

Article VIII. Eastsound Subarea Plan

18.30.460 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 – maximum 40 units/acre);
2. Village residential/institutional‡ (minimum four – maximum 12 units/acre);
3. Service and light industrial‡;
4. Eastsound residential‡:
 - One unit/acre P*;
 - Two units/acre;
 - Two units/acre P*;
 - Four units/acre P*;
 - Minimum four – maximum 12 units/acre;
5. Service park;
6. Marina (maximum six – eight units/acre);
7. Eastsound airport‡;
8. Country corner commercial;
9. Eastsound rural residential‡:
 - One unit/five acres;
 - One unit/two acres;
10. Eastsound rural (maximum one unit/five acres);
11. Natural; and
12. Conservancy overlay.

Some areas within land use districts marked by an “‡” are also subject to the airport overlay requirements in SJCC [18.40.031](#) and [18.40.032](#).

Residential density designations with a “P*” indicate those locations where site planning is required under SJCC [18.60.240](#). This planning is necessary to ensure that development at less than four units per acre

density will not preclude possible future development at urban-level densities (four units per acre or higher). New residential development in such areas is subject to approval by the director for this purpose.

Retail sales, laundries and laundromats, equipment rentals, restaurants, and post offices are prohibited in the 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.

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.

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

Table 1 – Allowed Commercial Uses by Eastsound Land Use District

Commercial Uses by Eastsound Land Use District	Village Commercial‡ (min. 4 – max. 40 units/acre)	Village Residential/ Institutional‡ (min. 4 – max. 12 units/acre)	Service and 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 Small animals only	YES	YES	YES	NO	YES	NO	NO	CUP	NO	NO	NO
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 and Breakfast Inn (2 – 5 Rooms)	YES	PROV	NO	PROV	NO	CUP	NO	P/C	PROV	PROV	NO
Bed and 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

Table 1 – Allowed Commercial Uses by Eastsound Land Use District

Commercial Uses by Eastsound Land Use District	Village Commercial‡ (min. 4 – max. 40 units/acre)	Village Residential/ Institutional‡ (min. 4 – max. 12 units/acre)	Service and 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
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 ²	NO	NO	NO	NO	YES	YES	CUP	NO	NO	NO
Hotel/Motel	YES	NO	NO	NO	YES (5 rooms max.)	YES	NO	NO	NO	NO	NO
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

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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 ²	NO	YES	NO	YES	YES	YES	PROV	NO	NO	NO
Construction Related Businesses – No Outdoor Storage Unless Screened	YES	NO	YES	NO	YES	YES	YES	YES	NO	NO	NO

Table 1 – Allowed Commercial Uses by Eastsound Land Use District

Commercial Uses by Eastsound Land Use District	Village Commercial‡ (min. 4 – max. 40 units/acre)	Village Residential/ Institutional‡ (min. 4 – max. 12 units/acre)	Service and 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
Retail Sales and Services	YES ²	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 ²	NO	YES	NO	NO	YES	YES	CUP	NO	NO	NO
Warehouse, Mini-storage, and	NO	NO	YES	NO	YES	NO	YES	CUP	NO	NO	NO

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Moving 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

¹Uses 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](#). “Cottage enterprise” and “home occupation” describe the intensity of a use instead of a specific type of use.

²This 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.

Table 2 – Allowed Industrial Uses by Eastsound Land Use District

Industrial 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 and 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
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
Light Manufacturing	NO	NO	YES (Enclosed by building)	NO	YES (Enclosed by building)	NO	YES	CUP	NO	NO	NO

Table 2 – Allowed Industrial Uses by Eastsound Land Use District

Industrial 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 and 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
			– outside storage to be screened)		– outside storage to be screened)						
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

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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
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

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Table 3 – Allowed Institutional Uses by Eastsound Land Use District

Institutional 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 and 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
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

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											related to site)
Post Office	YES ²	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

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²This 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.

Table 4 – Allowed Recreational Uses by Eastsound Land Use District

Recreational 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 and 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
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

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](#). “Cottage enterprise” and “home occupation” describe the intensity of a use instead of a specific type of use.

Table 5 – Allowed Residential Uses by Eastsound Land Use District

Residential Uses by Eastsound Land Use District	Village Commercial‡ (min. 4 – max. 40 units/acre)	Village Residential/ Institutional‡ (min. 4 – max. 12 units/acre)	Service and 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
Multifamily 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

Table 5 – Allowed Residential Uses by Eastsound Land Use District

Residential Uses by Eastsound Land Use District:	Village Commercial‡ (min. 4 – max. 40 units/acre)	Village Residential/ Institutional‡ (min. 4 – max. 12 units/acre)	Service and 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
Accessory Dwelling Unit (1 Unit per Lot; Accessory to an Allowable Use)	YES	YES	YES (only 1 per lot and only within the commercial structure)	YES	YES	YES	NO	YES	YES	YES	NO
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 1 unit per 5 acres. No in ERR 1 unit per 2 acres	YES	NO

Table 5 – Allowed Residential Uses by Eastsound Land Use District

Residential 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 and Light Industrial‡	Eastsound Residential‡ 1 unit/acre P* 2 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
Unnamed Residential Uses	CUP	CUP	CUP	CUP	CUP	CUP	NO	CUP	CUP	CUP	CUP

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Table 6 – Allowed Transportation Uses by Eastsound Land Use District

Transportation 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 and Light Industrial‡	Eastsound Residential‡ 1 unit/acre P* 2 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

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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 deeded access)	NO	NO (YES on property adjacent to existing runway and/or have deeded access)	YES	NO	NO	NO	NO
Helipads	NO	NO	CUP	NO	NO	NO	YES	NO	NO	NO	NO
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 Off-Site	YES	YES	YES	NO	YES	YES	YES	N/A	NO	NO	NO
Parking On-Site	YES	YES	YES	YES	YES	YES	YES	NO	YES	YES	NO

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Transportation 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 and 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
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

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Table 7 – Allowed Utilities Uses by Eastsound Land Use District

Utilities Uses by Eastsound Land Use District	Village Commercial‡ (min. 4 – max. 40 units/acre)	Village Residential/ Institutional‡ (min. 4 – max. 12 units/acre)	Service and 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
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
Utility Distribution Lines Water, Stormwater, Power, Cable TV, Data Transmission,	YES	YES	YES	YES	YES	YES	YES	YES	YES (NO sewer)	YES (NO sewer)	YES

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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 and 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
Personal Wireless Facilities, Telephone, and Sewer											
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 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

¹Uses 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](#). “Cottage enterprise” and “home occupation” describe the intensity of a use instead of a specific type of use.

Table 8 – Allowed Agricultural Uses by Eastsound Land Use District

Agricultural and Forestry 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 and 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
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

¹Uses 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](#). “Cottage enterprise” and “home occupation” describe the intensity of a use instead of a specific type of use. (Ord. 21-2015 § 2)

18.30.470 Eastsound village commercial district.

**Table 9 – Eastsound Village Commercial District
(Minimum 4 – Maximum 40 Units/Acre)‡**

Development Standards	Dimensions/Placement	Permits, Conditions and Limits
Residential Density	Minimum 4 units per acre. Maximum 40 units per acre.	
Minimum Lot Size	N/A	
Building Height	Maximum 35 feet.	See SJCC 18.30.600 for the method of measuring height. (Excluding church spires if the area at the base is not larger than 5 percent of building floor area.)
Building Front Setback	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 – 5 feet from the property line.	Architectural appendages (i.e., roof overhangs, chimneys, bay windows, and decks not over 30 inches above grade) may extend 2 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 130-6 of the Eastsound Subarea Plan. 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 5 feet high consisting of fencing, vegetation or other materials.
Open Space (area not occupied by buildings, parking and driveways)	10 percent 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 5,000 square feet in net use building area shall not exceed 65 percent 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 SJCC 18.30.630 and other landscaping required in this section shall comply with standards in SJCC 18.30.670(D) .	
Personal Wireless Service Facilities (PWSF)	PWSFs are subject to the provisions of SJCC 18.40.590 , 18.40.600 , and 18.40.610 .	

**Table 9 – Eastsound Village Commercial District
(Minimum 4 – Maximum 40 Units/Acre)‡**

Development Standards	Dimensions/Placement	Permits, Conditions and Limits
Additional Conditions Applicable to all Eastsound Village Commercial Lots		
<p>Artisan activities shall meet the following requirements:</p> <p>A. Have goods and services for sale to the general public;</p> <p>B. Outdoor storage areas exceeding 500 square feet shall not be visible from adjacent properties or rights-of-way;</p> <p>C. Employs or contracts no more than 6 persons on site;</p> <p>D. Manufacturing activities shall be enclosed; and</p> <p>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.</p> <p>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 5 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.</p>		
<p>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.</p>		
<p>“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.</p>		
<p>Additional required parking spaces, driveways and paths are considered and permitted as part of any change of use application.</p>		
<p>Classroom uses for primary and secondary education are allowed outright if parking is provided in conformance with requirements in SJCC 18.30.630.</p>		
<p>All buildings except single-family homes must meet the design standards in SJCC 18.30.670(B).</p>		
<p>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.</p>		

18.30.480 Tax parcels regulated by Eastsound waterfront access plan.

Table 10 – Tax Parcels Regulated by Eastsound Waterfront Access Plan

Tax Parcel Number	Front Setbacks (Main St.)	Rear Setbacks (East Sound Shoreline)	Left Setbacks (East)	Right Setbacks (West)
271442007 271442008 271441012	38 feet or existing footprint for Emmanuel Church. 10 feet or existing footprint for Benson Hall.	The lesser of 15 feet from the top-of-bank (measured from the +8 feet OHWM) or the existing footprint.	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.	10 feet
271451010	5 feet.	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.	5 feet.	5 feet.
271451012 271451022	5 feet or existing footprint.	5 feet from the OHWM for structures. Decks may project to any bulkhead line.	5 feet.	5 feet.
271451013	16 feet or existing footprint.	The lesser of 15 feet from the top-of-bank (measured from the +8 feet OHWM) or the existing footprint for buildings and decks, as shown on Figure 130-6 of the Eastsound Subarea Plan.	5 feet.	5 feet.
271460050	29 feet or existing footprint except canopy over gas pumps.	The lesser of 15 feet from the top-of-bank (measured from the +8 feet OHWM) or the existing footprint.	5 feet or a larger width to replace any visual access lost due to permitted construction between this lot and TPN 271442010.	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	22 feet or existing footprint.	The lesser of 15 feet from the top-of-bank (measured from the	5 feet or existing footprint, subject to the provision that the Darvill and Porter Station Buildings may be	5 feet or existing footprint.

Table 10 – Tax Parcels Regulated by Eastsound Waterfront Access Plan

Tax Parcel Number	Front Setbacks (Main St.)	Rear Setbacks (East Sound Shoreline)	Left Setbacks (East)	Right Setbacks (West)
		+8 feet OHWM) or the existing footprint.	connected together in such a manner that does not substantially impair the visual access corridor.	
271442009	9 feet or existing footprint.	The lesser of 15 feet from the top-of-bank (measured from the +8 feet OHWM) or the existing footprint.	5 feet or existing footprint.	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 expanded construction.

(Ord. 21-2015 § 4)

18.30.490 Village residential/institutional district.

Table 11 – Village Residential/Institutional District (Minimum 4 – Maximum 12 Units/Acre)‡

Development Standards	Dimensions/Placement	Permits, Conditions and Limits
Residential Density	4 to 12 units per acre.	
Minimum Lot Size	The minimum lot size is 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 35 feet.	See SJCC 18.30.600 for the method of measuring height.
Building Front Setback	No closer than 40 feet to the centerline of the public or private ROW.	
Side and Rear Setback	Side yards – minimum 5 feet with an aggregate minimum of 12 feet. Rear yards – 20 feet.	One-story garages and storage sheds may be located not less than 3 feet from rear property lines. Architectural appendages (i.e., roof overhangs, chimneys, bay windows, and decks not over 30 inches above grade) may extend 2 feet into required yards.
Utilities	Underground.	

**Table 11 – Village Residential/Institutional District
(Minimum 4 – Maximum 12 Units/Acre)‡**

Development Standards	Dimensions/Placement	Permits, Conditions and Limits
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 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)	30 percent of lot.	Maintained in natural condition or landscaped. Applications to specify open space and identify landscape features.
Lot Coverage (area covered by buildings)	30 percent 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 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 20 feet.	
Personal Wireless Service Facilities (PWSF)	PWSFs are subject to the provisions of SJCC 18.40.590 , 18.40.600 , and 18.40.610 .	
Additional Conditions Applicable to All Village Residential/Institutional District Lots		
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 SJCC 18.30.670(B) .		
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 .		

18.30.500 Service and light industrial district

Table 12 – Service and Light Industrial District‡

Development Standards	Dimensions/Placement	Permits, Conditions and Limits
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	20,000 square feet.	
Building Height	Maximum 35 feet.	See SJCC 18.30.600 for the method of measuring height.
Building Front Setback	No structure shall be built within 40 feet of the centerline of public ROW.	
Side and Rear Setback	Side yards = 10 feet from property line. Rear yards = 10 feet from property line.	Architectural appendages (i.e., roof overhangs, chimneys, bay windows, and decks not over 30 inches above grade) may extend 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 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)	5 percent 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)	60 percent 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 SJCC 18.30.670(D) , a landscaping strip with a minimum width of 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	

Table 12 – Service and Light Industrial District‡

Development Standards	Dimensions/Placement	Permits, Conditions and Limits
	perceptible without instruments more than 200 feet in the direction of the affected residential use or lot.	
Air Emissions	No approved use may generate or cause any visible smoke, gases, 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)	PWSFs are subject to the provisions of SJCC 18.40.590 , 18.40.600 , and 18.40.610 .	
Additional Conditions Applicable to All Service Light Industrial District Lots		
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 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 1 or more of the following conditions are met: 1. Retail sales are related to 1 or more allowable uses; 2. Retail sales are part of a business that requires substantial storage; and 3. Products sold are manufactured at the same facility.		
“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 .		

(Ord. 21-2015 § 6)

18.30.510 Eastsound residential districts.

Table 13 – Eastsound Residential Districts (1/Acre P*; 2/Acre; 2/Acre P*; 4/Acre P*; Minimum 4 – Maximum 12/Acre

Development Standards	Dimensions/Placement	Permits, Conditions and Limits
Residential Density	1 unit per acre, 2 units per acre, 4 units per acre, minimum 4 – maximum 12 units per acre.	
Minimum Lot Size	NA	Capital facilities subject to SJCC 18.60.250 .
Building Height	Maximum 35 feet.	See SJCC 18.30.600 for the method of measuring heights.
Building Front Setback	No structure shall be built within 40 feet of the centerline of a public ROW.	
Side and Rear Setback	Side yards – 10 feet from property line. Rear yards – 20 feet from property line. 1-story garages and storage sheds may be located not less than 3 feet from rear property lines.	Architectural appendages (i.e., roof overhangs, chimneys, bay windows, and decks not over 30 inches above grade) may extend 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 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	30 percent 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	30 percent 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 5 or more units or any residential development on a lot or lots in common ownership of 10 acres or more are required to be designed as a cluster of buildings and appurtenances. A minimum of 30 percent of the site must be retained in open space. All cluster development shall be connected to public water and sewer systems.	

Table 13 – Eastsound Residential Districts (1/Acre P*; 2/Acre; 2/Acre P*; 4/Acre P*; Minimum 4 – Maximum 12/Acre

Development Standards	Dimensions/Placement	Permits, Conditions and Limits
*P designations	On the official map some designations are annotated with the letter “P” to identify those locations where site planning is required under SJCC 18.30.680 and 18.60.240 . This planning is necessary to ensure that development at less than 4 units per acre density will not preclude possible future development at urban-level densities (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 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)	PWSFs are subject to the provisions of SJCC 18.40.590 , 18.40.600 , and 18.40.610 .	
Additional Conditions Applicable to All Eastsound Residential (1/Acre P*; 2/Acre; 2/Acre P*; 4/Acre P*; Minimum 4 – Maximum 12/Acre) District Lots		
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 4 units per acre, a density bonus for affordable housing may be approved to achieve up to 6 units per acre of housing affordable to households with moderate incomes, or up to 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 18.35 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 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 through 18.40.032 .		

(Ord. 21-2015 § 7)

18.30.520 Service park district.

Table 14 – Service Park District

Development Standards	Dimensions/Placement	Permits, Conditions and Limits
Residential Density		New residential development is limited to no more than 1 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	0.5 acre.	
Building Height	Maximum 35 feet.	See SJCC 18.30.600 for the method of measuring height.
Building Front Setback	30 feet from property line abutting ROW.	
Side and Rear Setback	10 feet from property line.	Roof overhangs and other architectural appendages not more than 30 inches above grade may extend 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 5 feet high consisting of fencing, evergreen vegetation or other similar materials.
Open Space	Minimum 40 percent.	Maintained in natural condition or landscaped. Applications to specify open space and identify landscape features. They must be visible from street and consistent with SJCC 18.30.670(D) .
Lot Coverage	Maximum 25 percent.	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 SJCC 18.30.670(D) , a landscaping strip with a minimum width of 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 200 feet in the direction of the affected residential use or lot.	
Air Emissions	No approved use shall generate or cause any visible smoke, gases, 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.	

Table 14 – Service Park District

Development Standards	Dimensions/Placement	Permits, Conditions and Limits
Personal Wireless Service Facilities (PWSF)	PWSFs are subject to the provisions of SJCC 18.40.590 , 18.40.600 , and 18.40.610 .	
Conditions Applicable to All Service Park District Lots		
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 1 or more of the following conditions are met: 1. Retail sales are related to 1 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 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.		

(Ord. 21-2015 § 8)

18.30.530 Eastsound marina district.

Table 15 – Eastsound Marina District (6 to 8 Units Per Acre)‡

Development Standards	Dimensions/Placement	Permits, Conditions and Limits
Residential Density	Single-family – 6 units per acre. Multifamily – 8 units per acre.	
Minimum Lot Size	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 35 feet.	See SJCC 18.30.600 for the method of measuring height. Church spires are excluded if area at the base is not larger than 5 percent of building floor area.
Building Front Setback	No structure shall be built within 10 feet of a public or private ROW; however, 15 feet is required from a 30-foot ROW.	

Table 15 – Eastsound Marina District (6 to 8 Units Per Acre)‡

Development Standards	Dimensions/Placement	Permits, Conditions and Limits
Side and Rear Setback	Side yards = 5 feet from the property line. Rear yards = 5 feet from property line.	Architectural appendages (i.e., roof overhangs, chimneys, bay windows, and decks not over 30 inches above grade) may extend 2 feet into required setback.
Utilities	Underground.	
Outdoor Storage		Screening must be no less than 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.	30 percent 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)	30 percent 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) through (6). This planning is necessary to ensure that development at less than 4 units per acre density will not preclude possible future development at urban-level densities (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)	PWSFs are subject to the provisions of SJCC 18.40.590 , 18.40.600 , and 18.40.610 .	
Additional Conditions Applicable to All Marina Lots		
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.		

Table 15 – Eastsound Marina District (6 to 8 Units Per Acre)‡

Development Standards	Dimensions/Placement	Permits, Conditions and Limits
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 .		

(Ord. 21-2015 § 9

Table 16 – Eastsound Airport District‡

Development Standards	Dimensions/Placement	Permits, Conditions and Limits
Residential Density	0	Residential development prohibited.
Lot Size	No minimum – No maximum	
Building Height	Maximum 35 feet.	See SJCC 18.30.600 for the method of measuring height.
Building Front Setback	No structure within 40 feet from centerline of public ROW/road.	
Side and Rear Setback	Side yards = 10 feet from property line. Rear yards = 10 feet from property line.	Architectural appendages (i.e., roof overhangs, chimneys, bay windows, and decks not over 30 inches above grade) may extend 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 5 feet high consisting of fencing, nondeciduous 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 0.5.	
Vibration	None permitted beyond building wall.	
FAA Recommended Restrictions	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. 2. All development in this district must comply with the Federal Aviation Administration Advisory Circular 150/5370-10, Standards for Specifying Construction on Airports.	
Personal Wireless Service Facilities (PWSF)	PWSFs are subject to the provisions of SJCC 18.40.590 , 18.40.600 , and 18.40.610 .	
Additional Conditions Applicable to All Airport Use Lots		
New developments with primary access from the Mount Baker Road Bypass are required to obtain or provide for shared access with at least 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](#) through [18.40.032](#).

18.30.540 Eastsound airport district.

18.30.550 Eastsound country corner commercial.

Table 17 – Eastsound Country Corner Commercial (1 Unit/0.5 Acre)

Development Standards	Dimensions/Placement	Permits, Conditions and Limits
Residential Density	1 residential unit per 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	0.5 acre.	
Building Height	Maximum 30 feet.	See SJCC 18.30.600 for the method of measuring height. A height bonus allowing a maximum height of 35 feet will be granted for those buildings with a minimum roof pitch with a ratio of 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	50 feet from centerline of Crescent Beach road. 65 feet from centerline of Terrill Beach/Olga Road.	
Side and Rear Setback	Side yards = 5 feet/15 feet from property line.	New development will require a minimum 5 feet setback on lots beside other country corner commercial properties. Where lots abut residential uses and zones there is a minimum 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	10,000 square feet footprint.	

Table 17 – Eastsound Country Corner Commercial (1 Unit/0.5 Acre)

Development Standards	Dimensions/Placement	Permits, Conditions and Limits
Open Space (area not occupied by buildings, parking and driveways)	30 percent 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 structures)	40 percent of lot.	
Landscaping	10 feet buffer along public road frontage with landscaping Screen C; 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)	PWSFs are subject to the provisions of SJCC 18.40.590 , 18.40.600 , and 18.40.610 .	
Additional Conditions Applicable to All Country Corner Commercial Lots		
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.		

(Ord. 21-2015 § 11)

18.30.560 Eastsound rural residential.

**Table 18 –Eastsound Rural Residential 1 Unit/2 Acres;
Eastsound Rural Residential 1 Unit/5 Acres‡**

Development Standards	Dimensions/Placement	Permits, Conditions and Limits
Residential Density	1 unit per 2 acres, 1 unit per 5 acres.	
Minimum Lot Size	0.5 acre in Eastsound rural residential district 1 unit/5 acres only.	Capital facilities subject to SJCC 18.60.250 . Sewer service prohibited.
Building Height	Maximum 35 feet.	See SJCC 18.30.600 for the method for measuring height.
Building Front Setback	No structure shall be built within 40 feet of the centerline of a public ROW.	
Side and Rear Setback	Side yards = 10 feet from the property line. Rear yards = 20 feet from property line. 1-story garages and storage sheds may be located not less than 3 feet from rear property lines.	Architectural appendages (i.e., roof overhangs, chimneys, bay windows, and decks not over 30 inches above grade) may extend 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 to be no less than 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.	30 percent 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.	30 percent 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 5 or more units or any residential development on a lot or lots in common ownership of 10 acres or more is required to be designed as a cluster of buildings and appurtenances. A minimum of 30 percent of the site shall be retained in open space. All cluster development shall be connected to public water and sewer systems.	

**Table 18 –Eastsound Rural Residential 1 Unit/2 Acres;
Eastsound Rural Residential 1 Unit/5 Acres‡**

Development Standards	Dimensions/Placement	Permits, Conditions and Limits
Resource Land Buffer	A buffer area of at least 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)	PWSFs are subject to the provisions of SJCC 18.40.590 , 18.40.600 , and 18.40.610 .	
Additional Conditions Applicable to All Eastsound Rural Residential 1 Unit/2 Acres; Eastsound Rural Residential 1 Unit/5 Acres District Lots		
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 are 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 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 1 unit per 5 acres designation subject to the applicable provisions of SJCC 18.60.230 , 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 through 18.40.032 .		

(Ord. 21-2015 § 12)

18.30.570 Eastsound rural.

Table 19 – Eastsound Rural (Maximum 1 Unit/5 Acres) District

Development Standards	Dimensions/Placement	Permits, Conditions and Limits
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	1 unit per 5 acres.	
Eastsound Rural Minimum Lot Size	0.5 acre.	Capital facilities subject to SJCC 18.60.250 .
Building Height	Maximum 35 feet.	See SJCC 18.30.600 for the method of measuring height.
Building Front Setback	40 to 45 feet from centerline of public ROW or road.	45 feet if fronting on collector roads like Mount Baker Road, 40 feet for all others.
Side and Rear Setback	Side yards = 10 to 15 feet from property line. Rear yards = 10 to 15 feet from property line. The appropriate standard is determined by lot size: 10 feet if lot is < 5 acres; 15 feet if the lot is > 5 acres.	1-story garages and storage sheds may be located not less than 3 feet from rear property lines. Architectural appendages (i.e., roof overhangs, chimneys, bay windows, and decks not over 30 inches above grade) may extend 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 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)	PWSFs are subject to the provisions of SJCC 18.40.590 , 18.40.600 , and 18.40.610 .	
Additional Conditions Applicable to All Eastsound Rural Lots		
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		

Table 19 – Eastsound Rural (Maximum 1 Unit/5 Acres) District

Development Standards	Dimensions/Placement	Permits, Conditions and Limits
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.		

(Ord. 21-2015 § 13)

18.30.580 Eastsound natural district.

Table 20 – Eastsound Natural District

Development Standards	Dimensions/Placement	Permits, Conditions and Limits
Personal Wireless Service Facilities (PWSF)	PWSFs are subject to the provisions of SJCC 18.40.590 , 18.40.600 , and 18.40.610 .	
Conditions Applicable to All Natural Lots		
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 U.S.C. 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.		

(Ord. 21-2015 § 14)

18.30.590 Conservancy overlay.

Table 21 – Conservancy Overlay

Open Space and Natural Features Identified in Figure 120-1 of the Eastsound Subarea Plan	Standards for the Preservation of Open Space and Natural Features
Lavender Farm Knoll	This knoll is a natural landmark in central Eastsound. No building, clearing or alteration to existing grade is allowed above elevation 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> <ul style="list-style-type: none"> a. No development within 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. b. No buildings, parking or other impervious surfaces or outdoor storage is allowed within 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 10-foot-wide pedestrian easement immediately adjacent to the east wetland boundary. c. The applicant shall demonstrate compliance with the following: <ul style="list-style-type: none"> 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. ii. Limits of the area to be cleared for development shall be marked clearly on the ground before construction or site preparation begins. 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. iv. 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, 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 1 percent. v. All drainage control and treatment facilities shall be properly maintained. 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.

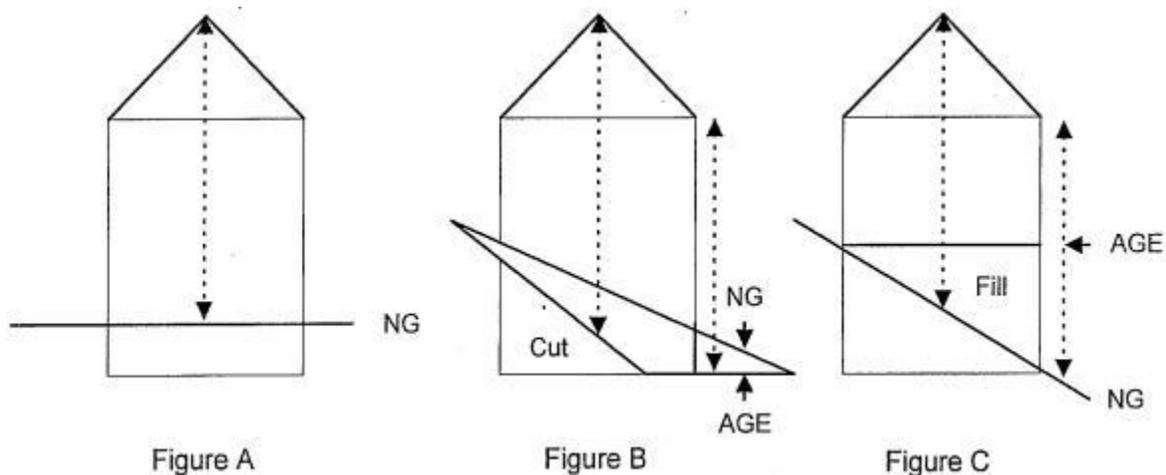
Table 21 – Conservancy Overlay

Open Space and Natural Features Identified in Figure 120-1 of the Eastsound Subarea Plan	Standards for the Preservation of Open Space and Natural Features
Waterfront Park	This is a day use park. No structure shall exceed 14 feet in height to maintain opportunities for views from the uplands.
Eastsound Waterfront	The County and owners of village commercial waterfront property have adopted a waterfront public access plan. Waterfront structures shall be designed and located to allow for views of Eastsound from Main Street by providing space between buildings as required in development standards for the applicable land use district.
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>A. The West Gate. No trees within the area described in Figure 120-1 of the Eastsound Subarea Plan 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. The East Gate. A buffer of at least 30 feet in depth shall be retained along both sides of Main Street together with the existing trees within that buffer.</p> <p>C. The North Gate. Any road improvements shall not encroach on the toe of Purdue Hill.</p> <p>D. Lovers Lane. A buffer of at least 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 100 feet from the property lines along Mt. 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.	

18.30.600 Height measurement.

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

Structure height measurement method follows:



A. Where the natural grade remains unchanged the structure height is measured as by a plumb line from every point on the roof to the natural grade (NG). Natural grade means the existing grade prior to any human modification. See Figure A, above.

B. Where the natural grade has been cut at any point around the structure footprint, the structure height is measured as by a plumb line from every point on the roof to the altered grade elevation (AGE). See Figure B, above.

C. Where fill material has been added to the natural grade, the structure height is measured as by a plumb line from every point on the roof to the natural grade, regardless of height of fill. See Figure C, above. (Ord. 21-2015 § 16)

18.30.610 Eastsound urban growth area.

The San Juan County Comprehensive Plan Official Map shows the boundaries of the Eastsound urban growth area, and the limits of the subarea planning area. The Eastsound official map included in the plan is an excerpt from the Comprehensive Plan Official Map. (Ord. 21-2015 § 17)

18.30.620 General development standards.

The following standards implement the purposes and policies of the Eastsound plan appended to the County's Comprehensive Plan. These standards apply to all development within the Eastsound subarea and within all land use districts except as specified below. (Ord. 21-2015 § 18)

18.30.630 Off-street parking.

A. Off-Street Parking – General Requirements.

1. Off-street parking shall be established prior to occupancy of any new or expanded building or before a change in the use of an existing building. Parking space requirements are determined from Table 22, following; and provided, that where the use is intensified, expanded or changed, there is a corresponding change in the number of spaces offered.

2. All permit applications required must include a parking layout plan consistent with the provisions of this section for the approval of the County engineer and director.

3. Off-street parking areas containing five or more spaces shall be landscaped as follows:
 - a. If parking spaces or access to parking fronts on a street, a screen strip at least three feet deep along the full length of the parking area fronting on the street shall be provided and shall include at least one tree, for each 30 feet of that frontage. If parking areas serving two or more adjoining properties are combined, perimeter screening and buffer requirements apply only to the perimeter of the entire area. Plant variety, size and spacing shall conform to standards in SJCC [18.30.670\(D\)](#).
 - b. If a proposed parking area is not screened by buildings from views from the street or from adjacent property, a landscaped buffer strip at least five feet deep shall be provided along the entire length of the perimeter not screened (excluding any necessary curb cuts) and shall include a screen of plants, or a combination of plants and fencing, to include at least one umbrella shade tree for each 30 lineal feet of the landscaped strip.
 - c. Interiors of parking areas shall include at least 10 square feet of landscaping for each parking space, with landscaping located at least at aisle ends and corners. Aisle ends shall include curbed planters.
 - d. Landscaping materials shall be selected and maintained in accordance with provisions in SJCC [18.30.670\(D\)](#).
4. Minimum dimensions for parking stalls shall be nine feet by 18 feet, six inches; except that parking areas for four or more cars may include up to 25 percent of required spaces designated for compact cars with minimum dimensions of eight feet by 15 feet. Any parking space allowed parallel to a wall or other structure shall be at least 10 feet wide. New off-street parking areas shall be designed so that public right-of-way is not used for circulation. Street access to off-street parking areas shall be at least 75 feet from the centerline of intersections unless no feasible alternative exists.
5. Minimum dimensions of driveways and aisles shall conform to those shown in Figure 1, below, unless an alternative design is approved in writing by the County engineer.
6. Individual parking spaces, except spaces serving single-family residences, shall be delineated by striping or by wheel stops.
7. Off-street parking spaces shall be located on the site of the use(s) served; provided, that off-site 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 space required under Table 22 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\(D\)\(1\)](#) through (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 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 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 22 – Minimum Parking Space Requirements by Net Use Building Area

Net Use Building Area	Minimum Parking Space Requirement
A. Commercial Uses	
Banks and financial services:	1 space per 300 square feet.
Commercial and professional offices:	1 space per 300 square feet.
Retail establishments:	1 space per 300 square feet.
Retail establishments associated with substantial warehouse space (such as lumber yards) must have the inside storage building or warehouse area calculated separately from the retail requirements above:	1 space per 1,000 square feet.
Commercial storage space rental:	1 space per 1,000 square feet, which may be located in front of the entrance door to storage units.
Day care centers:	1 space per employee (including owner/operator) plus an off-street drop off and pick up area.
Resorts, hotels, motels, bed and breakfasts:	1 space per guest unit. Additional spaces required for other uses (except residential associated with a B&B) contained within 1 space per 300 square feet.
Restaurants, taverns and cocktail lounges:	The greater of 1 space per 100 square feet of seating area within the building or 1 per 7 seats. Seasonal outside seating does not require additional parking spaces.
B. Industrial Uses	
Automotive, boat, airplane and other machinery repair services:	1 space per 1,000 square feet of indoor repair and storage area.

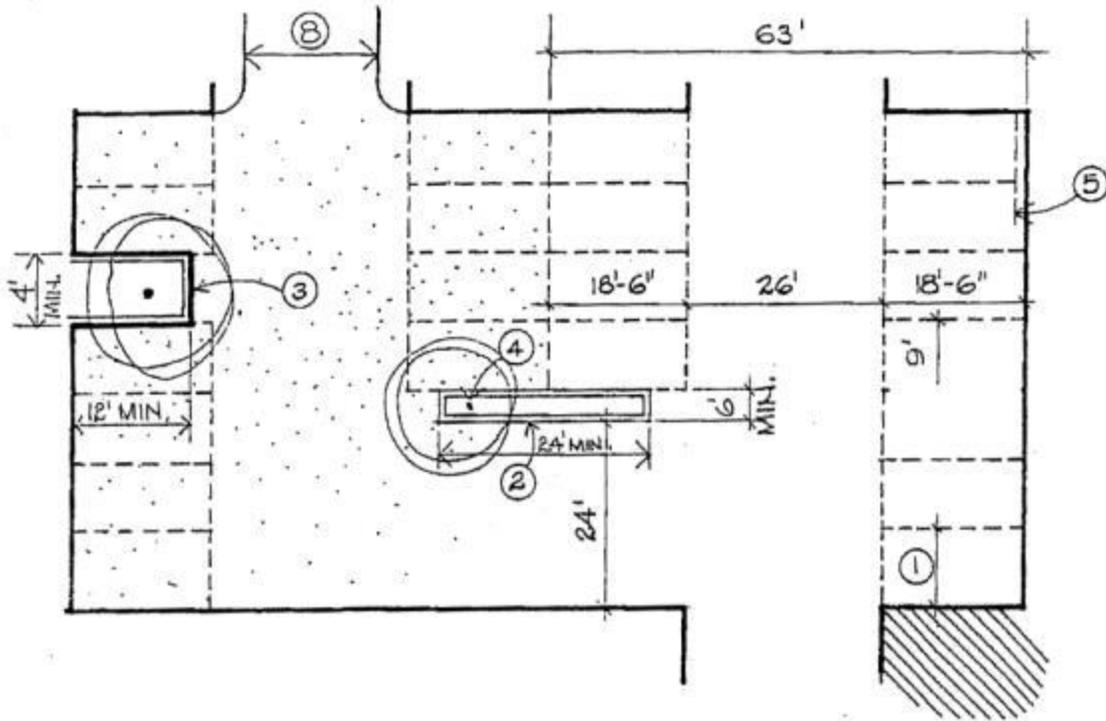
Table 22 – Minimum Parking Space Requirements by Net Use Building Area

Net Use Building Area	Minimum Parking Space Requirement
Light industrial, warehouses and manufacturing facilities:	1 space per 1,000 square feet.
Utility equipment and service facility buildings:	1 space per 1,000 square feet.
C. Institutional Uses	
Retirement, convalescent and group homes:	1 space per 600 square feet.
Medical clinics:	1 space per 200 square feet.
Libraries:	1 space per 300 square feet.
Museums:	1 per 800 square feet.
Places of public assembly (includes theaters, auditoriums, churches, etc.):	The greater of 1 space per 6 seats or 1 space per 90 square feet of only the principal assembly area.
D. Residential Uses	
Dwelling units over 550 square feet per unit (single-family or multifamily):	1.5 spaces per unit.
Dwelling units 550 square feet or less per unit (single-family or multifamily):	1 space per unit.

Notes:

1. Parking requirements for any use not specifically mentioned above shall be determined by the director.
2. Standards are the minimum requirements and do not necessarily imply that the number of spaces required will be adequate to serve the peak parking needs of a particular use.
3. Space requirements based upon square footage are determined from net use area. For the purposes of calculating the number of spaces required based on net use area, the following is excluded from the gross floor area of a use or structure:
 - a. Circulation areas such as entries and weather vestibules, lobbies, hallways and corridors, stairways, elevators and similar areas which do not have customer/patron uses other than for circulation of people; and
 - b. Mechanical, custodial and storage areas such as mechanical rooms and chases/shafts, electrical/utility rooms and vaults, toilets, custodial rooms, and areas used solely for storage;
 - c. The area of structural and design elements is not excluded. In general, net use area should not include floor area which does not generate parking space demand by employees and customers or patrons.

Figure 1 – Parking Area Dimension Standards



Notes:

1. End spaces shall be at least 10 feet wide when directly alongside a wall or building.
2. End aisles shall have a curbed planter.
3. In gravel areas, parking spaces shall be in groups of no more than four cars each, separated by a curbed planter, log, or other approved means.
4. Parking areas shall be landscaped as required including at least one tree per 10 cars.
5. Landscaping may encroach one foot if protected by a curb or bumper.
6. Angle parking is allowed if it conforms to the Highway Research Board Special Report No. 125, Parking Principles.
7. Barrier-free parking shall be provided in accordance with Chapter 11 of the International Building Code.
8. Minimum width for two-way driveways is:
 - a. One to six cars: 10 feet.
 - b. Seven to 12 cars: 16 feet.
 - c. 13 plus cars: 20 feet.

18.30.640 Payment in lieu – Eastsound village parking fund. 

A. Payment in Lieu of Providing Required Parking Spaces.

1. Within the village commercial designation only, the director may waive all or part of the on-site parking requirements prescribed in Table 22 upon written request of the applicant to contribute to the Eastsound village parking fund created pursuant to subsection (B) of this section.
2. The fee to be paid in lieu of providing the required parking space(s) is \$5,000 per space, or such other amount as the County council adopts by ordinance. Payment will be made before any permit is issued.
3. Payment of in-lieu fees for off-site spaces will be based on the number of required on-site parking spaces.
4. A property owner who donates land or easements in lieu of a monetary contribution or provision of on-site spaces will receive parking credits based upon the formula specified in subsection (A)(2) of this section. The appraised value of the land is used to determine the amount of contribution. The property owner may utilize the County assessor's assessed valuation or bear the cost of an appraisal to determine the value of the donation.
5. Property owners may make contributions of land or monies in advance of their actual current need or requirement to provide on-site parking. Such contributions are noted as a credit for the owner.
6. Partial space credits are rounded to the nearest whole number.
7. Nothing herein prevents the waterfront owners from conveying, pooling, or sharing their accrued parking credits with other properties within the geographic scope of the Eastsound waterfront access plan.

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

1. An Eastsound parking committee will be established as a subcommittee of the EPRC. Membership on the committee is by appointment of the County council. The committee is comprised of five members: one representing the general public; one EPRC member; and three who are contributors to the fee-in-lieu parking fund. The Eastsound parking committee advises the EPRC on the operations and management of the Eastsound parking improvement fund. EPRC, in turn, advises the County council or their designee.
2. The County council or their designee is authorized to accept monetary contributions and donations of land or easements in lieu of contributions and to maintain a parking improvement fund to manage the funds collected for the purpose of developing additional public parking areas in Eastsound.
3. The County council or their designee is authorized to accept contributions and donations of land as outlined in subsections (A)(2) and (4) of this section, in lieu of meeting the on-site parking requirements of the Eastsound subarea plan.

4. The County council, after receiving the recommendations of the EPRC and the County council's designee, shall annually establish a fee-in-lieu charge which is based on the average current cost of providing a completed parking space in the village commercial district. An additional charge of \$250.00 shall be included in the fee-in-lieu charge which shall be devoted to the repair and maintenance of the space so created.

5. The fund shall be used exclusively for the planning, acquisition, design, development, financing, construction, repair, and maintenance of public parking areas in Eastsound subarea plan boundaries all consistent with the specific priorities established by the Eastsound parking committee, the EPRC, and the County council.

6. The County council or their designee shall develop a financing plan which will permit amortization of payments over a term of years for property owners who make monetary contributions in lieu of providing on-site parking. The County council or their designee has authority to record any financing plan as a lien against the subject property in the manner prescribed by law. (Ord. 21-2015 § 20)

18.30.650 Informational kiosks and mobile or semi-mobile structures.

A. Scope. The provisions of this section do not apply to activities on the publicly owned village green. Informational kiosks that are accessory to a conforming permanent structure on the same lot and only provide information are allowed in specific Eastsound land use districts. Retail kiosks are prohibited.

B. Regulations.

1. All informational kiosks shall:

- a. Not have a footprint that exceeds 4.6 feet by seven feet;
- b. Be considered as part of the net use area of the associated structure for the purposes of lot coverage and parking space calculation;
- c. Not exceed a height of 10 feet at the highest point;
- d. Not be closer than six feet from the nearest permanent structure;
- e. Not use more than 40 square feet for displaying information;
- f. Not block view corridors or pedestrian traffic;
- g. Not remain in place for more than six months in a calendar year;
- h. Be required to obtain all applicable permits;
- i. Follow the setbacks that apply to the land use district and Eastsound design standards;
- j. Have plans approved by the Eastsound design review committee (EDRC);
- k. Not provide drive-through service;
- l. Not impinge on existing parking spaces;
- m. Provide a trash receptacle for users and employees;
- n. Not provide amplified music;

o. Meet all appropriate codes for suspended or ground mounted electrical cords and/or electrical service; and

p. Be removed if abandoned or unused for three months.

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

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

4. An informational kiosk is allowed if sited on private property and its use is consistent with the land use tables, development standard tables and design standards. (Ord. 21-2015 § 21)

18.30.660 Signs.

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

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

B. Regulations.

1. Placement of off-site outdoor advertising signs (A-frame) is allowed where highlighted in the public right-of-way in the locations shown on Figure 2 as described; at the intersection of Main Street and Lovers Lane, signs are allowed only on the west side of Lovers Lane; at the intersection of School Road and Prune Alley and the south side of the intersection of Terrill Beach Road and Crescent Beach Drive. No more than one sign per organization is allowed.

2. A-frame signs placed in these locations are subject to the provisions of SJCC [18.40.400\(D\)](#), special event signs.

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

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

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

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

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

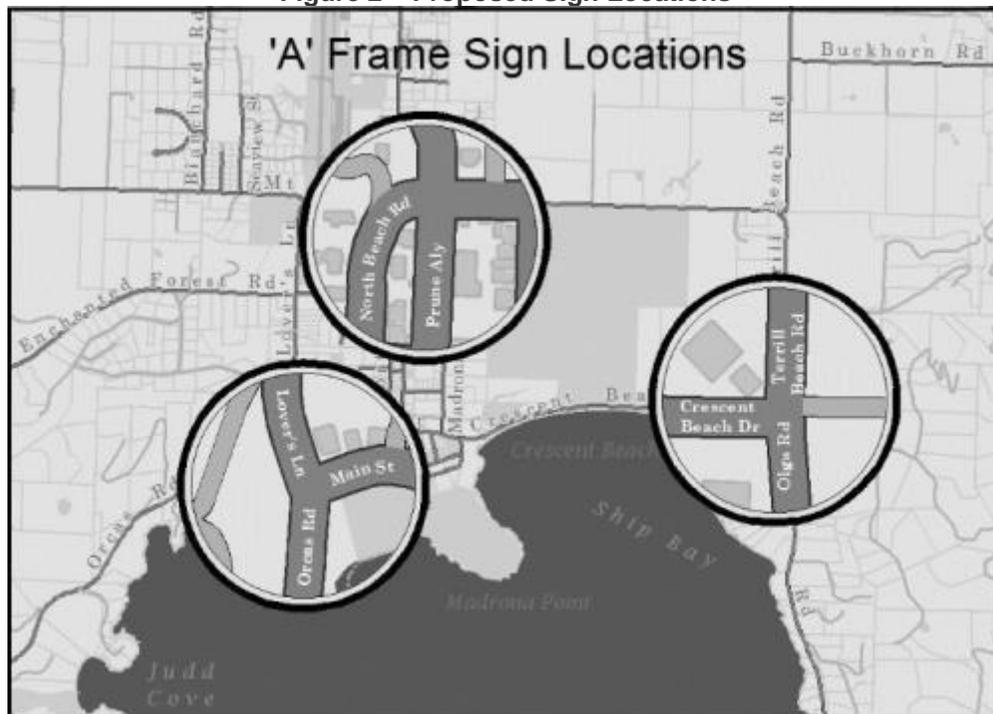
8. The required level of review for signs is as follows and, where applicable, signs are subject to policies, regulations and permit requirements of the Shoreline Master Program (SMP). If a permit is required by the Eastsound subarea plan or the SMP for a proposed use associated with a proposed

sign, required applications shall be submitted and acted on together, in accordance with provisions of UDC.

- a. Signs up to 10 square feet aggregate area per building are allowed outright.
 - b. Signs 11 to 32 square feet aggregate area per building are allowed subject to a provisional permit.
 - c. Signs larger than 32 square feet aggregate area/building require a conditional use permit. In no case may they exceed one square foot per linear foot of primary building frontage.
9. No sign mounted on a building shall extend above the eave, rake or parapet of the wall on which it is mounted.
10. Only one way-finding sign is allowed within the Eastsound village green. This sign must conform to the following standards:

- a. The sign may not be more than eight feet high;
- b. The sign may not consist of more than four panels arranged around a central axis; each panel shall be no more than two feet wide and five feet high.

Figure 2 – Proposed Sign Locations



(Ord. 21-2015 § 22)

18.30.670 Design standards.

A. Eastsound Design Review Committee.

- 1. The Eastsound design review committee (EDRC) is appointed by the County council in three-year, staggered terms. The EDRC consists of three citizens and one alternate, whose legal

residence is on Orcas Island, including at least one registered architect and one member of the Eastsound planning review committee (EPRC).

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

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

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

B. Design Standards.

1. Design Standards. Design standards apply to all buildings in the village commercial and village residential/institutional districts with the exception of single-family residences. The following standards apply except as specifically provided in subsection (C) of this section.

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

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

4. Roof slopes shall not be less than six to 12 nor more than 12 to 12 for the principal roof of a building. Secondary roofs of porches, dormers and appurtenances shall not be less than three to 12. Flat roofs are allowed but shall not be closer than 18 feet to any eave.

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

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

C. Procedure for Exceptions to Design Standards.

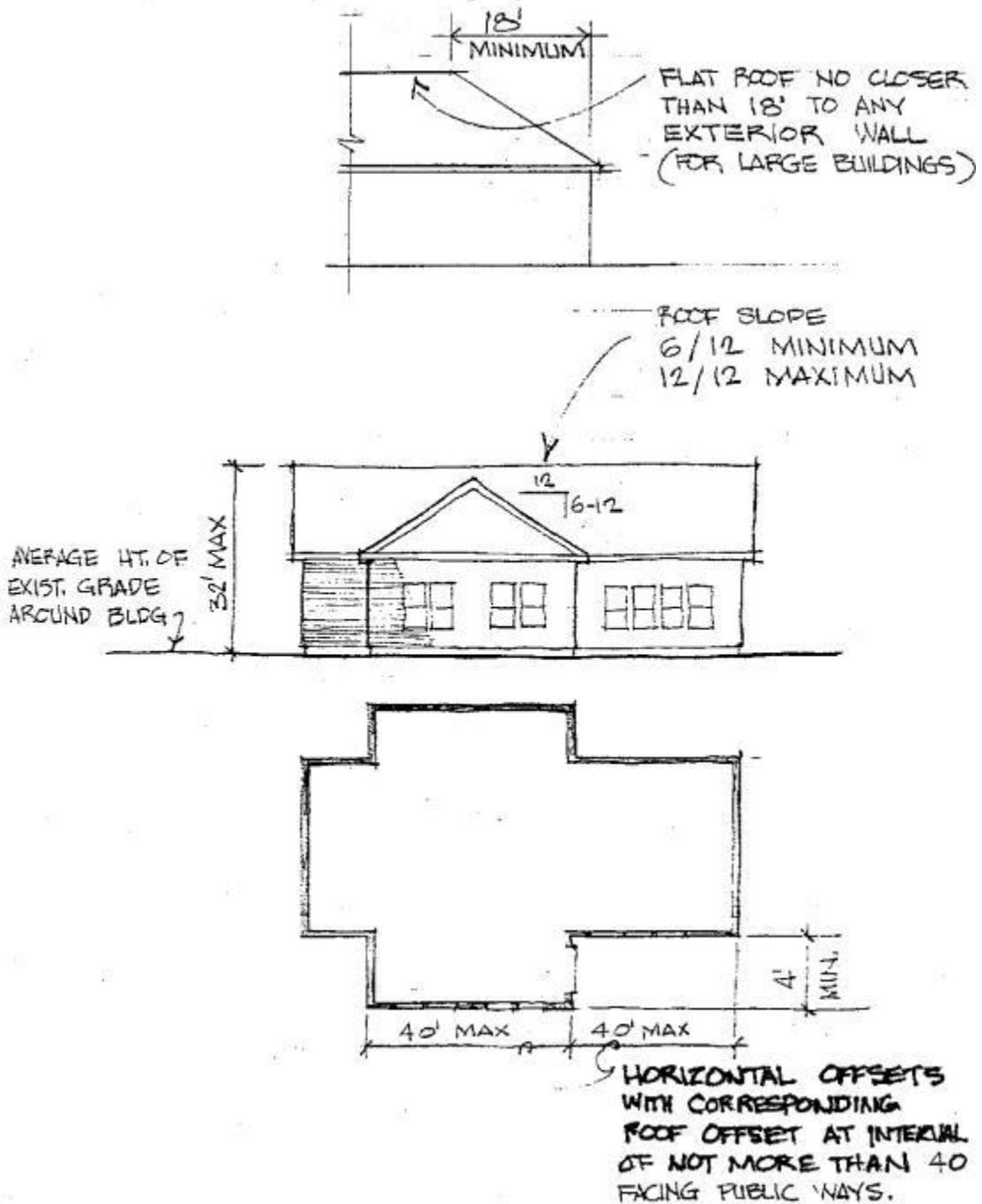
1. Expansion or alteration of existing structures shall comply with the standards in subsection (B) of this section unless the applicant demonstrates that compliance would result in an inharmonious building design due to incompatible existing design features.

2. Applicants may request an exception to the design standards in subsection (B) of this section. The department will forward the request for an exception to the EDRC for review.

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

4. EDRC decisions may be appealed to the director.

Figure 3 – Design Standards



D. Landscaping. Landscaping required by the Eastsound subarea plan shall be designed, installed and maintained in conformance with the following provisions:

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

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

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

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

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

3. Plant Selection. Plant varieties selected to fulfill requirements of the Eastsound subarea plan shall be of a type suitable to the climate and site conditions.

Where the director determines a proposed landscaping plan will not meet screening and buffer development standards in subsection (D)(1) of this section, the director may require that plant lists and design for required landscaping be reviewed or prepared by a landscape architect. (Ord. 21-2015 § 23)

18.30.680 Standards for new and substantially altered development.

A. Applicability. The regulations in this section apply to all new development and all substantial alterations within the urban growth area (UGA). A substantial alteration is where the total cost of all alterations (such as electrical, mechanical, plumbing, and structural changes) for a building or facility within any 12-month period or single development permit application amounts to 50 percent or more of the value of the building or facility. In determining the current value of the building or facility, the assessor's fair market value, or a current appraisal by a qualified professional, may be used.

B. General Regulations. See SJCC [18.60.240](#). (Ord. 21-2015 § 24)

18.30.690 Exterior lighting.

Exterior lighting shall be energy-efficient and shielded or recessed so that direct glare and reflections are contained within the boundaries of the lot. Exterior lighting shall be directed downward and away from

adjoining properties and public rights-of-way. No lighting shall blink, flash, or be of unusually high intensity or brightness. All lighting fixtures shall be appropriate in scale, intensity, and height to the use they are serving. Any lighting installed in parking areas shall be of direct cutoff design so that the source is not visible from adjacent property. Decorative lighting shall be limited to incandescent lamps with a maximum of 25 watts per bulb and 500 watts overall. An exception to the exterior lighting standards applies to holiday lighting between October 15th and February 15th. (Ord. 21-2015 § 25)

18.30.700 Street development standards.

A. Existing public streets shall be improved to comply with the configurations specified in Figures 4 through 6.

B. Curbs, gutters, sidewalks, power conduits, power pods, and street trees are required for streets within the village commercial and village institutional districts and shall comply with all standard details.

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

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

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

F. New public street rights-of-way shall be at least 60 feet wide in Eastsound and at least 50 feet wide within the village commercial or village residential/institutional land use districts.

G. Street trees should be located as illustrated in Figure 6. On any given street, species of large shade trees and flowering ornamental trees should be uniform, and selected by agreement of a simple majority of the affected property owners, unless a specific species has been selected as part of an adopted plan for improvements to a particular street. Table 23 contains a list of suggested trees.

H. Maintenance agreements for street accessories (street trees, sidewalks, landscaping, etc.) is required prior to occupancy of any new or substantially expanded use and as a condition of participation in any street improvement program as provided for in this section

Figure 4 – Streetscape Options for 30' R.O.W.

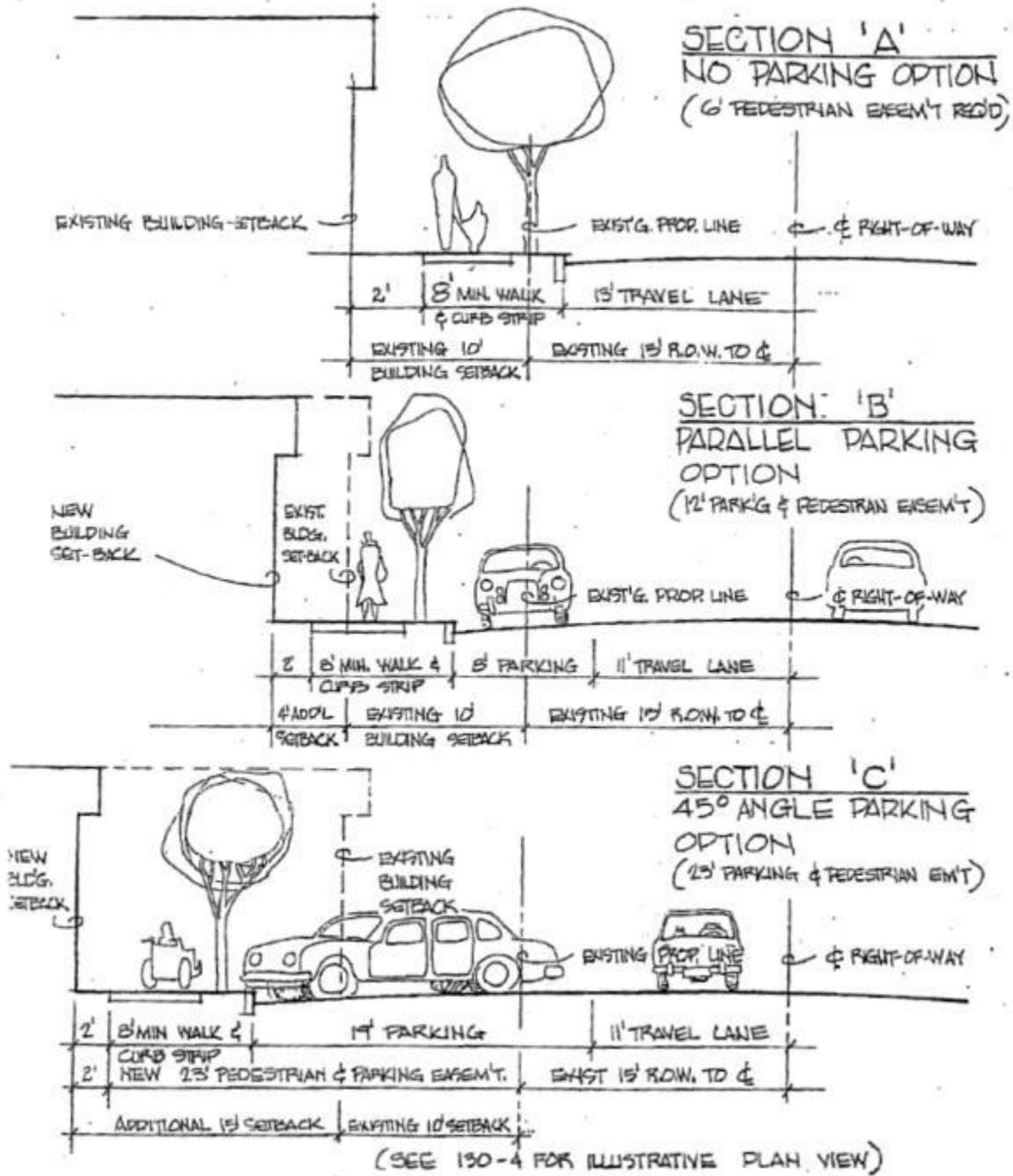


Figure 5 – Streetscape Options for 50' R.O.W.

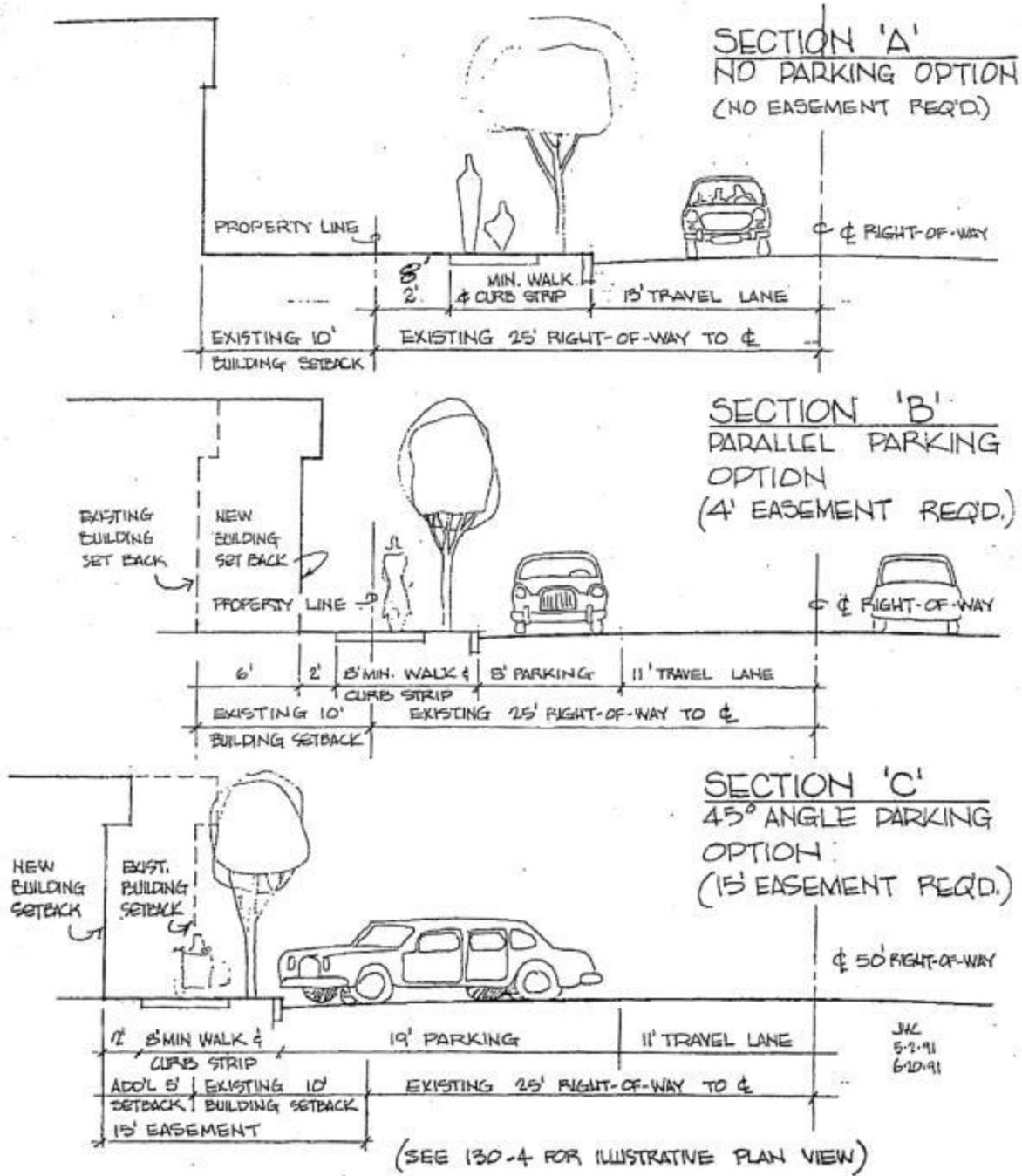


Figure 6 illustrates where street trees are to be located. On any given street within the village commercial district, large shade trees and flowering trees shall be uniform. The following are suggested appropriate trees:

Table 23 – Street Trees

Large-Head Shade Trees:	
Acer sacarum	Sugar Maple
Aescules hippocastrum	Horse Chestnut
Quercus rubra	Red Oak
Quercus palustrus	Pin Oak
Tillia cordata	Linden, Basswood
Sorbus aucuparia	Mountain Ash
Flowering Trees:	
Crataegus oxycantha	Hawthorn
Malus floribunda	Crabapple – Fruitless
Prunus blireiana	Plum