

## **Executive Summary**

The design team from *A Northwest Collaborative* recommends that Alternative A – “A Civic Uptown Town Center” be used as the basis for the future Birch Bay Town Center. We believe this site combines the best set of qualities available within the Urban Growth Area for the primary civic mixed-use town center development.

Some of our design considerations included the dynamics of:

- Location - arriving at the Alternative A site via the westward bound Birch Bay-Lynden Road is the most direct and visually clear arrival sequence. There is a twin terminal axis with a view of Birch Bay beyond - created by the culmination of Birch Bay – Lynden Road and Harbor View Road on the bluff above Birch Bay. This site’s bluff location, it’s proximity and walk-able relationship to Birch Bay are very important to the “sense of place” that all great town centers possess or provide.

Alternative B by comparison is located inland and along the Blaine Road/SR548 corridor and does not provide this important attribute. This site is away from the main routes of movement and is not easily perceived as a key or natural location for the town center. It does serve the southern areas of the Birch Bay UGA, which are rapidly growing. We see this site as complementary to a balanced “dispersed” set of civic and commercial elements in Birch Bay’s future development, but not as the primary site.

- Historical Reference – at the time of this writing there are two buildings of historical significance to the community still existing near the Alternative A site. The “Sea Connections” building has been used in a variety of quasi-public uses and is known to be in danger of demolition. It has been used as a Grange Hall, public school, community meeting place and various commercial enterprises. Together with the resort “Red Barn” structure we feel the adaptive reuse of these structures is one of the last chance opportunities for Birch Bay to retain an authentic reference to its past glory.
- Environmental Conditions – the two most recognized alternative sites considered for the town center had in our review considerable issues with environmentally sensitive areas. While the Alternative A “Upland” site also has localized wetlands which will need to be designed with, Alternative B is diagonally crossed by Article VI Wetlands (NWI Wetlands) and has a HCA C1b Salmonid bearing stream in its SW quadrant. The third site, put forward in previous community planning projects is located in the central basin reaching inland from Birch Bay Eastward beyond Blaine Road. This central basin area is in the FEMA 100 year flood zone and is not suitable for town center development.

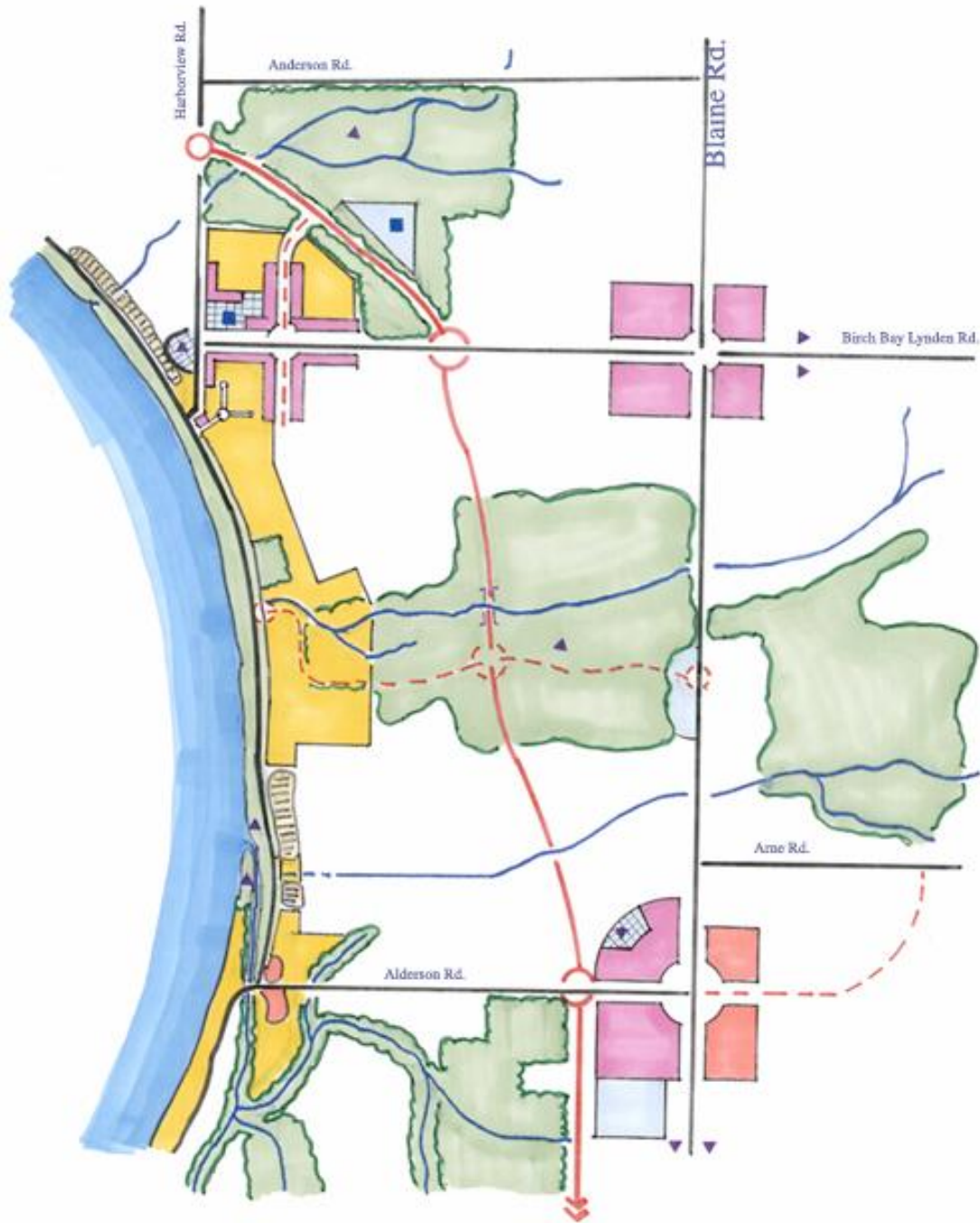
Given the large area with dry, flat and previously utilized conditions we believe Alternative A would allow for the development of a street grid system for civic,

commercial and residential resort uses. It would have the potential to become the small town center with “charm and character” that the community has demonstrated its interest in. There is a proven ability to provide considerable parking area behind the main street blocks.

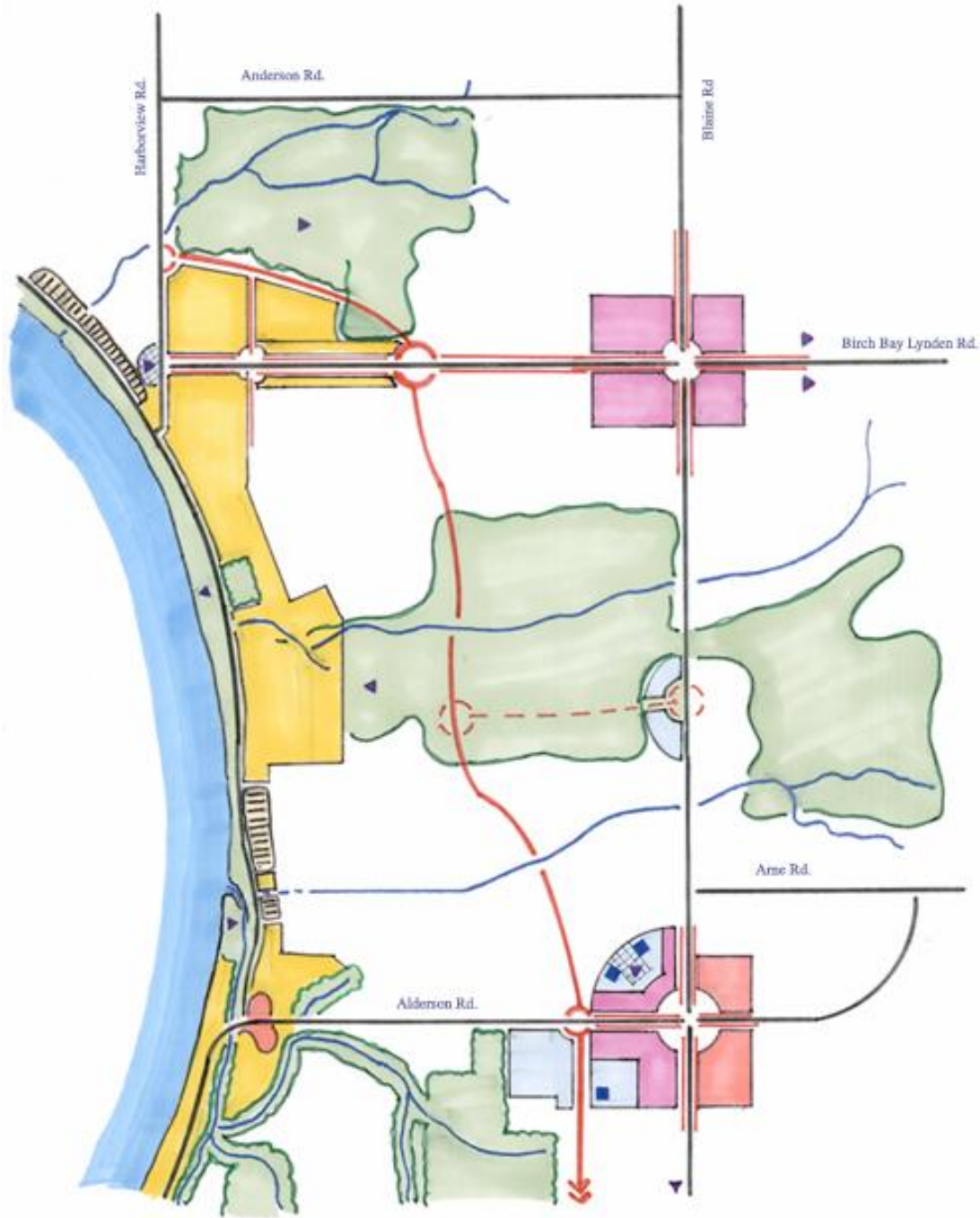
- Economic Development Potential – based upon our collective experience we find the large scale and location of the “Upland” site to be have extraordinary potential to be an identifiable center for both civic and commercial activity. Our recommendation includes a proposal for a new TCC zoning category within the site that will encourage a select mix of both civic and cultural, retail, resort and residential uses. We also believe that the existing large property owners would benefit from a shared master planning exercise to coordinate their infrastructure investments and interests.

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Alternative A - "A Civic Uptown Town Center"  
with Mixed Use General Commercial and Resort Commercial



Alternative B - "A Civic Inland Town Center"  
and Commercial Village

## Project History

This project has two separate elements with the Town Center siting investigation the opening segment, followed by the development of Design Guidelines for Commercial Areas. Beginning with a two phase workshop weekend in October 2006 the community was engaged in a variety of methods to assess their goals in siting a town center and in ground-truths about their UGA area. These methods included: a 40 image Visual Design Survey; workshop segments that examined values and goals, then specific ground locations; multiple sessions with both Whatcom County staff and local property owners; and the development of 3 iterations of planning alternatives.

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### Birch Bay Town Center and Design Guidelines

Where We Are in the Project

- Oct. 26 - Goals and Values Workshop
- Oct. 28 - Town Center Planning Workshop
- Nov./Dec. 2006 - Review of Town Center Alternatives by the Birch Bay Steering Committee and Whatcom County.
- **Feb. 8, 2007 - Town Center Alternatives**
- Feb. 10, 2007 - Design Guidelines Workshop
- Feb./April 2007 - Draft Design Guidelines Development and Review by the Birch Bay Steering Committee and Whatcom County.
- June 2007 - Final Recommendations to Whatcom County.



ANC attempted to create a pool of common images with which to discuss the qualities of an urban town center using both local and international images of comparable site and use characteristics. We also intellectually framed three types of town centers for the community to consider applying to their land reality. The typology included:

- A traditional main street with a central commons
- A dynamic central urban village
- A dispersed aggregate city plan

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### Birch Bay Town Center and Design Guidelines

#### Town Center Planning

Three Concepts:

1. **Traditional Main Street/Central Commons**  
(simple and formal composition of civic elements with commercial infill)



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### Birch Bay Town Center and Design Guidelines

#### Town Center Planning

Three Concepts:

2. **Dynamic Central Urban Village**  
(complex composition of mixed-use public and commercial elements)



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### Birch Bay Town Center and Design Guidelines

#### Town Center Planning

Three Concepts:

3. **Dispersed Aggregate City Plan**  
(varied locations of public and commercial elements linked by auto)



**Town Center Analysis**

Our “Alternative A” recommendation represents a **hybrid** of these three typologies. With the unsuitability of the central basin site it was clear to ANC that no one site would serve the multiple needs for balance, presence, and function that we all were looking for. So by default the choice was a “dispersed aggregate city plan” but with the potential for distinctive neighborhood centers at the three corners of the “superblock” created by the Alderson/Blaine/Birch Bay – Lynden configuration.

In our “Alternative A” the design plan is that the primary site at Harborview/Birch Bay – Lynden would serve as a recognizable civic “Main Street”. We envision honorific civic buildings such as the library and multi-purpose civic center sharing a lively existence with retail commercial and resort residential. It is important that Birch Bay prioritize the presence of public areas and civic buildings at this key site, mixing with the private domain of commerce and resort visitors.

We have also shown nearby locations we feel would be dynamic locations for ecological conservation and community park anchors as well as school sites. We also propose a major “Bay Parkway” transportation corridor connecting the community north and south within the boundaries of the “superblock”. The Bay Parkway anticipates growth and directs both automobile and a community trail system through the complex ecologically sensitive central basin to the southern development area of the UGA. Though this would be a challenging environmental project, a successful Bay Parkway could serve as the connective structure for both community recreational goals and a finer scale of residential development. Arriving at Alderson Road it also could help activate commercial development at the Blaine/Alderson Road commercially zoned corners.

The character of the Alderson “Inland” site is well suited to a commercial village very much like the images used for the second town center type, the “dynamic central urban village”. Our opinion is that the two centers are complementary, one initially focused on the civic qualities of Birch Bay, the second on a pedestrian oriented commercial village with both linked via the Bay Parkway.

The “Inland” site has challenges with substantial wetlands and its relationship with SR 548, the Blaine Road and the industrial traffic it carries. We envision this development zone attempting to respond to these challenges by consciously planning for traffic to enter the sites off of Alderson away from the intersection, and putting forward a design motif that mitigates the wetlands in an attractive manner.

Our strategy includes refining the zoned uses east of Blaine Road in a way that automobile traffic will be differentiated from that west of Blaine. The eastern development would be for uses that do not generate high volumes of traffic.

Community response forms from our Feb. 8, 2007 Workshop split 10 for A, 10 for B, and 2 for both. ANC came to a similar response.....both but differentiated as to civic and neighborhood commercial villages.



***Lynden, WA Public Library.*** Set one block off Lynden’s mainstreet with a green community commons, memorial, and public transportation stop is an example of an honorific civic building that references community history. (Received a +5 VDS survey result)



***Ballard Library and Neighborhood Service Center, Seattle WA.*** Set one block off a historic neighborhood main street this civic building has a library, community meeting room for 75, local court and police services, and civic administrative services.



**Town Planning Framework**

To determine the dynamics and consequences of a preferred town center for the Birch Bay UGA the ANC team chose to look first at the larger regional context. For our purposes we investigated the region from NW Ferndale to the Canadian border south to north (7 miles), and from Birch Point to just beyond the Custer School Road from the west to the east (6 miles).

Our methodology began with car transects throughout the region and with conversations with a variety of citizens and property owners, Whatcom County staff and leaders as to existing trends, policies, land values and traditions. We used GIS mapping of environmental conditions, land cover imagery from 2004, and previous plans and zoning to develop “regional diagrams” of two types:

- Natural resources, watersheds, and ecosystem characteristics.
- Zoning from the perspective of conservation qualities, transportation dynamics, and commercial focal areas.

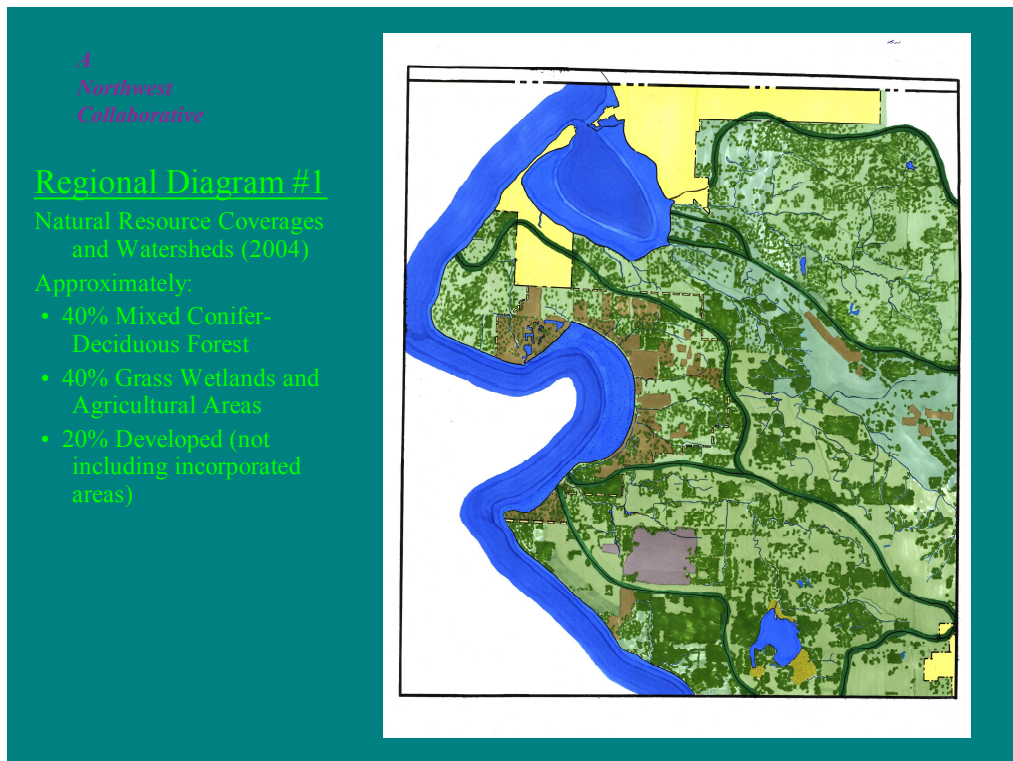
This scale of analysis first educated us to the pattern of surface water standing in perched wetlands throughout the area, and slowly forming drainages leading to the arc of Birch Bay and Drayton Harbor. West of I-5 the zoning and existing land-use supported conservation values from Lake Terrell’s highly protected status to the choice of conservation buffering by the BP Refinery and the R-10 and R-5 zoning blocks. The remaining forest cover, extensive wetland/grassland blocks, and the riparian corridors continue to appear to provide high quality habitat value.

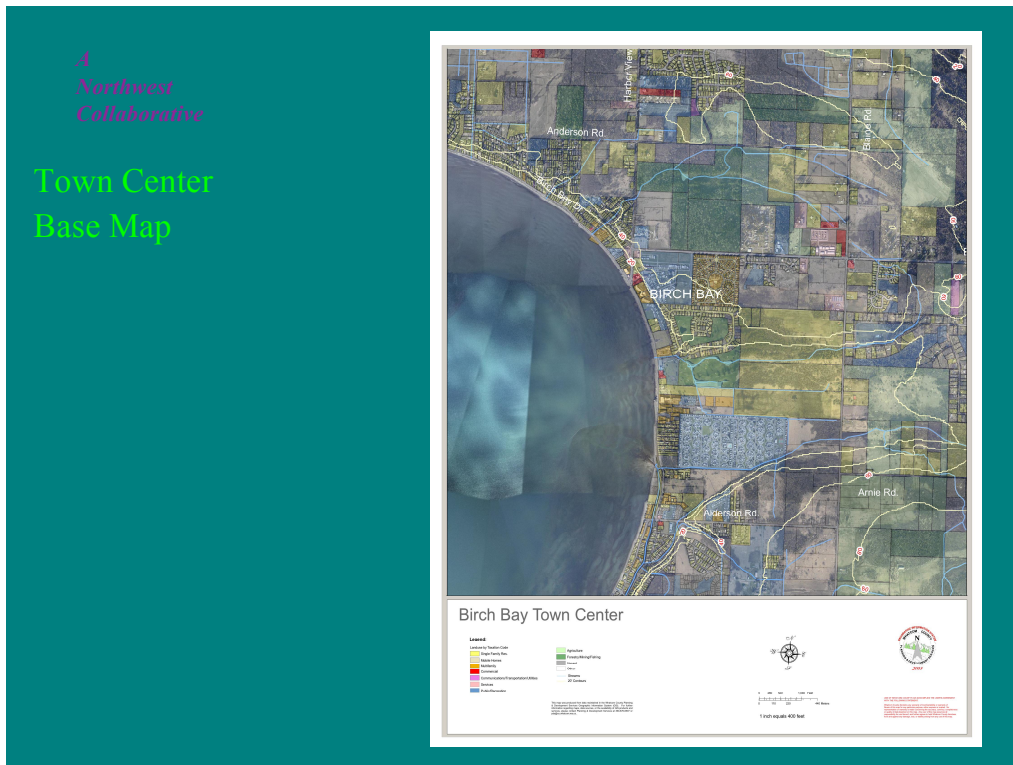
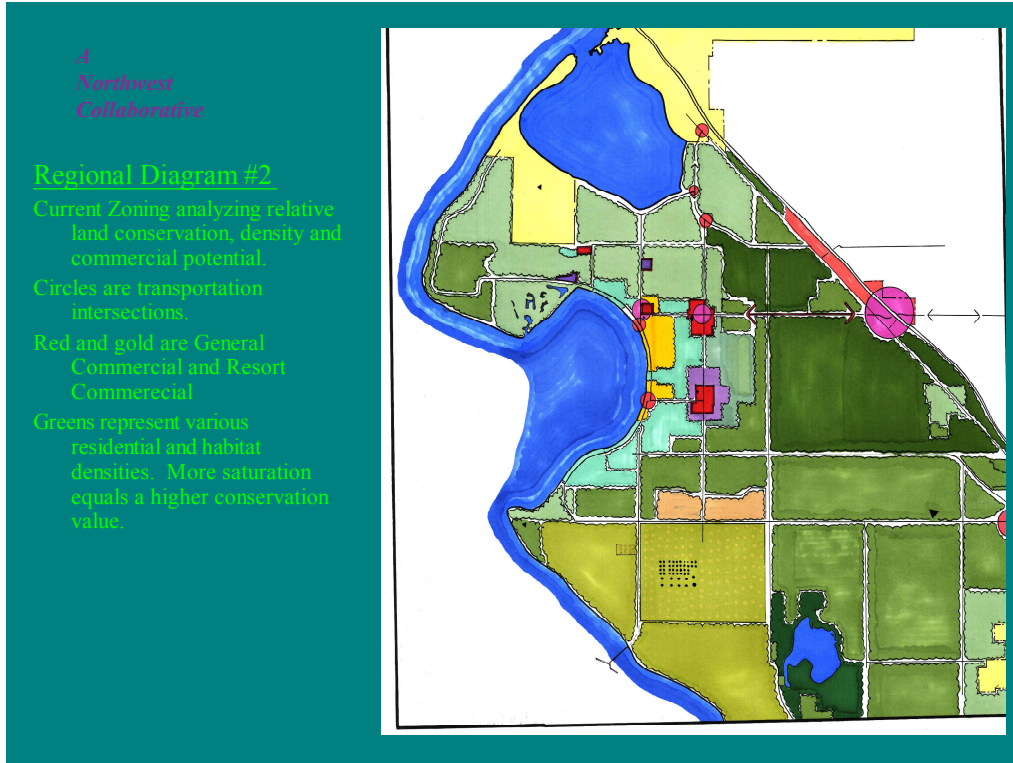
Upon reaching the Birch Bay UGA we identified a “superblock” road structure framing the near area east of Birch Bay Drive. This consisted of Blaine Road north to south and the primary road Birch Bay –Lynden and the existing minor Alderson Road. The previous zoning reinforced this structure through designation of GC zoning at 3 of the 4 superblock corners.

Subsequent design studies led the ANC team to the concept that the undifferentiated zoning and large scale of this framework were an impediment to the creation of a finer scale community within the UGA. We also identified four “ecological anchors” which we felt were critical to conserve and utilize as frameworks in any town center planning.

- They were:
1. The Birch Bay shoreline and near shore ecosystem.
  2. The Terrell Creek and Birch Creek tributary riparian corridors. These reach all the way to the Bay Horizon Park and the Lake Terrell Conservancy area.
  3. The Central Basin wetlands reaching inland beyond Blaine Road.
  4. The Forested Wetlands of mature second growth mixed deciduous conifer forest reaching between Anderson Road and Birch Bay – Lynden Road.

### Regional Diagrams





### Image Gallery of Birch Bay Conditions and Comparable Locations

Twin Terminal Axis:



Looking West from Birch Bay Lynden Road terminus at Harbor View Drive. This property provides an overlook from the bluff to Birch Bay and is a location that could be an art focal area and provide a hillclimb connection in two directions to the Beach Walk.

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**Birch Bay Town Center and Design Guidelines**

Embrace the Environment



Looking South along Harbor View to its terminus at Birch Bay Drive.

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Birch Bay Town Center and Design Guidelines

Capture the Views

A collage of three photographs illustrating design guidelines for capturing views. The top photo shows a paved walkway leading to a waterfront view. The bottom-left photo shows a dirt path leading to a waterfront view. The bottom-right photo shows a beach view.



Looking East along Birch Bay Lynden Road from T- Intersection showing the large Forested Wetland on the left horizon. The large scale of this site could provide a new main street and small town center grid system.



Lynden's picturesque main street is one example to consider. The two would have a strong relationship to each other.



The Historic Grange Building is a 2 story remnant of an earlier Birch Bay.



Ballard historic buildings have been restored and adapted to new uses. Here the old Firehouse and Carnegie Library have ground floor restaurants with office uses at the second floor level. Note the terminal axis prominence of the Library.



*Deep Cove, BC* main street opens its vista for public views while creating a petite two block mixed use 3 story town center.



A multipurpose cultural center and shore parks anchor the civic qualities of the community while also bringing denser housing and retail amenities.



## **Appendix 1: Suggested Uses for Specific General Commercial Zones**

### **Birch Bay/Lynden Road and Harborview Road**

A Civic Uptown Town Center

#### **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

### **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

#### **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

### **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.
- Automobile service stations, car washes and public garages.
- 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.
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- 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

### **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

## **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.
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- 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.
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- 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/Aldrsn West	Blaine/Aldrsn 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**