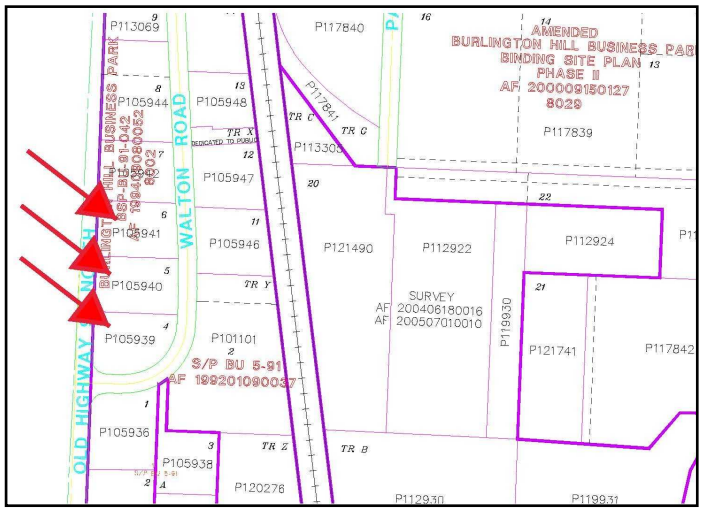
# 1525-1535-1623 WALTON DR
# BURLINGTON, WA

## FOR LEASE

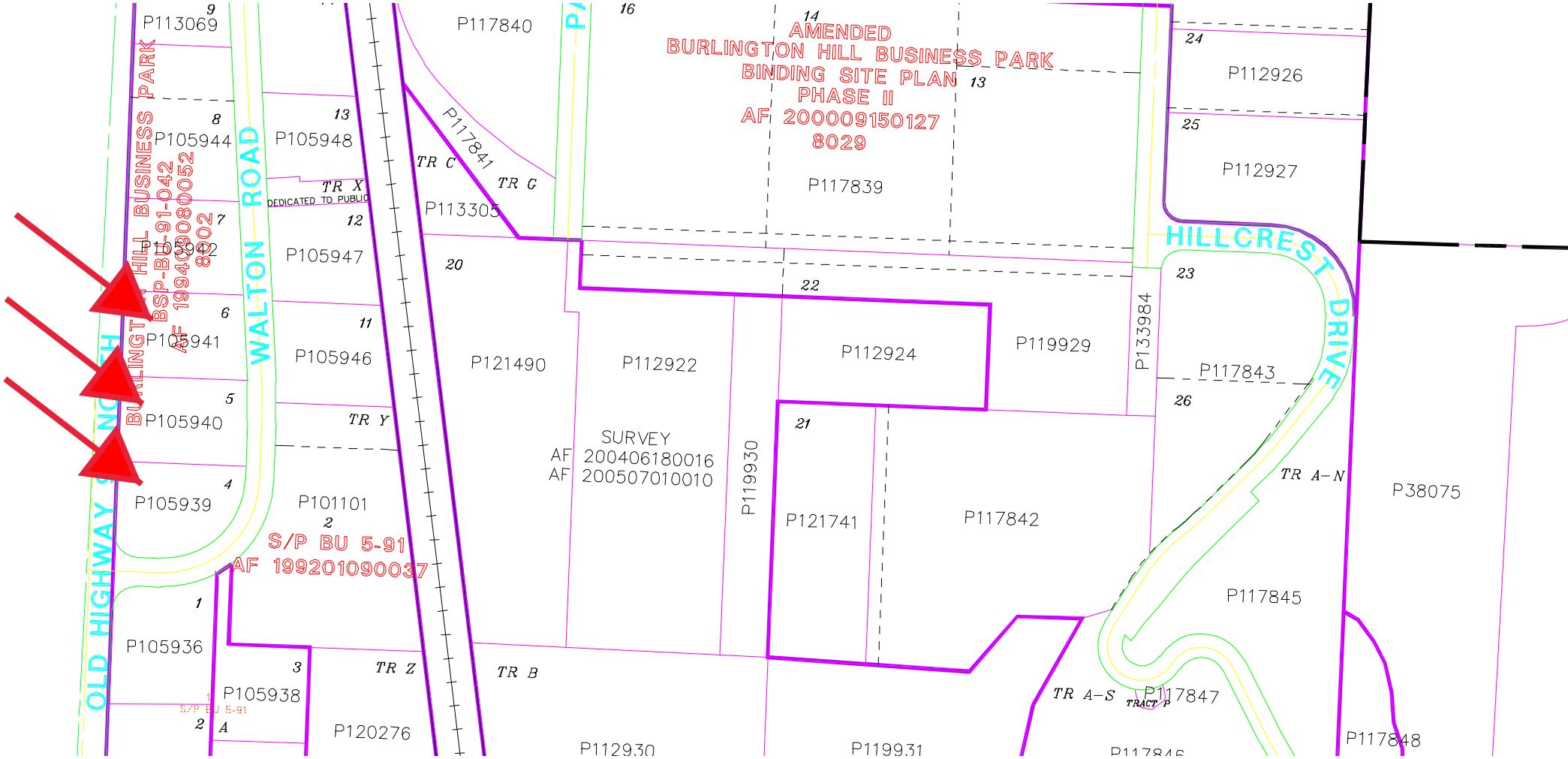
- 1,944 +/- sf building on 3.24 acres
- Formerly operated as Camping World
- Freeway visibility
- Convenient access to I-5 exit 231/ Chuckanut
- Zoned CI-1: Commercial and Industrial
- $18,000 per month plus NNN




Clay Learned, CCIM, SIOR
Learned Commercial, Inc.
108 Gilkey Road, Burlington, WA 98233
360.757.3888
clay@learnedcommercial.com

LEARNED COMMERCIAL, INC.
Providing Select Commercial Real Estate Services

*All info deemed reliable however verification recommended.*



AMENDED
BURLINGTON HILL BUSINESS PARK
BINDING SITE PLAN
PHASE II
AF 200009150127
8029
BURLINGTON HILL BUSINESS PARK
BSP-BU-91-042
AF 199409080052
8002
S/P BU 5-91
AF 199201090037
SURVEY
AF 200406180016
AF 200507010010
WALTON ROAD
HILLCREST DRIVE
OLD HIGHWAY 9 NORTH
DEDICATED TO PUBLIC
P113069
P105944
P105948
P105942
P105947
P105941
P105946
P105940
P105939
P101101
P105936
P105938
P120276
P117840
P117841
P113305
P121490
P112922
P119930
P112924
P119929
P133984
P117839
P112926
P112927
P117843
P121741
P117842
P117845
P117847
P117848
P38075
P112930
P119931
TR X
TR Y
TR Z
TR C
TR G
TR B
TR A-N
TR A-S
TRACT P

9409080052

'94 SEP -8 P1:18

# BURLINGTON HILL BUSINESS PARK
# BINDING SITE PLAN
# SW 1/4 OF SECTION 29, T. 35 N., R. 4 E., W.M.
# CITY OF BURLINGTON, WASHINGTON
JULY 1994

**TREASURER'S CERTIFICATE**
This is to certify that all taxes heretofore levied and which have become a lien upon the lands herein described have been fully paid and discharged according to the records of my office, up to and including the year of 1994.

I, Judyann Mowatt Treasurer of Skagit County, Washington, hereby certify that a deposit has been paid to cover anticipated taxes up to and including the year 1995.

This 19 day of July, 19 94.

Judyann Mowatt
Skagit County Treasurer

Katie Jungquist
Deputy

**CITY TREASURER'S CERTIFICATE**
I hereby certify that there are no delinquent special assessments and all special assessments on any of the property herein contained dedicated as streets, alleys, or for other public use, are paid in full. This 2nd day of July, 19 94

R Blossin for Rick Patrick
City Treasurer

**APPROVALS**
Examined and approved this 7 day of SEPT., 1994.

Rod D. Barrett
City Engineer

Approved by the Council of the City of Burlington, Washington, this 7 day of SEPT., 1994.

ATTEST: City Comptroller Bill Blossin City Administrator

ATTEST: Planning Director Margaret Fleek

**AUDITOR'S CERTIFICATE**
Filed for record this 8th day of September, 1994 at 1:18p M. in Volume 11 of Plats on pages 109-112 at the request of SEMRAU & LISSER.
Auditor's File No. 9409080052

Jerry Mortenoff
Skagit County Auditor

Judy Y Zavala
Deputy

**SURVEYOR'S CERTIFICATE**
I hereby certify that the BURLINGTON HILL BUSINESS PARK BINDING SITE PLAN is based upon an actual survey and subdivision of Section 29, Township 35 North, Range 4 East, W.M.; that the courses and distances are shown correctly; and that I have complied with the provisions of the Burlington Binding Site Plan Ordinance.

BRUCE G. LISSER, P.L.S.
Certificate No. 22960
Date 8-22-94

BRUCE G. LISSER STATE OF WASHINGTON 22960 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES 12-18-94

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SEMRAU & LISSER
SURVEYING • ENGINEERING • PLANNING
2118 RIVERSIDE DRIVE - SUITE 104
MOUNT VERNON, WA 98273
206-424-9566

**DESCRIPTION**
Lots 1 and 3 of Burlington Short Plat BURL 5-91, approved January 6, 1992, and recorded January 9, 1992, under Auditor's File No. 9201090037 in Volume 10 of Short Plats, Pages 44 and 45, records of Skagit County, Washington, being a poriton of the Southwest 1/4 of Section 29, Township 35 North, Range 4 East, W.M.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record.
Situate in the County of Skagit, State of Washington.

**NOTES**
1. ■ - indicates concrete monument set in monument case.
   ● - indicates rebar set with yellow cap inscribed LISSER 22960.
   ○ - indicates existing rebar with yellow cap inscribed LISSER 22960.
2. Description and exception information is from First American Title Insurance Company of Skagit County, Certificate for Long Plat, Order No. 42950, dated April 28, 1994.
3. For additional subdivision and meridian information see Burlington Short Plat Burl-5-91 recorded in Volume 10 of Short Plats, pages 44-45, records of Skagit County, Washington.
4. Meridian: Assumed.
5. Basis of Bearing: West line of the SW 1/4 of Section 29, T. 35 N., R. 4 E., W.M.. Bearing = North 1° 31' 11" East.
6. Instrumentation: Leitz Set 4A Theodolite Distance Meter.
7. Survey Procedure: Field traverse.
8. Buyers should be aware that this binding site plan is located in the floodplain of the Skagit River and significant elevation may be required for the first floor of construction.
9. This property is SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record including but not limited to those instruments referred to in First American Title Report referenced under Note 2 above. Said report lists documents recorded under Auditor's File Numbers 9103150085, 83397, 8912210037, 9201090037, 9112190028, 9204150080, 523071, 8104170038, 8912210037, 8907130033, 9103150085, 9204150080 and 3741.
10. Tract "Y" shown hereon is to be boundary line adjusted to Lot 2 of Short Plat Burl 5-91 and is not for building purposes.
11. VEGETATION MAINTENANCE WITHIN THE DIKE AND DRAINAGE EASEMENT AREAS SHALL BE THE SOLE RESPONSIBILITY OF THE ADJOINING LAND OWNERS.

**EASEMENTS**
An easement is hereby reserved for and granted to CITY OF BURLINGTON, PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND POWER AND LIGHT COMPANY, G. T. E., CASCADE NATURAL GAS CORP., AND TCI CABLE VISION OF WASHINGTON, INC. and their respective successors and assigns under and upon the exterior ten (10) feet of front boundary lines of all lots and tracts and other utility easements shown on the face of the binding site plan, in which to install, lay, construct, renew, operate, maintain and remove utility systems, line, fixtures, and appurtenances attached thereto, for the purpose of providing utility services to the subdivision and other property, together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

**DEDICATION**
**"Know All Men by these Presents that the JERRY WALTON AND FLORENCE WALTON, husband and wife, GEAR ROAD INVESTORS, A Washington General Partnership and SKAGIT STATE BANK, a Washington Corporation, owners in the fee simple or contract purchasers and mortgage holders or lien holders, of the land hereby platted, declare this binding site plan and dedicate to the use of the public forever, the streets and avenues shown hereon and the use thereof for all public purposes consistent with the use thereof for public highway purposes together with the right to make all necessary slope for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon and also dedicated to the use of the public forever those tracts designated X and Z for utility purposes.**

IN WITNESS WHEREOF, the said corporation has caused its corporate name to be hereunto subscribed and its corporate seal to be hereunto affixed this 19th day of July, 19 94.

Jerry Walton
Jerry Walton (husband)

Florence Walton
Florence Walton (wife)

By Jerry Walton By Florence Walton
GEAR ROAD INVESTORS., a Washington General Partnership

By James E. Bishop President & Co-CEO
SKAGIT STATE BANK., a Washington Corporation,

**ACKNOWLEDGMENTS**
State of Washington
County of Skagit
I certify that I know or have satisfactory evidence **JERRY WALTON AND FLORENCE WALTON,** husband and wife, signed this instrument and acknowledges it to be their free and voluntary act for the uses and purposes mentioned in the instrument and in the Washington Condominium Act.

Dated July 8, 1994
Signature Donald R. Semrau
Title Notary Public
My appointment expires 3-15-96

DONALD R. SEMRAU NOTARY PUBLIC COMMISSION EXPIRES 3-15-96 STATE OF WASHINGTON

State of Washington
County of Skagit
I certify that I know or have satisfactory evidence that Jerry Walton and Michael Peeron and Florence Walton
signed this instrument, on oath stated that (~~he/she~~/they)(~~was~~/are) authorized to execute the instrument and acknowledged it as the Partners of **GEAR ROAD INVESTORS,** a Washington General Partnership, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated June 30, 1994
Signature Bruce G. Lisser
Title Notary
My appointment expires 7-14-96

BRUCE G LISSER NOTARY PUBLIC COMMISSION EXPIRES 7-14-96 STATE OF WASHINGTON

State of Washington
County of Skagit
I certify that I know or have satisfactory evidence that James E. Bishop
signed this instrument, on oath stated that (he/~~she~~/they)(was/~~are~~) authorized to execute the instrument and acknowledged it as the President & Co-CEO of **SKAGIT STATE BANK,** a Washington Corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated July 14, 1994
Signature Barbara D. Lee
Title Secretary
My appointment expires March 30, 1998

BARBARA D. LEE NOTARY PUBLIC COMMISSION EXPIRES 3-30-98 STATE OF WASHINGTON

SHEET 1 of 4
JOB No. 91-042

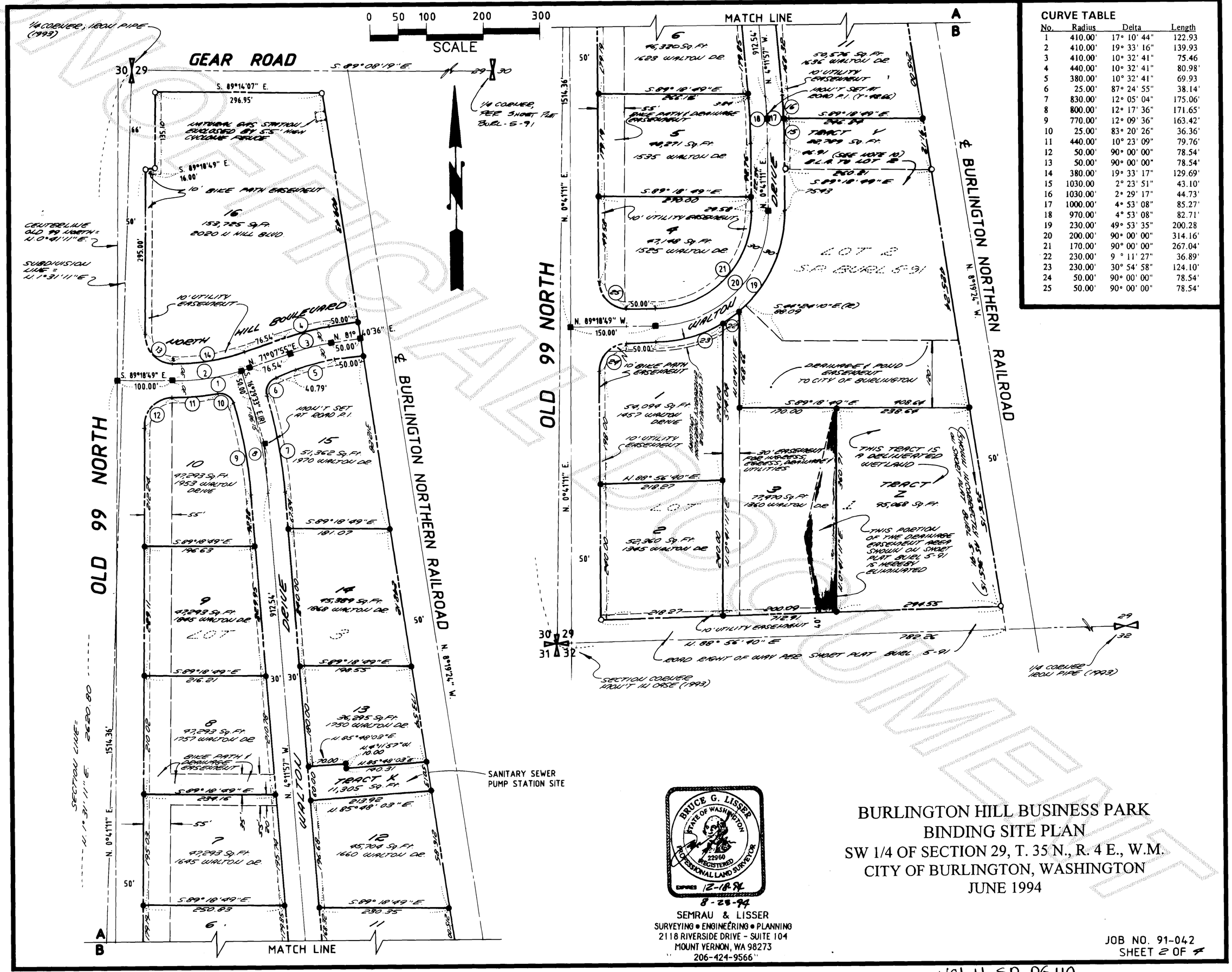
Vol 11 Short Plats Pg 109

9409080052

UNOFFICIAL DOCUMENT

## CURVE TABLE

| No. | Radius | Delta | Length |
|---|---|---|---|
| 1 | 410.00' | 17° 10' 44" | 122.93 |
| 2 | 410.00' | 19° 33' 16" | 139.93 |
| 3 | 410.00' | 10° 32' 41" | 75.46 |
| 4 | 440.00' | 10° 32' 41" | 80.98' |
| 5 | 380.00' | 10° 32' 41" | 69.93 |
| 6 | 25.00' | 87° 24' 55" | 38.14' |
| 7 | 830.00' | 12° 05' 04" | 175.06' |
| 8 | 800.00' | 12° 17' 36" | 171.65' |
| 9 | 770.00' | 12° 09' 36" | 163.42' |
| 10 | 25.00' | 83° 20' 26" | 36.36' |
| 11 | 440.00' | 10° 23' 09" | 79.76' |
| 12 | 50.00' | 90° 00' 00" | 78.54' |
| 13 | 50.00' | 90° 00' 00" | 78.54' |
| 14 | 380.00' | 19° 33' 17" | 129.69' |
| 15 | 1030.00 | 2° 23' 51" | 43.10' |
| 16 | 1030.00' | 2° 29' 17" | 44.73' |
| 17 | 1000.00' | 4° 53' 08" | 85.27' |
| 18 | 970.00' | 4° 53' 08" | 82.71' |
| 19 | 230.00' | 49° 53' 35" | 200.28 |
| 20 | 200.00' | 90° 00' 00" | 314.16' |
| 21 | 170.00' | 90° 00' 00" | 267.04' |
| 22 | 230.00' | 9 ° 11' 27" | 36.89' |
| 23 | 230.00' | 30° 54' 58" | 124.10' |
| 24 | 50.00' | 90° 00' 00" | 78.54' |
| 25 | 50.00' | 90° 00' 00" | 78.54' |




BRUCE G. LISSER
STATE OF WASHINGTON
22960
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 12-18-97

8-23-94

SEMRAU & LISSER
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206-424-9566

# BURLINGTON HILL BUSINESS PARK
## BINDING SITE PLAN
SW 1/4 OF SECTION 29, T. 35 N., R. 4 E., W.M.
CITY OF BURLINGTON, WASHINGTON
JUNE 1994

JOB NO. 91-042
SHEET 2 OF 4

VOL 11 SP PG 110

UNOFFICIAL DOCUMENT

9409080052

0 50 100 200 300
SCALE

GEAR ROAD

EXISTING NATURAL GAS FACILITY

NORTH HILL BOULEVARD

WALTON DRIVE

OLD 99 NORTH

B.N.R.R.

TRACT X

TRACT Y

TRACT Z

WALTON BEVERAGE

EXISTING STORM WATER DETENTION BASIN

**NOTE:**

SEE CITY OF BURLINGTON PUBLIC WORKS DEPARTMENT FOR APPROVED UTILITY PLANS.

VICINITY MAP

SITE

# UTILITY PLAN

BURLINGTON HILL BUSINESS PARK
BINDING SITE PLAN
SW 1/4 OF SECTION 29, T. 35 N., R. 4 E., W.M.
CITY OF BURLINGTON, WASHINGTON
JUNE 1994

BRUCE G. LISSER
STATE OF WASHINGTON
22960
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 12-18-94
8-22-94

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JOB NO. 91-042
SHEET 3 OF 4

VOL 11 SPPG 111

9409080052

MATCHLINE

SR 5

OLD 99 NORTH

NORTH HILL BOULEVARD

CLINTON AVENUE

BURLINGTON NORTHERN RAILROAD

TRACT X

TRACT Y

TRACT Z

Brush

MATCHLINE

50 100 200 300

SCALE

BRUCE G. LISSER
STATE OF WASHINGTON
22960
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 12-18-95

8-23-94

# TOPOGRAPHIC SURVEY-OCTOBER 11, 1991

## BURLINGTON HILL BUSINESS PARK
## BINDING SITE PLAN
SW 1/4 OF SECTION 29, T. 35 N., R. 4 E., W.M.
CITY OF BURLINGTON, WASHINGTON
JUNE 1994

SEMRAU & LISSER
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MOUNT VERNON, WA 98273
206-424-9566

JOB NO. 91-042
SHEET 1 OF 1

UNOFFICIAL DOCUMENT

JO1 11 SP PG 112

# Location Facts & Demographics

Demographics are determined by a 10 minute drive from 1535 Walton Dr, Burlington, WA 98233

Catylist Research

## CITY, STATE

**Burlington, WA**

## POPULATION

33,053

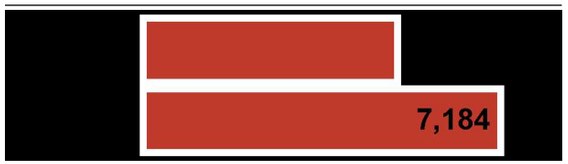
## AVG. HH SIZE

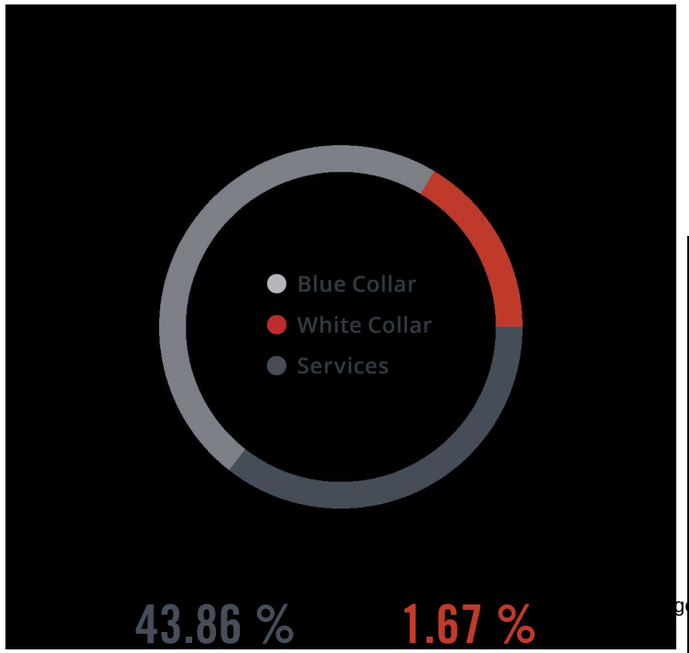
2.59

## MEDIAN HH INCOME

$55,252

## HOME OWNERSHIP

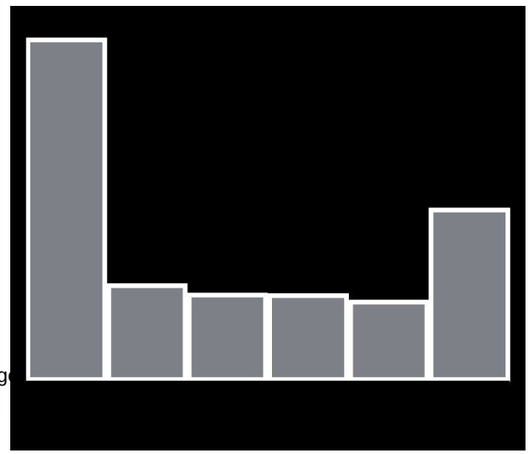



## GENDER & AGE

49.99 %

50.01 %



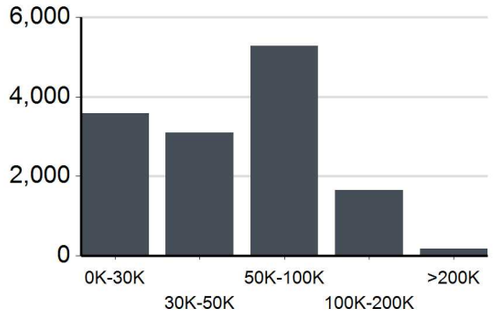
## EDUCATION

| | |
|---|---|
| High School Grad: | 23.53 % |
| Some College: | 31.10 % |
| Associates: | 7.55 % |
| Bachelors: | 19.81 % |

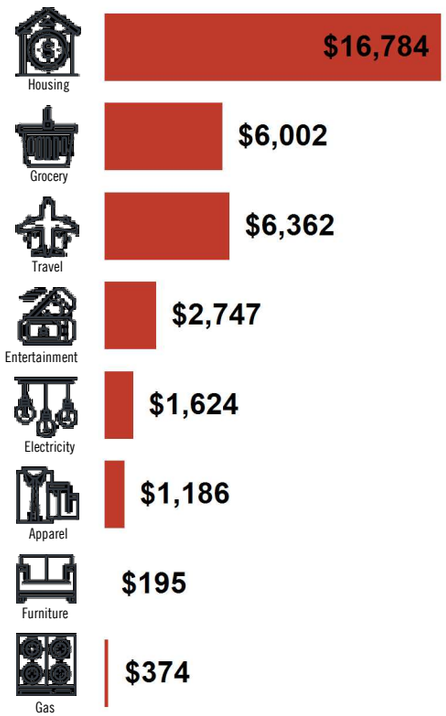
## RACE & ETHNICITY

| | |
|---|---|
| White: | 51.17 % |
| Asian: | 1.13 % |
| Native American: | 0.62 % |
| Pacific Islanders: | 0.05 % |
| African-American: | 0.61 % |
| Hispanic: | 28.11 % |
| Two or More Races: | 18.31 % |

## INCOME BY HOUSEHOLD




## HH SPENDING

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# 1535 Walton Dr

MOODY'S

Learned Commercial, Inc. 108 Gilkey Rd. Burlington, WA 98233 | 360-757-3888

**Clay Learned**
clay@claylearned.com
360-770-1388

MOODY'S ANALYTICS | Catylist

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# 1535 Walton Dr

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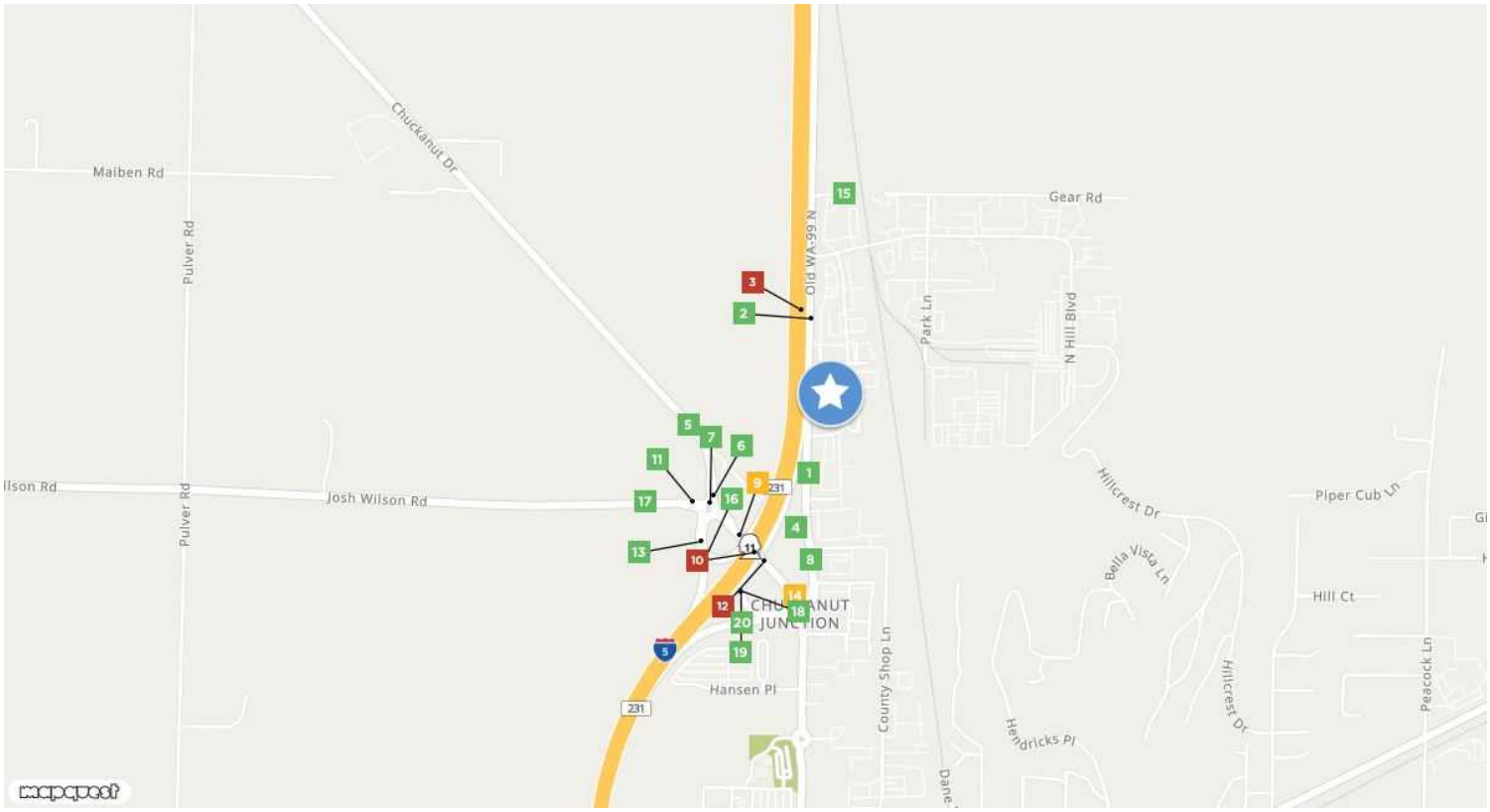
Learned Commercial, Inc. 108 Gilkey Rd. Burlington, WA 98233 | 360-757-3888

## Traffic Counts




| Old Hwy 99 N | 1 |
|---|---|
| Walton Dr | |
| Year: 2001 | 3,188 |

| Old Hwy 99 N | 2 |
|---|---|
| N Hill Blvd | |
| Year: 2015 | 4,620 |
| Year: 2001 | 3,188 |

| | 3 |
|---|---|
| Cook Rd | |
| Year: 2022 | 52,460 |
| Year: 2021 | 52,460 |
| Year: 2019 | 55,000 |

| Old Hwy 99 N | 4 |
|---|---|
| Walton Dr | |
| Year: 2012 | 1,500 |
| Year: 2010 | 1,900 |

| Chuckanut Dr | 5 |
|---|---|
| State Patrol Dr | |
| Year: 2012 | 4,500 |
| Year: 2011 | 4,600 |
| Year: 2010 | 4,700 |

| Chuckanut Drive | 6 |
|---|---|
| State Patrol Dr | |
| Year: 2022 | 4,809 |
| Year: 2021 | 4,809 |
| Year: 2017 | 4,800 |

| WA 11 | 7 |
|---|---|
| Chuckanut Dr | |
| Year: 2019 | 4,900 |
| Year: 2018 | 4,900 |

| N Burlington Blvd | 8 |
|---|---|
| County Shop Ln | |
| Year: 2011 | 4,128 |
| Year: 2008 | 2,820 |
| Year: 2006 | 2,756 |

| Chuckanut Dr | 9 |
|---|---|
| I- 5 | |
| Year: 2017 | 10,000 |
| Year: 2012 | 8,900 |
| Year: 2011 | 9,000 |

| | 10 |
|---|---|
| Chuckanut Dr | |
| Year: 2022 | 48,543 |
| Year: 2021 | 48,543 |
| Year: 2018 | 51,000 |

| Wilson Rd | 11 |
|---|---|
| Pulver Rd | |
| Year: 2015 | 4,600 |
| Year: 2014 | 4,500 |
| Year: 2013 | 4,700 |

| State Highway 11 | 12 |
|---|---|
| I- 5 | |
| Year: 2022 | 10,001 |
| Year: 2021 | 10,001 |
| Year: 2019 | 10,000 |

| | 13 |
|---|---|
| Chuckanut Dr | |
| Year: 2022 | 1,768 |
| Year: 2021 | 1,768 |
| Year: 2019 | 2,000 |

| Chuckanut Dr | 14 |
|---|---|
| N Burlington Blvd | |
| Year: 2015 | 9,000 |
| Year: 2014 | 8,800 |
| Year: 2013 | 9,200 |

| Gear Rd | 15 |
|---|---|
| Old Hwy 99 N | |
| Year: 1997 | 50 |

| | 16 |
|---|---|
| Chuckanut Dr | |
| Year: 2022 | 4,430 |
| Year: 2021 | 4,430 |
| Year: 2019 | 4,600 |

| Wilson Rd | 17 |
|---|---|
| Pulver Rd | |
| Year: 2015 | 4,412 |
| Year: 2006 | 4,726 |
| Year: 2004 | 4,986 |

| Chuckanut Dr | 18 |
|---|---|
| I- 5 | |
| Year: 2019 | 2,100 |
| Year: 2012 | 3,100 |
| Year: 2010 | 3,200 |

| | 19 |
|---|---|
| Chuckanut Dr | |
| Year: 2022 | 1,670 |
| Year: 2021 | 1,670 |
| Year: 2018 | 2,100 |

| | 20 |
|---|---|
| N Burlington Blvd | |
| Year: 2022 | 4,371 |
| Year: 2021 | 4,371 |
| Year: 2019 | 4,300 |


**Clay Learned**
clay@claylearned.com
360-770-1388


Moody's Analytics | Catylist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# Chapter 17.55

# CI-1 COMMERCIAL AND INDUSTRIAL ZONE

Sections:
17.55.010 Title.
17.55.020 Application.
17.55.030 Purpose.
17.55.040 Authority.
17.55.050 Permitted primary uses.
17.55.060 Permitted accessory uses.
17.55.070 Conditional uses.
17.55.080 Additional regulations.
17.55.090 Development standards.

## 17.55.010 Title.
This chapter shall be called “CI-1 Commercial and Industrial Zone.” (Ord. 1857 § 2 (Exh. B), 2018).

## 17.55.020 Application.
This chapter shall apply to all uses and developments in areas zoned CI-1. (Ord. 1857 § 2 (Exh. B), 2018).

## 17.55.030 Purpose.
The CI-1 zone is intended to implement the CI comprehensive plan designation by accommodating a mix of light industrial and outdoor sales uses including automobile and recreational vehicles sales, heavy equipment sales, lumber yards, contractor offices, nurseries, light industry, storage buildings, and other similar uses. The uses permitted in this zone are typically auto-oriented, rely on good freeway access and visibility, have associated outdoor storage or sales lots, or involve low impact industrial or manufacturing processes, such as food preparation and processing and the assembly of products from pre-manufactured components or materials. Uses that involve outdoor manufacturing, loud or consistent noises, or that result in noxious odors or emissions are not permitted. In addition, uses, such as hotels, nursing homes, and apartments, that could interfere with, or be negatively impacted by, the intended purposes of the CI-1 zone are prohibited or restricted. The regulations in this chapter are intended to create an attractive and welcoming environment and are focused on minimizing clutter and contributing to a sense of unity and order.

## 17.55.040 Authority.
This chapter is adopted pursuant to the provisions of chapters 35.63, 35A.63, 36.70A, and 36.70B RCW and other applicable laws and regulations. (Ord. 1857 § 2 (Exh. B), 2018).

## 17.55.050 Permitted primary uses.
A. Indoor commercial entertainment, all types;

B. Craft industries;

C. Personal services;

D. Retail, all types;

E. Offices, all types;

F. Drive through facilities;

G. Contractor offices;

H. Private passenger transportation services;

I. Car wash;

J. Meeting facilities, all sizes;

K. Passenger and recreational vehicles sales;

L. Commercial child day care centers, all sizes;

M. Eating and drinking establishments, all sizes;

N. Heavy vehicle and equipment sales;

O. Pet boarding, daycare, subject to the following:

1. Kennels shall be entirely indoors;

2. Outside exercise areas shall be surrounded on all sides not adjacent to a building or structure by a solid masonry wall six feet in height and screening shall be provided between the wall and adjoining property lines or streets consistent with the requirements for a Type III separation buffer identified in BMC 17.81.110;

3. Outside exercise areas shall be used for short term supervised play and exercise only. Animals shall not have access to individual outdoor runs or be left unsupervised, or for extended periods of time, in outdoor areas.

Q. Fueling stations;

R. Veterinary clinics;

S. Hospitals;

T. Laboratories and research facilities;

U. Lumber yards;

V. Manufactured home sales;

Y. Health care facilities, all sizes;

Z. Specialized instruction;

AA. Personal storage;

BB. Nurseries and garden supply;

DD. Industrial, minor;

FF. Private schools, all sizes;

GG. Theaters;

HH. Vehicle repair, all types;

II. Utilities, small and medium; (Ord. 1857 § 2 (Exh. B), 2018).

JJ. Commercial laundries;

**17.55.060 Permitted accessory uses.**

A. Automobile parking facilities and charging stations;

B. Outdoor storage yards and sales lots;

C. Caretaker dwellings and employee or student housing;

D. Warehousing and distribution;

E. Accessory buildings and structures associated with a permitted primary use;

F. Telecommunication macro facilities, subject to the following requirements:

1. Macro facilities may be located on buildings and structures; provided, that the immediate interior wall or celling adjacent to the facility is not a designated residential space.

2. The macro facility shall be exempt from review by the community development director or designee if the antenna and related components are the same color as the existing building, pole or support structure on which it is proposed to be located.

3. The shelter or cabinet used to house radio electronic equipment shall be contained wholly within a building or structure, or otherwise appropriately concealed, camouflaged or located underground.

4. Macro facilities shall comply with the height limitation specified for all zones except as follows: Omnidirectional antennas may exceed the height limitation by 15 feet, or in the case of nonconforming structures the antennas may extend 15 feet above the existing structure. Panel antennas may exceed the height limitation if affixed to the side of an existing building and architecturally blends in with the building. Placement of an antenna on a nonconforming structure shall not be considered to be an expansion of the nonconforming structure. (Ord. 1857 § 2 (Exh. B), 2018).

G. Heavy vehicle and equipment repair, when associated with a related sales use;

H. Heliports, when associated with a hospital or healthcare facility.

**17.55.070 Conditional uses.**
The following uses may be permitted when a conditional use permit has been issued pursuant to the provisions of Title 14A BMC:

A. Multiunit buildings and nursing homes, all sizes, subject to the following:

1. Enhanced pedestrian amenities shall be provided;

2. The site shall not have frontage on I-5 or an arterial street;

3. The applicant shall demonstrate why the parcel is not suitable for outdoor sales or minor industrial uses, taking into consideration factors such as the size, configuration, and location of the site, market conditions, visibility, critical area constraints, and other uses in the vicinity of the proposal;

4. The development shall include measures to protect residents and occupants from light, glare, and noise impacts commonly associated with outdoor sales and minor industrial uses. At a minimum screening shall be provided consistent with the requirements for a Type III separation buffer identified in BMC 17.81.110;

5. Large multiunit buildings, large nursing homes, and any residential development including more than eight dwelling units shall be subject to the following activity area requirements:

a. A children’s play area(s) shall be provided with a minimum area of 225 square feet plus 20 additional square feet for each unit or nursing home room. Nursing homes may provide a picnic area, community room, or community garden in place of play area;

b. Common open space shall be provided for passive or active outdoor recreation at a rate of 50 square feet for each unit or nursing home room;

c. Individual patios, decks, or balconies shall be provided for at least 25 percent of the units or nursing home rooms.

6. Pedestrian access shall be provided throughout the site and shall provide a complete and logical circulation system that connects each dwelling unit or nursing home room to adjoining streets and developments, parking areas, common areas, and trash and recycling areas. Pedestrian paths shall be equipped with pedestrian scale lighting.

7. Trash and recycling areas shall be located in a central location and fully screened from view. Trash and recycling areas shall not be visible from adjoining public streets or neighboring properties.

8. Exterior lighting shall be provided for parking areas, access streets, and pedestrian paths in accordance with the requirements of Chapter 17.70 BMC.

9. Parking areas shall be located behind, between, or alongside buildings. Parking shall not be located between a street and a building and shall be fully screened from view.

B. Hotels and emergency housing, subject to the following:

1. Enhanced pedestrian amenities shall be provided;

2. The site shall not have frontage on I-5 or an arterial street;

3. The applicant shall demonstrate why the parcel is not suitable for outdoor sales or minor industrial uses, taking into consideration factors such as the size, configuration, and location of the site, market conditions, visibility, critical area constraints, and other uses in the vicinity of the proposal;

4. The development shall include measures to protect occupants from the light, glare, and noise impacts commonly associated with outdoor sales and minor industrial uses. At a minimum screening shall be provided consistent with the requirements for a Type III separation buffer identified in BMC 17.81.110;

5. Parking areas shall be located behind, between, or alongside buildings. Parking shall not be located between a street and a building and shall be fully screened from view.

C. Outdoor commercial entertainment;

D. Pet boarding, overnight, subject to the following:

1. Outdoor runs and exercise areas shall not be located between the primary structure and an adjoining street or public right-of-way;

2. Areas containing outdoor runs or exercise areas shall be surrounded on all sides not adjacent to a building or structure by a masonry wall six feet in height and screening shall be provided between the wall and adjoining property lines or streets consistent with the requirements for a Type III separation buffer identified in BMC 17.81.110;

3. Outdoor runs may be provided but individual indoor sleeping areas shall be provided for all pets;

4. Overnight boarding facilities shall include additional measures to mitigate and reduce the sound of barking including, but not limited to, acoustic insulation, additional landscaping, masonry walls, and operational procedures;

5. Overnight boarding facilities shall only be permitted on sites where all of the adjacent parcels are zoned CI-1 or CI-2. If the site is adjacent to an unincorporated area, all of the adjacent unincorporated parcels shall have a Skagit County natural resource lands designation;

6. The site shall not have frontage on I-5 or an arterial street.

E. Heavy vehicle and equipment repair;

F. Towing service, subject to the following:

1. All outdoor storage yards or outdoor areas where vehicles are impounded shall be consistent with the requirements of BMC 17.55.080.B;

2. The towing service shall maintain a registration as required by Chapter 46.55 RCW. Only towing services with a current Washington State registration shall be considered a legally authorized use;

3. The term "towing service" does not include wrecking yards or hulk haulers which are prohibited uses in the CI-1 zone.

G. Shooting range, indoors, subject to the following:

1. Indoor shooting ranges shall include additional measures to mitigate and reduce the sound of gunfire including, but not limited to, acoustic insulation, additional landscaping, masonry walls, and operational procedures, and hours of operation;

2. Indoor shooting ranges shall only be permitted on sites where all of the adjacent parcels are zoned CI-1 or CI-2. If the site is adjacent to an unincorporated area, all of the adjacent unincorporated parcels shall have a Skagit County natural resource lands designation;

**17.55.080 Additional regulations.**

A. No on-site hazardous substance processing and handling, or hazardous waste treatment and storage facilities shall be permitted, unless clearly incidental and secondary to a permitted use, subject to the requirements of the International Fire Code.

B. Outdoor storage yards and service areas. All service yards shall be surrounded on all sides not adjacent to a building by a solid, site obscuring fence or wall six-feet in height and landscaped consistent with the requirements for Type I screening identified in BMC 17.81.110. Outdoor storage yards and service areas shall be located behind, between, or alongside buildings and shall not be located between a buildings and a street.

C. Development abutting a less intensive zone shall provide for a transition area and screening as required by chapters 17.70 and 17.81 BMC, and shall be subject to the following:

1. Uses generating noise after 9:00 p.m. shall not be permitted, including taverns, assembly occupancies, restaurants with cocktail lounges or dance floors, all night businesses, shooting ranges, overnight pet boarding, and other similar types of uses; and

2. Measures shall be taken to prevent light and glare from being directed to residential uses. (Ord. 1857 § 2 (Exh. B), 2018).

D. Parking areas and outdoor sales lots shall be located behind, between, or alongside buildings and shall not be located between a building and a street.

**17.55.090 Development standards.**

A. Lot Area and Dimension.

1. Minimum lot area: none.

2. Minimum lot width: none.

3. Minimum lot depth: none.

B. Maximum Building and Impervious Surface Coverage.

1. Building coverage: none.

2. Impervious surface coverage: 80 percent.

C. Minimum Setbacks.

1. Front none.

2. Side: none.

3. Street: none.

4. Rear: none.

D. Maximum Setbacks.

1. Front: 10 feet.

2. Street: 10 feet.

3. Exceptions. Exceptions may be granted in the following situations:

a. As minimally necessary to accommodate a wider sidewalk;

b. A portion of the building façade may be recessed as minimally necessary to accommodate a recessed pedestrian entrance or plaza. In such cases a direct pedestrian connection, with a minimum width of 10 feet shall be provided between the adjoining street and the entrance, plazas shall be surfaced with concrete or pavers, and the recessed entrance or plaza shall be publicly accessible;

b. As minimally necessary to avoid a utility easement that makes compliance with the maximum setback impossible;

c. The expansion or modification of an existing building where compliance with the maximum setback is not feasible due to the location of the existing building and the size of the proposed expansion. In such cases the expansion shall be constructed forward of the existing building line and closer to the street;

d. As minimally necessary to accommodate development on irregular shaped lots where the street frontages are angular or curvilinear. In such instances buildings shall be located as close as possible to the street frontages;

e. For corner lots, buildings shall be located at the corner or intersection;

f. For lots with more than two street frontages, the maximum setback shall be applied to the street frontages with the highest classification. For example, if a parcel has frontage on two arterial streets and a local access street, the maximum setback shall apply to the two arterial streets;

d. Drive-through uses, provided the building shall not be setback more than necessary to accommodate the drive through and querying lanes;

e. Fueling stations and car washes, provided this exception applies only to fueling islands, and buildings washing equipment. Associated retail buildings shall comply the requirements of this section.

E. Maximum building height: 45 feet, except:

1. Buildings may exceed 45 feet if one foot of setback is provided from each property line for each foot the building exceeds 45 feet; and

2. An additional 15 feet of height may be permitted when parking is located under the building.

F. Fences. See BMC 17.70.070.

G. Parking. See chapter 17.85 BMC.

H. Landscaping. See chapter 17.80 BMC.

I. Signs. See chapter 17.95 BMC. (Ord. 1857 § 2 (Exh. B), 2018).

J. Lighting. See chapter 17.70 BMC: