

14.16.195 Urban Reserve Commercial-Industrial (URC-I).

(1) Purpose. The purpose of the Urban Reserve Commercial-Industrial district is to allow for limited commercial, industrial, or other nonresidential [uses](#) of the land in certain unincorporated UGAs at lower than urban intensities and without requiring the provision of [urban services](#) and/or utilities. The Urban Reserve Commercial-Industrial district is also intended to reserve the remainder of the land for more intensive urban commercial/industrial [development](#) in the future. More intensive [development](#) than that allowed under the Urban Reserve Commercial-Industrial district will require annexation to the appropriate jurisdiction or will require approval of an urban reserve [development permit](#) pursuant to [SCC 14.16.910](#).

(2) [Permitted Uses](#).

(a) Art galleries and studios.

(b) Business/professional offices.

(c) Community club/grange hall.

(d) [Family day care provider](#).

(e) Vehicle charging and [vehicle fueling station](#) and automobile [repair](#) garages conducted inside a [building](#).

(f) [Habitat enhancement and/or restoration projects](#), except [mitigation banks](#) as defined by [SCC 14.04.020](#).

(g) [Historic sites](#) open to the public.

(h) Indoor or outdoor storage facilities, excluding unlicensed and [inoperable vehicles](#).

(i) [Kennel](#), day-use.

(j) Loft living quarters above store fronts.

(k) [Mini-storage](#).

(l) [Minor public uses](#).

(m) Natural resource support services, including office [uses](#) and wholesale, retail and service businesses serving local natural resource industries, and sales, storage, parts and [repair](#) of equipment and supplies for natural resource industries.

(n) Outside sales of new and used vehicles, boats and mobile homes or equipment.

(o) [Owner operator/caretaker quarters](#) accessory to [primary use](#).

- (p) [Pre-school](#).
- (q) Production, [repair](#), and servicing of specialized tools and equipment.
- (r) Retail and service businesses.
- (s) Restaurants.
- (t) Retail and wholesale nurseries/greenhouses.
- (u) Small [animal clinic/hospital](#).
- (v) Small retail and service businesses.
- (w) Small scale production or manufacture of products and goods, including food products, furniture, apparel, artwork, metal products, and wood products.
- (x) Warehouses and distribution and wholesale [uses](#).
- (y) [Maintenance, drainage](#).
- (z) [Net metering system](#), solar.
- (aa) [Repair, replacement](#) and maintenance of water lines with an inside diameter of 12 inches or less.
- (bb) [Recycling drop box facility](#).
- (cc) [Temporary events](#).
- (3) Administrative Special [Uses](#).
- (a) [Active recreational facilities](#).
- (b) Expansion of existing [major public uses](#) up to 3,000 square feet.
- (c) [Kennels](#).
- (i) Boarding [kennel](#).
- (ii) Limited [kennel](#).
- (d) Large [animal clinic/hospital](#).
- (e) Minor [utility developments](#).

- (f) Parks, specialized recreational facility.
- (g) [Wireless facilities](#), subject to [SCC 14.16.720](#).
- (h) [Race track, indoor](#).
- (i) Trails and primary and [secondary trailheads](#).
- (j) [Marijuana retail facility](#).
- (4) [Hearing Examiner Special Uses](#).
 - (a) [Church](#).
 - (b) [Group care facility](#).
 - (c) [Major public uses](#) and expansions of existing [major public uses](#), 3,000 square feet and greater.
 - (d) Major [utility developments](#).
 - (e) Storage of [unlicensed/inoperable vehicles](#).
 - (f) [Marijuana production/processing facility](#).
- (5) [Dimensional Standards](#). 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 and Accessory [Structure](#).
 - (i) Front: 35 feet.
 - (ii) Side and rear: None on interior [lot](#) lines adjacent to other commercial designations. On [lot](#) lines adjacent to other land [use](#) designations: side: 15 feet; rear: 20 feet.
 - (b) [Setbacks](#) from NRL lands shall be provided per [SCC 14.16.810\(7\)](#).
 - (c) 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 [wireless facilities](#) is regulated in [SCC 14.16.720](#).

(d) Maximum Size Limits. Total [gross building area](#) of primary and [accessory uses](#) shall not exceed 5,000 square feet of [new construction](#) per parcel, calculated on a cumulative basis after August 26, 2003, unless the [owner](#) has obtained an urban reserve [development permit](#) pursuant to [SCC 14.16.910](#).

(e) Minimum [lot](#) size: 5 acres or 1/128th of section; 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) Maximum [lot](#) coverage: 50%.

(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) 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).

(b) Any short plat, [subdivision](#), [binding site plan](#), or other [subdivision](#) of land to the rural densities or sizes permitted in this Section without obtaining an urban reserve [development permit](#) shall contain a notation on the face of the short plat, [subdivision](#), [binding site plan](#), or other [subdivision](#) of land 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, [subdivision](#), [binding site plan](#), 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, [subdivision](#), [binding site plan](#), 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](#).

(c) 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.

(d) Maximum Wastewater Output. The proposed [use](#) or expansion added since August 26, 2003, 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](#) in this [zone](#) that exceeds 20 fixture units, unless the proposed [use](#) and associated wastewater generation is approved pursuant to an urban reserve [development permit](#).

(e) 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.

(7) Pedestrian Circulation. Pedestrian walkways shall be provided between parking areas and the [uses](#) served by that parking.

(8) Additional requirements related to this [zone](#) are found in [SCC 14.16.800](#), [14.16.810](#), [14.16.830](#) (specifically Type III landscaping as required for RVC, RC, SSB and R [zones](#)), [14.16.840](#), [14.16.850](#), [14.16.870](#), [14.16.880](#) and the rest of the Skagit [County](#) Code. (Ord. O20230007 § 1 (Att. 1); Ord. O20200005 § 1 (Att. 2); Ord. O20170006 § 1 (Att. 1); Ord. O20160004 § 6 (Att. 6); Ord. O20150005 § 3 (Att. 1); Ord. O20110007 Attch. 1 (part); Ord. O20090010 Attch. 1 (part); Ord. O20080012 (part); Ord. O20080004 (part); Ord. O20070009 (part); Ord. O20050007 § 4)