

Draft Country Corner LAMIRD Plan #2

Section 1. Purpose.

A. Amendments. All future amendments to this section of the San Juan County Code will follow the legislative procedures detailed in SJCC 18.90.020.

B. Applicability. This subsection applies to all land and land use activity and to all structures and facilities within Country Corner as shown on the official map.

C. Land Use District. The Country Corner official map depicts one (1) land use district; the Country Corner Commercial District (CCC). This district exists;

- i. To provide for a service/commercial center to the east of Eastsound which accommodates commercial services, construction related activities along with office and retail uses that are necessary and important components of the local economy.
- ii. To allow for development that preserves the existing character, natural features and visual qualities by imposing specific development standards, including building height, setbacks and landscaped buffers between districts and open space.
- iii. To allow for a mixture of commercial uses and accessory residential units while protecting adjoining residential areas from incompatible commercial and industrial activities.

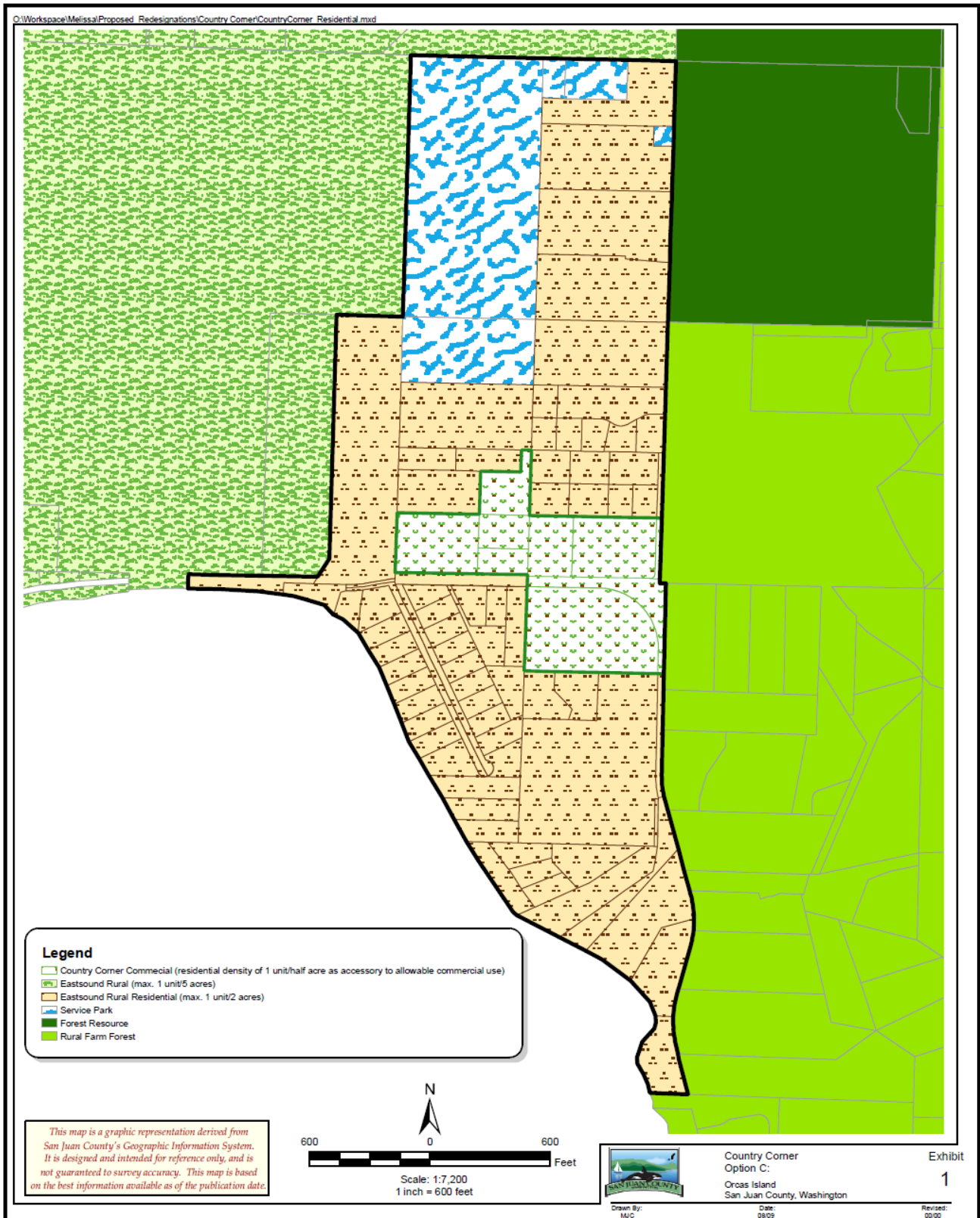
Section 2. Relationship to Eastsound Sub Area Plan.

Upon adoption of the Country Corner Plan, the area designated as Country Corner, ~~depicted~~ on the official map will no longer be considered as part of, and subject to SJCC 16.55, the Eastsound Sub Area Plan.

Section 3. Relationship to San Juan County Unified Development Code.

Issues that are not explicitly addressed in the Country Corner Plan are subject to the San Juan County Unified Development Code (UDC), SJCC Title 18. Following SJCC 18.10.050(G), however, where the regulations in the Country Corner Plan conflict with those of the UDC, the Country Corner Plan regulations shall control.

Section 4. Logical Outer Boundary: Plan Map.



Section 5. Allowed Uses.

All development and uses within Country Corner shall conform to the Table of Permitted Land uses in the following Table, Table 1.

Table 1 (1,2,3,4,5,6).

COMMERCIAL USES

LAND USES	CCC
Animal Hospitals, Shelters and Veterinary Clinics	C
Automotive Service, Fuel and Repairs	P
Bed and Breakfast Inn (up to 5 units total)	D
Bed and Breakfast Residence	N
Camping Facilities	N
Day Care with 1-6 Children	N
Day Care with 7+ Children	N
Drinking Establishment	C
Eating Establishment	C
Equipment Rental Services	P
Hotel/Motel	N
Indoor Entertainment Facility	P
Landscaping, Nurseries and retail Plant sales	D
Nursing Homes	N
Personal Wireless Communication Facility	N
Personal and Professional Services	Y
Residential Care Facilities [up to 6 persons]	N
Residential Care Facilities [9-15 persons]	N
Camps, New	N
Resorts, New	N
Retail Sales and Services	Y
Vacation rental of residence or ADU	C
Mini-Storage, and Moving Storage ^Z Facilities	D

Laundromat	C
Car Wash	N
Un-Named Commercial Uses	C

INDUSTRIAL USES

LAND USES	CCC
Bulk Fuel Storage Facility	N
Concrete and Concrete Batch Plants	N
Construction Yard and Related Businesses	C
Feed Lots	N
Garbage and Solid Waste Transfer Stations	N
Heavy Industrial	N
Light Industrial	N
Light Manufacturing	C
Lumber Mills Stationary	N
Outdoor Storage Yards	N
Recycling Center	N
Recycling Collection Point	N
Resource Processing accessory to Extraction Operations	N
Mining and Mineral Extraction Activities	N
Reclamation of Mineral Extraction Sites	N
Wholesale Distribution Outlets	N
Wrecking and Salvage Yards	N
Storage and Treatment of Sewerage, Sludge, and Septage - Lagoon Systems	N
Un-Named Industrial Uses	N

INSTITUTIONAL USES

LAND USES	CCC
College	N
Community Club or Community	D

Organization Assembly Facility	
Emergency Services	D
Government Offices	N
Institutional Camps	N
Library	N
Museum	N
Post Office	N
Religious Assembly Facility	C
School, Primary and Secondary	N
Technical School / Adult Education Facility	N
Un-Named Institutional Uses	C

RECREATIONAL USES

LAND USES	CCC
Camping Facilities in Public Parks	N
Indoor Recreation Facilities	D
Outdoor Recreation Developments	C
Parks	P
Playing Fields	C
Recreational Vehicle Parks	N
Outdoor Shooting Ranges	N
Un-Named Recreational Uses	C

RESIDENTIAL USES

LAND USES	CCC
Cottage Enterprise	D
Farm Labor Accommodations for persons employed in agricultural production on the premises	C
Farm Stay	N
Home Occupation	Y
Mobile Home Parks	N
Multi-family Residential Units (3+ units)	N

Single-family Residential, (or apartment), only as an accessory to an allowable nonresidential use	Y
Two-family Residential (duplex)	N
Vacation Rental of Residential or Accessory Dwelling Unit	C
Un-Named Residential Uses	C

TRANSPORTATION USES

LAND USES	CCC
Airfields	N
Airports	N
Airstrips	N
Hangars	N
Helipads	N
Helipads, Emergency Services	N
Ferry Terminals	N
Parking Lots Commercial	C
Parking Structures	C
Streets, Public	Y
Streets, Private	Y
Trails and Paths, Public	Y
Un-Named Transportation Uses	D

UTILITIES USES

LAND USES	CCC
Commercial Communication Facilities	N
Commercial Power Generation Facilities (except small single family wind turbines)	N
Community Sewerage Treatment Facilities	N
Storage and Treatment of Sewerage, Sludge, and Septage - Systems other than lagoons	N

Utility Distribution Lines	Y
Utility Facilities	C
Utility Substations	N
Utility Transmission Lines	Y
Community Water Systems	D
Water Treatment Facilities	D
Sewer Distribution Lines	Y
Un-Named Utility Uses	C

AGRICULTURAL & FORESTRY USES

LAND USES	CCC
Agricultural and Aquacultural Processing, Retail, and Visitor-Serving Facilities for Products	D
Agricultural Uses and Activities	C
Forest Practices, no processing	N
Lumber Mills, portable(Existing)	N
Retail Sales of Agricultural Products	Y
Small Scale Slaughterhouses	N
Un-named Agricultural and Forestry Uses	C

Notes:

1. All land uses in all districts must meet the general regulations in SJCC 18.30.050 unless otherwise stated therein.
2. Overlay districts and subarea plans provide policies and regulations in addition to those of the underlying land-use districts for certain land areas and for uses that warrant specific recognition and management. For any land use or development proposed ~~to be~~ located entirely or partly within an overlay district, or within the jurisdiction of a subarea plan, the applicable provisions of the overlay district or subarea plan as provided in SJCC 18.30 shall prevail over any conflicting provisions of Titles 16 and 18.

3. Categories of Uses:

- Y** = Uses allowed outright (*i.e.*, without a project permit), subject to the applicable development standards (Section 6); if a building or other construction permit is required, this use is subject to administrative consistency review; *see* SJCC 18.80.070.
- P** = Provisional use subject to administrative consistency review for compliance with SJCC 18.60 Development Standards and SJCC 18.40 performance standards specific to the use; *see* SJCC 18.80.080.
- D** = Discretionary Use: A discretionary use subject to administrative permit approval and consistency with SJCC 18.60 Development Standards. The Administrator may require a conditional use permit based on project impacts (*see* SJCC 18.80.090 and Table 8.2.)
- C** = Conditional use, subject to public notice and permit hearing procedure; *see* SJCC 18.80.100.
- N** = Prohibited use.

- 4. The assignment of allowed and prohibited uses may not directly or indirectly preclude the siting of "essential public facilities."
- 5. In all Activity Center land-use districts the transient rental of a residence or guest house may be allowed by 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 ("C") permit is required.
- 6. Forest Practices (including timber harvesting), except for Class IV General (*see* Section 4.12), are regulated by the Washington Department of Natural Resources.
- 7. New Mini Storage developments must maintain a minimum 10 ft buffer with 'Screen A' Landscaping that conforms to SJCC 18.60.160 (D) 1 along public roads.

Section 6. Development Standards.

Development Standards	
	Country Corner Commercial
Maximum Density	One (1) residential unit per half (½) acre. Residential development permitted only as an accessory to an allowable Commercial Use ¹ .
Minimum Lot Size	½ acre
Minimum Setback ^{2, 3, 4, 5}	
Front or Road ⁶ (feet)	20 ft
Rear or Side	5 ⁷ /15 ⁷ ft
Maximum Building Dimensions	
Building Height ⁸ (feet)	30 ⁹ ft
Lot Coverage ¹⁰	40%
Minimum open space	30%
Landscaping	10 ft buffer along public road frontage with Landscaping Screen C; 15 ft buffer between commercial and residential districts with Landscaping Screen A.

Notes:

1. 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.
2. Setbacks from roads shall be measured from the margin line of the road right-of-way. This measurement shall be to a line parallel to and measured perpendicularly from the appropriate line. Side and rear setbacks are measured from the edge of the property in the same manner as street setbacks.
3. Fences are exempt from setback requirements, except when they impair sight lines at intersections, as determined by the County Engineer.

4. 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.
5. 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 setback.
6. New development shall be required to maintain a 10 ft landscaped buffer along public street frontage. This landscaped strip will be created and maintained with a minimum of a 'Screen C' in conformance with SJCC 18.60.160 (E) 4.
7. New development will require a minimum of 5 ft side setback on parcels adjacent to other Country Corner Commercial properties. Where parcels abut residential uses and zones there is a minimum 15 ft setback which must include 'Screen A' landscaping in conformance with SJCC 18.60.160 (D) 1.
8. 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.
9. A height bonus allowing a maximum height of 32 feet will be granted for those buildings with a minimum roof pitch of 6:12.
10. Lot Coverage is the area of the lot covered by structures as determined by measurement of the physical footprint of the structures.
11. Open Space (area not occupied by buildings, parking or driveways), shall be maintained in its natural condition or landscaped in conformance with SJCC 18.60.160.
12. Parking that requires cars to reverse into the Right of Way will not be permitted under any condition.
13. Site plan review is required if the total use area (gross area of buildings, outdoor storage, and other areas including the required parking area devoted to the proposed use and accessory residential uses) exceeds 15,000 sq. ft.

Section 7. Building Height Measurement. No structure shall exceed 30 feet above grade, measured as described in the illustration below. Structure height limit measurement methods are as follows:

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

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

c. Where fill material has been added to the natural grade, the structure height shall be measured as by a plumb line from every point on the roof to the natural grade, regardless of the height of fill. See Figure C, below.

