

## Ordinance No. 21-2015

A 2015 DOCKET ORDINANCE REPEALING SAN JUAN COUNTY CODE CHAPTER 16.55 THE EASTSOUND SUBAREA PLAN, AMENDING SECTION B, ELEMENT 2, SUBSECTION 2.6.B (2) OF THE COUNTY COMPREHENSIVE PLAN, ADOPTING AN AMENDED EASTSOUND SUBAREA PLAN THAT INCLUDES A LAND USE PLAN AND OFFICIAL MAP, GOAL AND POLICY STATEMENTS DESCRIBING THE SPECIFIC PURPOSES OF THE EASTSOUND SUBAREA PLAN AND AMENDING SAN JUAN COUNTY CODE SECTIONS 18.20.010, 18.20.030, 18.20.050, 18.20.080, 18.20.140, 18.20.150, 18.20.180, 18.20.190, 18.20.220 AND CHAPTER 18.30 TO INCLUDE DEVELOPMENT REGULATIONS FOR THE EASTSOUND SUBAREA.

## Background

- A.** Pursuant to the Growth Management Act (GMA) (Chapter 36.70A RCW) San Juan County (County) adopted the San Juan County Comprehensive Plan (Comprehensive Plan) and official maps and implementing development regulations in the Unified Development Code (UDC).
- B.** Resolution 225-1981, adopted December 15, 1981, amended the Comprehensive Plan and development regulations to include the Eastsound Subarea Plan.
- C.** Section B, Element 2, Subsection 2.6.B (Existing Subarea Plans) of the Comprehensive Plan states:
- The following descriptions outline the general purpose and area of application of adopted subarea plans.*
- D.** Section B, Element 2, Subsection 2.6.B(2) of the Comprehensive Plan identifies the Eastsound Subarea Plan as an existing subarea plan and describes the plan as:
- Eastsound is the largest unincorporated community in the County. It is the geographic center of Orcas Island and is the commercial and cultural center of the island community. The Plan provides land use and development goals, policies and regulations specific to the Eastsound area. The Plan includes an official map that illustrates the boundaries of the subarea and the different land use districts with the boundaries. The Plan was first adopted in 1981, was completely revised in 1992, and further amended in 1996.*
- E.** Since 1981 the Eastsound Subarea Plan has been amended by Ordinance 43-1983, Ordinance 62-1992, Ordinance 12-1994, Ordinances 4- and 5-1996, Ordinances 13- and 14-2000, Ordinance 52-2008, and Ordinance 14-2010.

- 1 **F.** The Eastsound Subarea Plan, including both the goals and policies and development  
2 regulations were codified in San Juan County Code (SJCC) Chapter 16.55. Most of the  
3 County's development regulations are codified in SJCC Title 18, the Unified  
4 Development Code. The County desires to adopt the Eastsound Subarea Plan in the  
5 Comprehensive Plan and codify the Eastsound development regulations in Title 18 of  
6 SJCC.  
7
- 8 **G.** The County prepared an update of the Eastsound Subarea Plan for the purposes of  
9 repealing and re-adopting the Plan goals and policies and land use map in the  
10 Comprehensive Plan, and repealing and re-adopting the development regulations in SJCC  
11 Title 18 with a limited scope of amendments.  
12
- 13 **H.** The Eastsound Planning Review Committee (EPRC) was established in 1981 to work "*as*  
14 *an advisory committee to the Planning Commission, the Planning Director or the Board*  
15 *of Commissioners on any matter which shall be referred to the committee by them*  
16 *concerning the Eastsound Sub Area Plan,"* and to "*review...the Eastsound Sub Area*  
17 *Plan...and to make recommendations to the Planning Commission for changes or*  
18 *revisions to the Plan."*  
19
- 20 **I.** The existing Eastsound Subarea Plan identifies the purpose of the EPRC as "*to advise the*  
21 *planning department, the planning commission, and the board of county commissioners*  
22 *on land use and development matters affecting Eastsound."*(SJCC 16.55.060(C)).  
23
- 24 **J.** Staff began discussing amendments to the Eastsound Subarea Plan at the public monthly  
25 meetings of the EPRC beginning on October 7, 2010. Staff's discussions with the EPRC  
26 continued sporadically for two years following that EPRC meeting.  
27
- 28 **K.** Draft land use tables depicting allowed and prohibited uses in the different Eastsound  
29 land use districts, compiled in conjunction with the EPRC, were distributed to the public  
30 at the Orcas Farmers Market in August 2012.  
31
- 32 **L.** Further discussions and further refinements followed the publication of the draft land use  
33 tables. A draft of all proposed amendments to the Eastsound Subarea Plan was published  
34 and posted on the San Juan County web site on October 16, 2013. On that day, the draft  
35 Plan was distributed at a public open house hosted by the EPRC to showcase the  
36 Committee's projects.  
37
- 38 **M.** In addition to the monthly public meetings with the EPRC, public outreach included  
39 advertised 'open house' events on January 10, 2013, October 16, 2013, and June 5, 2014;  
40 a public workshop with the Planning Commission on June 20, 2014; a public hearing  
41 with the Planning Commission on August 15, 2014 at which time public comment was  
42 taken, and a Town Halls meeting with County Council Chair Rick Hughes on October 29,  
43 2014 and December 3, 2015. In addition to the documents posted on the Eastsound  
44 section of the County's Comprehensive Plan webpages, materials were posted to an  
45 Eastsound Subarea Plan update specific web page in February 2015.  
46

- 1 N. The Comprehensive Plan and Unified Development Code amendments were given the  
2 material ID # of 20473 by the Department of Commerce upon receipt of the County's 60-  
3 day notice of intent to adopt amendments to regulations and Eastsound Subarea Plan on  
4 July 28, 2014.  
5
- 6 O. A combined public hearing notice and a SEPA notice of a Determination of No  
7 Significant Impact for this non-project action was published July 23, 2014, in the *Journal*  
8 *of the San Juans and Islands Sounder*.  
9
- 10 P. A public hearing notice was published in the *Journal of the San Juans* and the *Islands*  
11 *Sounder* on August 5, 2015, and August 12, 2015.  
12
- 13 Q. A duly advertised public hearing was convened by the Planning Commission on August  
14 15, 2014, to take public testimony and to consider proposed amendments to the  
15 Eastsound Subarea Plan. Public testimony was taken. When the public testimony was  
16 complete, the Planning Commission decided to postpone further consideration of the  
17 proposed amendments.  
18 The public hearing was continued on August 21, 2015, and August 25, 2015.  
19
- 20 R. The San Juan County Council opened a properly noticed public hearing on December 8,  
21 2015 and continued the hearing to December 11, 2015 and further continued the hearing  
22 to December 15, 2015 made the following findings:  
23
- 24 1. The proposed amendments to the existing Eastsound Subarea Plan are consistent with  
25 the provisions of RCW 36.70A.080(2) (Optional elements) that states:  
26  
27 *A comprehensive plan may include, where appropriate, subarea plans,*  
28 *each of which is consistent with the comprehensive plan.*  
29
  - 30 2. The proposed amendments to the existing Eastsound Subarea Plan are consistent with  
31 the provisions of WAC 365-196-445(2) that states:  
32  
33 *A comprehensive plan may include, where appropriate, subarea plans.*  
34 *Subarea plans must be consistent with the comprehensive plan.*  
35
  - 36 3. The proposed amendments to the existing Eastsound Subarea Plan, "*provides land*  
37 *use and development goals, policies and regulations specific to the Eastsound area*"  
38 and is therefore consistent with Section B, Element 2, Subsection 2.6.B(2) of the  
39 Comprehensive Plan.  
40
  - 41 4. Section B, Element 2, Subsection 2.6, (Subarea plans) of the Comprehensive Plan  
42 states:  
43  
44 *"Subarea plans are intended to address the needs of specific geographic*  
45 *areas or the management of resources when they cannot be adequately*  
46 *addressed by the designations and provisions of this Plan."*

1 By providing goals, policies and regulations that are addressed to the needs of  
2 a distinct geographic area that cannot be adequately addressed by the general  
3 Comprehensive Plan, the proposed amendments to the existing Eastsound  
4 Subarea Plan are consistent with this provision of the County Comprehensive  
5 Plan.  
6

- 7 5. Section B, Element 2 of the Comprehensive Plan, Subsection 2.6.A (Goals and  
8 Policies- of Subarea plans) states that the goal of the subsequent policies is:

9  
10 *To provide for the creation of detailed plans for village activity centers,*  
11 *specific geographic areas, or for resources, in order to better address the*  
12 *unique needs and interests of those areas, environments or functions.*  
13

14 By addressing the unique needs and interests of the Eastsound area, the proposed  
15 amendments to the existing Eastsound Subarea Plan are consistent with this provision  
16 of the County Comprehensive Plan.  
17

- 18 6. The County Comprehensive Plan contains goals and policies for identified subarea  
19 plans as well as provisions for the creation of new plans. The proposed amendments  
20 to the existing Eastsound Subarea Plan are consistent with the general goals and  
21 policies of the Comprehensive plan as whole and the specific provisions outlining the  
22 purpose of subarea plans in general and the Eastsound Subarea Plan in particular.  
23 Therefore, The proposed amendments to an existing subarea plan are consistent with  
24 the specific requirements of RCW 36.70A.080(2) and WAC 365-96-445(2).  
25

- 26 7. By providing a plan that prevents uncoordinated and unplanned growth, the proposed  
27 amendments to the existing Eastsound Subarea Plan are consistent with RCW  
28 36.70A.010 in the GMA. RCW 36.70A.010 legislative findings:  
29

30 *The legislature finds that uncoordinated and unplanned growth, together*  
31 *with a lack of common goals expressing the public's interest in the*  
32 *conservation and the wise use of our lands, pose a threat to the*  
33 *environment, sustainable economic development, and the health, safety,*  
34 *and high quality of life enjoyed by residents of this state. It is in the public*  
35 *interest that citizens, communities, local governments, and the private*  
36 *sector cooperate and coordinate with one another in comprehensive land*  
37 *use planning.*  
38

- 39 8. The GMA includes thirteen planning goals to guide the development of plans and  
40 regulations under RCW 36.70A.020. The following findings address the  
41 consistency of this proposal with the GMA goals.  
42

- 43 a. By maintaining the current urban densities and urban uses in an area where  
44 adequate services and facilities exist, the proposed amendments to the existing  
45 Subarea Plan clearly support and are consistent with GMA goal 1.  
46

1                                   (1) *Urban growth. Encourage development in urban areas*  
2                                   *where adequate public facilities and services exist or can be*  
3                                   *provided in an efficient manner.*  
4

- 5           b. The proposed amendments to the existing Eastsound Subarea Plan meets  
6           GMA goal 2 to reduce sprawl by maintaining the current Urban Growth Area  
7           (UGA); directing urban uses and activities to locations within that UGA; and  
8           maintaining rural densities outside the UGA.

9  
10                                  (2) *Reduce sprawl. Reduce the inappropriate conversion of*  
11                                  *undeveloped land into sprawling, low-density development.*  
12

- 13           c. The proposed amendments to the existing Eastsound Subarea Plan are  
14           consistent with the GMA transportation planning goal 3 by designating a  
15           publicly owned parcel as a multi-modal transportation area.

16  
17                                  (3) *Transportation. Encourage efficient multimodal*  
18                                  *transportation systems that are based on regional priorities*  
19                                  *and coordinated with county and city comprehensive plans.*  
20

- 21           d. The proposed amendments to the existing Eastsound Subarea Plan are  
22           consistent with the GMA housing goal 4 of encouraging affordable housing  
23           insofar as the Plan retains the current provisions for density bonuses for  
24           affordable housing projects.

25  
26                                  (4) *Housing. Encourage the availability of affordable*  
27                                  *housing to all economic segments of the population of this*  
28                                  *state, promote a variety of residential densities and housing*  
29                                  *types, and encourage preservation of existing housing*  
30                                  *stock.*  
31

- 32           e. The proposed amendments to the existing Eastsound Subarea Plan support and  
33           implement GMA goal 5 of encouraging economic development by clarifying  
34           which uses are allowed and the permit types within Eastsound. By clarifying  
35           uses and applicable development standards, uncertainty is reduced and  
36           economic development is supported. The proposed amendments to the  
37           Eastsound Subarea Plan promote expansion of economic opportunities by  
38           increasing the amount of land zoned for commercial activities.

39  
40                                  (5) *Economic development. Encourage economic development*  
41                                  *throughout the state that is consistent with adopted comprehensive*  
42                                  *plans, promote economic opportunity for all citizens of this state,*  
43                                  *especially for unemployed and for disadvantaged persons,*  
44                                  *promote the retention and expansion of existing businesses and*  
45                                  *recruitment of new businesses, recognize regional differences*  
46                                  *impacting economic development opportunities, and encourage*

*growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.*

- f. The proposed amendments to the existing Eastsound Subarea Plan support GMA goal 6, the protection of private property rights, by providing clear development standards and allowed uses for different land use designations within the subarea. Concise and clear regulations reduce the possibility of arbitrary and discriminatory actions. The public planning process, in which proposals are considered and vetted by the community, also protect private property owners rights by ensuring that special interests do not control the outcome of the process to the benefit of some and the detriment of others.

*(6) Property rights. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.*

- g. The proposed amendments to the existing Eastsound Subarea Plan greatly reduce the number of conditional use permits necessary for project development in Eastsound thereby supporting the goal of increasing permit predictability in GMA goal 7.

*(7) Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.*

- h. The proposed amendments to the existing Eastsound Subarea Plan retain the rural and natural land use designations, where appropriate, consistent with GMA goal 8.

*(8) Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.*

- i. The existing Eastsound Subarea Plan contains provisions promoting open space, recreation opportunities and identifying important natural features. The proposed amendments support the continued protection and utilization of these resources and implement GMA goal 9.

*(9) Open space and recreation. Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.*

- 1 j. By constraining sprawl and development that may be more intense within an  
2 approved UGA, the existing Eastsound Subarea Plan supports the  
3 implementation of GMA goal 10.  
4

5 *(10) Environment. Protect the environment and enhance the state's high*  
6 *quality of life, including air and water quality, and the availability of*  
7 *water.*  
8

- 9 k. The proposed amendments to the existing Eastsound Subarea Plan were  
10 developed over an extended period that involved numerous public meetings  
11 with the EPRC as well as open houses and a town hall meeting consistent with  
12 GMA goal 11.  
13

14 *(11) Citizen participation and coordination. Encourage the*  
15 *involvement of citizens in the planning process and ensure*  
16 *coordination between communities and jurisdictions to reconcile*  
17 *conflicts.*  
18

- 19 l. By retaining the focus of development, public facilities and urban level  
20 services within the current UGA, the proposed amendments to the  
21 existing Eastsound Subarea plan support GMA goal 12.  
22

23 *(12) Public facilities and services. Ensure that those public*  
24 *facilities and services necessary to support development shall be*  
25 *adequate to serve the development at the time the development is*  
26 *available for occupancy and use without decreasing current service*  
27 *levels below locally established minimum standards.*  
28

- 29 m. Through the continuation of appropriate land use regulation, the existing  
30 Eastsound Subarea Plan supports the implementation of GMA goal 13.  
31

32 *(13) Historic preservation. Identify and encourage the preservation*  
33 *of lands, sites, and structures that have historical or archaeological*  
34 *significance.*  
35

- 36 9. The proposed amendments to the existing Subarea Plan are consistent with the  
37 provision for regulations for specific geographic areas in the County in Section B,  
38 Element 2.1.B:  
39

40 *The subarea plan section, which contains goals and policies for the*  
41 *creation of plans and regulations for specific geographic areas in the*  
42 *county when the needs of those areas cannot be addressed by the land use*  
43 *provisions of this element.*  
44

- 45 10. By maintaining and clarifying the density and development options within the  
46 Eastsound subarea, the proposed amendments to the Eastsound Subarea Plan are

consistent with and support the implementation of this general Comprehensive Plan policy in Section B, Element 2.2.A(4):

*Direct high density residential and mixed use development into growth areas, and into appropriate activity centers to prevent sprawl and relieve growth pressure in the surrounding rural areas.*

11. By maintaining and clarifying the density and development options within the Eastsound subarea, the proposed amendments to the existing Eastsound Subarea Plan are consistent with and support the implementation of this general Comprehensive Plan policy in Section B, Element 2.2.A(10):

*Preserve the rural character of rural, resource, and conservancy lands by providing for conservation design in new land divisions and allowing for limited residential density bonuses in return for additional protection of open space resources and natural resource functions.*

12. The proposed amendments to the existing Eastsound Subarea Plan are consistent with and support the implementation of this policy by amending the existing Plan so that short-term rental of residences or ADU's become a residential use rather than a commercial use. This is consistent with Section B, Element 2.2.A(10) of the County Comprehensive Plan:

*Vacation rental (short-term, i.e., of less than thirty days) of a principal, single-family residential unit or an ADU should be subject to standards similar to those for hospitality commercial establishments but should be classified as a residential use for purposes of land use regulation.*

**NOW, THEREFORE, BE IT ORDAINED** by the County Council of San Juan County, Washington, as follows:

**SECTION 1.** Chapter 16.55 SJCC and Ord 4-1996; Ord. 13-2000; Ord. 14-2000 §7 QQ, RR, TT, UU, VV; Ord. 14-2010§ 5 are repealed.

**NEW SECTION 2.** A new section is added to Chapter 18.30 SJCC to read as follows:

**EASTSOUND SUBAREA LAND USE REGULATIONS.**

A. The following land use districts are based on existing land use patterns, natural features, and land capabilities, coordination with the Shoreline Master Program, and the needs and desires of the Orcas Community as expressed in the goals and policies of the subarea plan. The districts are:

1. Village Commercial‡(minimum four (4) - maximum forty (40) units/acre);
2. Village Residential/Institutional‡(minimum four (4) - maximum twelve (12) units/acre);
3. Service and Light Industrial‡;

- 1 4. Eastsound Residential ‡
- 2 One (1) units/acre P\*;
- 3 Two (2) units/acre;
- 4 Two (2) units/acre P\*;
- 5 Four (4) units/acre P\*;
- 6 Minimum four (4) - maximum twelve (12) units/acre;
- 7 5. Service Park ;
- 8 6. Marina (maximum six (6) - eight (8) units/acre);
- 9 7. Eastsound Airport ‡;
- 10 8. Country Corner Commercial;
- 11 9. Eastsound Rural Residential ‡
- 12 One (1) unit/five (5) acres;
- 13 One (1) unit/two (2) acres;
- 14 10. Eastsound Rural (maximum one (1) unit/five (5) acres);
- 15 11. Natural; and
- 16 12. Conservancy Overlay.

17 Some areas within land use districts marked by an “‡” are also subject to the airport overlay  
18 requirements in SJCC 18.40.031 and 18.40.032.

19 Residential density designations with a “P\*” indicate those locations where site planning is  
20 required under SJCC 18.60.240. This planning is necessary to ensure that development at less  
21 than four units per acre density will not preclude possible future development at urban-level  
22 densities (four units per acre or higher). New residential development in such areas is subject to  
23 approval by the director for this purpose.

24  
25 Retail sales, laundries and laundromats, equipment rentals, restaurants, and post offices are  
26 prohibited in the portion of the Village Commercial district described as follows: between High  
27 School and Rose Streets and east of Pine Street and all areas east of Madrona Street.

28  
29 Uses that are prohibited in the land use table may be allowed as a cottage industry or home  
30 occupation provided that the use meets the requirements set forth in SJCC 18.40.190 and SJCC  
31 18.60.180. “Cottage enterprise” and “home occupation” describe the intensity of a use instead of  
32 a specific type of use.

33  
34 The following tables which show allowed and prohibited uses, are followed by the development  
35 standards and specific development conditions that apply to each land use district.

**Table X Allowed commercial uses by Eastsound land use district.**

Commercial uses by Eastsound land use district. <sup>1</sup>	Village Commercial ‡ (min. 4 – max. 40 units/acre)	Village Residential/ Institutional ‡ (min. 4 – max. 12 units/acre)	Service & Light Industrial ‡	Eastsound Residential ‡: 1 unit/acre P* 2 unit/acre P* 4 unit/acre P* min. 4 – max. 12 units/acre	Service Park	Marina ‡ (max. 6 – 8 units/acre)	Eastsound Airport ‡	Country Corner Commercial	Eastsound Rural Residential 1 unit/ 5 acres, 1 unit/ 2 acres	Eastsound Rural (max.1 unit/ 5 acres)	Eastsound Natural
Veterinarian Office	YES	YES	YES	NO	YES	NO	NO	CUP	NO	NO	NO
Small animals only											
Animal Shelters/ Hospitals and Kennels	NO	NO	YES (Must be enclosed or screened)	NO	YES	NO	NO	CUP	NO	NO	NO
Automotive Fuel, Service and Repair Stations	NO	NO	YES	NO	YES	NO	YES Airplane service and repair	PROV	NO	NO	NO
Bed & Breakfast Inn (2-5 Rooms)	YES	PROV	NO	PROV	NO	CUP	NO	P/C	PROV	PROV	NO
Bed & Breakfast Residence (1-2 Rooms)	YES	PROV	NO	YES	YES	YES	NO	NO	YES	PROV	NO
Day Care with 1-6 children	YES	YES	NO	YES	YES	CUP	NO	CUP	YES	YES	NO
Day Care with 7+ children	YES	YES	NO	YES	YES	CUP	NO	P/C	YES	CUP	NO
Drinking Establishment	YES	NO	NO	NO	NO	YES	NO	CUP	NO	NO	NO
Eating Establishment	YES <sup>2</sup>	NO	NO	NO	NO	YES	YES	CUP	NO	NO	NO
Hotel/Motel	YES	NO	NO	NO	YES (five (5) rooms max)	YES	NO	NO	NO	NO	NO

<sup>1</sup> Uses that are prohibited in the land use table may be allowed as a cottage industry or home occupation provided that the use meets the requirements set forth in SJCC 18.40.190 and SJCC 18.60.180. "Cottage enterprise" and "home occupation" describe the intensity of a use instead of a specific type of use.

<sup>2</sup> This use prohibited within that portion of the Village Commercial district described as follows: between High School and Rose Streets and east of Pine Street, and all areas east of Madrona Street.

Commercial uses by Eastsound land use district. <sup>1</sup>	Village Commercial ‡ (min. 4 – max. 40 units/acre)	Village Residential/ Institutional ‡ (min. 4 – max. 12 units/acre)	Service & Light Industrial ‡	Eastsound Residential ‡ 1 unit/acre P* 2 unit/acre P* 4 unit/acre P* min. 4 – max. 12 units/acre	Service Park	Marina ‡ (max. 6 – 8 units/acre)	Eastsound Airport ‡	Country Corner Commercial	Eastsound Rural Residential 1 unit/ 5 acres, 1 unit/ 2 acres	Eastsound Rural (max. 1 unit/ 5 acres)	Eastsound Natural
Indoor Entertainment Facility inc. Theater	YES	YES	NO	NO	NO	YES	CUP	PROV	NO	NO	NO
Food Vending Trailer	YES	NO	NO	NO	NO	YES	YES	YES	NO	NO	NO
Kiosk	YES	NO	NO	NO	NO	YES	YES	NO	NO	NO	NO
Nursing Homes	YES	YES	NO	CUP	NO	YES	NO	NO	CUP	NO	NO
Personal and Professional Services	YES	YES	YES	NO	YES	YES	YES	YES	NO	NO	NO
Personal wireless communications service facilities at potentially suitable locations	YES	YES	YES	NO	YES	YES	YES	CUP	NO	YES	NO
Residential Care Facilities with up to 8 persons	YES	YES	NO	YES	NO	YES	NO	NO	YES	CUP	NO
Residential Care Facilities with 9–15 persons	YES	YES	NO	YES	NO	YES	NO	NO	YES	CUP	NO
Resorts and Camps, new	NO	CUP	NO	NO	NO	YES	NO	NO	NO	NO	NO
Equipment Rental Services	YES <sup>2</sup>	NO	YES	NO	YES	YES	YES	PROV	NO	NO	NO

<sup>2</sup>This use prohibited within that portion of the Village Commercial district described as follows: between High School and Rose Streets and east of Pine Street, and all areas east of Madrona Street.

Commercial uses by Eastsound land use district. <sup>1</sup>	Village Commercial ‡ (min. 4 – max. 40 units/acre)	Village Residential/Institutional ‡ (min. 4 – max. 12 units/acre)	Service & Light Industrial ‡	Eastsound Residential ‡ 1 unit/acre P* 2 unit/acre P* 4 unit/acre P* min. 4 – max. 12 units/acre	Service Park	Marina ‡ (max. 6 – 8 units/acre)	Eastsound Airport ‡	Country Corner Commercial	Eastsound Rural Residential 1 unit/ 5 acres, 1 unit/ 2 acres	Eastsound Rural (max. 1 unit/ 5 acres)	Eastsound Natural
Construction Related businesses –no outdoor storage unless screened	YES	NO	YES	NO	YES	YES	YES	YES	NO	NO	NO
Retail Sales and Services	YES <sup>2</sup>	NO	YES (only if related to other allowed uses or business requiring substantial storage or products manufactured in same facility.)	NO	YES (only if related to other allowed uses or business requiring substantial storage or products manufactured in same facility.)	PROV	YES (planes and related products only)	YES/CUP	NO	NO	NO
Artisan Activities	YES	NO	CUP	NO	CUP	NO	NO	NO	NO	NO	NO
Marina and related retail, repair and rentals	YES	NO	YES	NO	YES	YES	NO	NO	NO	NO	NO
Laundry/Laundromat	YES <sup>2</sup>	NO	YES	NO	NO	YES	YES	CUP	NO	NO	NO
Warehouse, Mini-storage, and Moving	NO	NO	YES	NO	YES	NO	YES	CUP	NO	NO	NO

<sup>2</sup> This use prohibited within that portion of Village Commercial district described as follows: between High School and Rose Streets and east of Pine Street, and all areas east of Madrona Street.

Commercial uses by Eastsound land use district. <sup>1</sup>	Village Commercial ‡ (min. 4 – max. 40 units/acre)	Village Residential/ Institutional ‡ (min. 4 – max. 12 units/acre)	Service & Light Industrial ‡	Eastsound Residential ‡ 1 unit/acre P* 2 unit/acre P* 4 unit/acre P* min. 4 – max. 12 units/acre	Service Park	Marina ‡ (max. 6 – 8 units/acre)	Eastsound Airport ‡	Country Corner Commercial	Eastsound Rural Residential 1 unit/ 5 acres, 1 unit/ 2 acres	Eastsound Rural (max. 1 unit/ 5 acres)	Eastsound Natural
Storage Facilities											
Landscaping, lawn and garden centers, nurseries and retail plant sales	YES	NO	YES	NO	YES	NO	NO	P/C	NO	NO	NO
Car Wash	NO	NO	YES	NO	YES	YES	CUP	NO	NO	NO	NO
Unnamed Commercial Uses	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP

**Table X Allowed industrial uses by Eastsound land use district.**

Industrial uses by Eastsound land use district. <sup>1</sup>	Village Commercial ‡ (min. 4 – max. 40 units/acre)	Village Residential/ Institutional ‡ (min. 4 – max. 12 units/acre)	Service & Light Industrial ‡	Eastsound Residential ‡ 1 unit/acre P* 2 unit/acre P* 4 unit/acre P* min. 4 – max. 12 units/acre	Service Park	Marina ‡ (max. 6-8 units/acre)	Eastsound Airport District ‡	Country Corner Commercial	Eastsound Rural Residential 1 unit/ 5 acres 1 unit/ 2 acres	Eastsound Rural (max. 1 unit/ 5 acres)	Eastsound Natural
Bulk Fuel Storage Facilities	NO	NO	CUP	NO	CUP	CUP	CUP	NO	NO	NO	NO
Concrete and Concrete Batch Plants	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
Construction Yards	NO	NO	YES	NO	YES	NO	YES	CUP	NO	NO	NO
Feedlots	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
Garbage and Solid Waste Transfer Stations	NO	NO	CUP	NO	NO	NO	NO	NO	NO	NO	NO
Heavy Equipment Rental Services	NO	NO	YES	NO	YES	NO (yes as accessory to marina)	NO	NO	NO	NO	NO
Heavy Industrial	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO

<sup>1</sup> Uses that are prohibited in the land use table may be allowed as a cottage industry or home occupation provided that the use meets the requirements set forth in SJCC 18.40.190 and SJCC 18.60.18087. "Cottage enterprise" and "home occupation" describe the intensity of a use instead of a specific type of use.

Industrial uses by Eastsound land use district.†	Village Commercial ‡ (min. 4 – max. 40 units/acre)	Village Residential/ Institutional‡ (min. 4 – max. 12 units/acre)	Service & Light Industrial‡	Eastsound Residential ‡ 1 unit/acre P* 2 unit/acre P* 4 unit/acre P* min. 4 – max. 12 units/acre	Service Park	Marina‡ (max. 6- 8 units/ acre)	Eastsound Airport District‡	Country Corner Commercial	Eastsound Rural Residential 1 unit/ 5 acres 1 unit/ 2 acres	Eastsound Rural (max. 1 unit/ 5 acres)	Eastsound Natural
Light Manufacturing	NO	NO	YES (Enclosed by building - outside storage to be screened)	NO	YES (Enclosed by building - outside storage to be screened)	NO	YES	CUP	NO	NO	NO
Lumber Mills, Stationary	NO	NO	CUP	NO	CUP	NO	NO	NO	NO	NO	NO
Outdoor Storage Yards	NO	NO	YES	NO	YES	YES	YES	NO	NO	NO	NO
Recycling Center	NO	NO	YES	NO	CUP	CUP	NO	NO	NO	NO	NO
Recycling Collection Point	NO	YES	YES	NO	YES	YES	NO	YES	NO	NO	NO
Resource Processing Accessory to Extraction Operations	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
Mining and Mineral Extraction Activities	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
Reclamation of Mineral Extraction Sites	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
Wholesale Distribution Outlet	NO	NO	YES	NO	YES	NO	YES	NO	NO	NO	NO
Wrecking and Salvage Yards	NO	NO	CUP	NO	NO	NO	NO	NO	NO	NO	NO

Industrial uses by Eastsound land use district.!	Village Commercial ‡ (min. 4 – max. 40 units/acre)	Village Residential/ Institutional‡ (min. 4 – max. 12 units/acre)	Service & Light Industrial‡	Eastsound Residential ‡ 1 unit/acre P* 2 unit/acre P* 4 unit/acre P* min. 4 – max. 12 units/acre	Service Park	Marina‡ (max. 6-8 units/ acre)	Eastsound Airport District‡	Country Corner Commercial	Eastsound Rural Residential 1 unit/ 5 acres 1 unit/ 2 acres	Eastsound Rural (max. 1 unit/ 5 acres)	Eastsound Natural
Storage and Treatment of Sewerage, Sludge and Septage – Lagoon Systems	NO	NO	YES	NO	NO	NO	NO	NO	NO	NO	NO
Unnamed Industrial Uses	NO	NO	CUP	NO	NO	NO	CUP	NO	NO	NO	NO

**Table X Allowed institutional uses by Eastsound land use district.**

Institutional uses by Eastsound land use district. <sup>1</sup>	Village Commercial <sup>‡</sup> (min. 4 – max. 40 units/acre)	Village Residential/ Institutional <sup>‡</sup> (min. 4 – max. 12 units/acre)	Service & Light Industrial <sup>‡</sup>	Eastsound Residential <sup>‡</sup> 1 unit/acre P* 2 unit/acre P* 4 unit/acre P* min. 4 – max. 12 units/acre	Service Park	Marina <sup>‡</sup> (max. 6-8 units/acre)	Eastsound Airport <sup>‡</sup>	Country Corner Commercial	Eastsound Rural Residential 1 unit/ 5 acres 1 unit/ 2 acres	Eastsound Rural (max. 1 unit/ 5 acres)	Eastsound Natural
College or Technical School/Adult Education Facility	YES	YES	YES	NO	YES	YES	YES	NO	NO	NO	NO
Community Club or Community Organization Assembly Facility	YES	YES	NO	YES	NO	CUP	NO (YES if related to aviation)	YES	YES	NO	NO
Cultural Facility	YES	YES	NO	NO	NO	NO (YES if nautical)	NO (YES if related to aviation)	NO	NO	NO	YES
Emergency Services	YES	YES	YES	YES	YES	YES	YES	P/C	YES	YES	NO
Government Offices	YES	YES	YES	NO	YES	YES	YES	NO	NO	NO	NO
Institutional Camps	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
Library	YES	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
Museum	YES	NO	NO	NO	NO	YES	YES	NO	NO	NO	NO (YES if directly related to site)

<sup>1</sup> Uses that are prohibited in the land use table may be allowed as a cottage industry or home occupation provided that the use meets the requirements set forth in SJCC 18.40.190 and SJCC 18.60.180. "Cottage enterprise" and "home occupation" describe the intensity of a use instead of a specific type of use.

<sup>2</sup> This use prohibited within that portion of the Village Commercial district described as follows: between High School and Rose Streets and east of Pine Street, and all areas east of Madrona Street.

Institutional uses by Eastsound land use district. <sup>1</sup>	Village Commercial <sup>‡</sup> (min. 4 – max. 40 units/acre)	Village Residential/ Institutional <sup>‡</sup> (min. 4 – max. 12 units/acre)	Service & Light Industrial <sup>‡</sup>	Eastsound Residential <sup>‡</sup> 1 unit/acre P* 2 unit/acre P* 4 unit/acre P* min. 4 – max. 12 units/acre	Service Park	Marina <sup>‡</sup> (max. 6-8 units/ acre)	Eastsound Airport <sup>‡</sup>	Country Corner Commercial	Eastsound Rural Residential 1 unit/ 5 acres 1 unit/ 2 acres	Eastsound Rural (max. 1 unit/ 5 acres)	Eastsound Natural
Post Office	YES <sup>2</sup>	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
Religious Assembly Facility	YES	YES	NO	NO	NO	NO	NO	NO	NO	NO	NO
School, primary and secondary	YES	YES	NO	NO	NO	NO	NO	NO	NO	NO	NO
Unnamed Institutional Uses	CUP	CUP	NO	NO	CUP	CUP	CUP	NO	NO	NO	NO

**Table X Allowed recreational uses by Eastsound land use district.**

Recreational uses by Eastsound land use district. <sup>1</sup>	Village Commercial ‡ (min. 4 – max. 40 units/acre)	Village Residential/ Institutional ‡ (min. 4 – max. 12 units/acre)	Service & Light Industrial ‡	Eastsound Residential ‡ 1 unit/acre P* 2 unit/acre P* 4 unit/acre P* min. 4 – max. 12 units/acre	Service Park	Marina ‡ (max. 6-8 units/acre)	Eastsound Airport ‡	Country Corner Commercial	Eastsound Rural Residential 1 unit/5 acres 1 unit/2 acres	Eastsound Rural (max. 1 unit/ 5 acres)	Eastsound Natural
Camping Facilities in public parks	NO	NO	NA	NO	NA	NO	NA	NO	NO	NO	NO
Indoor Recreation Facilities	YES	YES	YES	NO	YES	YES	NO	CUP	NO	NO	NO
Outdoor Recreation Developments	YES	CUP	NO	NO	YES	YES	YES	CUP	NO	YES	YES
Parks	YES	YES	YES	PROV	NO	YES	NO	PROV	PROV	YES	YES (no camping or playing fields)
Playing Fields	YES	YES	YES	PROV	NO	YES	NO	CUP	PROV	YES	NO
Recreational Vehicle Parks	NO	NO	CUP	NO	NO	NO	NO	NO	NO	NO	NO
Outdoor Shooting Ranges	NO	NO	CUP	NO	NO	NO	NO	NO	NO	NO	NO
Unnamed Recreational Uses	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP

<sup>1</sup> Uses that are prohibited in the land use table may be allowed as a cottage industry or home occupation provided that the use meets the requirements set forth in SJCC 18.40.190 and SJCC 18.60.180. "Cottage enterprise" and "home occupation" describe the intensity of a use instead of a specific type of use.

**Table X Allowed residential uses by Eastsound land use district**

Residential uses by Eastsound land use district. <sup>1</sup>	Village Commercial ‡ (min. 4 – max. 40 units/acre)	Village Residential/ Institutional ‡ (min. 4 – max. 12 units/acre)	Service & Light Industrial ‡	Eastsound Residential ‡ 1 unit/acre P* 2 unit/acre P* 4 unit/acre P* min. 4 – max. 12 units/acre	Service Park	Marina ‡ (max. 6-8 units/acre)	Eastsound Airport ‡	Country Corner Commercial	Eastsound Rural Residential 1 unit/ 5 acres 1 unit/ 2 acres	Eastsound Rural (max. 1 unit/5 acres)	Eastsound Natural
Cottage Enterprise	YES	PROV	NO	YES	YES	YES	NO	P/C	YES	YES	NO
Farm Labor Accommodations for persons employed in agricultural production on the premises	NO	YES	NO	YES	NO	NO	NO	CUP	YES	YES	NO
Farm Stay	NO	YES	NO	YES	NO	NO	NO	NO	YES	CUP	NO
Home Occupation	YES	YES	YES	YES	YES	YES	NO	YES	YES	YES	NO
Mobile Home Parks	NO	CUP	NO	CUP	NO	NO	NO	NO	CUP	CUP	NO
Multi-family Residential Units (3+ units)	YES	YES	NO	YES	NO	YES	NO	NO	YES	CUP	NO
Single-Family Residential Unit	YES	YES	NO	YES	NO	YES	NO	YES	YES	YES	NO
Accessory Dwelling Unit (One unit per lot; accessory to an allowable use)	YES	YES	YES (Only one per lot and only within the commercial structure.)	YES	YES	YES	NO	YES	YES	YES	NO

<sup>1</sup> Uses that are prohibited in the land use table may be allowed as a cottage industry or home occupation provided that the use meets the requirements set forth in SJCC 18.40.190 and SJCC 18.60.180. "Cottage enterprise" and "home occupation" describe the intensity of a use instead of a specific type of use.

Residential uses by Eastsound land use district. <sup>8</sup>	Village Commercial (min. 4 – max. 40 units/acre)	Village Residential/Institutional (min. 4 – max. 12 units/acre)	Service & Light Industrial	Eastsound Residential 1 unit/acre P* 2 unit/acre P* 4 unit/acre P* min. 4 – max. 12 units/acre	Service Park	Marina (max. 6-8 units/acre)	Eastsound Airport	Country Corner Commercial	Eastsound Rural Residential 1 unit/ 5 acres 1 unit/ 2 acres	Eastsound Rural (max. 1 unit/5 acres)	Eastsound Natural
Two-Family Residential (duplex)	YES	YES	NO	YES	NO	YES	NO	NO	YES	NO	NO
Group housing	YES	YES	NO	CUP	NO	NO	NO	NO	CUP	CUP	NO
Vacation Rental of Residence or Accessory Dwelling Unit	YES	PROV	NO	PROV	NO	PROV	NO	NO	PROV	PROV	NO
Rural Residential Cluster Development	NO	NO	NO	NO	NO	NO	NO	NO	YES in Eastsound rural residential one (1) unit per five (5) acres. No in ERR One (1) unit per two (2) acres	YES	NO
Unnamed Residential Uses	CUP	CUP	CUP	CUP	CUP	CUP	NO	CUP	CUP	CUP	CUP

**Table X Allowed transportation uses by Eastsound land use districts.**

Transportation uses by Eastsound land use district. <sup>1</sup>	Village Commercial ‡ (min. 4 – max. 40 units/acre)	Village Residential/ Institutional ‡ (min. 4 – max. 12 units/acre)	Service & Light Industrial ‡	Eastsound Residential ‡ 1 unit/acre P* 2 unit/acre P* 4 unit/acre P* min. 4 – max. 12 units/acre	Service Park	Marina ‡ (max. 6-8 units/acre)	Eastsound Airport ‡	Country Corner Commercial	Eastsound Rural Residential 1 unit/5 acres 1 unit/2 acres	Eastsound Rural (max. 1 unit/5 acres)	Eastsound Natural
Airfields	NO	NO	NO	NO	NO	NO	YES	NO	NO	NO	NO
Airports	NO	NO	NO	NO	NO	NO	YES	NO	NO	NO	NO
Airport Related Uses	NO	NO	YES	NO	NO	YES (Except sales and repair of planes)	YES (including parking and tie down areas)	NO	NO	NO	NO
Airstrips	NO	NO	NO	NO	NO	N/A	YES	NO	NO	NO	NO
Hangars	NO	NO	YES	NO (YES on property adjacent to existing runway and/or have dedeed access)	NO	NO (YES on property adjacent to existing runway and/or have dedeed access)	YES	NO	NO	NO	NO
Helipads	NO	NO	CUP	NO	NO	NO	YES	NO	NO	NO	NO

<sup>1</sup> Uses that are prohibited in the land use table may be allowed as a cottage industry or home occupation provided that the use meets the requirements set forth in SJCC 18.40.190 and SJCC 18.60.180. "Cottage enterprise" and "home occupation" describe the intensity of a use instead of a specific type of use.

Transportation uses by Eastsound land use district. <sup>9</sup>	Village Commercial ‡ (min. 4 – max. 40 units/acre)	Village Residential/ Institutional ‡ (min. 4 – max. 12 units/acre)	Service & Light Industrial ‡	Eastsound Residential ‡ 1 unit/acre P* 2 unit/acre 2 unit/acre P* 4 unit/acre P* min. 4 – max. 12 units/acre	Service Park	Marina ‡ (max. 6-8 units/acre)	Eastsound Airport ‡	Country Corner Commercial	Eastsound Rural Residential 1 unit/ 5 acres 1 unit/ 2 acres	Eastsound Rural (max. 1 unit/ 5 acres)	Eastsound Natural
Helipads, Emergency Services	NO	NO	YES	NO	YES	YES	YES	NO	NO	NO	NO
Ferry Terminal	CUP	NO	CUP	NO	NO	YES	YES	N/A	NO	NO	NO
Parking Offsite	YES	YES	YES	NO	YES	YES	YES	N/A	NO	NO	NO
Parking Onsite	YES	YES	YES	YES	YES	YES	YES	NO	YES	YES	NO
Parking Lots, commercial	YES	CUP	YES	NO	YES	YES	YES	CUP	NO	NO	NO
Parking Structures	CUP	NO	YES	NO	YES	CUP	CUP	CUP	NO	NO	NO
Streets, public and private	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
Trails and Paths, public	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
Unnamed Transportation Uses	CUP	CUP	CUP	CUP	CUP	CUP	YES	CUP	CUP	CUP	CUP

**Table X Allowed Utilities uses by Eastsound land use district.**

Utilities uses by Eastsound land use district. <sup>1</sup>	Village Commercial ‡ (min. 4 – max. 40 units/acre)	Village Residential/ Institutional ‡ (min. 4 – max. 12 units/acre)	Service & Light Industrial ‡	Eastsound Residential ‡ 1 unit/acre P* 2 unit/acre P* 4 unit/acre P* min. 4 – max. 12 units/acre	Service Park	Marina ‡ (max. 6-8 units/acre)	Eastsound Airport ‡	Country Corner Commercial	Eastsound Rural Residential 1 unit/5 acres 1 unit/2 acres	Eastsound Rural (max. 1 unit/5 acres)	Eastsound Natural
Commercial Communication Facilities	CUP	NO	YES	NO	NO	NO	YES	NO	NO	NO	NO
Commercial Power-Generation Facilities	NO	NO	NO	NO	YES	NO	YES	NO	NO	NO	NO
Solar Panels	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO
Community Sewerage Treatment Facilities	NO	NO	YES	YES	NO	NO	YES	NO	NO	NO	NO
Storage and Treatment of Sewerage, Sludge and Septage – systems other than lagoons	NO	NO	YES	YES	NO	NO	YES	NO	YES	NO	NO

<sup>1</sup> Uses that are prohibited in the land use table may be allowed as a cottage industry or home occupation provided that the use meets the requirements set forth in SJCC 18.40.190 and SJCC 18.60.180. "Cottage enterprise" and "home occupation" describe the intensity of a use instead of a specific type of use.

Utilities uses by Eastsound land use district. 1	Village Commercial ‡ (min. 4 – max. 40 units/acre)	Village Residential/ Institutional ‡ (min. 4 – max. 12 units/acre)	Service & Light Industrial ‡	Eastsound Residential ‡ 1 unit/acre P* 2 unit/acre P* 4 unit/acre P* min. 4 – max. 12 units/acre	Service Park	Marina ‡ (max. 6-8 units/acre)	Eastsound Airport ‡	Country Corner Commercial	Eastsound Rural Residential 1 unit/ 5 acres 1 unit/ 2 acres	Eastsound Rural (max. 1 unit/ 5 acres)	Eastsound Natural
Utility Distribution Lines Water, Stormwater, Power, Cable TV, Data Transmission, Personal Wireless Facilities, Telephone, and Sewer	YES	YES	YES	YES	YES	YES	YES	YES	YES (NO sewer.)	YES (NO sewer.)	YES
Utility Facilities Including storage, maintenance, service, operations and other support offices	CUP	YES	YES	NO offices YES Storage and utility support buildings.	YES	YES	YES	CUP	NO offices YES Storage and utility support buildings.	YES = up to four hundred (400) square feet. (No office or storage buildings)	YES (NO office or storage buildings)
Utility Substations	NO	NO	YES	YES	YES	YES	YES	NO	YES	YES	NO
Water Storage Tanks, community	YES	YES	YES	YES	YES	YES	YES	P/C	YES	YES	NO
Water Treatment Facilities	NO	YES	YES	YES	YES	YES	YES	P/C	YES	YES	NO
Unnamed Utility Uses	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP

**Table X Allowed agricultural uses by Eastsound land use district.**

Agricultural and Forestry uses by Eastsound land use district. <sup>1</sup>	Village Commercial <sup>‡</sup> (min. 4 – max. 40 units/acre)	Village Residential/Institutional <sup>‡</sup> (min. 4 – max. 12 units/acre)	Service & Light Industrial <sup>‡</sup>	Eastsound Residential <sup>‡</sup> 1 unit/acre P* 2 unit/acre 2 unit/acre P* 4 unit/acre P* min. 4 – max. 12 units/acre	Service Park	Marina <sup>‡</sup> (max. 6-8 units/acre)	Eastsound Airport <sup>‡</sup>	Country Corner Commercial	Eastsound Rural Residential 1 unit/ 5 acres 1 unit/ 2 acres	Eastsound Rural (max. 1 unit/ 5 acres)	Eastsound Natural
Agricultural Processing, retail, and Visitor-serving Facilities for Products	YES	YES	YES	CUP	YES	YES	NO	YES/CUP	CUP	YES	NO
Agricultural Uses and Activities	YES	YES	NO	YES	YES	YES	NO	P/C	YES	YES	NO
Forest Practices, no processing	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	NO
Lumber Mills, Portable	NO	NO	YES	NO	CUP	NO	NO	NO	NO	YES	NO
Nurseries	YES	CUP	YES	NO	YES	NO	YES	NO	NO	YES	NO
Agricultural Sales	YES	YES	YES	YES	YES	NO	YES	YES	YES	YES	NO
Small-Scale Slaughterhouses	NO	NO	CUP	NO	NO	NO	NO	NO	NO	NO	NO
Unnamed Agricultural and Forestry Uses	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP

<sup>1</sup> Uses that are prohibited in the land use table may be allowed as a cottage industry or home occupation provided that the use meets the requirements set forth in SJCC 18.40.190 and SJCC 18.60.180. "Cottage enterprise" and "home occupation" describe the intensity of a use instead of a specific type of use.

1 **NEW SECTION 3.** A new section is added to Chapter 18.30 SJCC to read as follows:

<b>Table X Eastsound Village Commercial District (minimum four (4) – maximum forty (40) units/acre)‡</b>		
<b>Development Standards</b>	<b>Dimensions/Placement</b>	<b>Permits, Conditions and Limits</b>
Residential Density	Minimum four (4) units per acre. Maximum forty (40) units per acre.	
Minimum Lot Size	N/A	
Building Height	Maximum thirty-five (35) feet.	See Section 16 of this ordinance for the method of measuring height. (Excluding church spires if the area at the base is not larger than five percent (5%) of building floor area.)
Building Front Setback	Thirty (30) feet to the centerline of public right of way.	Building setbacks from shorelines on lots not included in the Eastsound Waterfront Access Plan are subject to policies and regulations in chapter 18.50 SJCC and Section B.3 of the Comprehensive Plan, the Shoreline Master Program.
Side and Rear Setback	Side and rear yards - five (5) feet from the property line.	Architectural appendages ( <i>i.e.</i> , roof overhangs, chimneys, bay windows, and decks not over thirty (30) inches above grade) may extend two feet into required setback.
Eastsound Waterfront Access Plan Setbacks	Building setbacks for existing, expanded, new, or replacement structures on properties in the Eastsound Waterfront Access Plan are set forth therein. Building envelopes and setbacks are shown on Figure X. Land use and shoreline permits for the urban shoreline designation may also be subject to easements and agreement with San Juan County.	
Utilities	Underground	Except when enhancing, repairing, replacing or relocating existing facilities.
Outdoor Storage	Storage area must be screened from view from public roads and shoreline.	Screening must be no less than five (5) feet high consisting of fencing, vegetation or other materials.
Open Space (area not occupied by buildings, parking and driveways)	Ten percent (10%) of the lot shall be open space exclusive of any street front pedestrian easement.	Maintained in natural condition or landscaped. Applications to specify open space and identify landscape features. Open space is required for all new and expanded developments and shall be visible from public street.
Lot Coverage	Buildings larger than five thousand (5,000) square feet in net use building area shall not exceed sixty-five percent (65%) of the lot.	Lot coverage is the area covered by buildings, parking and driveways and does not apply to single family residential development in Village Commercial.
Landscaping	Screening shall be required between residential and nonresidential developments. Parking areas shall be landscaped in accordance with standards in Section 19 of this Ordinance and other landscaping required in this section shall comply with standards in Section 23 (D) of this Ordinance.	
Personal Wireless Service Facilities (PWSF)	PWSF's are subject to the provisions of SJCC 18.40.590, 18.40.600, and 18.40.610.	

**Additional Conditions Applicable to all Eastsound Village Commercial Lots**

Artisan Activities shall meet the following requirements:

- A. Have goods and services for sale to the general public;
- B. Outdoor storage areas exceeding five hundred (500) square feet shall not be visible from adjacent properties or rights-of-way;
- C. Employs or contracts no more than six (6) persons on site;
- D. Manufacturing activities shall be enclosed; and
- E. No use shall be made of equipment or material which produces unreasonable vibration, noise, dust, smoke, odor, or electrical interference to the detriment of adjoining property.
- F. The owner(s) of an artisan activity shall certify compliance with performance standards in subsections (A) through (E) of this section, at the time the business commences, every five years, and at the time of sale of the property. Written certification shall be submitted to the department in a format approved by the director.

Adult family homes and in-home day care facilities which exceed standards for the uses set out in SJCC 18.60.180 are allowed only as provided above and as a conditional use permit.

“Cottage enterprise” and “home occupation” describe the intensity of a use instead of a specific type of use. Uses that are prohibited in the land use table may be allowed as a cottage industry or home occupation provided that the use meets the requirements set forth in SJCC 18.40.190 and 18.60.180.

Additional required parking spaces, driveways and paths are considered and permitted as part of any change of use application.

Classroom uses for primary and secondary education are allowed outright if parking is provided in conformance with requirements in Section 19 of this Ordinance.

All buildings except single family homes must meet the design standards in Section 23 (B) of this Ordinance.

Limited areas of land use districts marked with an “†” are subject to the Airport Overlay Provisions in SJCC 18.40.031 through 18.40.032.

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1 **NEW SECTION 4.** A new section is added to Chapter 18.30 SJCC to read as follows:

<b>Table X Tax Parcels Regulated by Eastsound Waterfront Access Plan</b>				
<b>Tax Parcel Number</b>	<b>Front Setbacks (Main St.)</b>	<b>Rear Setbacks (East Sound shoreline)</b>	<b>Left Setbacks (East)</b>	<b>Right Setbacks (West)</b>
271442007 271442008 271441012	Thirty-eight (38) feet or existing footprint for Emmanuel Church.  Ten (10) feet or existing footprint for Benson Hall.	The lesser of fifteen (15) feet from the top-of-bank (measured from the plus eight (+8) feet OHWM) or the existing footprint.	Five (5) feet or existing footprint, subject to the presence of an existing structure (currently occupied by San Juan Insurance Center). Upon removal of this structure, this setback shall become effective and not blocked in the future by new or expanded construction.	Ten (10) feet
271451010	Five (5) feet.	Five (5) feet from the top-of-bank (measured from the seaward face of the existing riprap bulkhead) for structures. Decks may project to the landward edge of the riprap line.	Five (5) feet.	Five (5) feet.
271451012 271451022	Five (5) feet or existing footprint.	Five (5) feet from the OHWM for structures. Decks may project to any bulkhead line.	Five (5) feet.	Five (5) feet.
271451013	Sixteen (16) feet or existing footprint.	The lesser of 15 feet from the top-of-bank (measured from the plus eight (+8) feet OHWM) or the existing footprint for buildings and decks, as shown on Figure X.	Five (5) feet.	Five (5) feet.
271460050	Twenty-nine (29) feet or existing footprint except canopy over gas pumps.	The lesser of fifteen (15) feet from the top-of-bank (measured from the plus eight (+8) feet OHWM) or the existing footprint.	Five (5) feet or a larger width to replace any visual access lost due to permitted construction between this lot and TPN 271442010.	Five (5) feet or existing footprint, subject to the provision that the Darvill and Porter Station Buildings may be connected together in such a manner that does not substantially

				impair the visual access corridor.
271442010	Twenty-two (22) feet or existing footprint.	The lesser of fifteen (15) feet from the top-of-bank (measured from the plus eight (+8) feet OHWM) or the existing footprint.	Five (5) feet or existing footprint, subject to the provision that the Darvill and Porter Station Buildings may be connected together in such a manner that does not substantially impair the visual access corridor.	Five (5) feet or existing footprint.
271442009	Nine (9) feet or existing footprint.	The lessor of fifteen (15) feet from the top-of-bank (measured from the plus eight (+8) feet OHWM) or the existing footprint.	Five (5) feet or existing footprint.	Five (5) feet or existing footprint, subject to the presence of existing structures (currently occupied by San Juan Insurance Center and service facilities for the bungalow). Upon removal of this structure, this setback shall become effective and not blocked in the future by new or expended construction.

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- 1 **NEW SECTION 5.** A new section is added to Chapter 18.30 SJCC to read as follows:

<b>Table X. Village Residential/Institutional District (minimum four (4) maximum twelve (12) units/acre) ‡</b>		
<b>Development Standards</b>	<b>Dimensions/Placement</b>	<b>Permits, Conditions and Limits</b>
Residential Density	Four to twelve (4-12) units per acre.	
Minimum Lot Size	The minimum lot size is seven thousand (7,000) square feet.	Smaller lots may be created subject to approval of a clustered development plan in accordance with the land division regulations (Chapter 18.70 SJCC) in which the average density is in compliance with the allowed density.
Building Height	Maximum thirty-five (35) feet.	See Section 16 of this ordinance for the method of measuring height.
Building Front Setback	No closer than forty (40) feet to the centerline of the public or private ROW.	
Side and Rear Setback	Side yards - minimum five (5) feet with an aggregate minimum of twelve (12) feet. Rear yards - twenty (20) feet.	One-story garages and storage sheds may be located not less than three (3) feet from rear property lines. Architectural appendages ( <i>i.e.</i> , roof overhangs, chimneys, bay windows, and decks not over thirty (30) inches above grade) may extend two (2) feet into required yards.
Utilities	Underground	
Outdoor Storage (including Recreational Vehicles associated with residential uses)	Storage area must be screened from view from adjoining properties, roads and shoreline.	Screening must be no less than five (5) feet high consisting of fencing, evergreen vegetation or other materials. Outdoor storage related to allowed nonresidential use must be screened before occupancy permit is issued.
Open Space (area not occupied by buildings, parking and driveways)	Thirty percent (30%) of lot.	Maintained in natural condition or landscaped. Applications to specify open space and identify landscape features.
Lot Coverage (area covered by buildings)	Thirty percent (30%) of lot.	
Landscaping		New development shall be designed to conserve natural site features to the extent possible. Landscaped buffers are required along public street frontage in all new development except single-family dwelling units, and screening is required between residential and nonresidential developments.
Manufactured Housing	Manufactured housing shall have skirting or permanent decks installed sufficient to obscure chassis prior to occupancy.	
Parking	Parking serving commercial uses shall be beside or behind buildings. Parking and driveways must be at least three (3) feet from the side and rear property lines except	

	when shared with the adjoining property. The driveway width at the property line must not exceed twenty (20) feet.	
Personal Wireless Service Facilities (PWSF)	PWSF's are subject to the provisions of SJCC 18.40.590, 18.40.600, and 18.40.610.	
<b>Additional Conditions applicable to all Village Residential/Institutional District Lots</b>		
Adult family homes and in-home day care facilities which exceed the standards established in SJCC 18.60.180 and which are allowable uses in accordance with Table 1.1, may be permitted in accordance with applicable permit requirements.		
"Cottage enterprise" and "home occupation" describe the intensity of a use instead of a specific type of use. Uses that are prohibited in the land use table may be allowed as a cottage industry or home occupation provided that the use meets the requirements set forth in SJCC 18.40.190 and 18.60.180.		
Construction of/ or improvements to streets, pedestrian paths and off-site parking areas is subject to provisional permit requirements. Additional required parking spaces, driveways and paths are considered and permitted as part of any change of use application.		
All buildings that are not single family residences must conform to the design standards in Section 23 (B) of this Ordinance.		
Limited areas of land use districts marked with an "†" are subject to the Airport Overlay Provisions in SJCC 18.40.031-18.40.032.		

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1 **NEW SECTION 6.** A new section is added to Chapter 18.30 SJCC to read as follows:

<b>Table X Service and Light Industrial District‡</b>		
<b>Development Standards</b>	<b>Dimensions/Placement</b>	<b>Permits, Conditions and Limits</b>
Residential Density		New residential development is prohibited except as an accessory to a commercial or industrial use and located entirely within a commercial or industrial building.
Minimum Lot Size	Twenty- thousand (20,000) square feet.	
Building Height	Maximum thirty-five (35) feet.	See Section 16 of this Ordinance for the method of measuring height.
Building Front Setback	No structure shall be built within forty (40) feet of the centerline of public ROW.	
Side and Rear Setback	Side yards = ten (10) feet from property line. Rear yards = ten (10) feet from property line.	Architectural appendages ( <i>i.e.</i> , roof overhangs, chimneys, bay windows, and decks not over thirty (30) inches above grade) may extend two (2) feet into required setbacks.
Utilities	Underground	Except when enhancing, repairing, replacing, or relocating existing facilities.
Outdoor Storage (including Recreational Vehicles associated with residential uses.)	Storage area must be screened from view from adjoining properties, roads and shoreline.	Screening must be no less than five (5) feet high consisting of fencing, evergreen vegetation or other similar materials. Outdoor storage related to allowed nonresidential use must be screened before occupancy permit is issued.
Open Space (area not occupied by buildings, parking and driveways.)	Five percent (5%) of lot.	Maintained in natural condition or landscaped. Applications to specify open space and identify landscape features.
Lot Coverage (area covered by buildings, parking and driveways.)	Sixty percent (60%) of lot.	
Landscaping	New development must be designed to conserve natural site features to the extent possible. Landscaped buffers are required along public street frontage in all new development, and screening is required between existing residential uses and new nonresidential developments. In addition to the landscaping requirements listed in Section 23(D) of this Ordinance, a landscaping strip with a minimum width of twenty (20) feet must be provided along the entire primary road frontage of the site and along any property line abutting any residential district. The landscaping strip must include evergreen trees.	
Ground Vibration	No approved use may generate ground vibration perceptible without instruments at any point along or outside of the property line of the site of the use, except for motor vehicle operations.	
FAA Recommended Restrictions	All development in this district must comply with the Federal Aviation Regulations Part 77, relating to heights of land uses proximate to airports and protection of airspaces critical to airport operations.	
Noise, Glare and Flashing Lights	Any use, which is allowable under a conditional use permit, on a lot adjacent to or across the street from a residential dwelling (except nonconforming residences), a lot in a platted subdivision, or a residential designation in the Subarea Plan must	

	not emit continuous and/or uninterrupted noise, glare, flashing lights, or similar disturbances perceptible without instruments more than two hundred (200) feet in the direction of the affected residential use or lot.
Air Emissions	No approved use may generate or cause any visible smoke, gasses, dust, steam, heat or odor to be emitted into the atmosphere, except as necessary for the heating or cooling of buildings, and the operation of motor vehicles on the site. Air emissions are allowed for emergency power generation.
Personal Wireless Service Facilities (PWSF)	PWSF's are subject to the provisions of SJCC 18.40.590, 18.40.600, and 18.40.610.
<b>Additional Conditions applicable to all Service Light Industrial District Lots</b>	
New developments (other than new accessory residential structures) with primary access from the Mount Baker Road Bypass are required to obtain or provide for shared access with at least one (1) adjoining lot by establishing common driveway easements and/or locating access at property lines. No use permitted in this district shall be designed in a manner that would result in traffic backing onto a public or private street or road right-of-way.	
Retail sales are allowed in the Service Light Industrial district provided one or more of the following conditions are met: <ol style="list-style-type: none"> <li>1. Retail sales are related to one or more allowable uses;</li> <li>2. Retail sales are part of a business that requires substantial storage; and</li> <li>3. Products sold are manufactured at the same facility.</li> </ol>	
"Cottage enterprise" and "home occupation" describe the intensity of a use instead of a specific type of use. Uses that are prohibited in the land use table may be allowed as a cottage industry or home occupation provided that the use meets the requirements in SJCC 18.40.190 and 18.60.180.	
Construction of/ or improvements to streets, pedestrian paths and off-site parking areas are subject to provisional permit requirements. Additional required parking spaces, driveways and paths are considered and permitted as part of any change of use application.	
Limited areas of land use districts marked with an "‡" are subject to the Airport Overlay requirements in SJCC 18.40.031 through 18.40. 032.	

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- 1 **NEW SECTION 7.** A new section is added to Chapter 18.30 SJCC to read as follows:

<b>Table X Eastsound Residential Districts (one (1)/acre P*; two (2)/acre; two (2)/acre P*; four (4)/acre P*; minimum four (4) – maximum twelve (12)/acre.</b>		
<b>Development Standards</b>	<b>Dimensions/Placement</b>	<b>Permits, Conditions and Limits</b>
Residential Density	One (1) unit per acre, Two (2) units per acre, Four (4) units per acre, minimum Four (4) – maximum Twelve (12) units per acre.	
Minimum Lot Size	NA	Capital facilities subject to SJCC 18.60.250.
Building Height	Maximum thirty-five (35) feet.	See Section 16 of this Ordinance for the method of measuring heights.
Building Front Setback	No structure shall be built within forty (40) feet of the centerline of a public ROW.	
Side and Rear Setback	Side yards – ten (10) feet from property line. Rear yards – twenty (20) feet from property line. One (1) story garages and storage sheds may be located not less than three (3) feet from rear property lines.	Architectural appendages ( <i>i.e.</i> , roof overhangs, chimneys, bay windows, and decks not over thirty (30) inches above grade) may extend two (2) feet into required setbacks.
Utilities	Underground	Except when enhancing, repairing, replacing, or relocating existing facilities.
Outdoor Storage (including Recreational Vehicles associated with residential uses.)		Storage area must be screened from view from adjoining properties, roads and shoreline. Screening must be no less than five (5) feet high consisting of fencing, evergreen vegetation or other similar materials. Outdoor storage related to allowed nonresidential use must be screened before occupancy permit is issued.
Open Space (area not occupied by buildings, parking and driveways) does not apply to single family residential development.	Thirty percent (30%) of lot.	Open space must be maintained in natural condition or landscaped. Applications must specify open space and identify landscape features.
Lot Coverage (area covered by buildings, parking and driveways) does not apply to single family residential development.	Thirty percent (30%) of lot.	
Landscaping	New development must be designed to conserve natural site features to the extent possible. Landscaped buffers are required along public street frontage in all new development except single family dwelling and screening is required along	

	property lines in all multifamily residential and nonresidential developments.
Required Clustering	All residential developments of five (5) or more units or any residential development on a lot or lots in common ownership of ten (10) acres or more are required to be designed as a cluster of buildings and appurtenances. A minimum of thirty percent (30%) of the site must be retained in open space. All cluster development shall be connected to public water and sewer systems.
*P designations	On the official map some designations are annotated with the letter "P" to identify those locations where site planning is required under Section 24 of this Ordinance and SJCC 18.60.240. This planning is necessary to ensure that development at less than four (4) units per acre density will not preclude possible future development at urban-level densities (four (4) units per acre or higher). New residential development in such areas is subject to approval by the director.
Resource Land Buffer	A buffer area of at least fifty (50) feet must be maintained from the boundary of any property designated as forest resource land. No new structure is allowed within the buffer that houses a residential occupancy, or a commercial occupancy which provides lodging or food service to visitors.
Personal Wireless Service Facilities (PWSF)	PWSF's are subject to the provisions of SJCC 18.40.590, 18.40.600, and 18.40.610.
<b>Additional Conditions applicable to all Eastsound Residential (one (1)/acre P*; two (2)/acre; two (2) /acre P*; four (4) /acre P*; minimum four (4) – maximum twelve (12) /acre;) district lots</b>	
Adult family homes and in-home day care facilities which exceed the standards established in SJCC 18.60.180 are allowed only as provided above and as a conditional use permit.	
Hangars are allowed in residential districts with direct or deeded access to the runway.	
"Cottage enterprise" and "home occupation" describe the intensity of a use instead of a specific type of use. Uses that are prohibited in the land use table may be allowed as a cottage industry or home occupation provided that the use meets the requirements in SJCC 18.40.190 and 18.60.180.	
Construction of/or improvements to streets, pedestrian paths and off-site parking areas are subject to provisional permit requirements. Additional required parking spaces, driveways and paths are considered and permitted as part of any change of use application.	
Within the Eastsound urban growth area, wherever allowable land use density is equal to or less than four (4) units per acre, a density bonus for affordable housing may be approved to achieve up to six (6) units per acre of housing affordable to households with moderate incomes, or up to eight (8) units per acre for housing affordable to households with low incomes. The definition of income groups by size is the most recently issued description by the U.S. Department of Housing and Urban Development for San Juan County. Affordable housing projects must comply with the critical area requirements of Chapter 18.30 SJCC. No density bonus will be approved for the portion of any parcel within the shoreline jurisdiction.	
New commercial, institutional and recreational developments with primary access from the Mount Baker Road Bypass are required to obtain or provide for shared access with at least one (1) adjoining lot by establishing common driveway easements and/or locating access at property lines.	
Limited areas of land use districts marked with an "‡" are subject to the Airport Overlay Provisions in SJCC 18.40.031-18.40.032.	

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- 1 **NEW SECTION 8.** A new section is added to Chapter 18.30 SJCC to read as follows:

<b>Table X Service Park District</b>		
<b>Development Standards</b>	<b>Dimensions/Placement</b>	<b>Permits, Conditions and Limits</b>
Residential Density		New residential development is limited to no more than one dwelling unit accessory to an allowable commercial or industrial use. New residential development must be located entirely within a commercial or industrial building.
Minimum Lot Size	One-half (0.5) acre.	
Building Height	Maximum thirty-five (35) feet.	See Section 16 of this ordinance for the method of measuring height.
Building Front Setback	Thirty (30) feet from property line abutting ROW.	
Side and Rear Setback	Ten (10) feet from property line.	Roof overhangs and other architectural appendages not more than thirty (30) inches above grade may extend two (2) feet into side and rear setbacks.
Utilities	Underground	Except when enhancing, repairing, replacing, or relocating existing facilities.
Outdoor Storage (including Recreational Vehicles associated with residential uses)	Storage area must be screened from view from adjoining properties, roads and shoreline.	Screening must be no less than five (5) feet high consisting of fencing, evergreen vegetation or other similar materials.
Open Space	Minimum forty percent (40%).	Maintained in natural condition or landscaped. Applications to specify open space and identify landscape features. They must be visible from street and consistent with Section 23(D) of this Ordinance.
Lot Coverage	Maximum twenty-five percent (25%).	Buildings, parking, driveways.
Landscaping		New development must be designed to conserve natural site features to the extent possible. Landscaped buffers are required along public street frontage in all new development, and screening is required between existing residential uses and new nonresidential developments. In addition to the landscaping requirements listed in Section 23(D) of this Ordinance, a landscaping strip with a minimum width of ten (10) feet shall be provided along the entire primary road frontage of the site. The landscaping strip shall include evergreen trees.
Ground Vibration	No approved use shall generate ground vibration perceptible without instruments at any point along or outside of the property line of the site of the use, except for motor vehicle operations.	
Noise, Glare and Flashing Lights	Any use, which is allowable under a conditional use permit,	

	on a lot adjacent to or across the street from a residential dwelling (except nonconforming residences), a lot in a platted subdivision, or a residential designation in the Subarea Plan must not emit continuous and/or uninterrupted noise, glare, flashing lights, or similar disturbances perceptible without instruments more than two hundred (200) feet in the direction of the affected residential use or lot.	
Air Emissions	No approved use shall generate or cause any visible smoke, gasses, dust, steam, heat or odor to be emitted into the atmosphere, except as necessary for the heating or cooling of buildings, and the operation of motor vehicles on the site. Air emissions are allowed for emergency power generation.	
Personal Wireless Service Facilities (PWSF)	PWSF's are subject to the provisions of SJCC 18.40.590, 18.40.600, and 18.40.610.	
<b>Conditions Applicable to all Service Park District Lots</b>		
Construction of, or improvements to streets and pedestrian paths are subject to provisional permit requirements.		
Retail sales are allowed in the Service Park district provided one or more of the following conditions are met: 1. Retail sales are related to one or more allowable uses; 2. Retail sales are part of a business that requires substantial storage; 3. Products sold are manufactured at the same facility.		
New developments (other than new accessory residential structures) with primary access from the Mount Baker Road Bypass and Terrill Beach Road are required to obtain or provide for shared access with at least one (1) adjoining lot by establishing common driveway easements and/or locating access at property lines. No use permitted in this district shall be designed in a manner that would result in traffic backing onto a public or private street or road right-of-way.		
"Cottage enterprise" and "home occupation" describe the intensity of a use instead of a specific type of use. Uses that are prohibited in the land use table may be allowed as a cottage industry or home occupation provided that the use meets the requirements set forth in SJCC 18.40.190 and 18.60.180.		
Construction of/ or improvements to streets, pedestrian paths and off-site parking areas are subject to provisional permit requirements. Additional required parking spaces, driveways and paths are considered and permitted as part of any change of use application.		

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2 **NEW SECTION 9.** A new section is added to Chapter 18.30 SJCC to read as follows:

<b>Table X Eastsound Marina District (six (6) to eight (8) units per acre) ‡</b>		
<b>Development Standards</b>	<b>Dimensions/Placement</b>	<b>Permits, Conditions and Limits</b>
Residential Density	Single-Family six (6) units per acre. Multifamily eight (8) units per acre.	
Minimum Lot Size	Seven thousand (7,000) square feet.	Except that a smaller lot size may be created subject to approval of a clustered development plan in accordance with Chapter 18.70 SJCC in which the average density is in compliance with the allowed density.
Building Height	Maximum thirty-five (35) feet.	See Section 16 of this ordinance for the method of measuring height. Church spires are excluded if area at the base is not larger than five percent (5%) of building floor area.
Building Front Setback	No structure shall be built within ten (10) feet of a public or private ROW; however, fifteen (15) feet is required from a thirty (30) feet ROW.	
Side and Rear Setback	Side yards = five (5) feet from the property line. Rear yards = five (5) feet from property line.	Architectural appendages ( <i>i.e.</i> , roof overhangs, chimneys, bay windows, and decks not over thirty (30) inches above grade) may extend two (2) feet into required setback.
Utilities	Underground	
Outdoor Storage		Screening must be no less than five (5) feet high consisting of fencing, evergreen vegetation or other similar materials. Outdoor storage related to allowed nonresidential use, including dry boat must be screened before occupancy permit is issued.
Open Space (area not occupied by buildings, parking and driveways) does not apply to single family residential development.	Thirty percent (30%) of lot.	Maintained in natural condition or landscaped. Applications to specify open space and identify landscape features.
Lot Coverage (area covered by buildings, parking and driveways.)	Thirty percent (30%) of lot.	
Landscaping	New development shall be designed to conserve natural site features to the extent possible. Landscaped buffers are required along public street frontage in all new development except single-family dwelling units, and screening is required between residential and nonresidential developments.	
*P designations	On the official map, the Marina designation is annotated with the letter "P" to identify	

	this location as one where site planning may be required under SJCC 18.60.240 (B) 4-6. This planning is necessary to ensure that development at less than four (4) units per acre density will not preclude possible future development at urban-level densities (four (4) units per acre or higher). New residential development in such areas is subject to approval by the director for this purpose.
Personal Wireless Service Facilities (PWSF)	PWSF's are subject to the provisions of SJCC 18.40.590, 18.40.600, and 18.40.610.
<b>Additional Conditions Applicable to all Marina Lots</b>	
Multifamily developments are allowed outright and shall be subject to appropriate provisions of the SMP.	
"Cottage enterprise" and "home occupation" describe the intensity of a use instead of a specific type of use. Uses that are prohibited in the land use table may be allowed as a cottage industry or home occupation provided that the use meets the requirements set forth in SJCC 18.40.190 and 18.60.180.	
Retail use is allowed only as an accessory to another allowable nonresidential use, except that neighborhood grocery or convenience goods sales are allowed, all subject to provisional use permit.	
Construction of or improvements to streets, pedestrian paths and off-site parking areas require a provisional use permit. Additional required parking spaces, driveways and paths are considered and permitted as part of any change of use application.	
Museums allowed in this district are limited to those devoted to marine natural history, watercraft, navigation, and directly related cultural and educational exhibits. Any retail sales associated with such use shall be clearly incidental and secondary to the museum use.	
Limited areas of land use districts marked with an "‡" are subject to the Airport Overlay Provisions in SJCC 18.40.031-18.40.032.	

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2 **NEW SECTION 10.** A new section is added to Chapter 18.30 SJCC to read as follows:

<b>Table X Eastsound Airport District‡</b>		
<b>Development Standards</b>	<b>Dimensions/Placement</b>	<b>Permits, Conditions and Limits</b>
Residential Density	0	Residential development prohibited.
Lot Size	No Minimum-No Maximum	
Building Height	Maximum thirty-five (35) feet.	See Section 16 of this ordinance for the method of measuring height.
Building Front Setback	No structure within forty (40) feet from centerline of public ROW/road.	
Side and Rear Setback	Side yards = ten (10) feet from property line. Rear yards = ten (10) feet from property line.	Architectural appendages ( <i>i.e.</i> , roof overhangs, chimneys, bay windows, and decks not over thirty (30) inches above grade) may extend two (2) feet into required setbacks.
Utilities	Underground	
Outdoor Storage	Storage areas must be screened from view from adjoining properties, roads and shoreline.	Screening must be no less than five (5) feet high consisting of fencing, non-deciduous vegetation or other similar materials. Outdoor storage related to allowed nonresidential use must be screened before occupancy permit is issued.
Open Space (area not occupied by buildings, parking and driveways).		
Lot Coverage (area covered by buildings, parking, mooring and drive/taxi-ways) does not apply to single family residential development.	Maximum Floor Area Ratio is point five (0.5).	
Vibration	None permitted beyond building wall.	
FAA Recommended Restrictions	<ol style="list-style-type: none"> <li>1. All development in this district must comply with the Federal Aviation Regulations (FAR) Part 77, relating to heights of land uses proximate to airports and protection of airspaces critical to airport operations.</li> <li>2. All development in this district must comply with the Federal Aviation Administration Advisory Circular 150/5370-10, Standards for Specifying Construction on Airports.</li> </ol>	
Personal Wireless Service Facilities (PWSF)	PWSF's are subject to the provisions of SJCC 18.40.590, 18.40.600, and 18.40.610.	
<b>Additional Conditions Applicable to all Airport Use Lots</b>		
New developments with primary access from the Mount Baker Road Bypass are required to obtain or provide for shared access with at least one (1) adjoining lot by establishing common driveway easements and/or locating access at property lines. No use permitted in this district shall be designed in a manner that would result in traffic backing onto a public or private street or road right-of-way.		
Construction of/or improvements to streets, pedestrian paths and off-site areas is subject to provisional permit requirements. Additional required parking spaces, driveways and paths are considered and permitted as part of any change of use application.		

Museums allowed in this district are limited to those devoted to aviation and/or aircraft history and are allowed only north of Mount Baker Road. Any retail sales associated with such use shall be clearly incidental and secondary to the museum use.
No use is allowed which is likely to attract an unusual quantity of birds, particularly birds which normally fly at high altitudes.
Limited areas of land use districts marked with an “⚡” are subject to the Airport Overlay Provisions in SJCC 18.40.031-032.

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2 **NEW SECTION 11.** A new section is added to Chapter 18.30 SJCC to read as follows:

<b>Table X Eastsound Country Corner Commercial (One (1) unit / half (0.5) an acre)</b>		
<b>Development Standards</b>	<b>Dimensions/Placement</b>	<b>Permits, Conditions and Limits</b>
Residential Density	One (1) residential unit per half (0.5) acre. Residential development permitted only as accessory to an allowable commercial use.	The construction of residential units shall only occur simultaneously or after the development of the commercial use. In no case, may the construction of new residential units be permitted prior to the allowable commercial use. All residential units must be located within the same structure/building as the commercial use.
Minimum Lot Size	Half (0.5) acre.	
Building Height	Maximum thirty (30) feet.	See Section 16 of this ordinance for the method of measuring height. A height bonus allowing a maximum height of thirty-five (35) feet will be granted for those buildings with a minimum roof pitch with a ratio of six to twelve (6:12) inches. Chimneys, smokestacks, fire or parapet walls, ADA-required elevator shafts, flagpoles, utility lines and poles, skylights, communication sending and receiving devices, HVAC and similar equipment, and spires associated with places of worship are exempt from height requirements.
Building Front Setback	Fifty (50) feet from centerline of Crescent Beach road. Sixty-five (65) feet from centerline Terrill Beach/Olga Road.	
Side and Rear Setback	Side yards = five (5) feet / fifteen (15) feet from property line.	New development will require a minimum five (5) feet setback on lots beside other Country Corner Commercial properties. Where lots abut residential uses and zones there is a minimum fifteen (15) feet setback which must include 'Screen A' landscaping in conformance with SJCC 18.60.160(D)(1).  Side and rear setbacks are measured from the edge of the property in the same manner as street setbacks.
Utilities	Underground	
Maximum Building Dimensions	Ten thousand (10,000) square feet footprint.	
Open Space (area not occupied by buildings, parking and driveways).	Thirty percent (30%) of lot.	Maintained in natural condition or landscaped in conformance with SJCC 18.60.160.
Lot Coverage (area covered by buildings as determined by measurement of the physical footprint of the	Forty percent (40%) of lot.	

structures.)	
Landscaping	Ten (10) feet buffer along public road frontage with landscaping screen C; Fifteen (15) feet buffer between commercial and residential districts with landscaping screen A.
Parking	Parking that requires cars to reverse into the County right of way is prohibited.
Personal Wireless Service Facilities (PWSF)	PWSF's are subject to the provisions of SJCC 18.40.590, 18.40.600, and 18.40.610.
<b>Additional Conditions Applicable to all Country Corner Commercial Lots</b>	
Fences are exempt from setback requirements, except where they impair sight lines at intersections as determined by the County Engineer.	
Setbacks do not apply to mail boxes, wells, pump houses, bus shelters, septic systems and drainfields, landscaping (including berms), utility apparatus such as poles, wires, pedestals, manholes, water pipes, water valves and vaults, and other items as approved by the director.	
Road right of way setbacks may be waived, at the discretion of the County Engineer, when the presence of shoreline setbacks, property lines, topography or other restrictions make it unreasonable to construct a structure without encroaching into the road right of way.	
The transient rental of residence or guest house may be allowed by a provisional (P) permit only if the owner or lessee demonstrates that the residence or guest house in question was used for transient rental on or before June 1, 1997; otherwise a conditional use (CUP) permit is required.	
Forest practices (including timber harvesting), except for Class IV General, are regulated by the Washington Department of Natural Resources.	

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2 **NEW SECTION 12.** A new section is added to Chapter 18.30 SJCC to read as follows:

<b>Table X Eastsound Rural Residential one (1) unit/ two (2) acres; Eastsound Rural Residential one (1) unit/ five (5) acres‡</b>		
<b>Development Standards</b>	<b>Dimensions/Placement</b>	<b>Permits, Conditions and Limits</b>
Residential Density	One (1) unit per two (2) acres, one (1) unit per five (5) acres.	
Minimum Lot Size	0.5 acre in Eastsound Rural Residential District one (1) unit/ five (5) acres only.	Capital facilities subject to SJCC 18.60.250. Sewer service prohibited.
Building Height	Maximum thirty-five (35) feet.	See Section 16 of this ordinance for the method for measuring height.
Building Front Setback	No structure shall be built within forty (40) feet of the centerline of a public ROW.	
Side and Rear Setback	Side yards = ten (10) feet from the property line. Rear yards = twenty (20) feet from property line. One (1) story garages and storage sheds may be located not less than three (3) feet from rear property lines.	Architectural appendages ( <i>i.e.</i> , roof overhangs, chimneys, bay windows, and decks not over thirty (30) inches above grade) may extend two (2) foot into required setbacks.
Utilities	Underground	Except when enhancing, repairing, replacing, or relocating existing facilities.
Outdoor Storage (including Recreational Vehicles associated with residential uses)		Storage area must be screened from view from adjoining properties, roads and shoreline. Screening to be no less than five (5) feet high consisting of fencing, evergreen vegetation or other similar materials. Outdoor storage related to allowed nonresidential use must be screened before occupancy permit is issued.
Open Space (area not occupied by buildings, parking and driveways) does not apply to single family residential development.	Thirty percent (30%) of lot.	Maintained in natural condition or landscaped. Applications to specify open space and identify landscape features.
Lot Coverage (area covered by buildings, parking and driveways) does not apply to single family residential development.	Thirty percent (30%) of lot.	

Landscaping	New development shall be designed to conserve natural site features to the extent possible. Landscaped buffers shall be required along public street frontage in all new development except single family dwelling and screening is required along property lines in all multifamily residential and nonresidential developments.
Required Clustering	All residential developments of five (5) or more units or any residential development on a lot or lots in common ownership of ten (10) acres or more is required to be designed as a cluster of buildings and appurtenances. A minimum of thirty percent (30%) of the site shall be retained in open space. All cluster development shall be connected to public water and sewer systems.
Resource Land Buffer	A buffer area of at least fifty (50) feet shall be maintained from the boundary of any property designated as forest resource land. No new structure is allowed within the buffer that houses a residential occupancy, or a commercial occupancy which provides lodging or food service to visitors.
Personal Wireless Service Facilities (PWSF)	PWSF's are subject to the provisions of SJCC 18.40.590, 18.40.600, and 18.40.610.
<b>Additional Conditions applicable to all Eastsound Rural Residential one (1) unit/ two (2) acres; Eastsound Rural Residential one (1) unit/ five (5) acres district lots.</b>	
Adult family homes and in-home day care facilities which exceed standards established in SJCC 18.60.180 shall be allowed only as provided above and as a conditional use permit.	
"Cottage enterprise" and "home occupation" describe the intensity of a use instead of a specific type of use. Uses that are prohibited in the land use table may be allowed as a cottage industry or home occupation provided that the use meets the requirements set forth in SJCC 18.40.190 and 18.60.180.	
Construction of/ or improvements to streets, pedestrian paths and off-site parking areas is subject to provisional permit requirements. Additional required parking spaces, driveways and paths is considered and permitted as part of any change of use application.	
New commercial, institutional and recreational developments with primary access from the Mount Baker Road Bypass are required to obtain or provide for shared access with at least one (1) adjoining lot by establishing common driveway easements and/or locating access at property lines.	
Rural residential cluster development is allowed in the Eastsound Rural Residential one (1) unit per five (5) acres designation subject to the applicable provisions of SJCC 18.60.230, SJCC 18.80.180 and the Eastsound Plan.	
Limited areas of land use districts marked with an "†" are subject to the Airport Overlay Provisions in SJCC 18.40.031-18.40.032.	

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2 **NEW SECTION 13.** A new section is added to Chapter 18.30 SJCC to read as follows:

<b>Table X Eastsound Rural ( maximum one (1) unit/ five (5) acres) District</b>		
<b>Development Standards</b>	<b>Dimensions/Placement</b>	<b>Permits, Conditions and Limits</b>
Any use or development allowed shall be designed, constructed and maintained in a manner to ensure as much undisturbed land, trees and natural vegetation and open space value as practicable and to minimize adverse environmental impacts.		
Residential Density	One (1) unit per five (5) acres.	
Eastsound Rural Minimum Lot Size	One half of one (0.5) acre.	Capital facilities subject to SJCC 18.60.250.
Building Height	Maximum thirty-five (35) feet.	See Section 16 of this ordinance for the method of measuring height.
Building Front Setback	Forty to forty-five (40-45) feet from centerline of public ROW or Road.	Forty –five (45) feet if fronting on collector roads like Mount Baker Rd, forty (40) feet for all others.
Side and Rear Setback	Side yards = ten to fifteen (10-15) feet from property line. Rear yards = ten to fifteen (10-15) feet from property line. The appropriate standard is determined by lot size: Ten (10) feet if lot is < five (5) acres; Fifteen (15) feet if the lot is >five (5) acres.	One-story garages and storage sheds may be located not less than three (3) feet from rear property lines Architectural appendages ( <i>i.e.</i> , roof overhangs, chimneys, bay windows, and decks not over thirty (30) inches above grade) may extend two (2) feet into required yards.
Utilities	Underground.	Except when enhancing, repairing, replacing, or relocating existing facilities.
Outdoor Storage	Storage area must be screened from view from adjoining properties, roads and shoreline.	Screening must be no less than five (5) feet high consisting of fencing, evergreen vegetation or other similar materials. Outdoor storage related to allowed nonresidential use must be screened before occupancy permit is issued.
Rural Cluster Development		Rural residential cluster development is allowed as provided by the standards in SJCC 18.60.230 and the procedures in SJCC 18.80.180, subject to the applicable provisions of the Unified Development Code and this Subarea Plan.
Personal Wireless Service Facilities (PWSF)	PWSF's are subject to the provisions of SJCC 18.40.590, 18.40.600, and 18.40.610.	
<b>Additional Conditions applicable to all Eastsound Rural Lots</b>		
Practices for the maintenance of indigenous plants for continuous growth of desirable tree and plant species native to the site and uses which do not involve physical development or alteration of property are allowed outright. All agricultural uses are allowed outright.		
“Cottage enterprise” and “home occupation” describe the intensity of a use instead of a specific type of use. Uses that are prohibited in the land use table may be allowed as a cottage industry or home occupation provided that the use meets the requirements set forth in SJCC 18.40.190 and 18.60.180.		
Cultural facilities are limited to those designed for the purpose of conserving or interpreting the natural and/or		

cultural history of the property, or for the education of visitors about its natural and/or cultural resources. Any such facility allowed shall be small in scale, leave the majority of the site undisturbed, and have no more than a minimal impact on the character or value of the rural area.

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2 **NEW SECTION 14.** A new section is added to Chapter 18.30 SJCC to read as follows:

<b>Table X Eastsound Natural District</b>		
<b>Development Standards</b>	<b>Dimensions/Placement</b>	<b>Permits, Conditions and Limits</b>
Personal Wireless Service Facilities (PWSF)	PWSF's are subject to the provisions of SJCC 18.40.590, 18.40.600, and 18.40.610.	
<b>Conditions applicable to all Natural Lots</b>		
Practices for the maintenance of indigenous plants for continuous growth of desirable tree and plant species native to the site and uses which do not involve physical development or alteration of property are allowed outright. (Parking spaces, driveways and paths required for an allowable use do not require a permit separate from any permit required for the use served; provided, that a road access permit must be granted for construction of any driveway entering a public road.)		
Cultural facilities are limited to those designed for the purpose of conserving or interpreting the natural and/or cultural history of the property, or for the education of visitors about its natural and/or cultural resources. Any such facility allowed shall be small in scale, leave the majority of the site undisturbed, and have no more than a minimal impact on the character or value of the natural area.		
At Madrona Point, if any provision of this section conflicts with the terms or intent of the 1989 agreement between the County and the Lummi Indian Tribe (executed under authority of 25 USC Section 465 and recorded under San Juan County Auditor's File Number 90164328), the agreement governs.		
Any use or development allowed shall be designed, constructed and maintained in a manner to ensure as much undisturbed land, trees and natural vegetation and open space value as practicable and to minimize adverse environmental impacts.		

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2 **NEW SECTION 15.** A new section is added to Chapter 18.30 SJCC to read as follows:

<b>Table X Conservancy Overlay</b>	
<b>Open Space and Natural Features Identified in Figure X</b>	<b>Standards for the Preservation of Open Space and Natural Features</b>
Lavender Farm Knoll	This knoll is a natural landmark in central Eastsound. No building, clearing or alteration to existing grade is allowed above elevation fifty five (55) feet.
<p>Eastsound Swale; This natural drainageway is a key component of the Eastsound watershed and of Eastsound water quality. It provides an important public benefit by controlling flooding and by filtering sediments from storm water, which help to maintain surface water quality.</p>	<p>All land use and development on properties adjoining the swale are subject to the following standards:</p> <ol style="list-style-type: none"> <li>a. No development within one hundred (100) feet of the wetland boundaries that is subject to building permit requirements or the permit requirements of these regulations is allowed until the developer demonstrates compliance with all requirements of this section.</li> <li>b. No buildings, parking or other impervious surfaces or outdoor storage is allowed within fifty (50) feet of wetland boundaries; provided, that landscaping and drainage control facilities may be allowed subject to written approval of a landscaping or drainage control plan by the director. A greater setback and/or buffer area may be required if the director determines it necessary to protect wetland functions and values. Any development adjacent to the wetland shall provide a ten (10) feet wide pedestrian easement immediately adjacent to the east wetland boundary.</li> <li>c. The applicant shall demonstrate compliance with the following: <ol style="list-style-type: none"> <li>i. Except as provided above, no vegetation within the approved buffer shall be altered or removed for development and natural vegetation shall be retained to the extent possible on the remainder of the site.</li> <li>ii. Limits of the area to be cleared for development shall be marked clearly on the ground before construction or site preparation begins.</li> <li>iii. Temporary erosion controls shall be employed during construction which will intercept all runoff from cleared areas and preclude discharge of sediments, debris and pollutants into the buffer area. Before occupancy of any structure the permanent storm drainage system for the site shall be cleaned in a manner approved by the County Engineer.</li> <li>iii. A drainage plan prepared by a licensed civil engineer shall be submitted by the applicant and approved by the director for compliance with best management practices before any site preparation or construction activity occurs. The drainage plan shall identify existing and proposed ground contours, placement of stormwater collection ditches,</li> </ol> </li> </ol>

	<p>temporary and permanent sediment traps and catch basins, and location and design of any runoff water quantity and quality controls. The drainage plan shall also demonstrate that the drainage increase over predevelopment levels will be detained in a manner to avoid increased rate of flow to the swale in excess of one percent (1%).</p> <p>v. All drainage control and treatment facilities shall be properly maintained.</p> <p>d. The director may require an applicant to provide for a professional wetland analysis before a specific setback requirement is established and before any specific site preparation, development and use requirements are determined.</p>
Waterfront Park	This is a day use park. No structure shall exceed fourteen (14) feet in height to maintain opportunities for views from the uplands.
Eastsound Waterfront	<p>The County and owners of Village Commercial waterfront property have adopted a waterfront public access plan.</p> <p>Waterfront structures shall be designed and located to allow for views of East Sound from Main Street by providing space between buildings as required in development standards for the applicable land use district</p>
Madrona Point Dock and Beach	The dock provides the primary dock access to Eastsound. This dock is a boat landing and a temporary tie-up.
Madrona Point	See Natural District
Buck Park	No specific regulations
Significant Views	These views shall be protected by adherence to maximum frontage and height standards for the development of new or expanded waterfront structures specified in the Shoreline Master Program and the site development standards in these regulations.
Entrance and Gate Features	<p><b>A. The West Gate.</b> No trees within the area described in Figure X shall be removed except to control disease or avert hazards to public safety (including maintenance of adequate sight distance along the Main Street right-of-way).</p> <p><b>B. The East Gate.</b> A buffer of at least thirty (30) feet in depth shall be retained along both sides of Main Street together with the existing trees within that buffer.</p> <p><b>C. The North Gate.</b> Any road improvements shall not encroach on the toe of Purdue Hill.</p> <p><b>D. Lovers' Lane.</b> A buffer of at least fifty (50) feet in depth shall be retained along the east side of Lovers' Lane, excluding vegetation removal necessary for driveway or road access to property.</p>
Mount Baker Road Agricultural Property	All improvements shall be set back at least one hundred (100) foot from the property lines along Mr. Baker Road.
Road/right of way setbacks may be waived, at the discretion of the County Engineer, where the presence of shoreline setbacks, property lines, topography, or other lot specific conditions make it unreasonable to construct a structure without encroaching into the road setbacks.	

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2 **NEW SECTION 16.** A new section is added to Chapter 18.30 SJCC to read as follows:3 **Height Measurement.**

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5 Except for personal wireless service facilities, the maximum height of structures in Eastsound is 35  
6 feet.

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8 Structure height measurement method follows:

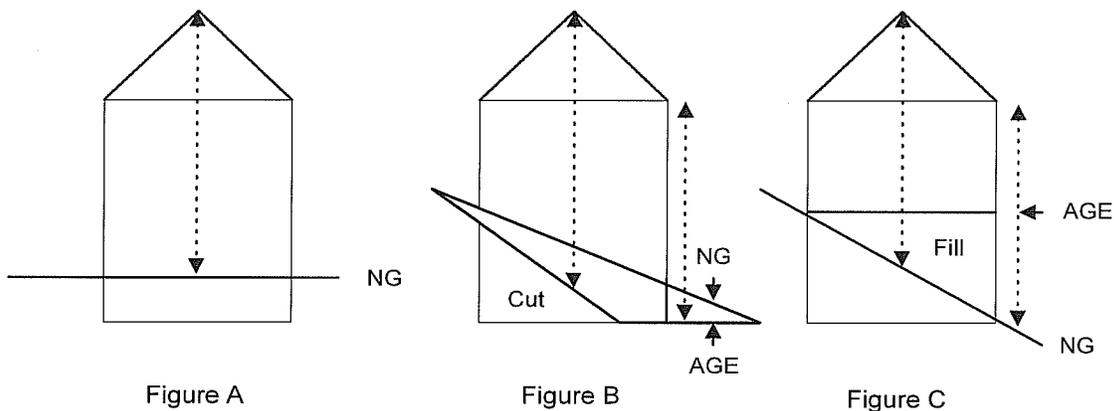


Figure A

Figure B

Figure C

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10 a. Where the natural grade remains unchanged the structure height is measured as by a plumb  
11 line from every point on the roof to the natural grade (NG). Natural grade means the existing  
12 grade prior to any human modification. See Figure A, above.13 b. Where the natural grade has been cut at any point around the structure footprint, the structure  
14 height is measured as by a plumb line from every point on the roof to the altered grade elevation  
15 (AGE). See Figure B, above.16 c. Where fill material has been added to the natural grade, the structure height is measured as by a  
17 plumb line from every point on the roof to the natural grade, regardless height of fill See Figure C,  
18 above.19 **NEW SECTION 17.** A new section is added to Chapter 18.30 SJCC to read as follows:20 **Eastsound Urban Growth Area.**21 The San Juan County Comprehensive Plan Official Map shows the boundaries of the Eastsound urban  
22 growth area, and the limits of the subarea planning area. The Eastsound official map included in the Plan  
23 is an excerpt from the Comprehensive Plan Official Map.24 **NEW SECTION 18.** A new section is added to Chapter 18.30 SJCC to read as follows:25 **General Development Standards.**26 The following standards implement the purposes and policies of the Eastsound Plan appended to the  
27 County's Comprehensive Plan. These standards apply to all development within the Eastsound subarea  
28 and within all land use districts except as specified below.

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2 **NEW SECTION 19.** A new section is added to Chapter 18.30 SJCC to read as follows:

3 **A. Off-Street Parking—General Requirements.**

4 1. Off-street parking shall be established prior to occupancy of any new or expanded building or  
5 before a change in the use of an existing building. Parking space requirements are determined from  
6 Table X, following, and provided that where the use is intensified, expanded or changed, there is a  
7 corresponding change in the number of spaces offered.

8 2. All permit applications required must include a parking layout plan consistent with the  
9 provisions of Section 19 of this Ordinance for the approval of the County Engineer and director.

10 3. Off-street parking areas containing five (5) or more spaces shall be landscaped as follows:

11 a. If parking spaces or access to parking fronts on a street, a screen strip at least three (3)  
12 feet deep along the full length of the parking area fronting on the street shall be provided and  
13 shall include at least one (1) tree, for each thirty (30) feet of that frontage. If parking areas  
14 serving two (2) or more adjoining properties are combined, perimeter screening and buffer  
15 requirements apply only to the perimeter of the entire area. Plant variety, size and spacing shall  
16 conform to standards in Section 23 (D) of this Ordinance.

17 b. If a proposed parking area is not screened by buildings from views from the street or  
18 from adjacent property, a landscaped buffer strip at least five (5) feet deep shall be provided  
19 along the entire length of the perimeter not screened (excluding any necessary curb cuts) and  
20 shall include a screen of plants, or a combination of plants and fencing, to include at least one (1)  
21 umbrella shade tree for each thirty (30) lineal feet of the landscaped strip.

22 c. Interiors of parking areas shall include at least ten (10) square feet of landscaping for  
23 each parking space, with landscaping located at least at aisle ends and corners. Aisle ends shall  
24 include curbed planters.

25 d. Landscaping materials shall be selected and maintained in accordance with provisions in  
26 Section 23 (D) of this Ordinance.

27 4. Minimum dimensions for parking stalls shall be nine (9) feet by eighteen (18) feet, six (6)  
28 inches; except that parking areas for four (4) or more cars may include up to twenty-five percent  
29 (25%) of required spaces designated for compact cars with minimum dimensions of eight (8) feet by  
30 fifteen (15) feet. Any parking space allowed parallel to a wall or other structure shall be at least ten  
31 (10) feet wide. New off-street parking areas shall be designed so that public right-of-way is not used  
32 for circulation. Street access to off-street parking areas shall be at least seventy-five (75) feet from  
33 the centerline of intersections unless no feasible alternative exists.

34 5. Minimum dimensions of driveways and aisles shall conform to those shown in Figure 300-2,  
35 below unless an alternative design is approved in writing by the County Engineer.

36 6. Individual parking spaces, except spaces serving single-family residences, shall be delineated by  
37 striping or by wheel stops.

38 7. Off-street parking spaces shall be located on the site of the use(s) served; provided, that off-site  
39 parking spaces associated with a use or uses within the Village Commercial district are allowed (as

an allowable use) if the parking spaces are also located within that district or adjacent to it in the Village Residential/Institutional district, and all of the following apply:

- a. An easement or covenant guaranteeing use of the site for parking for the use(s) to be served for the life of the use(s), which shall run with the property, is recorded with County Auditor after acceptance by the director;
  - b. The parking area is improved to comply with the standards for parking design required; and
  - c. The parking location is accessible to the site of the proposed use from a public path or street.
8. Donation of right-of-way for street improvements should be compensated by a credit to the property owner for each on street parking space resulting from the donation, against the number of spaces required for the use of the property. The parking credits equal the greater of the number of parking spaces created in the right-of-way or could have been otherwise created.
9. Where new or additional public on-street parking is provided in return for dedication of right-of-way the property owner shall receive credit for one (1) space required under table X for each space created as a result of the dedication.
10. All lighting shall be consistent with the provisions of SJCC 18.60.170.
11. The provision of shared parking consistent with SJCC 18.60.120(D)(1-5) is allowed.

**B. Off-Street Parking—Village Commercial District Requirements.**

- 1. Off-street parking within the Village Commercial district required for any new use or building shall be located at the side or rear of the use or building served: parking spaces required for expansion of an existing use or a change of use within an existing building in that district shall be located at the side(s) or rear of the building if possible. This requirement does not apply on lots less than one hundred (100) feet in width or where existing buildings would make it infeasible.
- 2. If the parking area is within the Village Commercial district but abuts the Village Residential/Institutional district boundary, a view-obscuring barrier at least six (6) feet high shall be provided at the district boundary; provided, that a lower barrier may be authorized if the director finds it adequate to screen commercial parking and structures from residential uses.

**Table X Minimum Parking Space Requirements by Net Use Building Area.**

Net Use Building Area	Minimum Parking Space Requirement
<b>A. Commercial Uses</b>	
<b>Banks and financial services:</b>	One (1) space per three hundred (300) square feet.
<b>Commercial and professional offices:</b>	One (1) space per three hundred (300) square feet.
Retail establishments:	One (1) space per three hundred (300) square feet.
Retail establishments associated with	One (1) space per one thousand (1,000)

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**Net Use Building Area**

**Minimum Parking Space Requirement**

substantial warehouse space (such as lumber yards) must have the inside storage building or warehouse area calculated separately from the retail requirements above:

square feet.

Commercial storage space rental:

One (1) space per one thousand (1,000) square feet, which may be located in front of the entrance door to storage units.

Day care centers:

One (1) space per employee (including owner/operator) plus an off-street drop off and pick up area.

Resorts, hotels, motels, bed and breakfasts

One (1) space per guest unit. Additional spaces required for other uses (except residential associated with a B&B) contained within one (1) space per three hundred (300) square feet.

Restaurants, taverns and cocktail lounges:

The greater of one (1) space per one hundred (100) square feet of seating area within the building or one (1) per seven (7) seats. Seasonal outside seating does not require additional parking spaces.

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### B. Industrial Uses

Automotive, boat, airplane and other machinery repair services:	1 space per one thousand (1,000) square foot of indoor repair and storage area.
Light industrial, warehouses and manufacturing facilities:	One (1) space per one thousand (1,000) square feet.
Utility equipment and service facility buildings:	One (1) space per one thousand (1,000) square feet.

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### C. Institutional Uses

Retirement, convalescent and group homes:	One (1) space per six hundred (600) square feet.
Medical clinics:	One (1) space per two hundred (200) square feet.
Libraries:	One (1) space per three hundred (300) square feet.
Museums:	One (1) per eight hundred (800) square feet.
Places of public assembly (includes theaters, auditoriums, churches, <i>etc.</i> ):	The greater of one (1) space per six (6) seats or one (1) space per ninety (90) square feet of only the principal assembly area.

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### D. Residential Uses

Dwelling units over five hundred and fifty (550) square feet per unit (single-family or multi-family):	One and a half (1.5) spaces per unit.
Dwelling units five hundred and fifty (550) square feet or less per unit (single-family or multi-family):	One (1) space per unit.

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2 Notes:

- 3 1. Parking requirements for any use not specifically mentioned above shall be determined by the director.
- 4 2. Standards are the minimum requirements and do not necessarily imply that the number of spaces required will
- 5 be adequate to serve the peak parking needs of a particular use.
- 6 3. Space requirements based upon square footage are determined from net use area. For the purposes of
- 7 calculating the number of spaces required based on net use area, the following is excluded from the gross
- 8 floor area of a use or structure:
- 9 a. Circulation areas such as entries and weather vestibules, lobbies, hallways and corridors, stairways,
- 10 elevators and similar areas which do not have customer/patron uses other than for circulation of people;
- 11 and

- 1 b. Mechanical, custodial and storage areas such as mechanical rooms and chases/shafts, electrical/utility  
 2 rooms and vaults, toilets, custodial rooms, and areas used solely for storage;  
 3 c. The area of structural and design elements is not excluded. In general, net use area should not include  
 4 floor area which does not generate parking space demand by employees and customers or patrons.

5 **Figure X Parking Area Dimension Standards.**

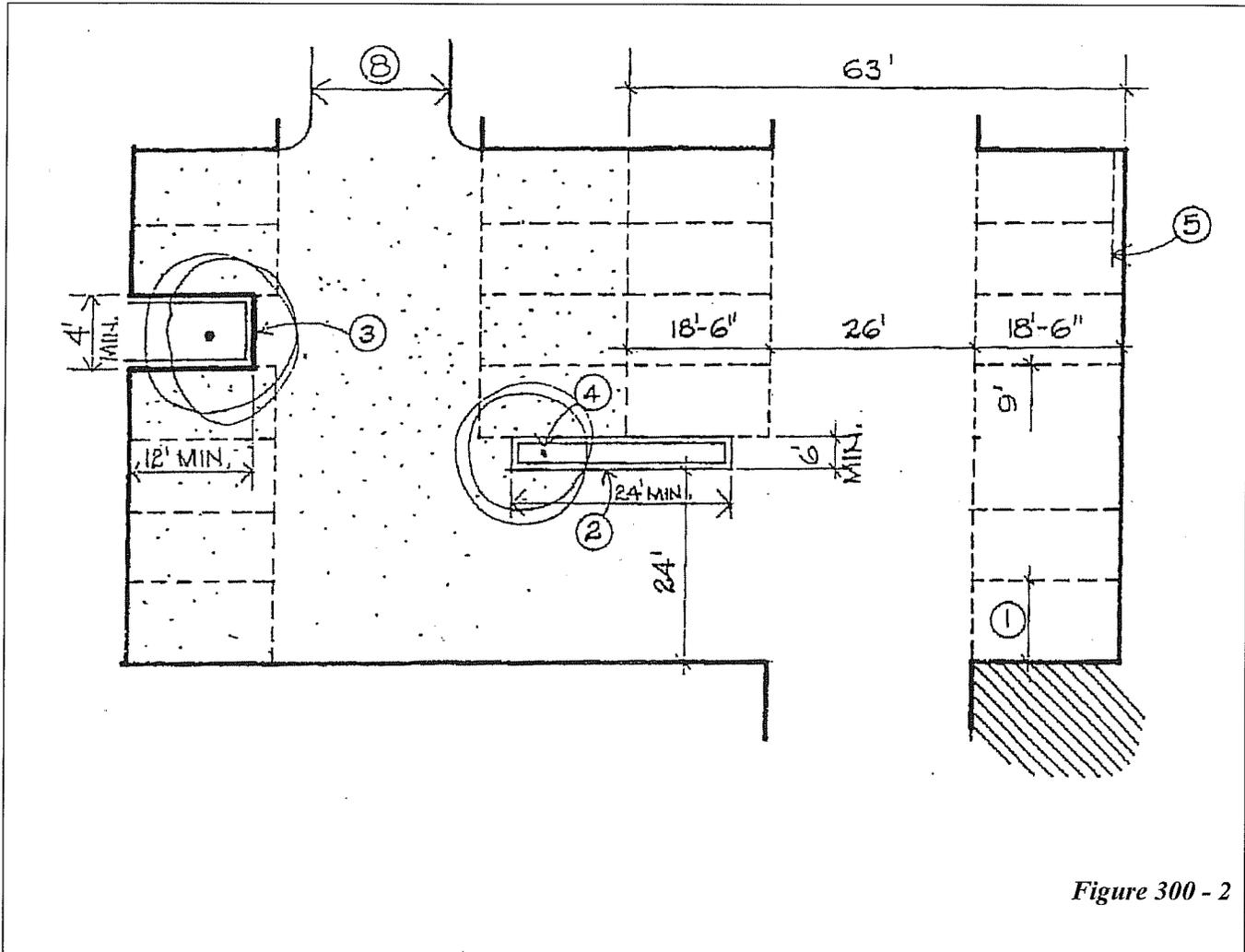


Figure 300 - 2

6 **Notes:**

- 7 1. End spaces shall be at least ten (10) feet wide when directly alongside a wall or building.  
 8 2. End aisles shall have a curbed planter.  
 9 3. In gravel areas, parking spaces shall be in groups of no more than four (4) cars each, separated by a curbed  
 10 planter, log, or other approved means.  
 11 4. Parking areas shall be landscaped as required including at least one (1) tree per ten (10) cars.  
 12 5. Landscaping may encroach one foot if protected by a curb or bumper.  
 13 6. Angle parking is allowed if it conforms to the Highway Research Board Special Report No. 125, Parking  
 14 Principles.

- 1 7. Barrier-free parking shall be provided in accordance with Chapter Eleven (11) of the International Building  
2 Code.
- 3 8. Minimum width for two-way driveways is:
- |      |                                |                   |
|------|--------------------------------|-------------------|
| 4 a. | One (1) to six (6) cars:       | Ten (10) feet     |
| 5 b. | Seven (7) to twelve (12) cars: | Sixteen (16) feet |
| 6 c. | Thirteen plus (13+) cars:      | Twenty (20) feet  |

7 **NEW SECTION 20.** A new section is added to Chapter 18.30 SJCC to read as follows

8 **A. Payment in Lieu of providing required parking spaces.**

- 9 1. Within the Village Commercial designation only, the director may waive all or part of the on-site  
10 parking requirements prescribed in Table 300-1 upon written request of the applicant to  
11 contribute to the Eastsound Village parking fund created pursuant to Section 20(B) of this  
12 Ordinance.
- 13 2. The fee to be paid in lieu of providing the required parking space(s) shall be is five thousand  
14 dollars (\$5,000) per space, or such other amount as the County Council adopts by ordinance.  
15 Payment will be made before any permit is issued.
- 16 3. Payment of in-lieu fees for off-site spaces will be based on the number of required on-site  
17 parking spaces.
- 18 4. A property owner who donates land or easements in lieu of a monetary contribution or provision  
19 of on-site spaces will receive parking credits based upon the formula specified in Section 20  
20 (A)(2) of this Ordinance. The appraised value of the land is used to determine the amount of  
21 contribution. The property owner may utilize the County Assessor's assessed valuation or bear  
22 the cost of an appraisal to determine the value of the donation.
- 23 5. Property owners may make contributions of land or monies in advance of their actual current  
24 need or requirement to provide on-site parking. Such contributions are noted as a credit for the  
25 owner.
- 26 6. Partial space credits are rounded to the nearest whole number.
- 27 7. Nothing herein prevents the waterfront owners from conveying, pooling, or sharing their accrued  
28 parking credits with other properties within the geographic scope of the Eastsound Waterfront  
29 Access Plan.

30 **B. Eastsound Village Parking Fund.** There is hereby created an Eastsound village parking fund, to  
31 be administered by the County Council or their designee. The fund has the authority to  
32 acquire, develop, maintain, and manage public parking areas within the Eastsound Subarea Plan  
33 boundaries. The County Council may from time to time direct that other monies be transferred  
34 into the fund to be used for the purposes of the fund.

- 35 1. An Eastsound parking committee will be established as a subcommittee of the EPRC.  
36 Membership on the committee is by appointment of the County Council. The committee is  
37 comprised of five (5) members; one (1) representing the general public; one (1) EPRC member;  
38 and three (3) who are contributors to the fee-in-lieu parking fund. The Eastsound parking  
39 committee advises the EPRC on the operations and management of the Eastsound Parking  
40 Improvement Fund. EPRC, in turn, advises the County Council or their designee.

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- 1        2. The County Council or their designee is authorized to accept monetary contributions and
- 2            donations of land or easements in lieu of contributions and to maintain a parking improvement
- 3            fund to manage the funds collected for the purpose of developing additional public parking areas
- 4            in Eastsound.
- 5        3. The County Council or their designee is authorized to accept contributions and donations of land
- 6            as outlined in Section 20 (A)(2) and (4) of this Ordinance, in lieu of meeting the on-site parking
- 7            requirements of the Eastsound Subarea Plan.
- 8        4. The County Council, after receiving the recommendations of the EPRC and the County
- 9            Council’s designee shall annually establish a fee-in-lieu charge which is based on the average
- 10           current cost of providing a completed parking space in the Village Commercial district. An
- 11           additional charge of two hundred and fifty dollars (\$250) shall be included in the fee-in-lieu
- 12           charge which shall be devoted to the repair and maintenance of the space so created.
- 13        5. The fund shall be used exclusively for the planning, acquisition, design, development, financing,
- 14           construction, repair, and maintenance of public parking areas in Eastsound Subarea Plan
- 15           boundaries all consistent with the specific priorities established by the Eastsound parking
- 16           committee, the EPRC, and the County Council.
- 17        6. The County Council or their designee shall develop a financing plan which will permit
- 18           amortization of payments over a term of years for property owners who make monetary
- 19           contributions in lieu of providing on-site parking. The County Council or their designee has
- 20           authority to record any financing plan as a lien against the subject property in the manner
- 21           prescribed by law.

22        **NEW SECTION 21.** A new section is added to Chapter 18.30 SJCC to read as follows:

23            **Informational kiosks and mobile or semi-mobile structures.**

24        **A. Scope:**

25            The provisions of this section do not apply to activities on the publicly owned Village Green.

26            Informational kiosks that are accessory to a conforming permanent structure on the same lot and

27            only provide information are allowed in specific Eastsound land use districts. Retail kiosks are

28            prohibited.

29        **B. Regulations:**

- 30        1. All informational kiosks shall:
  - 31            a. Not have a footprint that exceeds four point six (4.6) feet by seven (7) feet;
  - 32            b. Be considered as part of the net use area of the associated structure for the purposes of lot
  - 33            coverage and parking space calculation;
  - 34            c. Not exceed a height of ten (10) feet at the highest point;
  - 35            d. Not be closer than six (6) feet from the nearest permanent structure;
  - 36            e. Not use more than forty (40) square feet for displaying information;
  - 37            f. Not block view corridors or pedestrian traffic;
  - 38            g. Not remain in place for more than six (6) months in a calendar year;

- 1 h. Be required to obtain all applicable permits;
- 2 i. Follow the setbacks that apply to the land use district and Eastsound design standards;
- 3 j. Have plans approved by the Eastsound Design Review Committee (EDRC);
- 4 k. Not provide drive-thru service;
- 5 l. Not impinge on existing parking spaces;
- 6 m. Provide a trash receptacle for users and employees;
- 7 n. Not provide amplified music;
- 8 o. Meet all appropriate codes for suspended or ground mounted electrical cords and/or
- 9 electrical service; and
- 10 p. Be removed if abandoned or unused for three (3) months.

11 2. Food vending trucks, if motorized, and fully mobile, are allowed if sited on private property and  
12 the use is consistent with the land use and development standard tables above.

13 3. Food vending trailers with detachable wheels, that are mobile or semi-mobile, are allowed if sited  
14 on private property and the use is consistent with the land use development standards tables above.

15 4. An informational kiosk is allowed if sited on private property and its use is consistent with the  
16 land use tables, development standard tables and design standards.

17 **NEW SECTION 22.** A new section is added to Chapter 18.30 SJCC to read as follows:

18 **Signs.**

19 **A. Scope:** All signs, including sign structures and display areas or building walls with lettering on them  
20 may be erected and maintained only as provided by this section; except for;

- 21 1. Signs owned and maintained by governmental agencies;
- 22 2. Signs inside a building, except for strobe lights or floating lights visible from a public  
23 right-of-way, private road or other private property; and
- 24 3. Signs carved into or part of materials which are an integral part of a building.

25 **B. Regulations.**

26 1. Placement of offsite outdoor advertising signs (A – Frame) is allowed where highlighted in the  
27 public right-of -way in the locations shown on Figure X as described; at the intersection of Main  
28 Street and Lovers Lane, signs are allowed only on the west side of Lovers Lane; at the intersection  
29 of School Road and Prune Alley and the south side of the intersection of Terrill Beach Road and  
30 Crescent Beach Drive. No more than one (1) sign per organization is allowed.

31 2. A-frame signs placed in these locations are subject to the provisions of SJCC 18.40.400 (D)  
32 Special event signs.

33 3. No sign shall be constructed, displayed or located in a manner that constitutes a public hazard.

34 4. Exterior signs that are illuminated from within or that move, flash or are otherwise animated are  
35 not allowed.

1 5. Freestanding signs are not allowed where they degrade or obstruct scenic views, nor exceed  
2 twelve (12) feet in height above existing grade.

3 6. Canopies or awnings containing any text are regarded as signs for purposes of this section.  
4 Canopies or awnings illuminated from within, with or without text, are not allowed.

5 7. The County reserves the right to remove all nonconforming A-frame signs from the public right-  
6 of-way.

7 8. The required level of review for signs is as follows and, where applicable, signs are subject to  
8 policies, regulations and permit requirements of the Shoreline Master Program (SMP). If a permit is  
9 required by the Eastsound Subarea Plan or the SMP for a proposed use associated with a proposed  
10 sign, required applications shall be submitted and acted on together, in accordance with provisions  
11 of UDC.

12 a. Signs up to ten (10) square feet aggregate area per building are allowed outright.

13 b. Signs eleven (11) to thirty-two (32) square feet aggregate area per building are allowed  
14 subject to a provisional permit.

15 c. Signs larger than thirty-two (32) square feet aggregate area/building require a  
16 conditional use permit. In no case may they exceed one (1) square foot per linear foot of  
17 primary building frontage.

18 9. No sign mounted on a building shall extend above the eave, rake or parapet of the wall on which  
19 it is mounted.

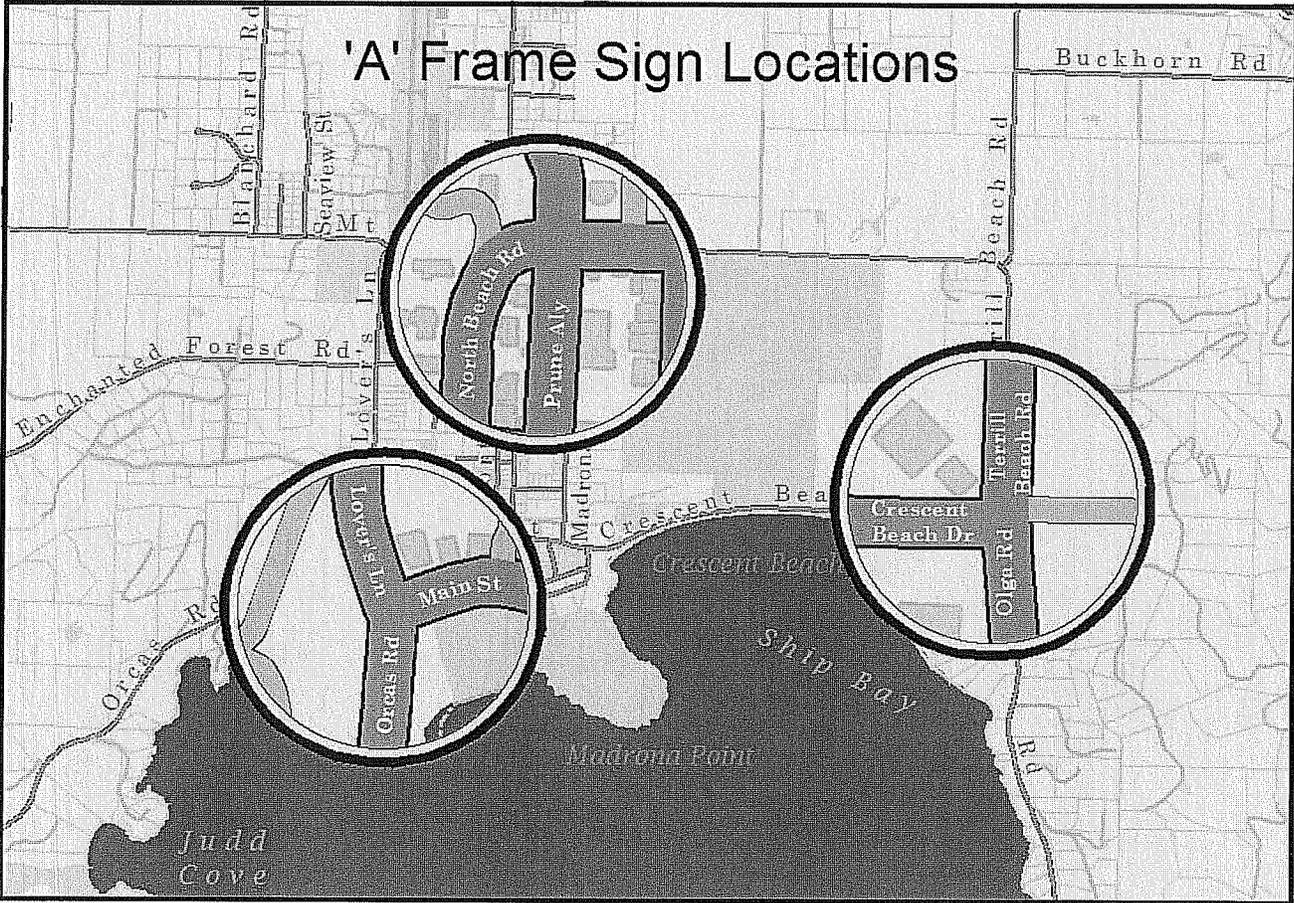
20 10. Only one (1) way-finding sign is allowed within the Eastsound Village Green. This sign must  
21 conform to the following standards:

22 a. The sign may not be more than eight (8) feet high;

23 b. The sign may not consist of more than four (4) panels arranged around a central axis,  
24 each panel shall be no more than two (2) feet wide and five (5) feet high.

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Figure X, proposed sign locations.



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1 **NEW SECTION 23.** A new section is added to Chapter 18.30 SJCC to read as follows:

2 **A. Eastsound Design Review Committee.**

3 1. The Eastsound Design Review Committee (EDRC) is appointed by the County Council in three  
4 (3) year, staggered terms. The EDRC consists of three (3) citizens and one (1) alternate, whose legal  
5 residence is on Orcas Island, including at least one (1) registered architect and one (1) member of the  
6 Eastsound Planning Review Committee (EPRC).

7 2. The EDRC meets by appointment and as needed to review specific project designs.

8 3. The EDRC may approve the design of projects that do not comply with the design standards in  
9 Section 23(B) of this Ordinance, but which the EDRC determines meets the purpose and intent of  
10 the Eastsound Subarea Plan as expressed in this section and in the plan's general goals and policies.  
11 The EDRC approval is limited to variation from the specific standards in Section 23(B) of this  
12 Ordinance. All other provisions of the Eastsound Subarea Plan apply.

13 4. The EDRC's written findings outline the specific reasons for any determination that a proposal  
14 does or does not meet the requirements of Section 23(B) of this Ordinance. The EDRC submits its  
15 findings and conclusions to the director.

16 **B. Design Standards.**

17 1. Design Standards. Design standards apply to all buildings in the Village Commercial and Village  
18 Residential/Institutional districts with the exception of single family residences. The following  
19 standards apply except as specifically provided in subsection (C) of Section 23 of this Ordinance.

20 2. Walls of buildings in excess of forty (40) feet in length that front on a public street shall be  
21 broken with an offset or setback of at least four (4) feet for every forty (40) feet. Roof planes shall  
22 have corresponding offsets.

23 3. Exterior wall surfaces shall be ship lap horizontal siding, cedar shingles, vertical or horizontal  
24 tongue and groove siding, board and batten siding, or rough-sawn textured panels with applied  
25 battens. However, other materials may be used for surface area, which does not exceed ten (10)  
26 percent of the total wall surface area of the building, for decorative details.

27 4. Roof slopes shall not be less than six to twelve (6:12) nor more than twelve to twelve (12:12) for  
28 the principal roof of a building. Secondary roofs of porches, dormers and appurtenances shall not be  
29 less than three to twelve (3:12). Flat roofs are allowed but shall not be closer than eighteen (18) feet  
30 to any eave.

31 5. Sloped roof surfaces shall be cedar shakes, cedar shingles, composition shingles, or metal  
32 roofing. Color shall be subdued gray or an earth tone.

33 6. Any change from a single-family residential use of a dwelling unit to an allowed nonresidential  
34 use is exempt from these standards unless exterior structural alteration is required or proposed for  
35 the change of use.

36 **C. Procedure for Exceptions to Design Standards.**

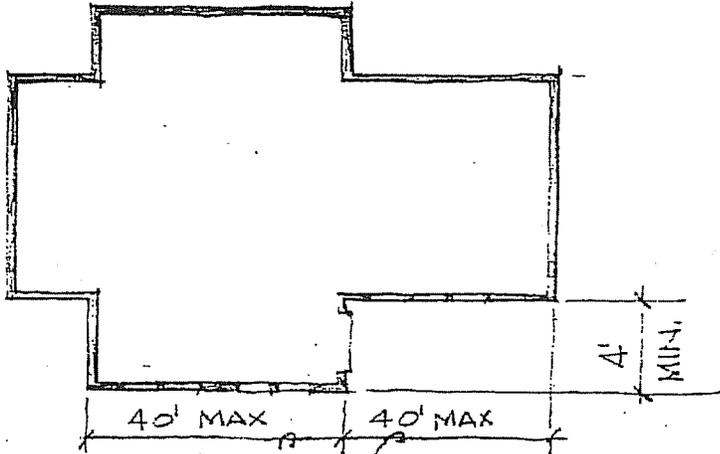
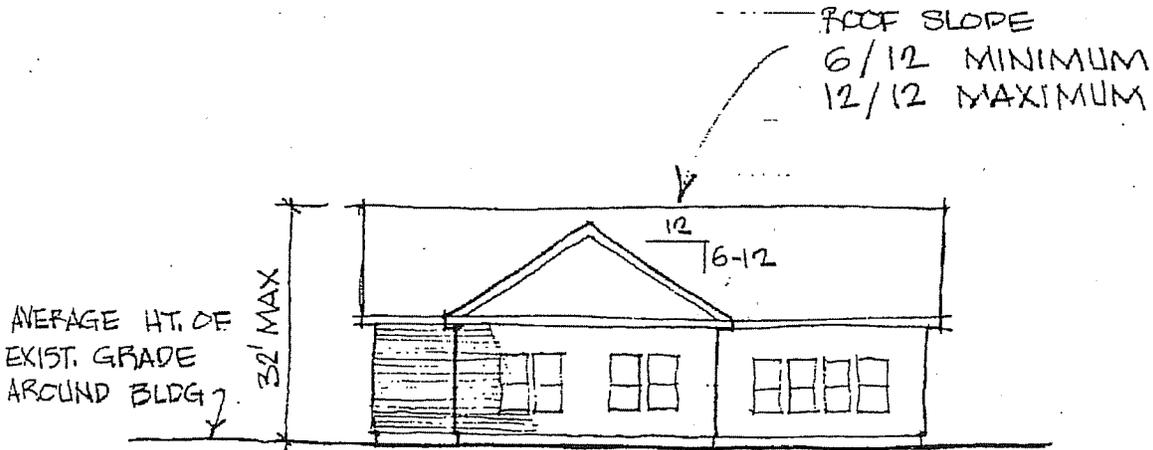
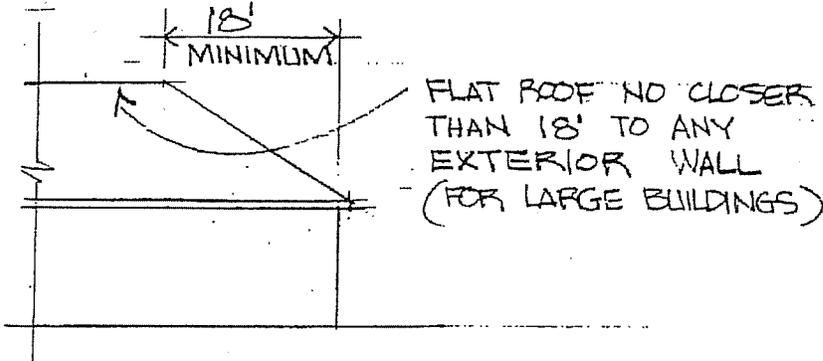
37 1. Expansion or alteration of existing structures shall comply with the standards in Section 23(B) of  
38 this Ordinance unless the applicant demonstrates that compliance would result in an inharmonious  
39 building design due to incompatible existing design features.

40 2. Applicants may request an exception to the design standards in Section 23 (B) of this Ordinance.  
41 The department will forward the request for an exception to the EDRC for review.

1 3. Applicants for an exception are encouraged to apply early in the design process to discuss and  
2 obtain tentative approval of the concept and the terms of the exception. Final approval is subject to a  
3 review of construction documents submitted for a building permit to ensure the original concept and  
4 terms have been adhered to.

5 4. EDRC decisions may be appealed to the director.  
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1 Figure X Design Standards



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1 **D. Landscaping.**

2 Landscaping required by the Eastsound Subarea Plan shall be designed, installed and maintained in  
3 conformance with the following provisions:

4 1. Types. Landscaping required by this Plan is one of the following three types.

5 a. Screening. Screening is to provide a visual barrier at least five (5) feet high. When  
6 screening is specified, landscaping shall generally consist of a mix of evergreen groundcovers,  
7 trees and shrubs. Shrubs shall be at least two (2) feet tall at the time of planting and, if shrubs (or  
8 hedges) are to provide the majority of the screen, shall have a minimum height of five (5) feet at  
9 maturity. Trees shall be at least four (4) feet tall at the time of planting and all plants shall be  
10 spaced so as to grow together within three (3) years of planting to achieve a sight-obscuring  
11 screen of at least eighty percent (80%) opacity. Required screening shall be at least five (5) feet  
12 deep. Existing vegetation, walls, fences or grading (maximum slope three to one (3:1)) may be  
13 incorporated into the design of the screen if they contribute to the intent of this requirement.

14 b. Landscaped Buffers. A buffer is a separation, but not necessarily a visual barrier. When  
15 landscaped buffers are specified, landscaping shall generally consist of a mix of evergreen and  
16 deciduous groundcovers, trees and shrubs, chosen and spaced to cover the buffer area within  
17 three (3) years of planting. However, buffers required along public streets shall consist of  
18 walkways, groundcovers, shrubs and deciduous trees only. Buffers shall be at least eight (8) feet  
19 wide for the length required unless specified otherwise in the Eastsound Subarea Plan.  
20 Deciduous trees shall have a minimum trunk diameter of one and one-half (1.5) inches at  
21 planting and be spaced so that branches will touch after ten (10) years of normal growth. Along  
22 public streets such buffers shall include at least one (1) tree for every thirty (30) feet of lineal  
23 street frontage. Existing vegetation, walls, fences or grading (maximum slope three to one (3:1))  
24 may be incorporated into the design of the buffer if they contribute to the intent of this  
25 requirement.

26 c. Open Space Landscaping. Open space may be natural or landscaped including grass,  
27 paved walkways and open decks, but does not include parking areas or driveways. Ten (10)  
28 square feet of open space is required.

29 2. Maintenance. The property owner and any tenant is responsible for maintenance of all  
30 landscaping required by the Eastsound Subarea Plan, which shall be maintained in good  
31 condition so as to present a healthy appearance. All landscaped areas required by the Eastsound  
32 Subarea Plan shall be provided with a readily available water supply. Tree limbs are not allowed  
33 to extend over walkways or driveways below a height of eight (8) feet above grade.

34 3. Plant Selection. Plant varieties selected to fulfill requirements of the Eastsound Subarea Plan  
35 shall be of a type suitable to the climate and site conditions.

36 Where the director determines a proposed landscaping plan will not meet screening and buffer  
37 development standards in Section 23(D)(1) of this Ordinance, the director may require that plant  
38 lists and design for required landscaping be reviewed or prepared by a landscape architect.

39 **NEW SECTION 24.** A new section is added to Chapter 18.30 SJCC to read as follows

40 **Standards for new and substantially altered development.**

41 A. Applicability. The regulations in this section apply to all new development and all substantial  
42 alterations within the urban growth area (UGA). A substantial alteration is where the total cost of all  
43 alterations (such as electrical, mechanical, plumbing, and structural changes) for a building or facility  
44 within any twelve (12) month period or single development permit application amounts to fifty percent

1 (50%) or more of the value of the building or facility. In determining the current value of the building or  
2 facility, the assessor's fair market value, or a current appraisal by a qualified professional may be used.

3 **B.** General regulations: See SJCC 18.60.240.

4 **NEW SECTION 25.** A new section is added to Chapter 18.30 SJCC to read as follows:

5 **Exterior Lighting.**

6 Exterior lighting shall be energy-efficient and shielded or recessed so that direct glare and reflections are  
7 contained within the boundaries of the lot. Exterior lighting shall be directed downward and away from  
8 adjoining properties and public rights-of way. No lighting shall blink, flash, or be of unusually high  
9 intensity or brightness. All lighting fixtures shall be appropriate in scale, intensity, and height to the use  
10 they are serving. Any lighting installed in parking areas shall be of direct cutoff design so that the  
11 source is not visible from adjacent property. Decorative lighting shall be limited to incandescent lamps  
12 with a maximum of twenty-five (25) watts per bulb and five hundred (500) watts overall. An exception  
13 to the exterior lighting standards applies to holiday lighting between October fifteenth (15) and February  
14 fifteenth (15).

15 **NEW SECTION 26.** A new section is added to Chapter 18.30 SJCC to read as follows:

16 **Street Development Standards.**

17 **A.** Existing public streets shall be improved to comply with the configurations specified in  
18 Figures X through X.

19 **B.** Curbs, gutters, sidewalks, power conduits, power pods, and street trees are required for  
20 streets within the Village Commercial and Village Institutional districts and shall comply with all  
21 standard details.

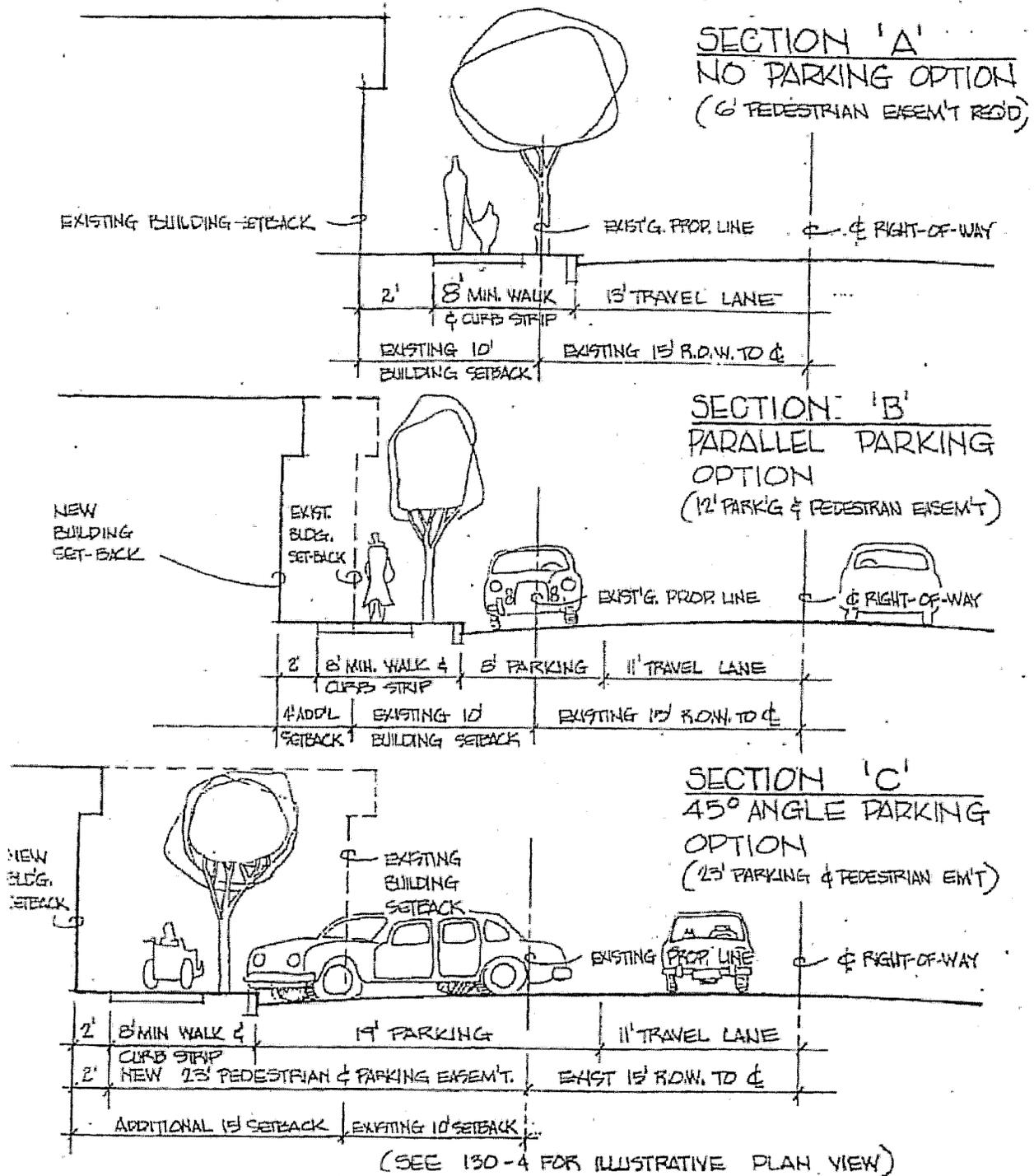
22 **C.** The County will provide curbs, gutters, sidewalks and street trees when public street  
23 improvements are made and sufficient right-of-way exists. If the right-of-way is insufficient the County  
24 will make these improvements if the necessary right-of-way is dedicated. If property owners are  
25 unwilling to dedicate right-of-way the County may choose to forgo curbs, gutters, sidewalks, and street  
26 trees, or use some other means of financing curbs, gutters, sidewalks and street trees such as LID, grants,  
27 local funds, etc.

28 **D.** When the County improves a street with insufficient right-of-way, curbs, gutters, sidewalks  
29 and street trees will be installed when property owners dedicate appropriate right-of-way. The County  
30 Council may adjust street improvement standards required by the Eastsound Subarea Plan by adopting  
31 an improvement plan for a specific street.

32 **E.** Property owners shall install, or agree to install at a future date under specific conditions,  
33 curbs, gutters, sidewalks and street trees when their property adjoining public streets is developed, when  
34 an existing use is substantially expanded, when a change of use occurs, or when improvements of a fair  
35 market value of at least fifty thousand (\$50,000) are made to the property. The department of public  
36 works is responsible for establishing the grades at the street sufficient to determine the proper location of  
37 the improvements called for in this subsection so that they will be in alignment with future street  
38 improvements. If public works has not completed a design for the street or cannot furnish the necessary  
39 information, the improvements shall not be required until such time as public works has established the  
40 necessary grades and design standards for the required improvements. As a part of any agreement to  
41 install improvements at a future date the property owner shall agree to participate in a street  
42 improvement program for the entire street when it is implemented.

- 1 **F.** New public street rights-of-way shall be at least sixty (60) feet wide in Eastsound and at least  
2 fifty (50) feet wide within the Village Commercial or Village Residential/Institutional land use districts.
- 3 **G.** Street trees should be located as illustrated in Figure X. On any given street, species of large  
4 shade trees and flowering ornamental trees should be uniform, and selected by agreement of a simple  
5 majority of the affected property owners, unless a specific species has been selected as part of an  
6 adopted plan for improvements to a particular street. Figure X contains a list of suggested trees.
- 7 **H.** Maintenance agreements for street accessories (street trees, sidewalks, landscaping, etc.) is  
8 required prior to occupancy of any new or substantially expanded use and as a condition of participation  
9 in any street improvement program as provided for in this section.

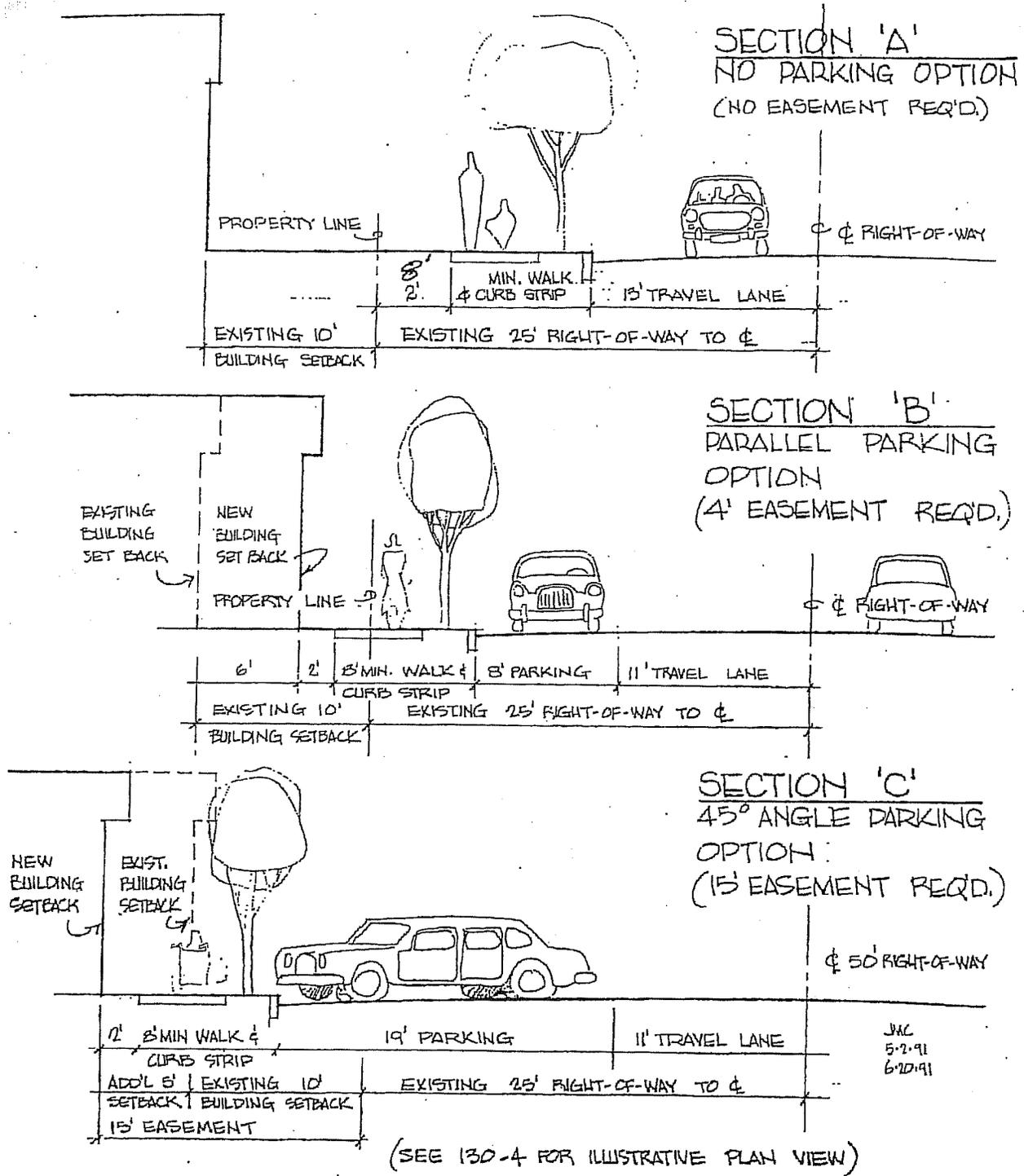
1 Figure X Streetscape Options for 30' R.O.W.



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1 **Figure X Streetscape Options for 50' R.O.W.**

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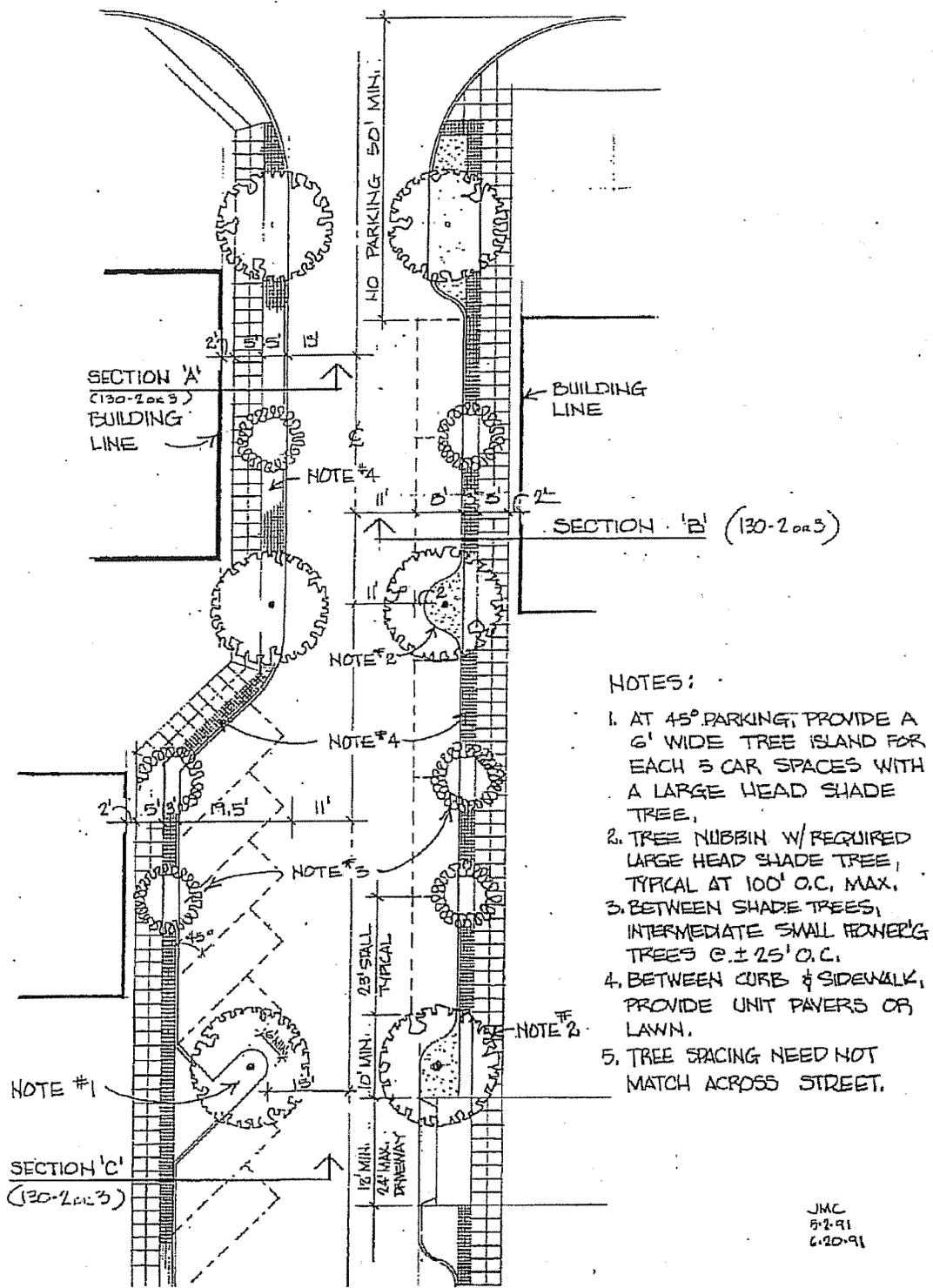
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1 Figure X On-Street Parking Options with Curb, Road, Tree, Curb Strip, Sidewalk, and Setback  
2 Standards



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