	APZ II
	R	RA	RF	CA	PK					
PARKS & SMALL-SCALE RECREATIONAL AND TOURIST USES	R	RA	RF	CA	PK	See Also...	CLEAR ZONE	APZ I	APZ II	
Public/community boat launch	C/II		C/II				No	Yes	Yes	
Recreation area or use					P/I ⁽²⁴⁾		*			
Recreational aerial activities		C/II	C/II	C/II		17.03.180.T(7)	No	No	No	
Rural event center	C/II C/III	C/II C/III	C/II C/III			17.03.180.EE	No	No	No	
Rural Winery, Cidery, Distillery facilities	C/II C/III ⁽¹⁶⁾	C/II C/III ⁽¹⁶⁾		P/I C/II ⁽¹⁶⁾		17.03.180.DD	No	No	No ⁽¹⁹⁾	
Small scale recreation and tourist uses	C/II C/III				C/II	17.03.180.T	No	No	No	
Special Events, Rural Commercial Events	P/I C/II	P/I C/II	P/I C/II	P/I C/II	P/I C/II	17.03.180.EE	*			
Surface mining	C/III	C/III	C/III	X		17.03.180.U	No	Yes	Yes	
Temporary uses	P/I	P/I	P/I	P/I		17.03.180.V	No	No	Yes	
Unenclosed stadium					C/II		*			
INSTITUTIONAL USES	R	RA	RF	CA	PK	See Also...	CLEAR ZONE	APZ I	APZ II	
Animal shelter	C/II	C/II	C/II			17.03.180.L(10)	No	No	Yes	
Church	C/III ⁽⁵⁾	C/III ⁽⁵⁾	C/III ⁽⁵⁾			17.03.180.L.1	No	No	No	
Communication tower	C/II C/III	C/II C/III	C/II C/III	C/II C/III		17.03.180.L(8)	No	No	Yes	
Day care center (small)		C/II	C/II	C/II		17.03.180.L(5)	No	No	No	
Day care nursery (6 or fewer persons)	P/I	P/I	P/I	P/I		17.03.180.L(4)	No	No	No	
Fire station	P/I C/II ⁽⁸⁾					17.03.180.L(9)	No	No	Yes	
Kennel	C/II ⁽⁹⁾	C/II	C/II			17.03.180.L(10)	No	No	Yes	
Libraries and museums					C/II		*			
Schools, public and private	P/I C/II C/III	P/I C/II C/III I	P/I C/II C/III	P/I C/II C/III		17.03.180.L(2)	No	No	No	
Veterinarian clinic				P/I			No	No	No	
AGRICULTURE AND FORESTRY USES	R	RA	RF	CA	PK	See Also...	CLEAR ZONE	APZ I	APZ II	
Agricultural products—Growing, harvesting, managing, selling and processing	P/I ⁽¹¹⁾ C/II ^(10,12)	P/I ⁽¹²⁾	P/I ⁽¹²⁾	P/I ⁽¹²⁾			Yes ⁽²⁰⁾	Yes	Yes	

Table 17.03.035.B. Rural Lands Uses Type I Permitted Use – Ministerial Decision Type II Conditional Use - Administrative Decision Type III Conditional Use - Quasi- Judicial Decision Prohibited= X APZ Overlay Prohibited May be Permitted * Not identified	ZONING DISTRICT					ICC References	APZ		
	Rural	Rural Agriculture	Rural Forest	Commercial Agriculture	Parks				
Farm equipment storage and repair facilities				P/I			No	Yes	Yes
Farm or forest products stand	P/I	P/I ⁽¹³⁾	P/I ⁽¹³⁾	P/I ⁽¹³⁾		17.03.180.H	No	No	Yes
Forest products—Growing, harvesting, managing, selling and processing	P/I ⁽²⁷⁾ C/II ⁽¹⁴⁾	P/I ⁽¹²⁾ (21)	P/I	P/I ⁽¹⁵⁾			No	Yes	Yes
Livestock husbandry	P/I	P/I	P/I	P/I			No	Yes	Yes
Seasonal Farmers Market	P/I	P/I	P/I	P/I		17.03.180H	No	No	No
UTILITES/GENERAL USES	R	RA	RF	CA	PK	See Also...	CLEAR ZONE	APZ I	APZ II
Essential public facilities	C/III	C/III		X		17.03.180.CC	No	No	No
Helipad	X							*	
Parking					P/I			*	
Utilities (Major and Minor)	P/I C/II ⁽¹⁷⁾	P/I ⁽¹⁸⁾	P/I ⁽¹⁸⁾	P/I ⁽¹⁸⁾			No	Yes	Yes
Water tank	P/I C/II ⁽²⁶⁾	P/I	P/I C/II	P/I		17.03.180.L.3	No	Yes	Yes
<p>* Use is currently not identified in the Accident Potential Zone 17.03.180.Z. Exceptions: Through the conditional use process an applicant may review the AICUZ Study for Naval Air Station Whidbey Island's Ault Field and Outlying Landing Field Coupeville and provide an analysis of the compatibility of the proposed use.</p> <p>Table Notes:</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 48%;"> <p>1) Accessory uses are allowed without existing permitted uses in the Rural Zone only</p> <p>2) For uninhabitable structures greater than or equal to 800 square feet (gross floor area) in size on lots less than 2.5 acres in size that do not have existing permitted uses</p> <p>3) Group homes (seven (7) to twelve (12) persons) 17.03.180.L(5)</p> <p>4) Community meeting is not required</p> <p>5) Community meeting is not required if seating capacity is less than or equal to 150 persons or a 2,000 square foot assembly area is proposed</p> <p>6) Community meeting is not required if 20 rooms or less is proposed</p> <p>7) Covered Equestrian centers</p> <p>8) Larger than two bays or 4,000 square feet or larger (gross floor area)</p> <p>9) Subject to the Standards of Home Industry 17.03.180.J and Institutional uses 17.03.180.L.10</p> <p>10) Agricultural processing in structures that are 4,000 square feet or larger (gross floor area)</p> <p>11) Including livestock, provided raising of large livestock on lots less than 2.5 acres in size requires approval of an animal management plan</p> <p>12) Including Seasonal Sales</p> <p>13) Farm Product Stands are limited to produce</p> <p>14) Forest products processing in structures that are 4,000 square feet or larger (gross floor area)</p> </div> <div style="width: 48%;"> <p>15) Forest products processing not permitted in RA or CA zone</p> <p>16) Structure area utilized to support winery, cidery and distillery manufacturing, production, sales, or tasting is ≥ 8,000 square feet (gross floor area)</p> <p>17) Major Utilities require a conditional use and are only allowed in the Rural Zone</p> <p>18) Major Utilities not allowed</p> <p>19) Winery allowed in APZ II</p> <p>20) Seasonal sale of produce and Agricultural processing are not allowed in the APZ Clear Zone.</p> <p>21) In accordance with Washington Forest Practices Act and regulations adopted pursuant thereto, including but not limited to: timber, Christmas trees, nursery stock, and floral vegetation</p> <p>22) Example: Restrooms, picnic shelters, tool and equipment storage, and similar</p> <p>23) Limited to use as a caretaker's residence</p> <p>24) Example: ramps, docks, fishing piers, swimming docks and floats; Outdoor tennis and basketball, baseball, soccer, rugby courts for day use; Hiking, jogging, walking and bicycle paths; playgrounds</p> <p>25) Interpretive centers require a conditional use permit.</p> <p>26) Greater than or equal to 32 feet in diameter or height and if not cylindrical in shape, when surface area exceeds the ground area encompassed by a tank thirty-two (32) feet in diameter</p> <p>27) In accordance with the Washington Forest Practices Act and regulations adopted pursuant thereto, including, but not limited to, timber, Christmas trees, nursery stock, and floral vegetation.</p> </div> </div>									

C. **Rural Areas of More Intensive Development (RAID) Use Table.** Uses in the RAID zoning districts - Rural Residential (RR), Rural Center (RC), Rural Village (RV), Rural Service (RS), Camano Gateway Village (CGV), Airport (AP), and Light Manufacturing (LM) – shall be as shown in Table 17.03.035.C.

Table 17.03.035.C. RAID Uses Type I Permitted Use – Ministerial Decision Type II Conditional Use - Administrative Decision Type III Conditional Use - Quasi- Judicial Decision Prohibited= X APZ Overlay Prohibited May be Permitted * Not identified	ZONING DISTRICT							ICC References	APZ			
	Rural Residential 17.03.070	Rural Center ** 17.03.120	Rural Village 17.03.130	Camano Gateway Village**** 17.03.135	Rural Service*** 17.03.140	Light Manufacturing 17.03.145	Airport 17.03.150		See Also...	CLEAR ZONE	APZ I	APZ II
	RR	RC	RV	CGV	RS	LM	AP					
RESIDENTIAL USES												
Accessory living quarters	P/I							17.03.180.I	No	No	Yes	
Accessory uses or buildings	P/I ⁽¹⁾	P/I C/II ⁽²⁾	P/I C/II ⁽³⁾	P/I C/II ⁽³⁾	P/I	P/I	P/I C/II ⁽³⁾		No	Yes	Yes	
Duplex, triplex or fourplex	P/I								*			
Group home	P/I C/II ⁽⁴⁾	P/I C/II ^(2,6)	P/I C/II ⁽³⁾					17.03.180.L(4),(5)	No	No	No	
Guest cottage	P/I ⁽⁵⁾							17.03.180.I	No	No	Yes	
Mixed use		P/I C/II ^(2,6)	P/I ⁽²⁰⁾ C/II ⁽³⁾	P/I C/II ^(3,6)	P/I ⁽⁷⁾				No	No	No	
Mobile homes	P/I							17.03.180.N	No	Yes	Yes	
Multi-family		P/I C/II ^(2,6)							*			
Single family	P/I	X	P/I C/II ⁽³⁾				P/I C/II ⁽²⁾	17.03.180.O	No	Yes	Yes	
COMMERCIAL AND RECREATIONAL USES												
Home occupation	P/I							17.03.180.K	No	No	Yes	
Airport facilities							P/I C/II ⁽²⁾		*			
Banking and financial services		P/I C/II ⁽²⁾	P/I C/II ⁽³⁾						No	No	Yes ⁽¹⁸⁾	
Bed and breakfast inn	C/II							17.03.180.B	No	No	No	
Bed and breakfast room	P/I							17.03.180.J	No	No	Yes	
Cultural center		P/I C/II ⁽²⁾	P/I ⁽⁸⁾ C/II ^(3,8)						No	No	No	
Eating and drinking establishment		P/I C/II ⁽²⁾	P/I C/II ⁽³⁾	P/I ⁽⁹⁾ C/II ^(3,9)	P/I		P/I C/II ⁽²⁾		No	No	No	
Entertainment uses		P/I C/II ⁽²⁾							*			
Finance, real estate and banking services		P/I C/II ⁽²⁾	P/I C/II ³	P/I C/II ⁽³⁾					No	No	Yes ⁽¹⁸⁾	
Helipads	X								*			
Junk and salvage yards		X					C/II	17.03.180.M	*			
Light manufacturing		P/I C/II ⁽²⁾				P/I	P/I C/II ⁽²⁾		*			

Table 17.03.035.C. RAID Uses Type I Permitted Use – Ministerial Decision Type II Conditional Use - Administrative Decision Type III Conditional Use - Quasi- Judicial Decision Prohibited= X APZ Overlay Prohibited May be Permitted * Not identified	ZONING DISTRICT							ICC References	APZ		
	Rural Residential	Rural Center **	Rural Village	Camano Gateway Village****	Rural Service***	Light Manufacturing	Airport				
	17.03.070	17.03.120	17.03.130	17.03.135	17.03.140	17.03.145	17.03.150				
Marijuana producer and/or processor	X				P/I C/II	P/I C/II	P/I C/II	17.03.180.BB	No	Yes	Yes
Marijuana retail		C/II ⁽²⁾	C/II ⁽³⁾	C/II ⁽³⁾	C/II			17.03.180.BB	No	No	No
Mini storage		P/I C/II ⁽²⁾						17.03.180.C	No	Yes	Yes
Office uses		P/I C/II ⁽²⁾		P/I C/II ⁽³⁾					*		
Overnight lodging		P/I C/II ⁽²⁾		P/I ⁽²¹⁾ C/II ⁽²¹⁾⁽³⁾ C/III ⁽²¹⁾				17.03.180.AA	*		
Public/community boat launch	C/II								No	Yes	Yes
Remote tasting room		P/I C/II ⁽²⁾	P/I C/II ⁽³⁾	P/I C/II ⁽³⁾	P/I		P/I C/II ⁽²⁾		*		
Research and development uses		P/I C/II ⁽²⁾				P/I	P/I C/II ⁽²⁾		*		
Retail sales and services		P/I C/II ⁽²⁾	P/I C/II ⁽³⁾	P/I ⁽¹⁰⁾ C/II ^(3,11)	P/I				No	No	No
Special event, rural commercial event	P/I ⁽¹²⁾	P/I C/II ⁽²⁾	P/I C/II ⁽³⁾	P/I C/II ⁽³⁾	C/II		P/I C/II ⁽²⁾	17.03.180.EE	*		
Storage, outdoor and mini storage		P/I C/II ⁽²⁾				P/I	P/I C/II ⁽²⁾	17.03.180.M	No	Yes	Yes
Temporary uses	P/I	P/I C/II ⁽²⁾	P/I C/II ⁽³⁾	P/I C/II ⁽³⁾			P/I C/II ⁽²⁾	17.03.180.V, 17.03.200	No	No	Yes
Veterinary clinic		P/I C/II ⁽²⁾	P/I C/II ⁽³⁾	P/I C/II ⁽³⁾					No	No	No
Warehouses		P/I C/II ⁽²⁾				P/I	P/I C/II ⁽²⁾		*		
AGRICULTURE AND FORESTRY USES	RR	RC	RV	CGV	RS	LM	AP	See Also...	CLEAR ZONE	APZ I	APZ II
Agricultural products—Growing, harvesting, managing and selling	P/I								Yes	Yes	Yes
Livestock husbandry (lots smaller than 2.5 acres require an AMP)	P/I								No	Yes	Yes
Lumberyards				P/I C/II ⁽³⁾					*		
Winery, Cidery, Brewery, Distillery facilities		P/I C/II ⁽²⁾	P/I C/II ⁽³⁾	P/I C/II ⁽³⁾	P/I		P/I C/II ⁽²⁾	17.03.180.DD	*		

Table 17.03.035.C. RAID Uses Type I Permitted Use – Ministerial Decision Type II Conditional Use - Administrative Decision Type III Conditional Use - Quasi- Judicial Decision Prohibited= X APZ Overlay Prohibited May be Permitted * Not identified		ZONING DISTRICT							ICC References	APZ		
		Rural Residential 17.03.070 RR	Rural Center ** 17.03.120 RC**	Rural Village 17.03.130 RV	Camano Gateway Village**** 17.03.135 CGV****	Rural Service*** 17.03.140 RS***	Light Manufacturing 17.03.145 LM	Airport 17.03.150 AP		See Also...	CLEAR ZONE	APZ I
INSTITUTIONAL USES AND UTILITIES												
Church	C/III ⁽¹³⁾	P/I C/II ⁽²⁾								No	No	No
Communication tower	P/I ⁽¹⁵⁾	P/I ⁽¹⁵⁾ C/II	P/I ⁽¹⁵⁾	P/I ⁽¹⁵⁾	P/I ⁽¹⁵⁾	P/I ⁽¹⁵⁾ C/II	P/I ⁽¹⁵⁾	17.03.180.L.8	No	No	Yes	
Day care centers	P/I	P/I C/II ⁽²⁾	P/I C/II ⁽³⁾		P/I			17.03.180.L.6	No	No	No	
Day care nursery (6 or fewer persons)	P/I							17.03.180.L.4	No	No	No	
Essential public facilities		C/III	C/III	X		C/III	C/III	17.03.180.CC	No	No	No	
Fire station	C/II ¹⁴	P/I C/II	P/I C/II	P/I C/II		P/I C/II	P/I C/II	17.03.180.L.9	No	No	Yes	
Government services		P/I C/II ⁽²⁾	P/I C/II ⁽³⁾	P/I C/II ⁽³⁾		P/I			No	No	Yes ⁽¹⁹⁾	
Health care facilities		P/I C/II ⁽²⁾	P/I C/II ⁽³⁾	P/I ⁽¹⁵⁾ C/II ^(3,16)					No	No	No	
Schools	P/I ⁽¹⁷⁾	P/I C/II ⁽²⁾							No	No	No	
Small day care center (7 to 12 persons)	C/II								No	No	No	
Utilities (Major)		C/III	C/III	X		C/III	C/III	17.03.180.A.11	No	Yes	Yes	
Utilities (Minor)	P/I	P/I C/II ⁽²⁾	P/I C/II ⁽³⁾			P/I	P/I C/II ⁽²⁾	17.03.180.A.11	No	Yes	Yes	
Water tank	P/I C/II	P/I			P/I	P/I	P/I	17.03.180.L.3	No	Yes	Yes	

* Use is currently not identified in the Accident Potential Zone 17.03.180.Z
 ** In the **Rural Center Zone** structures greater than 50,000 square feet gross floor area are prohibited
 *** In the **Rural Service Zone** permitted uses are limited to 4,000 square feet gross floor area
 **** In the **Camano Gateway Village** structures greater than 10,000 square feet are prohibited

Table Notes:

1) Including lots without existing permitted uses in the RR zone (structures limited to < 800 square feet on lots < 2.5 acres)	11) Sales of outdoor bulk goods such as bark, topsoil, and rock.
2) Any permitted use that exceeds 12,000 square feet gross floor area is a Type II Conditional Use	12) Rural residential is limited to Special Events per 17.03.180.EE
3) Any permitted use that exceeds 4,000 square feet gross floor area require a Type II Conditional Use	13) On RR Zone property located within a Residential RAID contiguous to a Mixed Use RAID or Non-municipal UGA, except that a community meeting is not required if seating capacity is no more than 150 or fewer persons or a 2,000 square foot assembly area is proposed.
4) Group homes (seven (7) to twelve (12) persons) 17.03.180.L(5)	14) Always a Conditional use in the Rural Residential
5) Only allowed on parcels greater than one acre.	15) Limited to the standards for roof-mounted wireless communication antenna arrays found in 17.03.180.L.8.c
6) Any permitted use that exceeds 8 dwelling units	16) Camano Gateway Village is limited to Small scale health care services
7) No more than 6 dwelling units	17) Public and private (1 to 6 students) consolidate with schools
8) Including associate overnight lodging.	18) Less than or equal to .22 Floor Area Ratio
9) Except that drive-through food service is prohibited	19) Less than or equal to .24 Floor Area Ratio
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.	20) With residential not to exceed eight (8) dwelling units per lot or parcel in a mixed-use building
	21) Not to exceed 20 units per acre

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 ICC 17.06.

Table 17.03.035.D. UGA Uses Type I Permitted Use – Ministerial Decision Type II Conditional Use - Administrative Decision Type III Conditional Use - Quasi- Judicial Decision Prohibited= X APZ Overlay See ICC 17.03.180.Z.3	ZONING DISTRICT						ICC References	APZ
	Oak Harbor UGA					Langley UGA		
	Residential 17.03.081	Industrial 17.03.082	Highway Service Commercial 17.03.083	Planned Business Park 17.03.084	Planned Industrial Park 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.2
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.2
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)	

Table 17.03.035.D. UGA Uses Type I Permitted Use – Ministerial Decision Type II Conditional Use - Administrative Decision Type III Conditional Use - Quasi- Judicial Decision Prohibited= X APZ Overlay See ICC 17.03.180.Z.3	ZONING DISTRICT						ICC References	APZ
	Oak Harbor UGA					Langley UGA		
	Residential 17.03.081	Industrial 17.03.082	Highway Service Commercial 17.03.083	Planned Business Park 17.03.084	Planned Industrial Park 17.03.086	17.03.085		
COMMERCIAL, MANUFACTURING AND INDUSTRIAL USES	OH-R	OH-I	OH-HSC	OH-PBP	OH-PIP	UGA-L	See Also...	ICC 17.03.180.Z.2
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)}						

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

APZ Overlay
See ICC 17.03.180.Z.3

Table 17.03.035.D. UGA Uses Type I Permitted Use – Ministerial Decision Type II Conditional Use - Administrative Decision Type III Conditional Use - Quasi- Judicial Decision Prohibited= X APZ Overlay See ICC 17.03.180.Z.3	ZONING DISTRICT						ICC References	APZ
	Oak Harbor UGA					Langley UGA		
	Residential 17.03.081	Industrial 17.03.082	Highway Service Commercial 17.03.083	Planned Business Park 17.03.084	Planned Industrial Park 17.03.086	17.03.085		
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.2
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.2

Table Notes:

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| 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) 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
3) Of such articles or products as: batteries, bottles, mattresses, furniture, tools, hardware, and paper products, but not the manufacture of paper itself
4) Of all kinds, including body and fender work, provided there shall be no wrecking, junking, dismantling, or salvaging operations
5) Including service stations
6) The production of which is devoid of fumes, noxious odors, or waste products
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 | 8) Retail or wholesale, including building supplies, hardware, and related items
9) But not including punch presses, drop hammers, or other noise and vibration producing equipment
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
11) Goods such as: chemical and allied products, petroleum products, fertilizers, but excluding explosives and ammonia
12) Provided that such facilities meet the state siting criteria adopted pursuant to the requirements of RCW 70.105.210
13) Except those having a chief activity carried on for monetary gain
14) Including but not limited to music, dance, martial arts, photography, health clubs
15) Food, pharmaceuticals, toiletries, cosmetics, optical goods, scientific instruments and equipment, and precision instruments and equipment
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. |
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