ORDINANCE _____ - 2008


[Recitals]
[Legislative findings]

Now therefore, be it ordained that the Land Use and Development Regulations Implementing the Orcas Village Plan are hereby adopted for codification in the Ssan Juan County Code, as set forth in Exhibit A below.

[Signature blocks]

Attachment: Exhibit A - Full Text of Land Use and Development Regulations Implementing the Orcas Village Plan
1. TITLE

2. PURPOSE

3. RELATIONSHIP TO OV PLAN

4. RELATIONSHIP TO SMP

5. RELATIONSHIP TO CP

6. RELATIONSHIP TO UDC

7. LAND USE DISTRICTS

8. ALLOWABLE USES AND LAND USE PERMIT REQUIREMENTS

9. DEVELOPMENT STANDARDS

Section 1. Title.

Section 2. Purpose.

Section 3. Relationship to Orcas Village Plan. This code is to implement the goals, policies and objectives set out in the Orcas Village Plan, adopted by San Juan County Council Ordinance No. 2008. It applies to the land and shoreline area described on the Orcas Village Plan official map and establishes land use and development regulations specific to the Orcas Village planning area.

Section 4. Relationship to Shoreline Master Program. The Shoreline Master Program includes the policies of Element B, Section 3 of the Comprehensive Plan, the regulations in SJCC 18.50 and the procedures specified for shoreline use and development in SJCC 18.80. The Shoreline Master Program policies, regulations and procedures apply in addition to those in this Orcas Village Plan.

Following SJCC 18.10.050 (G), where this plan is more restrictive it supersedes the Unified Development Code and the regulations of the Shoreline Master Program. The policies of the Shoreline Master Program, however, are not superseded.

Concurrently with adoption of this Orcas Village Plan the shoreline environment designation boundaries are amended to conform the Urban shoreline with the Village Commercial District boundary and the Rural and Rural Residential shorelines to the Village Residential District boundary.

Section 5. Relationship to San Juan County Comprehensive Plan. Upon adoption of the Orcas Village Plan, the San Juan County Comprehensive Plan and the San Juan County Unified Development Code Title 18 shall be concurrently amended to be consistent with provisions of the Orcas Village Plan. All future amendments to this section of the San Juan County Code will follow the legislative procedures detailed in SJCC 18.90.020.

Section 6. Relationship to San Juan County Unified Development Code, SJCC Title18. The regulations set forth in this section of the county code are in addition to those of SJCC Title 18, the Unified Development Code, and supersede those of the Unified Development Code for those use and development provisions specified for Orcas Village. All other provisions of the Unified Development Code apply to land use and development in Orcas Village as specified in Title 18.
Section 7. Land Use Districts. The Orcas Village Plan official map depicts three (3) land use districts for Orcas Village: Transportation Related, Village Commercial and Village Residential. The purposes for these districts are as set out in the Orcas Village Plan, Section 8.

Section 8. Allowable Uses and Land Use Permit Requirements. The following Table 2 describes the land use permit requirements specified in Table 3 for the Orcas Village Land Use Districts.

Table 2. Explanation of Permit Procedures

<table>
<thead>
<tr>
<th>Use Category</th>
<th>Permit Procedure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>Allowed use. No use permit or review is required. Use, site plan, structures, and parking must meet development and use standards of Table 4 and the provisions of the Unified Development Code.</td>
</tr>
<tr>
<td>Provisional</td>
<td>Allowed use. A Provisional Use Permit is required. This is approved or denied administratively based on the development standards and performance standards in the UDC and any special conditions in the Orcas Village Plan. A public hearing is not required.</td>
</tr>
<tr>
<td>Discretionary</td>
<td>Allowed use. A Discretionary Use Permit is required. If impacts are found to be high they must be mitigated to medium or low according to UDC Table 8.2 or the Permit Center Administrator will require a conditional use permit.</td>
</tr>
<tr>
<td>Conditional</td>
<td>Conditionally Allowed use. Because of the nature of the category of use, substantial limitations on the specific use and on the scale and nature of development may be required to ensure that the specific use proposed is appropriate in the Orcas Village environment. The use may be denied, or conditions may be imposed, based on appropriateness of the development and use to the size and location of the site; unique conditions of slope, drainage, access and the natural environment of the site; and compatibility with adjacent uses. A Conditional Use Permit (CUP) is required. A CUP requires a public hearing.</td>
</tr>
<tr>
<td>No</td>
<td>Use is not allowed.</td>
</tr>
</tbody>
</table>

Table 3. Permitted and Prohibited Land Uses

<table>
<thead>
<tr>
<th>Land Use (As defined and used in the County Unified Development Code)</th>
<th>OVTR Transportation Related</th>
<th>OVC Orcas Village Commercial</th>
<th>OVR Village Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial Uses</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Automotive Service and Repair</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Land Use</td>
<td>OVTR</td>
<td>OVC</td>
<td>OVR</td>
</tr>
<tr>
<td>----------------------------------------------</td>
<td>------</td>
<td>-----</td>
<td>-----</td>
</tr>
<tr>
<td>(As defined and used in the County Unified</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Development Code)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bed &amp; Breakfast Inn</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Bed &amp; Breakfast Residence</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Day Care with 1-6 children</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Day Care with 7+ children</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Drinking Establishment</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Eating Establishment</td>
<td>Conditional</td>
<td>Provisional</td>
<td>No</td>
</tr>
<tr>
<td>Hotel/Motel</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Indoor Entertainment Facility</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Nursing Homes</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Personal and Professional Services</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Residential Care Facilities with up to 8 persons</td>
<td>No</td>
<td>No</td>
<td>No</td>
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<tr>
<td>Residential Care Facilities with 9–15 persons</td>
<td>No</td>
<td>No</td>
<td>No</td>
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<tr>
<td>Retail Sales and Services</td>
<td>Yes</td>
<td>Conditional</td>
<td>No</td>
</tr>
<tr>
<td>Transient Rental of Residence or Guest House</td>
<td>No</td>
<td>Conditional</td>
<td>Conditional</td>
</tr>
<tr>
<td>(accessory dwelling unit)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Warehouse, Mini-storage, and Moving Storage Facilities</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Unnamed Commercial Uses</td>
<td>Conditional</td>
<td>Conditional</td>
<td>Conditional</td>
</tr>
<tr>
<td>Industrial Uses</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bulk Fuel Storage Facilities</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Light Manufacturing</td>
<td>No</td>
<td>Discretionary</td>
<td>No</td>
</tr>
<tr>
<td>Storage and Treatment of Sewerage, Sludge and Septage—Alternative Systems</td>
<td>No</td>
<td>Conditional</td>
<td>Conditional</td>
</tr>
<tr>
<td>Storage and Treatment of Sewerage, Sludge and Septage—Lagoon Systems</td>
<td>No</td>
<td>Conditional</td>
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<tr>
<td>Wholesale Distribution Outlet</td>
<td>No</td>
<td>No</td>
<td>No</td>
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<tr>
<td>Unnamed Industrial Uses</td>
<td>Conditional</td>
<td>Cond</td>
<td>Cond</td>
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</table>

<table>
<thead>
<tr>
<th>Land Use</th>
<th>OVTR</th>
<th>OVC</th>
<th>OVR</th>
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</thead>
<tbody>
<tr>
<td>(As defined and used in the County Unified</td>
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<td></td>
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</tr>
<tr>
<td>Development Code)</td>
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<tr>
<td>Public and Institutional Uses</td>
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<tr>
<td>College or Technical School/Adult Education Facility</td>
<td>No</td>
<td>No</td>
<td>No</td>
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<tr>
<td>Community Club or Community Organization Assembly Facility</td>
<td>Conditional</td>
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<td>Conditional</td>
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<tr>
<td>Emergency Services</td>
<td>Yes</td>
<td>Yes</td>
<td>No</td>
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<tr>
<td>Government Offices</td>
<td>Yes</td>
<td>Conditional</td>
<td>No</td>
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<tr>
<td>Land Use</td>
<td>OVTR Transport on Related</td>
<td>OVC Orcas Village</td>
<td>OVR Village Commercial Residential</td>
</tr>
<tr>
<td>----------------------------------------------</td>
<td>---------------------------</td>
<td>-------------------</td>
<td>-----------------------------------</td>
</tr>
<tr>
<td>Institutional Camps</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Library</td>
<td>No</td>
<td>Discretion</td>
<td>Discretion</td>
</tr>
<tr>
<td>Museum</td>
<td>No</td>
<td>Discretion</td>
<td>Discretion</td>
</tr>
<tr>
<td>Post Office</td>
<td>No</td>
<td>Yes</td>
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<tr>
<td>Religious Assembly Facility</td>
<td>No</td>
<td>No</td>
<td>No</td>
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<tr>
<td>School, primary and secondary</td>
<td>No</td>
<td>No</td>
<td>No</td>
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<tr>
<td>Unnamed Institutional Uses</td>
<td>Cond</td>
<td>Cond</td>
<td>Cond</td>
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<tr>
<td>Recreational Uses</td>
<td></td>
<td></td>
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<tr>
<td>Camping Facilities in public parks</td>
<td>No</td>
<td>No</td>
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<tr>
<td>Indoor Recreation Facilities</td>
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<td>Outdoor Recreation Developments</td>
<td>Discretion</td>
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<td>Parks</td>
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<tr>
<td>Playing Fields</td>
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<td>Recreational Vehicle Parks</td>
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<td>Outdoor Shooting Ranges</td>
<td>No</td>
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<td>Unnamed Recreational Uses</td>
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<td>Conditional</td>
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<tr>
<td>Residential Uses</td>
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<tr>
<td>Cottage Enterprise</td>
<td>No</td>
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<td>Conditional</td>
</tr>
<tr>
<td>Farm Labor Accommodations for persons</td>
<td>No</td>
<td>No</td>
<td>No</td>
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<tr>
<td>employed in agricultural production on the</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>premises</td>
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<tr>
<td>Farm Stay</td>
<td>No</td>
<td>No</td>
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<tr>
<td>Home Occupation</td>
<td>Yes</td>
<td>Yes</td>
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<tr>
<td>Mobile Home Parks(11)</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Multi-family Residential Units (3+ units)</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Planned Unit Development</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
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<tr>
<td>Rural Residential Cluster Development</td>
<td>Conditional</td>
<td>Conditional</td>
<td>Conditional</td>
</tr>
<tr>
<td>Single-Family Residential (1 unit only), or</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accessory Apartment (1 unit only) accessory</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>to an allowable nonresidential use</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Single-Family Residential Unit</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
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<tr>
<td>Two-Family Residential (duplex)</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
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<tr>
<td>Unnamed Residential Uses</td>
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<td>Conditional</td>
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<tr>
<td>Transportation Uses</td>
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<td>Airfields</td>
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<td>Airstrips</td>
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<td>Hangars</td>
<td>No</td>
<td>No</td>
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<tr>
<td>Helipads</td>
<td>Conditional</td>
<td>No</td>
<td>No</td>
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<tr>
<td>Ferry Terminal</td>
<td>Conditional</td>
<td>Conditional</td>
<td>No</td>
</tr>
<tr>
<td>Parking Lots, Ferry Commuter</td>
<td>Yes</td>
<td>Conditional</td>
<td>Conditional</td>
</tr>
<tr>
<td>Land Use</td>
<td>OVTR Transportation Related</td>
<td>OVC Orcas Village</td>
<td>OVR Village Commercial</td>
</tr>
<tr>
<td>----------------------------------------------------------</td>
<td>-----------------------------</td>
<td>-------------------</td>
<td>------------------------</td>
</tr>
<tr>
<td>Parking Lots, commercial</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
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<tr>
<td>Parking Structures</td>
<td>Conditional</td>
<td>No</td>
<td>No</td>
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<tr>
<td>Streets, public</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Taxi and Community Pickup/Dropoff Services</td>
<td>Yes</td>
<td>Conditional</td>
<td>Yes</td>
</tr>
<tr>
<td>Trails and Paths, public</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Transient Moorage, Public</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Unnamed Transportation Uses</td>
<td>Conditional</td>
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</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Land Use</th>
<th>OVTR Transportation Related</th>
<th>OVC Orcas Village</th>
<th>OVR Village Commercial</th>
<th>OVR Village Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Utilities Uses</td>
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<tr>
<td>Commercial Communication Towers</td>
<td>Conditional</td>
<td>Conditional</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Commercial Power-Generation Facilities</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Community Sewerage Treatment Facilities</td>
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<tr>
<td>Utility Distribution Lines</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
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<tr>
<td>Utility Facilities</td>
<td>Conditional</td>
<td>Conditional</td>
<td>Conditional</td>
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<td>Utility Substations</td>
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</tr>
<tr>
<td>Utility Transmission Lines</td>
<td>Conditional</td>
<td>Conditional</td>
<td>Conditional</td>
<td></td>
</tr>
<tr>
<td>Water Storage Tanks, community</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>Water Treatment Facilities</td>
<td>Conditional</td>
<td>Conditional</td>
<td>Conditional</td>
<td></td>
</tr>
<tr>
<td>Unnamed Utility Uses</td>
<td>Conditional</td>
<td>Conditional</td>
<td>Conditional</td>
<td></td>
</tr>
</tbody>
</table>

| Agriculture and Forestry Uses                             |                            |                   |                        |                         |
| Agricultural Processing, retail, and Visitor-serving Facilities for Products | No                          | No                | No                     |                         |
| Agricultural Uses and Activities                          | No                          | No                | Yes                    |                         |
| Forest Practices(12), no processing                       | Yes                         | No                | No                     |                         |
| Lumber Mills, Portable                                    | Yes                         | No                | No                     |                         |
| Nurseries                                                 | No                          | No                | No                     |                         |
| Retail Sales of agricultural products                     | Conditional                 | Conditional       | Conditional            |                         |
| Small-Scale Slaughterhouses                               | No                          | No                | No                     |                         |
| Unnamed Agricultural and Forestry Uses                    | Conditional                 | Conditional       | Conditional            |                         |

Notes:
1. All uses must be consistent with the purpose of the land-use district in which they are proposed to occur; cf. the Land Use Element of the Comprehensive Plan. All land uses in all districts must meet the general regulations in SJCC 18.30.050 unless otherwise stated therein.
2. A land use or development proposed to be located entirely or partly within 200 feet of the ordinary high water mark of a regulated shoreline is within the jurisdiction of the Shoreline Master Program, and is subject to the applicable provisions of Section 3 of the
Comprehensive Plan and of SJCC Section 18.50, as well as the applicable provisions and permit requirements indicated in this table. Please refer to SJCC 18.50 for specific use regulations and regulations by shoreline environment; see also SJCC 18.80 for shoreline permit requirements.

3. 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 the UDC.

5. The assignment of allowed and prohibited uses may not directly or indirectly preclude the siting of “essential public facilities” (as designated in the Comprehensive Plan; see also the definition in SJCC 18.20) within the County. See Section 18.30.050E.

9. In all Activity Center land-use districts the transient rental of a residence or guest house may be allowed by Provisional ("Provisional") 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. After internal land-use district boundaries are adopted for an Activity Center this provision will apply to VR and HR districts but not to the Activity Center in general.

10. For the purposes of this table, the unnamed commercial uses include commercial aquaculture and commercial and industrial docks and marinas. New moorage facilities are prohibited. The existing Bay Head marina may expand within but not beyond the existing boat basin, subject to applicable regulations. Existing commercial uses of existing facilities are not prohibited; future modification or expansion to these commercial uses shall be subject to the applicable provisions of the San Juan County Code and applicable state and federal law.

11. Moorage facilities serving residential uses abutting the Orcas Village shoreline are subject to SJCC 18.50.190(G) and other applicable provisions of that section of the code and the policies of the Shoreline Master Program.

12. Forest Practices (including timber harvesting), except for Class IV General (see SJCC 18.40), are regulated by the Washington Department of Natural Resources.

Section 9. Development Standards.

9.1. General Development Standards. Land uses in Orcas Village are subject to the development standards of the Unified Development Code (SJCC Chapter 18) except where more restrictive standards are set by this plan as outlined below or in Table 4, Development Standards. Table 4 specifies the setback and dimensional standards for building development in the Orcas Village Land Use Districts. Unless otherwise noted, subject to PUD processes or already developed at the time this ordinance is adopted, the underlying residential density throughout the village will remain 2 acres per unit.

Table 4 Orcas Village Development Standards

<table>
<thead>
<tr>
<th>Development Standard</th>
<th>Orcas Village Transportation</th>
<th>Orcas Village Commercial</th>
<th>Orcas Village Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Related (14)</td>
<td>Minimum Setback (1,2,3,4) Front or Road (feet)(12)</td>
<td>Minimum Lot Size</td>
<td></td>
</tr>
<tr>
<td>------------------------------------------------------------------------------</td>
<td>-----------------------------------------------------</td>
<td>------------------</td>
<td></td>
</tr>
<tr>
<td></td>
<td>10 feet 0 (5) 10 feet 0(5) 10 feet 10 feet</td>
<td>N.A. ½ acre N.A.</td>
<td></td>
</tr>
<tr>
<td>Maximum Building Dimensions</td>
<td>3000 sq ft 3000 sq ft 3000 sq ft</td>
<td>Minimum required open space or landscaped area(11)</td>
<td></td>
</tr>
<tr>
<td>Building Footprint (13)</td>
<td>5000 sq ft 26 ft 50%</td>
<td>N.A. 10% 30%</td>
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</tr>
<tr>
<td>Building Floor (6) (sq ft)</td>
<td>Height (feet)(7,8)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot Coverage(9)</td>
<td>Lot Coverage(9)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Abbreviations: N.A.: Not Applicable; sq ft: square feet</td>
<td>Notes:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>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. Also, see note 12, below. Fences are exempt from setback requirements, except when 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 and vaults, and other items as approved by the administrator. 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. The minimum side and rear setbacks shall be 10 feet if the site containing the proposed use is adjacent to any property in the Orcas Village Residential district, or in a rural or resource land use designation. Building Floor Area: will be determined by the entire horizontal area enclosed by the exterior wall line and contiguous roofline excluding porches and decks that extend no more than 10 feet from exterior wall line. Porches and decks that extend more than 10 feet from exterior wall line or exceed 300 sq ft cumulatively will be included in overall floor area. 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. Structures used for the storage of materials for agricultural activities are exempt from maximum building height requirements. Lot Coverage is measured by the percentage of the total area of a lot or lots within a single development occupied by all structures, excluding roof overhangs and covered porches not used for sales, storage or service. Open space must be maintained in its natural condition, in agriculture or forestry use, or landscaped according to SJCC 18.60.160.</td>
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12. Road setbacks from Orcas Road, west of the ferry landing, shall include a buffer of natural vegetation and grade of at least 20 feet on the west and to the top of the slope on the east.

13. Building Footprint will be determined by the horizontal area enclosed by the exterior wall line and contiguous roofline excluding porches and decks that extend no more than 10 feet from exterior wall line that is closest to the average grade. Porches and decks that extend more than 10 feet from exterior wall line or exceed 300 sq ft cumulatively will be included in overall footprint.

14. Transportation Related commercial activities, excluding parking, cannot exceed a cumulative floor area of 15,000 sq ft subject to all development standards, i.e. cannot have one large building but rather 3 small ones.

15. A height bonus allowing a maximum height of 28ft will be granted for those buildings with a roof pitch no less than 6:12.
9.2 Building Height Measurement.

No structure shall exceed 26 feet\(^1\) above average grade, measured as described in Figure 1, below.

Figure 1 - Structure height limits - measurement methods.

A. Where the natural grade remains unchanged the structure height shall be measured as 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 1-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 1-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. Artificially created grades shall be included in computing the structure height above natural grade. See Figure 1-C, below.

\[\text{NG} \quad \text{NG} \quad \text{NG}\]
\[\text{Cut} \quad \text{AGE} \quad \text{Fill} \quad \text{AGE} \quad \text{NG}\]

Figure A

Figure B

Figure C

9.3 Roof Pitch and Massing

A. Roof pitches shall not be less than 4 in 12.

B. Continuous walls of buildings in excess of 30 feet and fronting on a public street shall be broken with an offset of at least four feet for every 30 feet. Roof planes shall have corresponding offsets. See Figure 2, below.

\(^1\) A height bonus allowing a maximum height of 28ft will be granted for those buildings with a roof pitch no less than 6:12.
9.4 Building Materials.

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 detail.