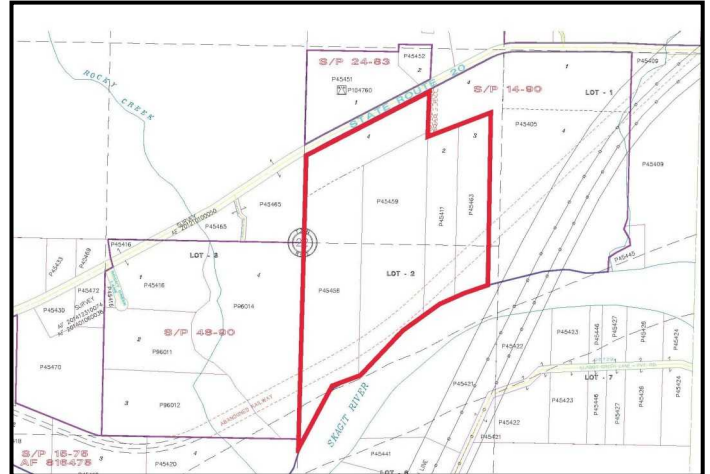


# 57588 STATE ROUTE 20 ROCKPORT, WA

FOR SALE

- 39.85 +/- acres
- RV Park, mobile home and associated buildings located on State Route 20
- Hwy 20 frontage
- Existing well and septic system
- Zoned Rural Business and Rural Reserve
- \$900,000



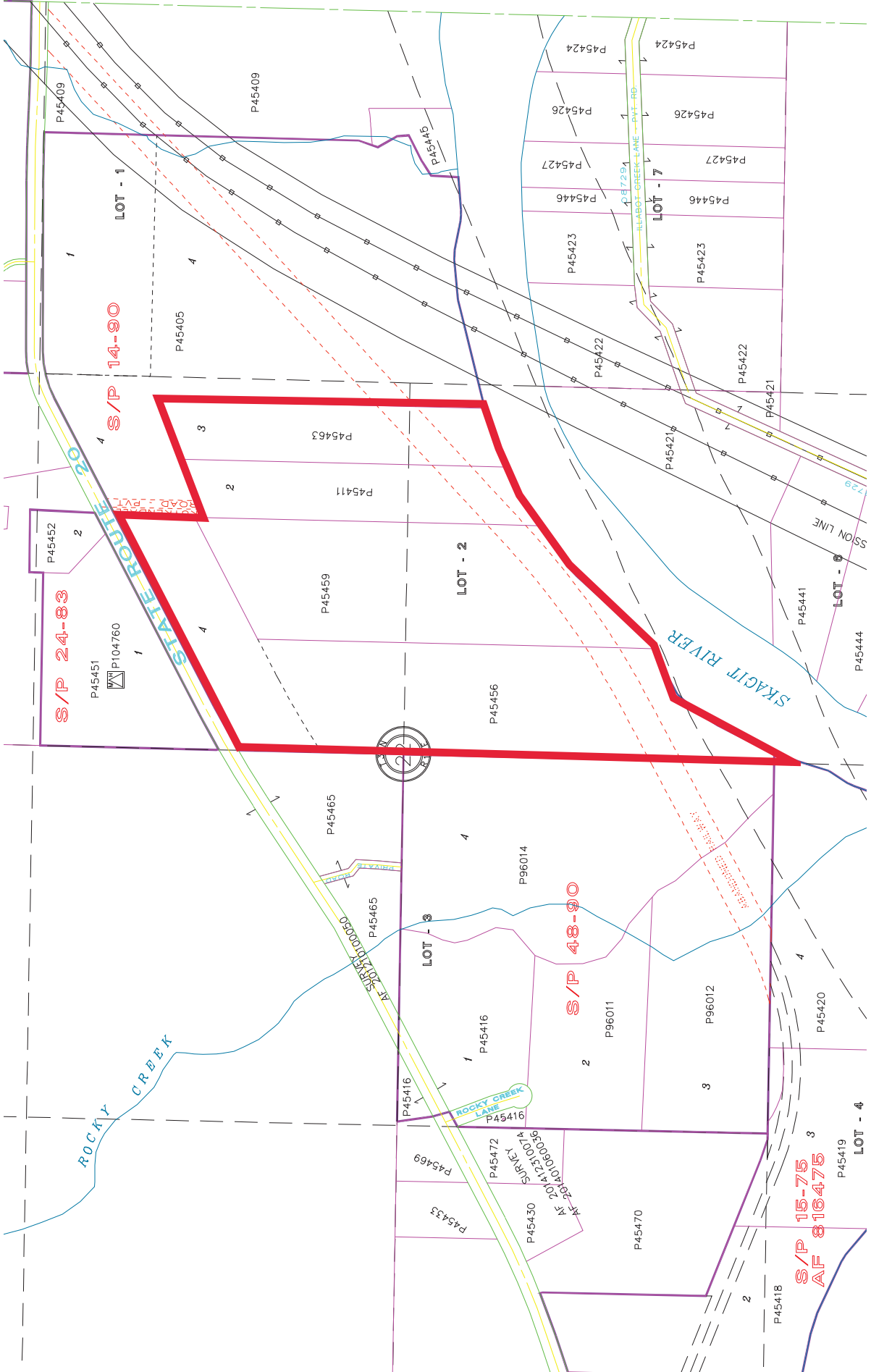
Jarrod Ball, CCIM  
Learned Commercial, Inc.  
108 Gilkey Road, Burlington, WA 98233  
360.757.3888  
jb@learnedcommercial.com



**LEARNED**  
COMMERCIAL, INC.

Providing Select Commercial Real Estate Services

*All info deemed reliable however verification recommended.*





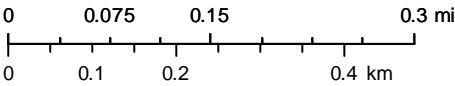


May 23, 2024

1:9,028

**Legend**

- County Boundary
- City Names
- Road Labels
- Hydro Labels
- Regional Labels



**Data Accuracy Warning:** All GIS data was created from available public records and existing map sources. Map features have been adjusted to achieve a best-fit registration. While great care was taken in this process, maps from different sources rarely agree as to the precise location of geographic features. Map discrepancies can be as great as 300 feet.



# Location Facts & Demographics

Demographics are determined by a 10 minute drive from 57588 State Rte 20, Rockport, WA 98283

CITY, STATE

**Rockport, WA**

POPULATION

**186**

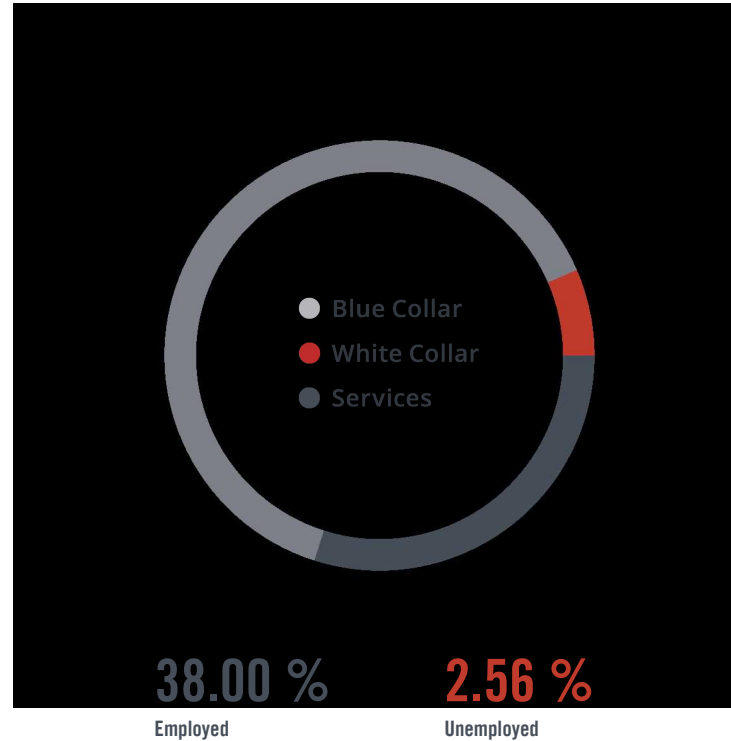
AVG. HHSIZE

**2.30**

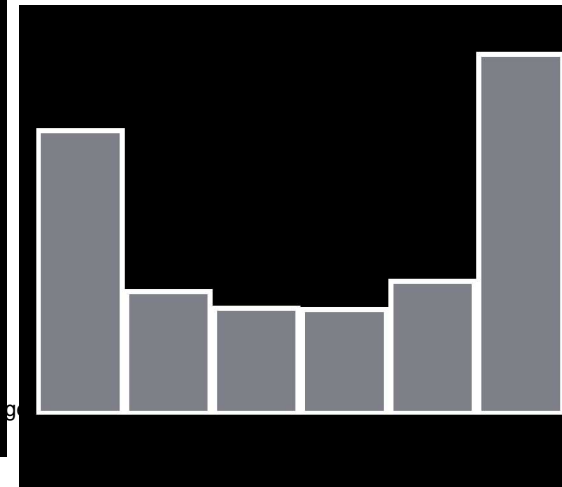
MEDIAN HH INCOME

**\$38,140**

HOME OWNERSHIP



GENDER & AGE



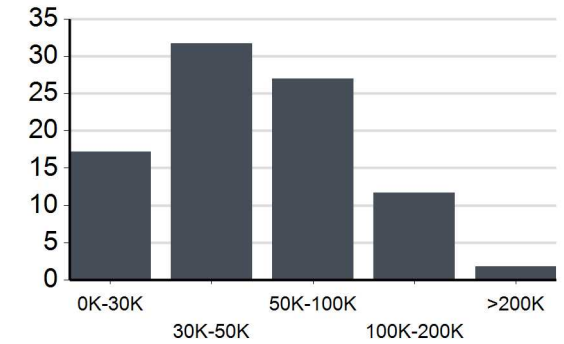
RACE & ETHNICITY

White:	<b>99.39 %</b>
Asian:	<b>0.00 %</b>
Native American:	<b>0.15 %</b>
Pacific Islanders:	<b>0.00 %</b>
African-American:	<b>0.00 %</b>
Hispanic:	<b>0.00 %</b>
Two or More Races:	<b>0.46 %</b>

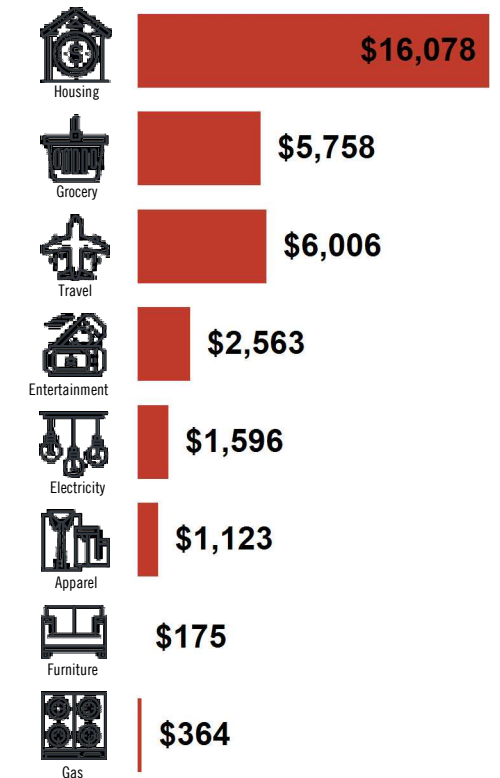
EDUCATION

High School Grad:	<b>28.49 %</b>
Some College:	<b>26.73 %</b>
Associates:	<b>6.26 %</b>
Bachelors:	<b>32.01 %</b>

INCOME BY HOUSEHOLD



HH SPENDING



**14.16.150 Rural Business (RB).**

(1) Purpose. The Rural [Business](#) zone is intended to provide reasonable expansion and change of [use](#) opportunities for existing isolated nonresidential [uses](#) in the rural area that provide job opportunities for rural residents and that are not consistent with the other commercial and industrial [Comprehensive Plan](#) designations and [zoning districts](#).

(2) [Permitted Uses](#).

(a) Continuation of an existing commercial [use](#).

(b) Subject to an administrative decision, a change of [use](#) from the existing [use](#) to a [use](#) which is substantially similar to the existing [use](#) in terms of the type of commercial activity performed. A substantially similar [use](#) shall continue the same basic operational characteristics as the existing [use](#), shall be of no greater intensity, density, or generate no greater environmental or traffic [impact](#) than the existing [use](#).

(c) A [use](#) designated Rural [Business](#) may be expanded; provided, that any expansion is limited to a maximum of 50 percent of the gross [floor area](#) existing as of June 1, 1997, or 1,500 square feet, whichever is less. The maximum [floor area](#) of allowed expansion shall be determined based on the gross [floor area](#) dedicated to the Rural [Business](#) use as of June 1, 1997. The expansion, as well as all associated [development](#) including but not limited to parking areas, [driveways](#), septic systems, wells, and landscaping, must occur on the same [lot](#) upon which the existing [use](#) is located.

(d) [Outdoor working areas](#) may be expanded by a maximum of 50 percent; provided, that any expansion must occur on the same [lot](#) as the existing [outdoor working area](#). The area of allowed expansion shall be determined based on the [outdoor working area](#) dedicated to the Rural [Business](#) use as of June 1, 1997.

(e) [Habitat enhancement and/or restoration projects](#), except [mitigation banks](#) as defined by [SCC 14.04.020](#).

(f) [Owner operator/caretaker quarters](#) as accessory to a [business](#) use.

(g) [Maintenance, drainage](#).

(h) [Net metering system](#), solar.

(i) [Repair, replacement](#) and maintenance of water lines with an inside diameter of 12 inches or less.

(j) [Recycling drop box facility](#), accessory to a permitted public, institutional, commercial or industrial [use](#).

(k) [Vehicle charging station](#).

(3) Administrative Special [Uses](#).

(a) Expansion of existing [major public uses](#) up to 3,000 square feet.

(b) [Minor public uses](#).

(c) Minor [utility developments](#).

(d) [Wireless facilities](#), subject to [SCC 14.16.720](#).

(e) [Temporary events](#).

(4) [Hearing Examiner](#) Special [Uses](#).

(a) [Major public uses](#) and expansions of existing [major public uses](#), 3,000 square feet and greater.

(b) Major [utility developments](#).

(c) Storage of [unlicensed/inoperable vehicles](#).

(d) With an approved [Hearing Examiner](#) special [use](#) permit, a [use](#) designated Rural [Business](#) which was established prior to July 1, 1990, may be expanded beyond the 1,500-square-foot limit established in Subsection (2)(c) of this Section. For [agricultural support services](#), the expansion is not limited. For all other [uses](#), the expansion may not exceed 50 percent of the gross [floor area](#) dedicated to the Rural [Business](#) use as of July 1, 1990, up to a maximum of 5,000 square feet; and Subsections (4)(d)(i) through (vi) of this Section must be met. The [applicant](#) shall have the burden of proof to demonstrate that the [use](#) was established, and to what extent, prior to July 1, 1990. An expansion of 50 percent is not guaranteed, but instead is a maximum allowance; provided, that in no instance shall an expansion greater than 5,000 square feet of gross [floor area](#) be allowed. Compliance with the criteria below may dictate a smaller maximum expansion. Expansions greater than 1,500 square feet shall not be allowed if the following criteria cannot be met:

- (i) The expansion, as well as all associated [development](#) including but not limited to parking areas, [driveways](#), septic systems, wells, and landscaping, will occur on the same [lot](#) upon which the existing [use](#) is located;
- (ii) The expansion is visually compatible with the surrounding neighborhood and rural area;
- (iii) Detrimental [impacts](#) to adjacent properties or to existing easement rights on the property will not be increased or intensified;
- (iv) The expansion does not result in a formerly small operation dominating the area;
- (v) The expansion will not constitute new [urban growth](#) in the rural area, except that [uses](#) may utilize [urban services](#) that are historically already available to the site; and
- (vi) [Public services](#) and facilities are limited to those necessary to serve the isolated nonresidential [use](#) and are provided in a manner that does not permit low density [sprawl](#).

(e) A [Hearing Examiner](#) special [use](#) permit is required to change from one [use](#) to another [use](#) when Subsection (2)(b) of this Section does not apply. The [Hearing Examiner](#) shall not grant a special [use](#) permit if he/she determines that the change of [use](#) would:

- (i) Result in a substantially increased [impact](#) on any 1 of the following criteria; or
- (ii) Result in smaller [impacts](#) across a number of criteria that combined, result in a substantially increased overall [impact](#). Information in parentheses defines “substantial [impact](#)” for that particular measure.
  - (A) Traffic generation (more than 10% increase in vehicle trips per [day](#) equals substantial increase).
  - (B) Parking requirements (the need to expand existing parking facilities or the likelihood that parking would flow over to adjacent [roads](#) or properties equals substantial increase).
  - (C) Hours of operation (10% increase in hours of operation, or any measurable increase in evening and weekend hours equals substantial increase).
  - (D) Visitors/customers visiting the site (10% increase in visitors to the site equals substantial increase).
  - (E) Need for expanded septic, sewer, water, power, or other services.
  - (F) Need for increased infrastructure, such as [road](#) widening or access improvements.
  - (G) Noise, light, glare and related [impacts](#) from [business](#) operations on adjacent properties.
  - (H) Detrimental [impacts](#) on productive [use](#) of surrounding [natural resource lands](#).
  - (I) Detrimental [impacts](#) to surrounding [critical areas](#).
  - (J) Change to the visual character of the [structure](#) or property that would significantly and negatively affect the visual character of the surrounding rural area.

(K) Be inconsistent with an applicable community [development](#) plan, if one has been adopted.

(iii) Any [use](#) requiring the installation or extension of [urban services](#), including sewer and [stormwater](#), would be considered an urban [use](#) rather than a rural [use](#) and would be disqualified.

(iv) A new [use](#) may take advantage of the one-time expansion opportunity provided to existing RB [uses](#), provided it satisfies the expansion criteria in the [Comprehensive Plan](#) and [development regulations](#). However, a change to a new [use](#) does not create any new expansion opportunities or rights.

(5) [Dimensional Standards](#).

(a) [Setbacks](#).

(i) Front: 35 feet, where parking is located in front of [structure](#) or on sides, 55 feet.

(ii) Side and rear: 35 feet.

(iii) Accessory.

(A) Front: 35 feet.

(B) Side and rear: 35 feet.

(iv) [Setbacks](#) from NRL lands shall be provided per [SCC 14.16.810\(7\)](#).

(b) Maximum height: 40 feet.

(i) [Height](#) Exemptions. Flagpoles, ham radio [antennas](#), [church](#) steeples, water [towers](#), [meteorological towers](#), and fire [towers](#) are exempt. The [height](#) of [wireless facilities](#) is regulated in [SCC 14.16.720](#).

(c) Maximum [lot](#) coverage: 50%.

(6) Additional requirements related to this [zone](#) are found in [SCC 14.16.600](#) through [14.16.900](#) and the rest of the Skagit [County](#) Code. (Ord. O20230007 § 1 (Att. 1); Ord. O20200005 § 1 (Att. 2); Ord. O20170006 § 1 (Att. 1); Ord. O20160004 § 6 (Att. 6); Ord. O20110007 Attch. 1 (part); Ord. O20090010 Attch. 1 (part); Ord. O20080012 (part); Ord. O20070009 (part); Ord. 17938 Attch. F (part), 2000)

**14.16.320 Rural Reserve (RRv).**

- (1) Purpose. The purpose of the Rural Reserve district is to allow low-density [development](#) and to preserve the [open space](#) character of those areas not designated as resource lands or as [urban growth areas](#). Lands in this [zoning district](#) are transitional areas between resource lands and nonresource lands for those [uses](#) that require moderate acreage and provide residential and limited employment and service opportunities for rural residents. They establish long-term [open spaces](#) and [critical area](#) protection using [CaRDs](#) as the preferred residential [development](#) pattern.
- (2) [Permitted Uses](#).
- (a) Agriculture.
  - (b) [Agricultural accessory uses](#).
  - (c) [Agricultural processing facilities](#).
  - (d) [Co-housing](#), as part of a [CaRD](#), subject to [SCC 14.18.300](#) through [14.18.330](#).
  - (e) Cultivation, harvest and production of forest products or any [forest crop](#), in accordance with the [Forest Practice Act of 1974](#), and any regulations adopted pursuant thereto.
  - (f) Detached single-family [dwelling units](#).
  - (g) [Family day care provider](#).
  - (h) [Habitat enhancement and/or restoration projects](#), except [mitigation banks](#) as defined by [SCC 14.04.020](#).
  - (i) [Home-Based Business 1](#).
  - (j) [Residential accessory uses](#).
  - (k) [Seasonal roadside stands](#) under 300 square feet.
  - (l) [Maintenance, drainage](#).
  - (m) [Net metering system](#), solar.
  - (n) [Repair, replacement](#) and maintenance of water lines with an inside diameter of 12 inches or less.
  - (o) [Recycling drop box facility](#), accessory to a permitted public, institutional, commercial or industrial [use](#).
- (3) Administrative Special [Uses](#).
- (a) [Bed and breakfast](#), subject to [SCC 14.16.900\(2\)\(c\)](#).
  - (b) [Campground, destination](#), preexisting 30 acres or less. Existing, permitted [campgrounds](#) with 30 total parcel acres or less that met the definition of "[Campground, destination](#)," as of May 17, 2009, shall be eligible for modifications to existing special [use](#) permit(s) provided:
    - (i) The total number of camp sites does not increase from what existed on May 17, 2009;
    - (ii) The footprint of the [campground](#) does not increase from what existed on May 17, 2009; and
    - (iii) The original permit conditions regarding perimeter [buffers](#) are met.

All amenities listed for "[Campgrounds, developed](#)" shall be allowed through the permit modification process. New amenities associated with the definition of "[Campground, destination](#)" shall not be allowed. Additional minor improvements to the existing [campground](#) may also be allowed at the discretion of the [Administrative Official](#), provided the improvements do not constitute expansion or intensification or result in adverse [impacts](#) to the surrounding area.



- (c) [Campground, primitive.](#)
  - (d) Expansion of existing [major public uses](#) up to 3,000 square feet.
  - (e) [Home-Based Business 2.](#)
  - (f) [Kennel](#), day-use.
  - (g) [Minor public uses.](#)
  - (h) Minor [utility developments.](#)
  - (i) Outdoor storage of processed and unprocessed natural materials in quantities less than 500 cubic yards that do not have a potential health hazard.
  - (j) Outdoor storage of processed and unprocessed natural materials in quantities less than 50 cubic yards that may have a potential health hazard. Does not include storage of [hazardous materials.](#)
  - (k) Parks, specialized recreational facility.
  - (l) Parks, regional.
  - (m) Parks, recreation [open space.](#)
  - (n) [Temporary manufactured home.](#)
  - (o) [Temporary events.](#)
  - (p) Trails and primary and [secondary trailheads.](#)
- (4) [Hearing Examiner Special Uses.](#)
- (a) [Aircraft landing field, private.](#)
  - (b) [Animal clinic](#) hospital.
  - (c) [Animal preserve.](#)
  - (d) [Campground, developed.](#)
  - (e) Cemetery.
  - (f) [Church.](#)
  - (g) Community club/grange hall.
  - (h) [Display gardens.](#)
  - (i) Fish hatchery.
  - (j) [Golf course.](#)
  - (k) [Historic sites](#) open to the public.
  - (l) [Home-Based Business 3.](#)
  - (m) [Impoundments](#) greater than 1-acre feet in volume.
  - (n) [Kennels.](#)

- (i) Boarding [kennel](#).
  - (ii) Limited [kennel](#).
  - (o) [Major public uses](#) and expansions of existing [major public uses](#), 3,000 square feet and greater.
  - (p) Major [utility developments](#).
  - (q) [Manure lagoon](#).
  - (r) [Natural resources training/research facility](#).
  - (s) [Off-road vehicle use areas and trails](#).
  - (t) [Outdoor outfitters enterprises](#).
  - (u) Outdoor recreational facilities.
  - (v) Outdoor storage of processed and unprocessed natural materials in quantities greater than 500 cubic yards that do not have a potential health hazard.
  - (w) Outdoor storage of processed and unprocessed natural materials in quantities greater than 50 cubic yards that may have a potential health hazard. Does not include storage of [hazardous materials](#).
  - (x) Parks, community.
  - (y) [Wireless facilities](#), subject to [SCC 14.16.720](#).
  - (z) Racetrack, recreational.
  - (aa) Wholesale nurseries/greenhouses.
  - (bb) [Seasonal roadside stands](#) over 300 square feet.
  - (cc) [Seasonal worker housing](#).
  - (dd) [Stables](#) and [riding clubs](#).
  - (ee) [Temporary asphalt/concrete batching](#), subject to the applicable provisions of [SCC 14.16.440](#).
  - (ff) [Anaerobic digester](#).
- (5) [Dimensional Standards](#).
- (a) [Setbacks, Primary Structure](#).
    - (i) Front: 35 feet, 25 feet on [minor access](#) and dead-end [streets](#).
    - (ii) Side: 8 feet on an interior [lot](#).
    - (iii) Rear: 25 feet.
  - (b) [Setbacks, Accessory Structure](#).
    - (i) Front: 35 feet.
    - (ii) Side: 8 feet, a 3-foot [setback](#) is permitted for nonresidential [structures](#) 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, 20 feet from the [street](#) right-of-way.

- (iii) Rear: 25 feet, a 3-foot [setback](#) is permitted for nonresidential [structures](#) 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.
- (c) [Setbacks](#) from NRL lands shall be provided per [SCC 14.16.810\(7\)](#).
- (d) Maximum height: 40 feet.
  - (i) [Height Exemptions](#). Flagpoles, ham radio [antennas](#), [church](#) steeples, water [towers](#), [meteorological towers](#), and fire [towers](#) are exempt. The [height of wireless facilities](#) is regulated in [SCC 14.16.720](#).
  - (ii) If adjacent to a BR-LI [zone](#), the maximum [height](#) shall not exceed 40 feet, unless limited by [SCC 14.16.210](#) (Airport Environs).
- (e) Minimum [lot](#) size: 10 acres or 1/64th of a section, unless created through a [CaRD](#).
- (f) Minimum [lot](#) width: 150 feet.
- (g) Maximum [lot](#) coverage:
  - (i) For agricultural accessory and agricultural processing uses: 35 percent;
  - (ii) For all other uses: 5,000 square feet or 20 percent, whichever is greater, but not to exceed 25,000 square feet.
- (6) Additional requirements related to this [zone](#) are found in [SCC 14.16.600](#) through [14.16.900](#) and the rest of the Skagit [County](#) Code. (Ord. O20230007 § 1 (Att. 1); Ord. O20220003 § 1 (Att. 2); Ord. O20200005 § 1 (Att. 2); Ord. O20180010 § 1; Ord. O20170006 § 1 (Att. 1); Ord. O20160004 § 6 (Att. 6); Ord. O20110007 Attch. 1 (part); Ord. O20110002 Attch. 2 (part); Ord. O20090010 Attch. 1 (part); Ord. O20080012 (part); Ord. O20080004 (part); Ord. O20070009 (part); Ord. O20050003 (part); Ord. O20030021 (part); Ord. R20020130 (part); Ord. 17938 Attch. F (part), 2000)