

## Exhibit "2"

### **14.16.370 Urban Reserve Residential (URR).**

(1) Purpose. The purpose of the Urban Reserve Residential district is to allow for the residential use of land in certain unincorporated UGAs at lower than urban densities and without requiring the provision of urban services and/or utilities. It is also intended to reserve the remainder of the land for more intensive urban residential development in the future. More intensive development than that allowed under the Urban Reserve Residential district requires annexation to the appropriate jurisdiction or requires approval of an urban reserve development permit pursuant to SCC 14.16.910.

#### (2) Permitted Uses.

- (a) Detached single-family dwelling unit, consistent with the requirement of SCC 14.16.850(2).
- (b) Habitat enhancement and/or restoration projects, except mitigation banks as defined by SCC 14.04.020.
- (c) Home-Based Business 1.
- (d) Family day care provider.
- (e) Residential accessory uses.
- (f) Maintenance, drainage.
- (g) Net metering system, solar.
- (h) Repair, replacement and maintenance of water lines with an inside diameter of 12 inches or less.

#### (3) Administrative Special Uses.

- (a) Bed and breakfast, subject to SCC 14.16.900(2)(c).
- (b) Expansion of existing major public facilities less than 3,000 square feet.
- (c) Home-Based Business 2.
- (d) Minor public use.
- (e) Minor utility development.
- (f) Seasonal roadside stands under 300 square feet.
- (g) Temporary manufactured home.
- (h) Temporary events.
- (i) Trails and primary and secondary trailheads.

(4) Hearing Examiner Special Uses.

- (a) Active recreational facilities.
- (b) Adult group care facility.
- (c) Cemetery.
- (d) Church.
- (e) Community club/grange hall.
- (f) Display gardens.
- (g) Expansion of existing major public facilities greater than 3,000 square feet.
- (h) Group care facility.
- (i) Historic sites open to the public.
- (j) Home-Based Business 3.
- (k) Kennels.
  - (i) Day-use kennel.
  - (ii) Limited kennel.
- (l) Major public uses and expansions of existing major public uses, 3,000 square feet and greater.
- (m) Mobile or manufactured home park.
- (n) Parks, community.
- (o) Parks, specialized recreational facilities.
- (p) Parks, regional.
- (q) Personal wireless services towers, subject to SCC 14.16.720.
- (r) Preschools.
- (s) Race track, indoor.
- (t) Retail and wholesale nurseries/greenhouses.
- (u) Seasonal roadside stands over 300 square feet.

(5) Dimensional Requirements. The following dimensional requirements shall apply, unless the project receives an urban reserve development permit, pursuant to SCC 14.16.910, in which case the

development standards, any design review standards, landscaping, parking and signage standards from the applicable city code in whose UGA the project is located shall apply.

(a) Setbacks, Primary Structure.

(i) Front: 20 feet.

(ii) Side: 8 feet.

(iii) Rear: 10 feet.

(b) Setbacks, Accessory Structures.

(i) Front: 25 feet.

(ii) Side: 8 feet, a 3-foot setback is permitted for nonresidential structures when there is an alley along the rear property line; provided, that the structure is 1,000 square feet or less in size and 16 feet or less in height.

(iii) Rear: 10 feet, a 3-foot setback is permitted for nonresidential structures when there is an alley along the rear property line; provided, that the structure is 1,000 square feet or less in size and 16 feet or less in height.

(c) Setbacks from NRL lands shall be provided per SCC 14.16.810(7).

(d) Maximum height: 40 feet.

(i) Height Exemptions. Flagpoles, ham radio antennas, church steeples, water towers, meteorological towers, and fire towers are exempt. The height of personal wireless services towers is regulated in SCC 14.16.720.

(e) Minimum lot size: 5 acres or 1/128th of section; 1 dwelling unit per 5 acres, unless the owner has obtained an urban reserve development permit, pursuant to SCC 14.16.910. No variances to this minimum lot size requirement shall be granted. Existing lots smaller than this minimum lot size shall be subject to the provisions of SCC 14.16.850, lot certification.

(f) Minimum lot width: 150 feet, except for a lot that is the subject of an urban reserve development permit, in which case the only minimum width requirement is that sufficient to provide adequate access and utilities.

(g) Maximum lot coverage: 35%.

(h) Maximum density: 1 primary dwelling unit per lot.

(6) Infrastructure Development Standards. Subdivisions of land, building permits, and land use actions which are allowed by this Section shall meet those development standards for infrastructure established by Chapter 14.18 SCC and applicable generally to land outside the unincorporated UGAs and the following additional requirements:

- (a) In accordance with the Growth Management Act and the Skagit County Comprehensive Plan, cities are the units of local government most able to provide urban services, including services necessary to treat wastewater in this district. In the event that off-site treatment of wastewater is desired, such treatment services must be provided by the appropriate city government.
- (b) If public water service is available, as a condition of any development approval in the unincorporated UGA, the property owner shall obtain a certificate of water availability for the proposed use from a public water utility, and connect to the water system. Fire flow requirements shall be as specified in Chapter 14.28 SCC, Appendix A (Minimum Fire Flow Design Standards).
- (c) Any short plat or other subdivision of land to the rural densities permitted in this Section without obtaining an urban reserve development permit shall contain a notation on the face of the short plat or subdivision that identifies an area within the parcel where structures are not permitted to accommodate future rights-of-way for urban transportation infrastructure and utilities that will be required when the property is further subdivided and developed at urban densities and land uses.
- (i) This area of restriction may be modified administratively, at the request of the property owner, without requiring an amendment to the short plat or other subdivision of land.
  - (ii) The County shall consult with the city in whose UGA the property is located and base its determination of the appropriate location and width of these reserve areas on the development regulations and planning documents of the city in whose UGA the property is located.
  - (iii) The note on the face of the short plat or other subdivision of land shall specify that when the property is further subdivided for urban densities and land uses and when dedication of rights-of-way for roads and utilities is completed as part of that future subdivision and urban development approval, the permanent structures restriction contained in the initial short plat, subdivision, binding site plan, or other subdivision of land shall expire and shall be replaced with that future dedication.
- (d) Nothing in this Section shall preclude Skagit County from requiring that additional infrastructure, including transportation, fire, police, and parks, be provided as a condition of a specific development on a case-by-case basis, pursuant to SEPA, special studies, or other requirements and standards, under the process for approval provided in Skagit County development regulations for all developments. Skagit County shall consider applicable municipalities' capital facilities plans for public facilities and services, together with all relevant facts, in establishing the conditions for approval, as provided by County ordinance.
- (e) **Maximum Wastewater Output.** For any proposed nonresidential use or expansion added since August 26, 2003, the proposed use shall generate an increase in wastewater output no greater than that generated by an equivalent single-family residential unit (ERU). For purposes of this Subsection, an ERU is defined as a structure or facility that does not exceed 20 fixture units

under the Uniform Plumbing Code as adopted by Skagit County. The County shall not permit a nonresidential development that exceeds 20 fixture units, unless the proposed use and associated wastewater generation is approved pursuant to an urban reserve development permit, pursuant to SCC 14.16.910.

(7) Mobile Homes and Manufactured Housing in URR Zone. Mobile homes and manufactured housing units in the URR zone, that are not located within a sales lot, or are not specifically authorized by Subsection (3)(f) of this Section, shall meet the requirements for a “designated manufactured home” set forth in RCW 35.63.160(2) and 35A.63.160(2), set forth in Subsections (7)(a) through (d) of this Section and shall further comply with the additional requirements authorized by RCW 36.01.255, set forth in Subsections (7)(e) and (f) of this Section.

(a) Be constructed after June 15, 1976, in accordance with State and Federal requirements for manufactured homes or mobile homes;

(b) Have at least 2 fully enclosed parallel sections each of not less than 12 feet wide by 36 feet long;

(c) Be originally constructed with, and currently possess, a composition or wood shake or shingle, coated metal, or similar roof of nominal 3:12 pitch;

(d) Have exterior siding similar in appearance to siding materials commonly used on conventional site-built International Building Codes single-family residences;

(e) Be set upon a permanent foundation, as specified by the manufacturer, and the space from the bottom of the home to the ground shall be enclosed by concrete or an approved concrete product which can be either load-bearing or decorative; and

(f) Be thermally equivalent to the State Energy Code.

(8) Additional requirements related to this zone are found in SCC 14.16.730, 14.16.840, 14.16.850, 14.16.870, 14.16.880, and the rest of the Skagit County Code. (Ord. O20220003 § 1 (Att. 2); Ord. O20200005 § 1 (Att. 2); Ord. O20170006 § 1 (Att. 1); Ord. O20160004 § 6 (Att. 6); Ord. O20110007 Attch. 1 (part); Ord. O20090010 Attch. 1 (part); Ord. O20080012 (part); Ord. O20080004 (part); Ord. O20070009 (part); Ord. O20050007 § 3)