

# Rural Areas of Intense Development

	17.03.070	17.03.120	17.03.130	17.03.140	17.03.035	17.03.150	17.03.145	References	APZ		
	RR	RC	RV	RS	CGV	AP	LM	Land Use Standards	Clear Zone	APZ I	APZ II
<b>Residential Uses</b>											
Accessory living quarters	P/I		x	x	x	x	x	17.03.180.I	No	No	Yes
Accessory uses or buildings	P/I <sup>1</sup>	P/I C/II <sup>2</sup>	P/I C/II <sup>3</sup>	P/I C/II <sup>3</sup>	P/I C/II <sup>3</sup>	P/I C/II <sup>3</sup>	P/I		No	Yes	Yes
Group home	P/I C/II <sup>3</sup>	P/I C/II <sup>2</sup>	P/I C/II <sup>3</sup>	x	x	x	x	17.03.180.L(4),(5)	No	No	No
Guest cottage	P/I <sup>4</sup>		x	x	x	x	x	17.03.180.I	No	No	Yes
Mixed use		P/I C/II <sup>6</sup>	P/I C/II <sup>6</sup>	P/I <sup>7</sup>	P/I C/II <sup>6</sup>	x	x		No	No	No
Mobile homes	P/I		x	x	x	x	x	17.03.180.N	No	Yes	Yes
Multi-family		P/I C/II <sup>2</sup>	x	x	x	x	x			*	
Single family	P/I	x	P/I <sup>8</sup>	x	x	P/I C/II <sup>2</sup>	x	17.03.180.O	No	Yes	Yes
<b>Commercial Uses</b>	RR	RC	RV	RS	CGV	AP	LM				
Airport facilities			x	x	x	P/I C/II <sup>2</sup>	x			*	
Banking and financial services		P/I C/II <sup>2</sup>	P/I C/II <sup>3</sup>	x	x	x	x		No	No	Yes <sup>15</sup>
Bed and breakfast Inn	C/II		x	x	x	x	x	17.03.180.B	No	No	No
Bed and Breakfast Room	P/I		x	x	x	x	x	17.03.180.J	No	No	Yes
Cultural center		P/I C/II <sup>2</sup>	P/I C/II <sup>3</sup>	x	x	x	x		No	No	No
Eating and drinking establishment		P/I C/II <sup>2</sup>	P/I C/II <sup>3</sup>	P/I	P/I C/II <sup>3</sup>	P/I C/II <sup>2</sup>	x		No	No	No
Entertainment uses		P/I C/II <sup>2</sup>	x	x	x	x	x			*	
Rural Commercial Events and Special Events	P/I C/II	P/I C/II <sup>2</sup>	P/I C/II <sup>3</sup>	C/II <sup>3</sup>	P/I C/II <sup>3</sup>	P/I C/II <sup>2</sup>	x	17.03.180.EE		*	
Finance, real estate and banking services			x	x	P/I C/II <sup>3</sup>	x	x		No	No	Yes <sup>15</sup>
Home occupation	P/I		x	x	x	x	x	17.03.180.K	No	No	Yes
Junk and salvage yards		x	x	x	x	C/II <sup>2</sup>	x	17.03.180.M		*	
Light manufacturing		P/I C/II <sup>2</sup>	x	x	x	P/I C/II <sup>2</sup>	P/I C/II <sup>2</sup>			*	
Marijuana producer and/or processor	x		x	P/I C/II <sup>3</sup>	x	P/I C/II <sup>2</sup>	P/I C/II <sup>2</sup>	17.03.180.BB	No	Yes	Yes
Marijuana retail		C/II <sup>2</sup>	C/II <sup>3</sup>	C/II <sup>3</sup>	C/II <sup>3</sup>	x	x	17.03.180.BB	No	No	No
Storage (outdoor and mini storage)		P/I C/II <sup>2</sup>	x	x	x	P/I C/II <sup>2</sup>	P/I C/II <sup>2</sup>	17.03.180.C, 17.03.180.M	No	Yes	Yes
Office uses		P/I C/II <sup>2</sup>	x	x	P/I C/II <sup>3</sup>	x	x			*	
Overnight lodging <sup>10</sup>		P/I C/II <sup>2</sup>	x	x	P/I C/II <sup>3</sup> C/III	x	x	17.03.180.AA		*	
Public/community boat launch	C/II		x	x	x	x	x		No	Yes	Yes
Remote tasting room		P/I C/II <sup>2</sup>	P/I C/II <sup>3</sup>	P/I C/II <sup>3</sup>	P/I C/II <sup>3</sup>	P/I C/II <sup>2</sup>	x			*	
Research and development uses		P/I C/II <sup>2</sup>	x	x	x	P/I C/II <sup>2</sup>	P/I C/II <sup>2</sup>			*	
Retail sales and services <sup>11</sup>		P/I C/II <sup>2</sup>	P/I C/II <sup>3</sup>	P/I	P/I C/II <sup>3,12</sup>	x	x		No	No	No
Special Event, Rural Commercial Event	P/I C/II	P/I C/II <sup>2</sup>	P/I C/II <sup>3</sup>	C/II	P/I C/II <sup>3</sup>	P/I C/II <sup>2</sup>	x	17.03.180.EE		*	
Temporary uses	P/I	P/I C/II <sup>2</sup>	P/I C/II <sup>3</sup>	x	P/I C/II <sup>3</sup>	P/I C/II <sup>2</sup>	x	17.03.180.V	No	No	Yes
Veterinary clinic		P/I C/II <sup>2</sup>	P/I C/II <sup>3</sup>	x	P/I C/II <sup>3</sup>	x	x	17.03.180.L.10	No	No	No
Warehouses		P/I C/II <sup>2</sup>	x	x	x	P/I C/II <sup>2</sup>	P/I C/II <sup>2</sup>			*	
<b>Agriculture and Forestry Uses</b>	RR	RC	RV	RS	CGV	AP	LM				
Agricultural products—Growing, harvesting, managing and selling	P/I		x	x	x	x	x		Yes	Yes	Yes
Livestock husbandry (lots smaller than 2.5 acres require an AMP)	P/I		x	x	x	x	x		No	Yes	Yes
Lumberyards			x	x	P/I C/II <sup>3</sup>	x	x			*	
Winery, cidery, brewery, distillery		P/I C/II <sup>2</sup>	P/I C/II <sup>3</sup>	P/I	P/I C/II <sup>3</sup>	P/I C/II <sup>2</sup>	x	17.03.180.EE		*	
<b>Institutional Uses and Utilities</b>	RR	RC	RV	RS	CGV	AP	LM				
Church	C/III <sup>13</sup>	P/I C/II <sup>2</sup>	x	x	x	x	x		No	No	No
Schools	P/I <sup>14</sup>	P/I C/II <sup>2</sup>	x	x	x	x	x	17.03.180.L.2	No	No	No
Communication tower		C/II	x	x	x	x	C/II	17.03.180.L.8	No	No	Yes
Day care centers		P/I C/II <sup>2</sup>	P/I C/II <sup>3</sup>	P/I	x	x	x		No	No	No
Day care nursery (6 or fewer persons)	P/I		x	x	x	x	x		No	No	No
Essential public facilities		P/I C/II <sup>2</sup>	P/I C/II <sup>3</sup>	x	x	x	x		No	No	No
Fire station	C/II	P/I C/II <sup>2</sup>	P/I C/II <sup>3</sup>	x	x	P/I C/II <sup>2</sup>	P/I C/II <sup>2</sup>	17.03.180.L	No	No	Yes
Government service		P/I C/II <sup>2</sup>	P/I C/II <sup>3</sup>	x	P/I C/II <sup>3</sup>	x	P/I C/II <sup>2</sup>		No	No	Yes <sup>15</sup>
Health care facilities		P/I C/II <sup>2</sup>	P/I C/II <sup>3</sup>	x	x	x	x		No	No	No
Major utilities		C/III	C/III	x	x	C/III	C/III		No	Yes	Yes
Minor utilities	P/I	P/I	P/I	x	x	P/I	P/I		No	Yes	Yes
Small day care center (7 to 12 persons)	C/II		x	x	x	x	x	17.03.180.L.5	No	No	No
Small scale health care services			x	x	P/I C/II <sup>3</sup>	x	x			*	
Water tank	P/I C/II	P/I	x	P/I	x	P/I	P/I	17.03.180.L.3	No	Yes	Yes

- \* Use is Currently unlisted in the APZ zone
- \*\* In the Rural Center Zone structures > 50,000 sqft gross floor area are prohibited
- \*\* In the Rural Service Zone structures > 4,000 sqft gross floor area are prohibited
- \*\* In the Camano Gateway Village structures > 10,000 sqft are prohibited

- Including lots without existing permitted uses in the RR zone
- Any proposed structures > 12,000 sqft gross floor area require a Type II Conditional Use
- Any proposed structures > 4,000 sq. ft. gross floor area require a Type II Conditional Use
- Group homes (seven (7) to twelve (12) persons) 17.03.180.L(5)
- Only allowed on parcels greater than one acre.
- II > 8 dwelling units or structure > 12,000
- I <= 6 dwelling units and structure <= 4,000 sq. ft.
- No greater than 4000 square feet
- Bed and Breakfast Inn (3-6 rooms) require a conditional use permit.
- Not to exceed 20 rooms per acre in CGV zone
- Small scale retail sales except that convenience services such as gas stations, convenience stores, grocery stores and box stores are prohibited in CGV
- Sales of outdoor bulk goods such as bark, topsoil, and rock.
- 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.
- Schools, public and private (1 to 6 students) 17.03.180.L.2
- .22 Floor Area Ratio
- .24 Floor Area Ratio