

Birch Bay General Commercial Zoning

The Birch Bay Community Plan Steering Committee looked at a number of alternative land use plan scenarios as they relate to commercial land development. The following alternative scenarios were considered:

1. Concentrate commercial development along Birch Bay Drive in the existing Resort Commercial zoning district.
2. Spread commercial development throughout the planning area in neighborhood commercial nodes.
3. Concentrate commercial development in selected commercial nodes at the intersection of arterial and/or collector roads.

After considerable review and debate, the Steering Committee chose a preferred alternative, a combination of alternatives 2 and 3. As a result, there are four intersections in the Birch Bay area that are zoned General Commercial:

- Blaine Road and Alderson Road (67 acres)
- Blaine Road and Birch Bay-Lynden Road (104 acres)
- Birch Bay-Lynden Road and Harborview Road (16 acres)
- Lincoln Road and Shintaffer Road (37 acres)

The Whatcom County Zoning Code states:

“The purpose of the General Commercial District is to provide land areas, commensurate with the anticipated demand, for the siting of commercial uses which serve the surrounding community with a broad range of retail goods and services. Since general commercial uses are such that they attract clientele from a relatively large trade area, the application of this district shall only be utilized where transportation access can be maximized and incompatible impacts to surrounding land uses minimized. Property within this district may also serve to meet the multifamily needs of the community in accordance with the demands of the market place.”

There are twenty six land uses permitted outright in the GC zone, and twenty three uses permitted with a Conditional Use Permit. The permitted uses range from auto/boat/RV dealerships to retail to substance abuse facilities to single-family homes. Within this group of permitted and conditional uses there are use-types that are clearly incompatible with one another.

In analyzing the preferred location for a Birch Bay Town Center, the ANC team studied all four of these commercial areas. Our recommended location for the Town Center (Alternative A) is the intersection of Birch Bay-Lynden Road and Harborview Road. However, in the course of our analysis it became clear to us that each of the four GC zoned areas could, and should, serve a different purpose for the community.

The team, therefore, developed zoning concepts that retain the commercial zoning for all of the areas, but distinguishes them by aggregating uses that are similar in character, and also recognizes the size, location and character of each of the areas. These concepts are:

Harborview/Birch Bay-Lynden Road

Civic mixed use Town Center

Uses: Public offices, small retail and recreation/entertainment, townhomes, apartments.

Character: Small blocks with grid streets

Blaine Road/Alderson Road West

Mixed use commercial village

Uses: Larger retail uses providing daily commodities; personal services; entertainment; multi-family

Character: Pedestrian-oriented commercial center surrounded by multi-family. Relate to Bay Vista Park and potential school site. Limit commercial development on the east side of Blaine Road to those uses that, by their nature, do not generate high levels of vehicular traffic.

Blaine Road/Alderson Road East

Low traffic impact commercial

Uses: A variety of commercial and services uses which, by their nature, do not generate high levels of vehicular trips. The Trip Generation Manual produced by the Institute of Traffic Engineers should be use to identify uses that do not exceed a selected threshold. Uses also include multi-family residential.

Shintaffer Road/Lincoln Road

Mixed use commercial village

Uses: Larger retail uses providing daily commodities; personal services; entertainment; multi-family

Character: Pedestrian-oriented commercial center

Blaine Road/Birch Bay – Lynden Road

General Commercial

Uses: Less “daily commodity” commercial uses such as building supply/hardware; storage, general office uses

Character: Setback from arterial street frontage with strong landscape elements

Birch Bay Drive Central Reach

Resort Commercial

Uses: Recreation; entertainment/recreation; short-term lodging

Character: Festive

Recommendation

1. A new section should be created in WCC Title 20 that is specific to Birch Bay, similar to Point Roberts.

The Point Roberts Special District states: *“The Point Roberts Special District is an overlay zone which covers the entire geographic area of Point Roberts. Any regulations contained herein which are more restrictive than those in the underlying zone districts or in the Shoreline Management Program shall apply. Opportunities, or lesser restrictions, shall also override the requirements of the underlying zone. However, if the provisions of this chapter conflict with the provisions of the Shoreline Management Program, then the most restrictive shall apply.”*

Similar language should be included in the Birch Bay Special District. The Special District should include all of the Birch Bay Urban Growth Area.

2. The Birch Bay Special District overlays should be implemented by requiring that all developments within the overlay areas be required to be processed as Planned Unit Developments. Construction in the Cottage Overlay would be exempted from this requirement.

Chapter 20.85 (Planned Unit Development) reads:

20.85.010 Purpose.

It is the intent of this chapter to:

.011 Provide mutual benefits to the general public and project proponent by utilizing innovative and efficient land use and design by permitting greater flexibility in zoning requirements than is generally permitted by other chapters of this ordinance while providing the expeditious handling of projects.

.012 Encourage creative and coordinated site planning, the conservation of natural elements, features and energy, the use of mixed use developments, the use of new technologies and techniques, and the efficient layout of streets, utility networks and other public improvements.

.013 Encourage the creation of permanent open space, and the provisions of more usable and suitably located recreation facilities and other public and common facilities than would otherwise be provided under conventional land development procedures.

.014 Encourage development that provides a variety of living, working and recreational environments in a manner harmonious with surrounding on-site and off-site land use activities.

.015 Move toward the attainment of the goals and the implementation of the policies of the comprehensive land use plan.

The two-acre threshold for use of the PUD should not be applied to commercial, resort or multi-family uses in the Birch Bay UGA.

Birch Bay Town Center Commercial Overlay

Birch Bay/Lynden Road and Harborview Road

Permitted Uses

- Eating and drinking establishments; provided that drive-through service windows are not permitted.
- Public and community facilities including police precinct, library, post office, community centers, government administration facilities, recreation facilities or other similar non-commercial uses.
- Rental agencies.
- Indoor commercial recreation facilities
- Service establishments including barber and beauty shops, spas, laundromats, dry cleaners, financial institutions, fraternal organizations, professional offices, and similar uses.
- Retail establishments including grocery, liquor, drug, sundries, variety, clothing, florist, optical, sporting goods, music and pet stores, and similar uses.
- Photocopy and printing establishments.
- Hotels and motels
- One single-family dwelling per lot of record
- Multi-family housing; provided the first floor is occupied by permitted non-residential uses other than parking.
- Child care facilities provided that child care facilities within a family dwelling shall conform to the definition of home occupation.
- Activity centers.
- Public markets
- Public parks and recreation facilities included in an adopted city or county Comprehensive Plan or Park Plan.
- Trails, trailheads, restroom facilities and associated parking areas
- Adult family homes as defined in Chapter 70.128 RCW;
- Amusement parks, outdoor theaters and other outdoor commercial recreation, including golf courses.
- Public or private parks that are not included in an adopted city or county Comprehensive Plan or Park Plan.

Conditional Uses

- Churches
- Boarding Homes
- Animal Kennels
- Mitigation banks as a form of compensatory mitigation for wetland and habitat conservation area impacts when permitted in accordance with the provisions of Chapter 16.16 WCC

Site Design Standards

Locate buildings at the front and side property lines except when setbacks are provided to create high activity areas/uses such as sidewalk cafes, courtyards and plazas, pedestrian passage ways

Do not interrupt primary pedestrian streets with driveway cuts.

Configure internal streets with one lane of traffic in each direction with left turn pockets at intersections.

Provide on-street parking on both sides of the pedestrian streets.

Provide sidewalks on primary pedestrian streets of no less than 12 feet in width.

Provide pedestrian passageways that connect off-street parking and primary pedestrian streets. These passageways should be no less than 20 feet in width and well-lighted.

Orient primary pedestrian streets in an east-west direction.

Execute agreements/easements which result in the common use by adjacent properties of streets/drives and pedestrian walkways.

Locate parking areas behind buildings.

Execute agreements/easements which result in the common use of off-street parking areas.

Provide through-block pedestrian passageways that connect parking to business frontages.

Access parking areas from “side-streets”, rather than primary-pedestrian or primary-vehicular streets.

Provide landscaping around parking lot perimeters that meets or exceeds the requirements of WCC 20.80.310

Provide each parking lot with separated and well-defined pedestrian walkways.

Birch Bay General Commercial Overlay

Intersection of Birch Bay/Lynden Road and Blaine Road

The commercial zoning at this intersection is divided into quadrants by the two busiest arterials in the Birch Bay area. This bifurcation will make it problematic to develop the area in a manner that provides “pedestrian orientation”. Therefore, a broad range of uses are provided for in this commercial zone.

Because Birch Bay/Lynden Road is primary access into Birch Bay, it is essential that the streetscape through this commercial area provide substantial setbacks and landscaping.

Permitted Uses

- Automobile, motorcycle, marine and farm implement sales, repair and service; provided, that all repair services are conducted within an enclosed building.
- Automobile service stations, car washes and public garages.
- Mobile home and recreational vehicle sales.
- Eating and drinking establishments
- Rental agencies.
- Indoor commercial recreation facilities
- Service establishments including but not limited to barber and beauty shops, laundries, dry cleaners, furniture repair, frozen food lockers, funeral parlors, animal hospitals, auction houses, financial institutions, fraternal organizations and professional offices.
- Retail establishments including but not limited to grocery, liquor, drug, sundries, variety, building supplies, clothing, florist, nurseries, optical, sporting goods, appliance, music and pet stores.
- Printing and publishing establishments.
- Public utilities, except broadcast towers, which require a conditional use permit pursuant to WCC 20.82.030(4), and water and sewer treatment plants, which require a conditional use permit pursuant to WCC 20.82.030(7).
- Public safety facilities including police and fire stations.
- Rental storage establishments.
- Hotels and motels
- One single-family dwelling per lot of record
- Public parks and recreation facilities included in an adopted city or county Comprehensive Plan or Park Plan.
- Trails, trailheads, restroom facilities and associated parking areas
- Adult family homes as defined in Chapter 70.128 RCW;
- Boarding homes
- Mental health facilities that provide residential treatment and are similar in size, facilities and occupancy to other residential structures permitted in the zoning district.
- Substance abuse facilities that provide residential treatment and are similar in size, facilities and occupancy to other residential structures permitted in the zoning district.

- Commercial wholesaling.
- Churches and cemeteries.
- Amusement parks, outdoor theaters and other outdoor commercial recreation, including golf courses.
- Recreational vehicle parks for transient motor homes and tourist trailers.
- Animal kennels.
- Commercial truck service facilities including truck fueling, repair and storage operations, overnight accommodations and restaurants
- Public campgrounds.
- Public or private parks that are not included in an adopted city or county Comprehensive Plan or Park Plan.
- Athletic fields.

Conditional Uses

- State education facilities.
- State and local correction facilities
- Type I solid waste handling facilities.
- Type II solid waste handling facilities.
- Mental health facilities that provide crisis care.
- Substance abuse facilities that provide crisis care.
- Outpatient mental health facilities.
- Outpatient substance abuse treatment facilities, including opiate substitution treatment clinics.
- Mitigation banks as a form of compensatory mitigation for wetland and habitat conservation area impacts when permitted in accordance with the provisions of Chapter 16.16 WCC

Site Design Standards

Locate buildings at a setback line of 35 feet from the street rights-of-way of Blaine Road and Birch Bay/Lynden Road.

Provide landscaping in the setback that meets or exceeds the requirements of WCC 20.80.310.

Provide a sidewalk a minimum of 8 feet in width within the setback. The sidewalk may meander within the setback but shall be located no closer that 6 feet from the property line except when providing access to a transit stop.

Coordinate landscaping with adjacent properties so as to create a linear streetscape.

Locate parking areas to the side or rear of buildings or in an interior area framed by buildings.

Provide parking in discrete lots of no more that 50 vehicles and separate lots with landscaped pedestrian walkways.

Execute agreements/easements which result in the common curb cuts at property boundaries.

Where feasible, locate access drives and curb cuts no less than 200 feet from the intersecting street rights-of-way.

Provide agreements/easements for the common use of internal drives.

Locate “pad” buildings without drive-through windows at access entrances with setbacks of 20 feet from the street right-of-way and 16 feet from the access drive.

Screen truck-loading areas from the street.

Birch Bay Commercial Village Overlay

Alderson Road West of Blaine Road

This commercial area is surrounded by multi-family housing and a growing area of single family residences. It is also near Bay Horizon Park which, when developed, will attract groups and individuals from Birch Bay and beyond. This provides an opportunity to create a “commercial village” that is designed in a manner to be pedestrian oriented and that will provide for a range of compatible commercial uses. Development should be oriented toward Alderson Road and internally, rather than toward Blaine Road.

Permitted Uses

- Eating and drinking establishments; provided that drive-through service windows are not permitted.
- Rental agencies.
- Indoor commercial recreation facilities
- Service establishments including barber and beauty shops, spas, laundromats, dry cleaners, financial institutions, fraternal organizations, professional offices, and similar uses.
- Retail establishments including grocery, liquor, drug, sundries, variety, clothing, florist, optical, sporting goods, music and pet stores, and similar uses.
- Photocopy and printing establishments.
- Hotels and motels
- One single-family dwelling per lot of record
- Multi-family housing; provided the first floor is occupied by permitted non-residential uses other than parking.
- Child care facilities provided that child care facilities within a family dwelling shall conform to the definition of home occupation.
- Activity centers.
- Public markets
- Public parks and recreation facilities included in an adopted city or county Comprehensive Plan or Park Plan.
- Trails, trailheads, restroom facilities and associated parking areas
- Adult family homes as defined in Chapter 70.128 RCW;
- Amusement parks, outdoor theaters and other outdoor commercial recreation, including golf courses.
- Public or private parks that are not included in an adopted city or county Comprehensive Plan or Park Plan.
- Athletic fields.

Conditional Uses

- Churches
- Boarding Homes

- Animal Kennels
- Mitigation banks as a form of compensatory mitigation for wetland and habitat conservation area impacts when permitted in accordance with the provisions of Chapter 16.16 WCC

Site Design Standards

Locate buildings at a setback line of 35 feet from the street right-of-way of Blaine Road.

Locate parking at a setback line of 35 feet from Alderson Road.

Provide landscaping in the setback that meets or exceeds the requirements of WCC 20.80.310.

Provide a sidewalk a minimum of 8 feet in width within the setback. The sidewalk may meander within the setback but shall be located no closer than 6 feet from the property line except when providing access to a transit stop.

Coordinate landscaping with adjacent properties so as to create a linear streetscape.

Locate parking areas to the side or rear of buildings or in an interior area framed by buildings.

Provide parking in discrete lots of no more than 50 vehicles and separate lots with landscaped pedestrian walkways.

Execute agreements/easements which result in the common curb cuts at property boundaries.

Provide agreements/easements for the common use of internal drives.

Screen truck-loading areas from the street.

Birch Bay General Commercial Overlay

East of Blaine Road at Alderson Road

Currently Alderson Road forms a “T” intersection west of Blaine Road. In an effort to reduce traffic conflicts caused by competing commercial uses on both sides of Blaine Road at Alderson Road, it is recommended that the commercial uses permitted east of Blaine Road be limited to those that, by their nature, do not generate high volumes of vehicular traffic.

Permitted Uses

- Automobile, motorcycle, marine and farm implement sales, repair and service; provided, that all repair services are conducted within an enclosed building.
- Mobile home and recreational vehicle sales.
- Service establishments including commercial laundries and dry cleaners, furniture repair, frozen food lockers, funeral parlors, animal hospitals and similar uses.
- Retail and wholesale establishments including building supplies, farm supplies, nurseries, and similar uses.
- Printing and publishing establishments.
- Public utilities, except broadcast towers, which require a conditional use permit pursuant to WCC 20.82.030(4), and water and sewer treatment plants, which require a conditional use permit pursuant to WCC 20.82.030(7).
- Public safety facilities including police and fire stations.
- Rental storage establishments.
- One single-family dwelling per lot of record
- Public parks and recreation facilities included in an adopted city or county Comprehensive Plan or Park Plan.
- Trails, trailheads, restroom facilities and associated parking areas
- Adult family homes as defined in Chapter 70.128 RCW;
- Boarding homes
- Mental health facilities that provide residential treatment and are similar in size, facilities and occupancy to other residential structures permitted in the zoning district.
- Substance abuse facilities that provide residential treatment and are similar in size, facilities and occupancy to other residential structures permitted in the zoning district.
- Churches and cemeteries.
- Animal kennels.
- Public or private parks that are not included in an adopted city or county Comprehensive Plan or Park Plan.

Conditional Uses

- State education facilities.
- State and local correction facilities

- Type I solid waste handling facilities.
- Type II solid waste handling facilities.
- Mental health facilities that provide crisis care.
- Substance abuse facilities that provide crisis care.
- Outpatient mental health facilities.
- Outpatient substance abuse treatment facilities, including opiate substitution treatment clinics.
- Mitigation banks as a form of compensatory mitigation for wetland and habitat conservation area impacts when permitted in accordance with the provisions of Chapter 16.16 WCC

Site Design Standards

Locate buildings at a setback line of 35 feet from the street right-of-way of Blaine Road.

Provide landscaping in the setback that meets or exceeds the requirements of WCC 20.80.310.

Provide a sidewalk a minimum of 8 feet in width within the setback. The sidewalk may meander within the setback but shall be located no closer than 6 feet from the property line except when providing access to a transit stop.

Coordinate landscaping with adjacent properties so as to create a linear streetscape.

Locate parking areas to the side or rear of buildings or in an interior area framed by buildings.

Provide parking in discrete lots of no more than 50 vehicles and separate lots with landscaped pedestrian walkways.

Execute agreements/easements which result in the common curb cuts at property boundaries.

Provide agreements/easements for the common use of internal drives.

Screen truck-loading areas from the street.

Birch Bay Commercial Village Overlay

Shintaffer Road and Lincoln Road

This area in the southwest quadrant of the intersection will serve as a counter-point to the Commercial Village at Alderson Road and Blaine Road. This village will serve Birch Bay Village, Semiahmoo and other residential areas north of Birch Bay. The buildings that develop in this area should be oriented toward the south and west.

Permitted Uses

- Eating and drinking establishments; provided that drive-through service windows are not permitted.
- Rental agencies.
- Indoor commercial recreation facilities
- Service establishments including barber and beauty shops, spas, laundromats, dry cleaners, financial institutions, fraternal organizations, professional offices, and similar uses.
- Retail establishments including grocery, liquor, drug, sundries, variety, clothing, florist, optical, sporting goods, music and pet stores, and similar uses.
- Photocopy and printing establishments.
- Hotels and motels
- One single-family dwelling per lot of record
- Multi-family housing; provided the first floor is occupied by permitted non-residential uses other than parking.
- Child care facilities provided that child care facilities within a family dwelling shall conform to the definition of home occupation.
- Activity centers.
- Public markets
- Public parks and recreation facilities included in an adopted city or county Comprehensive Plan or Park Plan.
- Trails, trailheads, restroom facilities and associated parking areas
- Adult family homes as defined in Chapter 70.128 RCW;
- Amusement parks, outdoor theaters and other outdoor commercial recreation, including golf courses.
- Public or private parks that are not included in an adopted city or county Comprehensive Plan or Park Plan.
- Athletic fields.

Conditional Uses

- Churches
- Boarding Homes
- Animal Kennels

- Mitigation banks as a form of compensatory mitigation for wetland and habitat conservation area impacts when permitted in accordance with the provisions of Chapter 16.16 WCC

Site Design Standards

Locate buildings at a setback line of 35 feet from the street rights-of-way of Shintaffer Road and Lincoln Road.

Provide landscaping in the setback that meets or exceeds the requirements of WCC 20.80.310.

Provide a sidewalk a minimum of 8 feet in width within the setback. The sidewalk may meander within the setback but shall be located no closer than 6 feet from the property line except when providing access to a transit stop.

Coordinate landscaping with adjacent properties so as to create a linear streetscape.

Locate parking areas to the side or rear of buildings or in an interior area framed by buildings.

Provide parking in discrete lots of no more than 50 vehicles and separate lots with landscaped pedestrian walkways.

Execute agreements/easements which result in the common curb cuts at property boundaries.

Provide agreements/easements for the common use of internal drives.

Screen truck-loading areas from the street.

Birch Bay Resort Commercial Overlay

Birch Bay Drive Central Reach

The central reach, bounded on the west by Birch Bay Drive and the beach, is intended to be an area of festive entertainment and recreation as well as short-term or part-time lodging and associated facilities. Larger, non-pedestrian oriented uses are discouraged.

Permitted Uses

- One single-family dwelling per lot of record.
- One duplex per lot of record.
- Retail shops and resort related uses no greater than 2,500 square feet in area per shop.
- Barber and beauty shops.
- Restaurants without drive through service
- Laundromats.
- Banks no greater than 2,500 square feet in area.
- Professional offices.
- Public parks and recreation facilities included in an adopted city or county Comprehensive Plan or Park Plan.
- Multifamily dwellings containing eight or less sleeping units.
- Hotels or motels and time share condominiums accommodating 16 or less sleeping units.
- Rooming houses accommodating eight or less non-family members.
- Taverns; provided further that up to 50 percent of seating may be in an outdoor area screened from adjacent properties and streets.
- One private, noncommercial, recreational vehicle and one accessory guest RV per lot; with provisions.
- Public markets
- Child care facilities; provided, that child care facilities in a family dwelling shall conform to the definition of home occupation, WCC 20.97.180.
- Trails, trailheads, restroom facilities and associated parking areas for no more than 30 vehicles.

Conditional Uses

- Marinas, public or commercial launching ramps, and docks.
- Parking lots or garages.
- Multifamily dwellings including residential condominiums totaling more than eight sleeping units.
- Hotels and motels totaling more than 16 sleeping units.
- Time share condominiums totaling more than 16 sleeping units.
- Rooming and boarding houses totaling more than eight sleeping units.
- Mobile home parks.

- Campgrounds and recreational vehicle parks.
- Commercial amusement and recreation establishments and clubs.
- Service stations and automobile repair garages;
- Golf courses.
- Public schools; and parochial or private schools; provided such schools shall be approved by the State Superintendent of Public Instruction.
- Churches, educational and religious training institutions, summer camps
- Any use which seeks a comparative value exchange for the open space requirement outlined in WCC 20.64.502 and 20.64.503.
- Public or private parks not included in an adopted city or county Comprehensive Plan or Park Plan.
- Trailheads with parking areas for more than 30 vehicles.
- Athletic fields.
- State education facilities.
- Mitigation banks as a form of compensatory mitigation for wetland and habitat conservation area impacts when permitted in accordance with the provisions of Chapter 16.16 WCC

Site Design Standards

Locate parking between or to the rear of buildings.

Provide parking in discrete lots of no more than 24 parking spaces and separate the lots with landscaping the meets or exceeds the standards of WCC 20.80.310

Consider the current or future use of adjacent properties to optimize views, visibility and access for all properties in the resort commercial/town center area.

Provide driveway easements that result in a coordinated “on-site” circulation network.

Birch Bay Cottage Overlay

The cottages at Birch Bay, and the narrow lanes that provide access to them, are one of the remaining vestiges to the historical development patterns of Birch Bay as a vacation destination.

Permitted Uses

- One single-family dwelling per lot of record.
- One duplex per lot of record.

Prohibited Uses

All other uses.

Birch Bay Resort Commercial Overlay

Resort Commercial at Town Center

The Town Center is surrounded by Resort Commercial Zoning. Although the permitted uses same as in the Resort Commercial zoning at the central reach, due to its location away from the beach, appropriate uses may develop, such as multi-family residential, that are supportive of the Town Center.

Permitted Uses

- One single-family dwelling per lot of record.
- One duplex per lot of record.
- Retail shops and resort related uses no greater than 2,500 square feet in area per shop.
- Barber and beauty shops.
- Restaurants without drive through service
- Laundromats.
- Banks no greater than 2,500 square feet in area.
- Professional offices.
- Public parks and recreation facilities included in an adopted city or county Comprehensive Plan or Park Plan.
- Multifamily dwellings containing eight or less sleeping units.
- Hotels or motels and time share condominiums accommodating 16 or less sleeping units.
- Rooming houses accommodating eight or less non-family members.
- Taverns; provided further that up to 50 percent of seating may be in an outdoor area screened from adjacent properties and streets.
- One private, noncommercial, recreational vehicle and one accessory guest RV per lot; with provisions.
- Public markets
- Child care facilities; provided, that child care facilities in a family dwelling shall conform to the definition of home occupation, WCC [20.97.180](#).
- Trails, trailheads, restroom facilities and associated parking areas for no more than 30 vehicles.

Conditional Uses

- Marinas, public or commercial launching ramps, and docks.
- Parking lots or garages.
- Multifamily dwellings including residential condominiums totaling more than eight sleeping units.
- Hotels and motels totaling more than 16 sleeping units.
- Time share condominiums totaling more than 16 sleeping units.
- Rooming and boarding houses totaling more than eight sleeping units.
- Mobile home parks.
- Campgrounds and recreational vehicle parks.

- Commercial amusement and recreation establishments and clubs.
- Service stations and automobile repair garages;
- Golf courses.
- Public schools; and parochial or private schools; provided such schools shall be approved by the State Superintendent of Public Instruction.
- Churches, educational and religious training institutions, summer camps
- Any use which seeks a comparative value exchange for the open space requirement outlined in WCC 20.64.502 and 20.64.503.
- Public or private parks not included in an adopted city or county Comprehensive Plan or Park Plan.
- Trailheads with parking areas for more than 30 vehicles.
- Athletic fields.
- State education facilities.
- Mitigation banks as a form of compensatory mitigation for wetland and habitat conservation area impacts when permitted in accordance with the provisions of Chapter 16.16 WCC

Site Design Standards

Locate parking between or to the rear of buildings.

Provide parking in discrete lots of no more than 24 parking spaces and separate the lots with landscaping the meets or exceeds the standards of WCC 20.80.310

Consider the current or future use of adjacent properties to optimize views, visibility and access for all properties in the resort commercial/town center area.

Provide driveway easements that result in a coordinated “on-site” circulation network.

Appendix A

Birch Bay General Commercial Zones Proposed Use Differentiation

Use	BBL/Hrbrvw	BBL/Blaine	Blaine/Aldrns West	Blaine/Aldrns East	Lincoln Shintaffer
<i>Currently permitted</i>					
Vehicle sales/repair		P		P	
Gas stations/car wash		P			C
Mobile Home/RV sales		P		P	
Restaurants (no drvthru)	P	P	P		P
Restaurants (w/drvthru)		P	C		C
Rental agencies	P	P	P		P
Indoor commercial rec.	P	P	P		P
Passenger terminals					
Personal services	P	P	P		P
Retail commercial	P	P	P		P
Printing/publishing	P	P	P	P	P
Public utilities		P		P	
Rental storage		P		P	
Public safety/community facilities	P	P	P	P	P
Hotels and motels	P	P	P	P	P
Single family dwellings	P	P	P	P	P
Multifamily: 18/acre max			P	P	
Multifamily: Mixed Use	P		P		P
Accessory building	P	P	P	P	P
Child care facilities	P		P		P
Public Markets	P		P		P
Public parks and rec.	P	P	P	P	P
Trails/restrooms	P	P	P	P	P
Activity centers	P		P		P
Intermodal terminals					
Adult family homes	P	P	P	P	P
Boarding homes	C	P	C	P	C
Residential mental health		P		P	
Residential Subst. Abuse		P		P	
Sex offender transition facilities					
Caretaker unit	P	P	P	P	P
<i>Currently Conditional</i>					
Commercial wholesaling		P		P	

Churches/cemeteries	C	P		P	
Animal Kennels	C	P	C	P	C
Amusement parks	P	P	P		P
RV Parks		P			
Truck service facilities					
Public campgrounds		P			
Public or private parks	P	P	P	P	P
Athletic fields		P	P		P
State education facilities		C		C	
Correction facilities		C		C	
Solid waste facilities		C		C	
Larger boarding homes				C	
Larger mental health		C		C	
Larger substance abuse		C		C	
Outpatient mental health		C		C	
Outpatient substance abuse.		C		C	
Mitigation banks	C	C	C	C	C
<i>Currently Prohibited</i>					
All other uses					
Adult businesses		C			

Note: Column 1 includes uses from the current General Commercial zone. Columns 2 through 6 are the recommend differentiation for the Birch Bay GC zone.

P = Recommended as a Permitted Use

C = Recommended as a Conditional Use