

# 15218 JOSH WILSON TO BE BUILT BURLINGTON, WA

## FOR LEASE



- New construction light industrial building
- Available late Q3 2026
- 1,298-7,791 +/- sf units in a 15,582 sf building
- 12' x 14' overhead doors
- Clear height approx. 16'+
- Located near Skagit Regional Airport
- Zoned BR-LI: Bayview Ridge Light Ind
- \$1.25 psf per month plus NNN



Jarrold Ball, CCIM  
Learned Commercial, Inc.  
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**LEARNED**  
COMMERCIAL, INC.

Providing Select Commercial Real Estate Services

*All info deemed reliable however verification recommended.*





# Location Facts & Demographics

Demographics are determined by a 10 minute drive from 15218 Josh Wilson Rd, Burlington, WA 98233

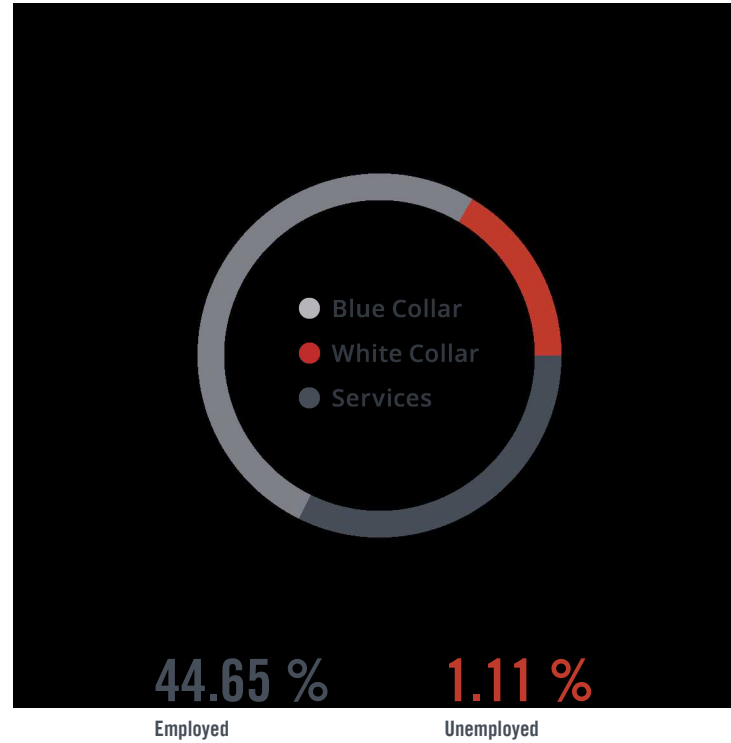
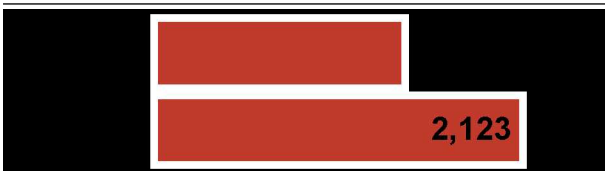
CITY, STATE  
**Burlington, WA**

POPULATION  
**9,183**

AVG. HHSIZE  
**2.51**

MEDIAN HH INCOME  
**\$63,772**

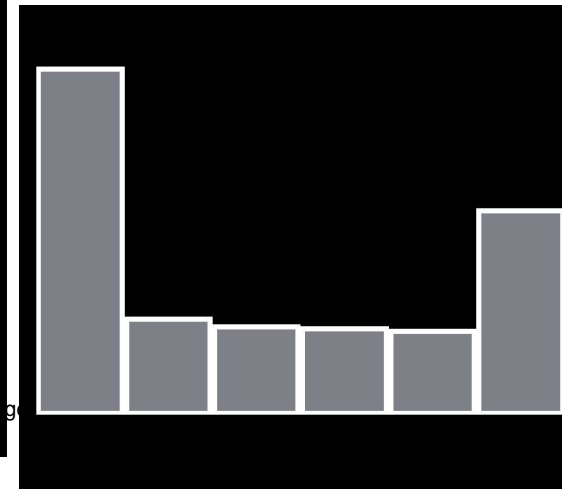
HOME OWNERSHIP



**EDUCATION**

High School Grad:	<b>17.90 %</b>
Some College:	<b>36.52 %</b>
Associates:	<b>7.28 %</b>
Bachelors:	<b>24.85 %</b>

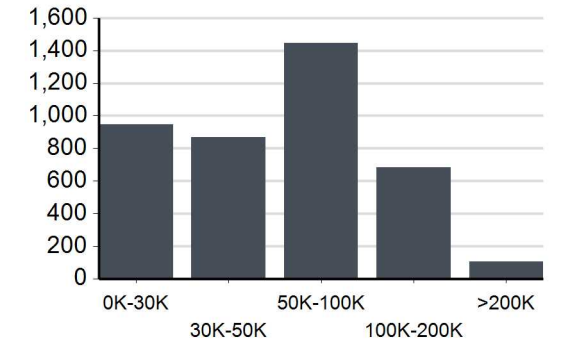
GENDER & AGE  
51.27 % 48.73 %



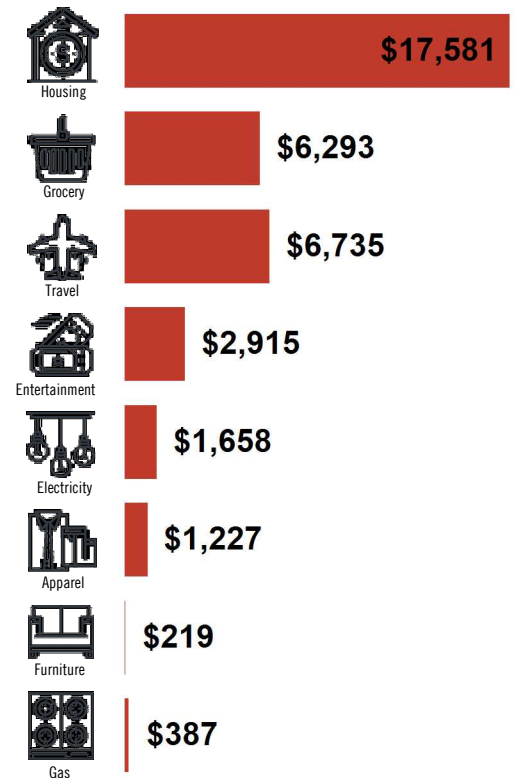
**RACE & ETHNICITY**

White:	<b>83.38 %</b>
Asian:	<b>1.43 %</b>
Native American:	<b>0.23 %</b>
Pacific Islanders:	<b>0.00 %</b>
African-American:	<b>0.00 %</b>
Hispanic:	<b>8.03 %</b>
Two or More Races:	<b>6.93 %</b>

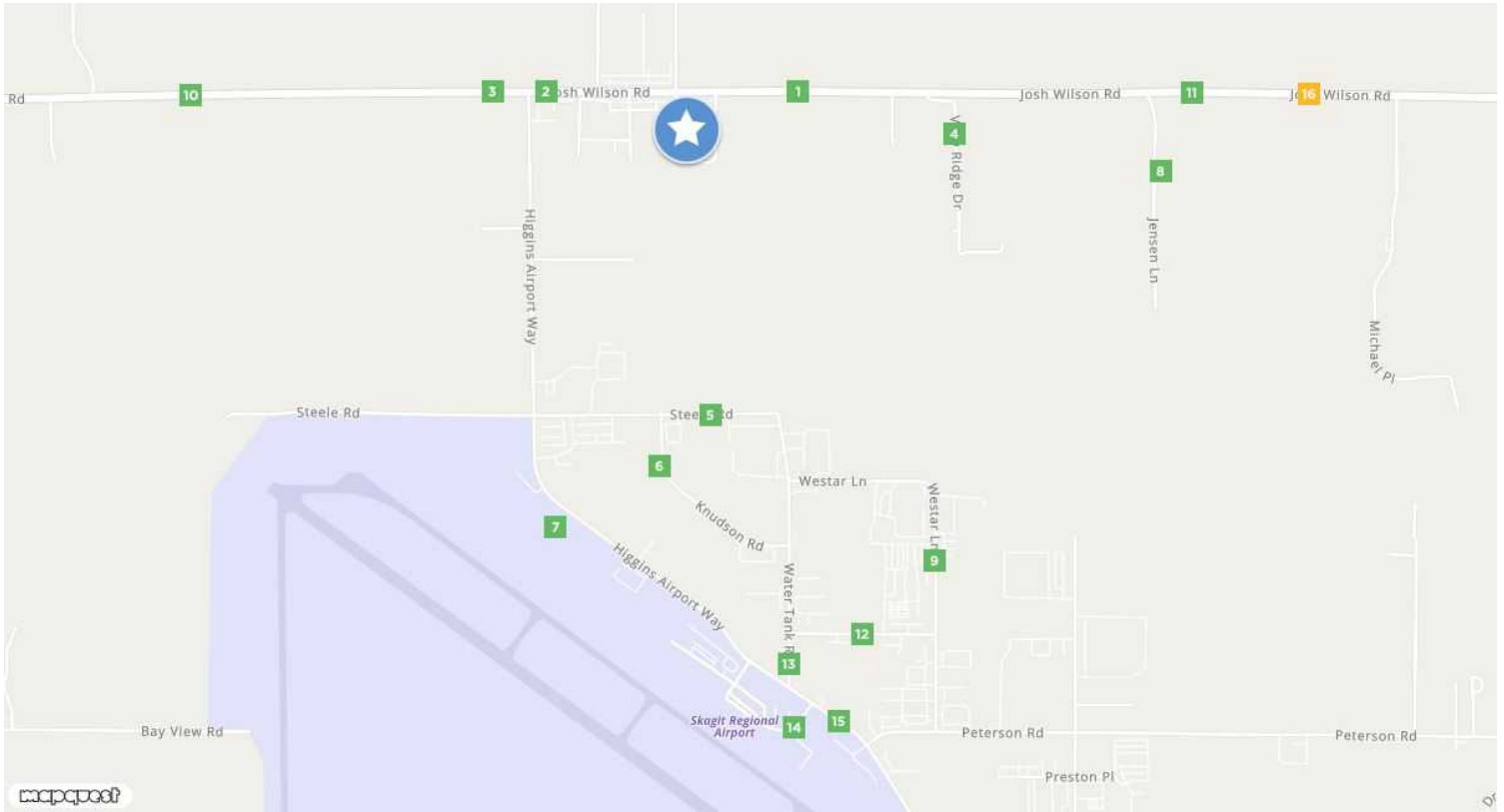
## INCOME BY HOUSEHOLD



## HH SPENDING



## Traffic Counts



<b>Josh Wilson Rd</b>	<b>1</b>
View Ridge Dr	
Year: 2016	4,371
Year: 2011	3,262
Year: 2009	3,917

<b>Josh Wilson Rd</b>	<b>2</b>
Higgins Airport Way	
Year: 2009	3,917
Year: 2007	5,160
Year: 2004	5,477

<b>Josh Wilson Rd</b>	<b>3</b>
Higgins Airport Way	
Year: 2015	3,100

<b>View Ridge Dr</b>	<b>4</b>
Josh Wilson Rd	
Year: 2001	70

<b>Steele Rd</b>	<b>5</b>
Knudson Rd	
Year: 1997	50

<b>Knudson Rd</b>	<b>6</b>
Steele Rd	
Year: 1997	50

<b>Flightline Rd</b>	<b>7</b>
Higgins Airport Way	
Year: 1997	50

<b>Jensen Ln</b>	<b>8</b>
Josh Wilson Rd	
Year: 1997	50

<b>Westar Ln</b>	<b>9</b>
Ashten Rd	
Year: 1997	50

<b>Josh Wilson Rd</b>	<b>10</b>
Bay Meadows Ln	
Year: 2015	2,896
Year: 2011	2,781
Year: 2009	2,816

<b>Wilson Rd</b>	<b>11</b>
Michael Pl	
Year: 2015	4,618
Year: 2011	3,984
Year: 2009	3,917

<b>Ashten Rd</b>	<b>12</b>
Westar Ln	
Year: 1997	50

<b>Water Tank Rd</b>	<b>13</b>
Higgins Airport Way	
Year: 1997	20

<b>Airport Dr</b>	<b>14</b>
Higgins Airport Way	
Year: 1997	50

<b>Higgins Airport Way</b>	<b>15</b>
Airport Dr	
Year: 2015	1,291
Year: 2011	978
Year: 2008	1,685

<b>Wilson Rd</b>	<b>16</b>
Michael Pl	
Year: 2007	5,160
Year: 2004	5,477
Year: 2001	4,933

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**Chapter 14.15  
BAYVIEW RIDGE UGA ZONES AND USES**

Sections:

- 14.15.010 Applicability.**
- 14.15.020 Allowed uses.**
- 14.15.030 Dimensional standards.**
- 14.15.040 Street standards.**
- 14.15.050 Stormwater.**
- 14.15.060 Sanitary sewer service.**
- 14.15.070 Water service.**
- 14.15.080 Subdivisions.**
- 14.15.100 Aviation Related (AVR).**
- 14.15.200 Aviation Related—Limited (AVR-L).**
- 14.15.300 Bayview Ridge Light Industrial (BR-LI).**
- 14.15.400 Bayview Ridge Heavy Industrial (BR-HI).**
- 14.15.500 Bayview Ridge Residential (BR-R).**

**14.15.010 Applicability.**

- (1) This Chapter applies to the following zones:
  - (a) Aviation Related (AVR).
  - (b) Aviation Related—Limited (AVR-L).
  - (c) Bayview Ridge Light Industrial (BR-LI).
  - (d) Bayview Ridge Heavy Industrial (BR-HI).
  - (e) Bayview Ridge Residential (BR-R). (Ord. O20250005 § 2 (Exh. A))

**14.15.020 Allowed uses.**

(1) The uses shown in the table below are allowed in the specified zones. For development standards for these uses, see the use section in SCC Chapter 14.18.

**Table 14.15.020-1 Allowed Uses in the Bayview Ridge UGA Zones**

	AVR	BR-LI	BR-HI	BR-R
<b>Residential Uses</b>				
Single-family residence				P
Accessory dwelling unit				P
Middle housing				P
Owner operator/caretaker quarters		AC	AC	
Residential accessory use				P
<b>Commercial/Retail Uses</b>				

	AVR	BR-LI	BR-HI	BR-R
Asphalt/concrete batching or recycling, temporary		AD		
Bed and breakfast				HE
Car wash		P		
Family day care provider				AD
Home-Based Business 1				P
Home-Based Business 2				AD
Home-Based Business 3				HE
Marijuana production/processing facility > 1,000 ft from a residential zone		P	P	
Marijuana production/processing facility ≤ 1,000 ft from a residential zone		AD	P	
Mini-storage		P		
Restaurant	P			
Temporary events	P	P	P	AD
Vehicle repair garage		P		
<b>Community/Public Uses</b>				
Church				HE
Historic site open to the public		P	P	P
<b>Natural Resource Uses</b>				
Anaerobic digester			P	
Habitat enhancement/restoration project	P	P	P	P
<b>Park/Recreational Uses</b>				
Golf course				HE
Park, community				HE
Park, specialized recreational area				AD
Racetrack, recreational		HE	HE	
Trail	AD	P	AD	P
Trailhead, primary and secondary	AD	P	AD	P
<b>Storage Uses</b>				
Outdoor storage 1	AD	AC	AC	
Outdoor storage 2	AD	AC	AC	
Outdoor storage 3	HE		AC	
Outdoor storage 4	HE	AD	AD	
<b>Transportation Uses</b>				
Vehicle charging station	P	P	P	
Vehicle fueling station		P	P	
<b>Utility Uses</b>				
Recycling drop-box facility		P	P	AC

(Ord. O20250005 § 2 (Exh. A))

**14.15.030 Dimensional standards.**

**Table 14.15.030-1 Dimensional Standards in the Bayview Ridge UGA Zones**

	AVR	BR-LI	BR-HI	BR-R
<b>Lot Dimensions</b>				
Minimum lot size—single-family dwelling (sf)	–	–	–	6,000
Minimum lot size—multifamily dwelling (sf per each 2 units)	–	–	–	8,400
Minimum lot width—single-family dwelling (ft)	–	–	–	50
Minimum lot width—multifamily dwelling (ft)	–	–	–	60
<b>Lot Coverage</b>				
Maximum lot coverage (%)	–	–	–	65
<b>Minimum Setbacks (primary use)</b>				
Front (ft)	–	35	35	*
Interior Side (ft)	–	*	*	*
Rear (ft)	–	*	*	20
<b>Minimum Setbacks (accessory use)</b>				
Front (ft)	–	35	35	20
Interior Side (ft)	–	*	*	*
Rear (ft)	–	*	*	*
<b>Building Size Limits</b>				
Maximum height (ft) (but see AEO, SCC 14.14.100)	–	*	50	40

(Ord. O20250005 § 2 (Exh. A))

**14.15.040 Street standards.**

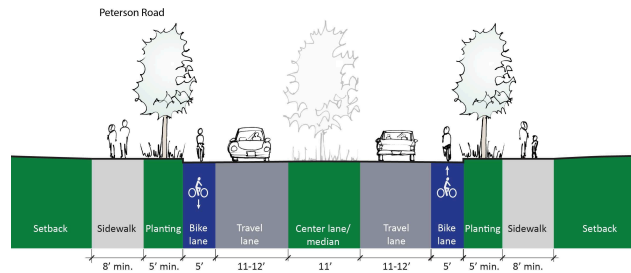
- (1) The property owner must construct streets consistent with the Urban Standards outlined in the Skagit County Road Standards.
- (2) The Director may grant an exception to the requirements for curb, gutter, and sidewalk on property if it is determined that such exception is necessary to protect wetlands and their required buffers under the County’s Critical Areas Ordinance and if, as an alternative to sidewalks along the street, the Port of Skagit County (Port) and/or landowner has constructed, or will have constructed prior to occupancy, a pedestrian trail system consistent with and augmenting the trail system adopted by the Port in Resolution No. 99-09 or the conceptual trail map adopted as part of the Bayview Ridge Subarea Plan.
- (3) Street Standards for BR-R. Additionally, a minimum four-foot planting strip and five-foot sidewalk is required on all road frontages.
- (4) Street Standards for BR-LI. New streets in BR-LI must be designed consistent with the established pattern of development for the zone. Specifically, this includes a curbless street design with swales or other approved drainage elements on one or both sides, and a paved or gravel trail on at least one side. These design elements must be constructed per the Skagit County Public Works Standards.

**Figure 14.15.040-1 Streets standards in BR-LI**



- (5) Special Street Standards for Retail Uses Along Peterson Road. In BR-LI, some limited retail uses are allowed along Peterson Road. Where proposed, the following street design standards apply. Street frontage trees must be deciduous, with a size at maturity not to exceed the maximum building height for the AEO safety zone.

**Figure 14.15.040-2 Streets Standards for Retail Uses Along Peterson Road**



(Ord. O20250005 § 2 (Exh. A))

#### 14.15.050 Stormwater.

(1) The property owner must construct surface and stormwater management improvements as determined by the County to be consistent with the surface water management standards found in SCC Chapter 14.32, Stormwater Management. Surface and stormwater management improvements must be constructed consistent with the adopted Bay View Watershed Stormwater Management Plan Phase 1.

(2) As a condition of development approval on the subject property, and for all property in the UGA owned by the same owner, the owner must sign an agreement not to protest a future LID or other pro rata sharing of costs to upgrade the surface water management system or install additional urban standard stormwater management improvements within 20 years, if such are determined necessary as part of surface or stormwater management standards in the Subarea Plan process for the Bayview Ridge UGA.

(a) Credit must be provided for prior contributions and improvements already made or completed by the individual property owners (or their predecessor in interest) for the particular urban public facility or service contemplated by the Subarea Plan or LID, including, but not limited to, stormwater drainage facilities, or dedication of property for public facilities that are included in the subarea facilities plan. (Ord. O20250005 § 2 (Exh. A))

#### 14.15.060 Sanitary sewer service.

(1) An applicant for a project permit that will require sewage disposal must extend or connect to the public sewer system to serve the development, unless the exception in Subsection (2) of this Section applies. The public sewer system extension or connection must be in accordance with the City of Burlington's design and construction standards. The owner must submit a letter of sewer availability from the City of Burlington prior to development application and must connect to the existing sewer line prior to final approval.

(2) Exception. A property owner applying for a project permit that is not associated with a new land division for a single-family dwelling unit or residential accessory use on property that is greater than 200 feet from a City of Burlington sewer line is not required to hook up to the public sewer system; provided, the owner must record an agreement, referred to as an "agreement to connect," with the Skagit County Auditor. Such agreement must be a covenant that runs with the land and is binding upon the owner and successors in interest of the property. The agreement must provide that the structure served by the on-site sewage system must be connected to the public sewer at such time as the public sewer is available. Public sewer service is considered available when the sewer line is within 200 feet of the residential structure, as measured along the usual or most economically feasible route of access. Such agreement must require payment of all connection charges applicable at the time of actual connection to the public sewage system.

(3) Existing On-Site Systems. If an existing on-site system requires repair, modification, or replacement, the owner must connect to the public sewer system unless the exception in Subsection (2) of this Section applies. (Ord. O20250005 § 2 (Exh. A))

#### 14.15.070 Water service.

An applicant for a project permit must submit a letter of water availability for the proposed use from Skagit PUD No. 1 and connect to the PUD No. 1 water system. Fire flow requirements are as specified in the Skagit County Coordinated Water System Plan. (Ord. O20250005 § 2 (Exh. A))

#### 14.15.080 Subdivisions.

(1) This Section applies to all subdivisions within the Bayview Ridge UGA.

(2) Landscaping. At a minimum, subdivisions must meet the requirements of SCC Chapter 14.25, except that all street frontage trees must be deciduous, with a size at maturity not to exceed the maximum building height for the AEO safety zone.

(3) Connectivity Analysis. Roads and sidewalks must connect or stub out to surrounding streets, sidewalks, or paths or undeveloped property based on an analysis of logical connections. (Ord. O20250005 § 2 (Exh. A))

#### 14.15.100 Aviation Related (AVR).

(1) Purpose. The purpose of the Aviation Related district is to provide a place for regional airfields and uses which require proximity and access to an established airfield. Land designated as AVR should be located adjacent and accessible to airport terminals, hangar areas, taxiways, and related facilities. Federal Aviation Administration regulations and the applicable Airport Master Plan for the airport facility under review further restrict building and site development within the AVR zone.

(2) Allowed Uses. In addition to the uses in SCC 14.15.020, the following uses are allowed in this zone:

(a) Permitted Uses.

- (i) All uses permitted in the BR-LI zone.
- (ii) Air charter services.
- (iii) Aircraft fueling.
- (iv) Aircraft maintenance and repair.
- (v) Aircraft parking and hangars.
- (vi) Aircraft-related manufacturing.
- (vii) Aircraft sales and sales of aircraft parts.
- (viii) Airport including terminal facilities.
- (ix) Aviation schools.
- (x) Regional airfields.
- (xi) Uses that require or utilize aviation access and those that serve the aviation industry and/or air passengers.
- (xii) Uses accessory or related to aviation, such as aviation-related navigation aids.
- (xiii) Uses permitted in the BR-LI zone.
- (xiv) Vehicle rental.
- (xv) Warehousing for airport users.

(3) Additional Requirements.

(a) All improvements must conform to applicable Federal regulations concerning dimensional restriction on air operations including height restrictions and required setbacks from air operations areas. (Ord. O20250005 § 2 (Exh. A))

**14.15.200 Aviation Related—Limited (AVR-L).**

(1) Purpose. Because almost all of this zone is constrained by wetlands and limited by the Countywide Planning Policies allocation of commercial-industrial acreage to the Bayview Ridge Subarea, the purpose of this zone is to allow a maximum of 20 acres of light industrial or commercial development, and otherwise allow only those uses essential for support of the Skagit Regional Airport.

(2) Allowed Uses.

(a) All of the uses permitted in the BR-LI zone are allowed in the AVR-L zone, subject to the same level of review required in the BR-LI zone, but limited to a total of 20 acres within the entire zone.

(b) The following uses are not subject to the 20-acre limitation in Subsection (2)(a) of this Section:

(i) Permitted Uses.

- (A) Aviation-related navigation aids;
- (B) Habitat enhancement/restoration project;
- (C) Drainage maintenance;
- (D) Repair, replacement and maintenance of water lines with an inside diameter of 12 inches or less;

- (E) Trails;
- (F) Trailheads, primary and secondary;
- (G) Temporary events.
- (ii) Administrative Special Uses.
  - (A) Minor utility development;
  - (B) Outdoor storage 1;
  - (C) Outdoor storage 2.
- (iii) Hearing Examiner Special Uses.
  - (A) Outdoor storage 3;
  - (B) Outdoor storage 4.
- (3) Dimensional Standards.
  - (a) All uses in this zone are subject to the same dimensional standards as in the BR-LI zone.
- (4) Additional Requirements.
  - (a) Landscaping must be provided as required by SCC Chapter 14.25.
  - (b) All improvements must conform to applicable Federal regulations concerning dimensional restriction on air operations including height restrictions and required setbacks from air operations areas.
  - (c) The requirements for buffering between Industrial and Residential zoned land for BR-LI are also required in this zone. The measures in SCC 14.15.300(5) also apply to industrial or commercial uses in AVR-L. (Ord. O20250005 § 2 (Exh. A))

**14.15.300 Bayview Ridge Light Industrial (BR-LI).**

- (1) Purpose. The purpose of the Bayview Ridge Light Industrial zone is to allow light manufacturing, limited commercial uses, offices associated with permitted uses identified below, wholesale, warehousing, distribution and storage, equipment storage and repair, uses requiring rail access, more direct access to SR 20 and/or access to high-capacity utilities such as fiber optics, high voltage electric lines and gas lines, and other uses compatible with a light manufacturing district.
- (2) Allowed Uses. In addition to the uses in SCC 14.15.020, the following uses are allowed in this zone:
  - (a) Permitted Uses.
    - (i) Agricultural and food processing, storage and transportation.
    - (ii) Agricultural uses, on an interim basis until industrial development; residences are not allowed as an accessory use in conjunction with agriculture.
    - (iii) Bulk commodity storage and rail/truck transshipment terminals.
    - (iv) Cold storage facilities.
    - (v) Commercial uses, including offices associated with permitted uses, but excluding principally retail uses such as the sales of goods or services. Incidental retail sales of consumer goods and services are permitted as accessory uses under Subsection (2)(c) of this Section. No large-scale retail centers such as department stores, malls, shopping centers, and other similar facilities commonly referred to as "big box" retail establishments.
    - (vi) Construction contractors, contractors' services, utility services (equipment and supply yards for contractors and utility providers), and building services (cleaning, maintenance, security, landscaping, etc.).
    - (vii) Lumber yards.
    - (viii) Manufacture, processing, treatment, storage, blending, fabrication, development, assembly or packaging of any product from natural or synthetic materials.

- (ix) Parks, courtyards, plazas, and public spaces.
  - (x) Printing, publishing, and broadcasting.
  - (xi) Rail terminals and intermodal truck/rail storage and shipping facilities.
  - (xii) Repair, sales, rental, and storage facilities for equipment, including heavy equipment, farm equipment, marine equipment, boats, airplanes, trucks, and recreational vehicles.
  - (xiii) Research, development and testing facilities.
  - (xiv) Retail and wholesale nurseries/greenhouses.
  - (xv) Security services and armored car depots and services.
  - (xvi) Telephone and internet call centers and server farms; web hosting facilities and other communication centers.
  - (xvii) Vocational educational and training centers.
  - (xviii) Warehousing, distribution and storage facilities.
  - (xix) Wholesale businesses. Incidental retail trade may be permitted as accessory uses.
- (b) Permitted uses, only when they abut Peterson Road:
- (i) Retail food markets and convenience stores, including farmers markets, with a maximum building footprint of 15,000 square feet.
  - (ii) Small retail businesses, including eating and drinking establishments, with a maximum building footprint of 5,000 square feet.
  - (iii) Car washes.
  - (iv) Vehicle repair garages.
- (c) Accessory Uses.
- (i) Day care centers primarily serving employees and residents located in the Bayview Ridge Subarea.
  - (ii) Electrical generating facilities producing less than 50 megawatts of electricity and electrical substations and gasworks serving permitted, accessory, administrative, or special uses.
  - (iii) Incidental retail sales of products manufactured, processed, distributed, produced, or assembled on site; provided, that the floor area allocated to retail sales of products distributed on site must not be greater than 10 percent of the gross floor area of the building occupied by the distribution facility and in no event may said retail sale area be greater than 2,000 square feet of gross floor area.
  - (iv) Recreational facilities primarily serving facilities and employees located in the Bayview Ridge Subarea.
  - (v) Agricultural slaughtering facilities; provided, that the portion of the premises dedicated to slaughtering is (A) entirely enclosed within the interior of the facility, and (B) occupies less than 5,000 square feet of the total processing facility.
- (d) Hearing Examiner Special Uses.
- (i) On-site hazardous waste treatment and storage facilities that are an accessory use to an otherwise permitted use on the site, provided such facilities comply with the State Hazardous Waste Siting Standards and County and State Environmental Policy Act requirements and the Clean Water Act. No treatment or storage of hazardous materials is permitted within 500 feet of the nearest residence.
- (3) Dimensional Standards.
- (a) Setbacks.
    - (i) Interior side: 50 feet, except zero if adjacent to other commercial/industrial zoning.

- (ii) Rear: 50 feet, except zero if adjacent to other commercial/industrial zoning.
- (b) Maximum building height: 50 feet, except 35 feet for those portions of a building located within 100 feet of a residential zone.
- (4) Additional Requirements.
  - (a) Type V landscaping per SCC Chapter 14.25 is required between BR-LI and residential zones.
- (5) Buffering Between Industrial and Residential Zoned Land. The following measures are intended to minimize impacts from noise, vibration, dust, other industrial impacts, and to maintain privacy and aesthetic compatibility:
  - (a) Loading Areas. Truck loading operations and maneuvering areas may not be located within 250 feet of areas zoned for residential use, unless the loading and maneuvering area is located on the opposite side of a building from a residential zone.
  - (b) Within 250 feet of a residential zone, all outdoor lighting must be full cutoff.
  - (c) Within 100 feet of a residential zone, mechanical equipment located on the roof, facade, or external portion of a building must be architecturally screened by incorporating the equipment in the building and/or site design so as not to be visible from adjacent residential zones or public streets.
  - (d) Equipment or vents that generate noise or air emissions must be located to minimize impacts on adjoining residentially zoned properties. (Ord. O20250005 § 2 (Exh. A))

**14.15.400 Bayview Ridge Heavy Industrial (BR-HI).**

- (1) Purpose. The purpose of the Bayview Ridge Heavy Industrial zone is to allow for industrial developments that have the potential for more than a minimal level of disturbance to adjacent properties.
- (2) Allowed Uses. In addition to the uses in SCC 14.15.020, the following uses are allowed in this zone:
  - (a) Permitted Uses.
    - (i) Fabrication of resource-related items.
    - (ii) Fertilizer manufacturing.
    - (iii) Manufacturing wood containers and products.
    - (iv) Production, repair and servicing of specialized tools and equipment.
    - (v) Agricultural uses, on an interim basis until industrial development except that residences may not be allowed as an accessory use in conjunction with agriculture.
    - (vi) Automobile wrecking; provided, that landscaping is installed per SCC Chapter 14.25. If none applies pursuant to a zoning designation, Type I landscaping must be required.
    - (vii) Bulk commodity storage and rail/truck trans-shipment terminals.
    - (viii) Cold storage facilities.
    - (ix) Communication utilities offices.
    - (x) Construction contractors, contractors' services, utility services (equipment and supply yards for contractors and utility providers), and building services (cleaning, maintenance, security, landscaping, etc.).
    - (xi) Eating and drinking establishments.
    - (xii) Lumber yards.
    - (xiii) Manufacture, processing, treatment, storage, fabrication, assembly or packaging of any product from natural or synthetic materials.
    - (xiv) Rail terminals and intermodal truck/rail storage and shipping facilities.
    - (xv) Repair and storage facilities for equipment, including heavy equipment, farm equipment, marine equipment, boats, airplanes, automobiles, trucks, and recreational vehicles.

- (xvi) Research, development and testing facilities.
  - (xvii) Sale, rental and repair of new and used industrial and farm machinery and equipment.
  - (xviii) Security services/armored car depots and services.
  - (xix) Utility services offices.
  - (xx) Vocational educational and training facilities.
  - (xxi) Warehousing, distribution and storage facilities.
  - (xxii) Wholesale businesses.
- (b) Accessory Uses.
- (i) Electrical generating plants producing less than 50 megawatts of electricity and electrical substations and gasworks.
  - (ii) Incidental retail sales of products manufactured, processed, distributed, produced, or assembled on site; provided, that the building area allocated to retail sales of products distributed on site must not be greater than 10 percent of the gross floor area of the building occupied by the distribution facility and in no event may said retail sale area be greater than 2,000 square feet of gross floor area.
  - (iii) Offices.
  - (iv) Recreational facilities primarily serving facilities and employees in the Bayview Ridge Subarea.
- (c) Administrative Special Uses. Reserved.
- (d) Hearing Examiner Special Uses.
- (i) Adult entertainment.
  - (ii) On-site hazardous waste treatment and storage facilities that are an accessory use to an otherwise permitted use on the site, provided such facilities are greater than 500 feet from the nearest residence and comply with the State Hazardous Waste Siting Standards and County and State Environmental Policy Act requirements and the Clean Water Act.
- (e) The following additional Hearing Examiner special uses are allowed if the Hearing Examiner finds that the proposed special use on-site operations do not pose any demonstrable threat of contamination to adjacent Ag-NRL designated lands; that all other applicable local, State and Federal regulations regarding environmental disturbance are met; and that permanent land disposal of hazardous waste, oil refinery, mineral smelting and other similar operations are not allowed.
- (i) Hazardous waste treatment and storage facilities that are a principal use of the property if such facilities comply with the State Hazardous Waste Siting standards and County and State Environmental Policy Act and Clean Water Act requirements. No treatment or storage of hazardous materials is permitted within 500 feet of the nearest residence.
  - (ii) Solid waste processing, recycling, and transfer facilities.
- (3) Dimensional Standards.
- (a) Setbacks.
    - (i) Interior side: 50 feet, except zero if adjacent to other commercial/industrial zoning.
    - (ii) Rear: 50 feet, except zero if adjacent to other commercial/industrial zoning.
- (4) Additional Requirements.
- (a) Landscaping must be provided as required by SCC Chapter 14.25.
  - (b) All improvements must conform to applicable Federal regulations concerning dimensional restriction on air operations including height restrictions and required setbacks from air operations areas. (Ord. O20250005 § 2 (Exh. A))

#### 14.15.500 Bayview Ridge Residential (BR-R).

(1) Purpose. The purpose of this district is to maintain an urban residential community that continues to reflect a high quality of life and to implement the Subarea Plan policies.

(2) Allowed Uses. In addition to the uses in SCC 14.15.020, the following uses are allowed in this zone:

(a) Permitted Uses.

(i) Agricultural uses, on an interim basis until residential development.

(ii) Multifamily dwellings, including apartments, condominiums, duplexes, and townhouses.

(3) Dimensional Standards.

(a) Setbacks.

(i) Primary structure.

(A) Front:

Setback	House	Garage
Road classes 09 and 19 (local neighborhood streets)	20	25
Roads other than classes 09 and 19	35	40

(B) Setback for Attached Garages. New garages must be set back from house front a minimum of five feet unless the garage door opening is located to the side or rear of the structure, or alley-loaded.

(C) Interior side: 15 feet total, minimum of five feet on each side.

(ii) Accessory Structure.

(A) Interior side: five feet, but a three-foot setback is permitted from the side and rear lot lines when the accessory building is a minimum of 75 feet from the front property line or when there is an alley along the rear property line, providing that the structure is 1,000 square feet or less in size and 16 feet or less in height. A side setback of 20 feet is required for all accessory buildings when the side property line is adjacent to a street right-of-way.

(B) Rear: 20 feet, but a three-foot setback is permitted from the side and rear lot lines when the accessory building is a minimum of 75 feet from the front property line or when there is an alley along the rear property line, providing that the structure is 1,000 square feet or less in size and 16 feet or less in height.

(b) Density.

(i) Construction of a single-family dwelling on an existing legal lot is allowed with no minimum density.

(ii) Land divisions must achieve a net density (excluding rights-of-way, trails, and parks) of at least four and no more than six units per acre, except as constrained by the Airport Environs Overlay zone.

(4) Manufactured Housing in BR-R Zone. Manufactured housing units in the BR-R zone, that are not located within a sales lot, must meet the following requirements:

(a) Be constructed after June 15, 1976, in accordance with State and Federal requirements for manufactured homes;

(b) Have at least two fully enclosed parallel sections each of not less than 12 feet wide by 36 feet long;

(c) Be originally constructed with, and currently possess, a composition or wood shake or shingle, coated metal, or similar roof of nominal 3:12 pitch;

(d) Have exterior siding similar in appearance to siding materials commonly used on conventional site-built single-family residences;

(e) Be set upon a permanent foundation, as specified by the manufacturer, and the space from the bottom of the home to the ground must be enclosed by concrete or an approved concrete product which can be either load-bearing or decorative; and

(f) Be thermally equivalent to the State Energy Code. (Ord. O20250005 § 2 (Exh. A))