

	Village Commercial	Village Residential	Service & Light Industrial	Eastsound Residential (4:acre, 2:acre, 1:acre, 1:5 acres, 4-12:acre)	Service Park	Marina	Airport use
Development Standards							
Building Height ¹	Max 32 ft	Max 32 ft	Max 32 ft	Max 32 ft	Max 32 ft	Max 32 ft	Max 32 ft
Front Setback ²	30 ft to centerline of ROW	40 ft to centerline of ROW	40 ft to centerline of ROW	40 ft to centerline of ROW	30 ft of property lines abutting ROW	10 ft from Public ROW; 15 ft from 30 ft ROW	40 ft to centerline of ROW
Side & Rear Setback	Side min 5 ft ³	Side Min of 5 ft ⁴ Rear yards Min 20 ft ⁵	Min 10 ft. ³	Side Min of 10 ft Rear yards Min 20 ft ³	Side and rear min 10 ft ³	Side and rear min 5 ft ^{3,4}	Side and rear min 10 ft ³
Outdoor Storage	Min 5 ft ⁶	Min 5 ft ⁷	Min 5 ft ⁷	Min 5 ft ⁷	Min 5 ft ⁷	Screened before Occupancy Permit Issued ⁸	Min 5 ft ⁶
Utilities	Underground	Underground	Underground	Underground	Underground	Underground	Underground
Open Space ⁹ & Lot Coverage ¹⁰	Buildings larger than 5,000 sq ft shall not exceed 65%.	Min 30% Open Space Max Lot Coverage 30%	Max Lot Coverage 60%	Min Open Space 30% Max Lot Coverage 30%		Min Open Space 30% Max Lot Coverage 30%	Max Floor Area Ratio 0.5

	Min 10% open space. ¹¹						
Landscaping	Screening required between residential and non residential uses.	Landscaped buffers required for new, non residential development	Min 20 ft Landscaped buffers along frontage and between non residential and residential land uses	Buffers along frontage (except single family DUs), and property lines for Multifamily	Min 10 buffer along frontage, Screening between residential and non residential uses	Buffers along frontage (except single family DUs), and property lines between Non residential and residential	
Parking		Driveway Width no more than 20 ft, only in front setback if screened					
Min Lot Size		7000 sq ft					
Mobile Homes		Skirting or decks in place before occupancy					
Allowed Uses	See Table 2	See Table 2	See Table 2	See Table 2	See Table 2	See Table 2	See Table 2
Required Clustering			20 or more units or 10	5 or more units or 10			

			acres or more ¹²	acres or more ¹²			
P*				Site Planning required to ensure that project will not preclude 4 units/acre			

¹ As measured from average grade to the highest point of the highest roof structure (excluding church spires if area at the base is no larger than 5% of the building floor area.)

² Building setbacks from shorelines shall be subject to policies and regulations in Chapter 18.50 SJCC. And the SMP policies in Section B.3 of San Juan County Comprehensive Plan.

³ Architectural appendages (i.e. roof overhangs, chimneys, bay windows and decks not over 30 inches above grade) may extend two feet into required yards.

⁴ Aggregate width shall be at least 12 ft.

⁵ One story garages and storage sheds may be located not less than 3 ft from rear property lines.

⁶ Any outdoor storage shall be screened from view from public roads, shoreline by fencing, vegetation or other means.

⁷ Outdoor storage of recreational vehicles associated with residential use shall be screened from view of adjoining properties and from the shoreline by fencing, vegetation or other means. Other outdoor storage shall be screened from the public roads and from the shoreline. Any outdoor storage associated with a non residential use allowed in this district shall also be so screened before any occupancy permit is issued.

⁸ Including dry boat storage.

⁹ Area not occupied by buildings, parking or driveways. Open space shall be maintained in its natural condition or landscaped; applications for permits required by this plan or the SMP shall specify open space and identify existing or proposed landscaped features. Open space shall be provided in all new or expanded developments and shall be visible from public streets. Required open space shall be provided in a manner consistent with SJCC 16.55.300 (F) Landscaping.

¹⁰ Area covered by buildings.

¹¹ Percentage is exclusive of any street front pedestrian easement.

¹² A minimum of 30% of the site shall be maintained as open space. All cluster development to be connected to water and sewer systems. All projects developed in accordance with requirements shall be exempt for the Conditional Use permit requirements and will be processed under the site plan review procedures, unless other requirements of the SJC Land Division Ordinance, Chapter 18.70 also apply.