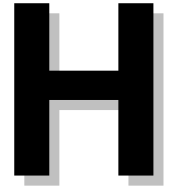




# Point Roberts Special District

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## Why is Point Roberts considered a Special District?

Point Roberts is a unique area of Whatcom County because of its relatively small size, its mixed development character, its relative isolation, and the constraints on normal growth patterns caused by an international border. The geographic isolation from the remainder of Whatcom County complicates the direct application of other zone districts in Title 20.

## What is the Point Roberts Special District?

The Point Roberts Special District is an overlay zone, which imposes additional controls and creates opportunities not available in the underlying zone districts to fit the needs of Point Roberts. Two provisions of the overlay zone that apply to the Point Roberts Special District include archaeological resource review and tree canopy retention.

## Archaeological Resources

Any development activities within 500 feet of any known archaeological site, including all recorded sites listed with the Washington State Department of Archaeology and Historic Preservation, as well as any archaeological resources that are inadvertently discovered, are subject to the following requirements:

- Site development will require an archaeological resources site assessment by a qualified professional archaeologist.

- If the site assessment identifies the presence of archaeological resources, a professionally prepared Archaeological Resources Management Plan (ARMP) may be required.
- If archaeological resources are inadvertently discovered, development shall stop immediately and the county shall be notified.

## Tree canopy retention

The purpose of tree canopy retention in Point Roberts is to protect its rural character and preserve critical forest habitat. Existing tree canopy areas can be used to satisfy open space requirement in the RC, GC and STC zones. The following apply to residential development in the RR, TZ, and R zones:

- Lots less than one half-acre may remove 100% of existing tree canopy, provided that 30% is replanted.
- Lots greater than one half-acre shall retain 30% of existing tree canopy.
- Lots greater than 1 acre may not remove more than 50% of canopy areas.

Stands of mature native trees or trees on unstable slopes, in critical areas, and/or with significant habitat value will be prioritized for retention. A tree canopy retention plan shall be required for any development project/clearing. In addition, all trees to be retained shall be flagged or delineated on site.

THE PLANNING AND DEVELOPMENT SERVICES HANDOUT SERIES

Whatcom County Planning & Development Services  
5280 Northwest Drive, Bellingham, WA 98226  
Phone (360) 676-6907 ▪ Fax (360) 738-2525 ▪ Inspections (360) 738-2520

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## Information

Due to the administrative complexity of these regulations, it is usually best to visit with PDS staff or contact a Planner to answer any additional questions.

Planning and Development Services  
5280 Northwest Drive  
Bellingham, Washington 98226 USA  
E-mail: [pds@co.whatcom.wa.us](mailto:pds@co.whatcom.wa.us)

Staff Contact: Planner  
Phone: (360) 676-6907