



5391 Labounty Drive, Ferndale WA

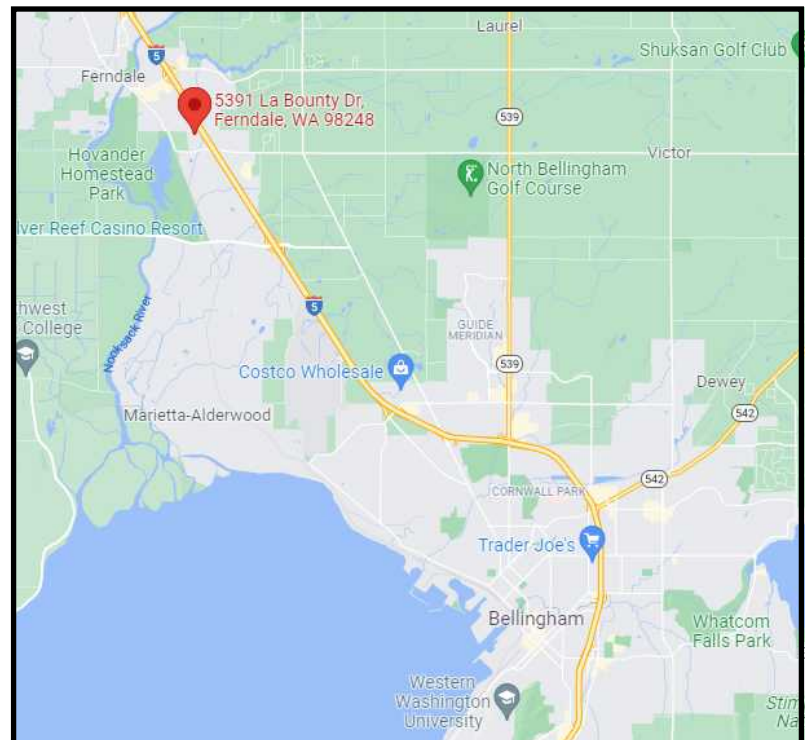
Vacant Land

FOR SALE



SUMMARY

Asking Price:	\$1,106,860
Size:	16.88 Acres
Usable Area:	3.63 Acres (Approx.)
Topography:	Flat/ Level
Utilities:	Adjacent
Zoning:	General Business
Frontage:	LaBounty Dr. (210 ft.)



Gage Commercial Real Estate

1313 E Maple St. Suite 217
Bellingham, WA

(360)-483-0508

Greg Martineau, CCIM

(360) 820-4645

Greg@GageCRE.com

Tracy Carpenter

(360) 303-2608

Tracy@GageCRE.com

Information contained herein has been obtained from sources deemed reliable, but not guaranteed. Buyer to verify.



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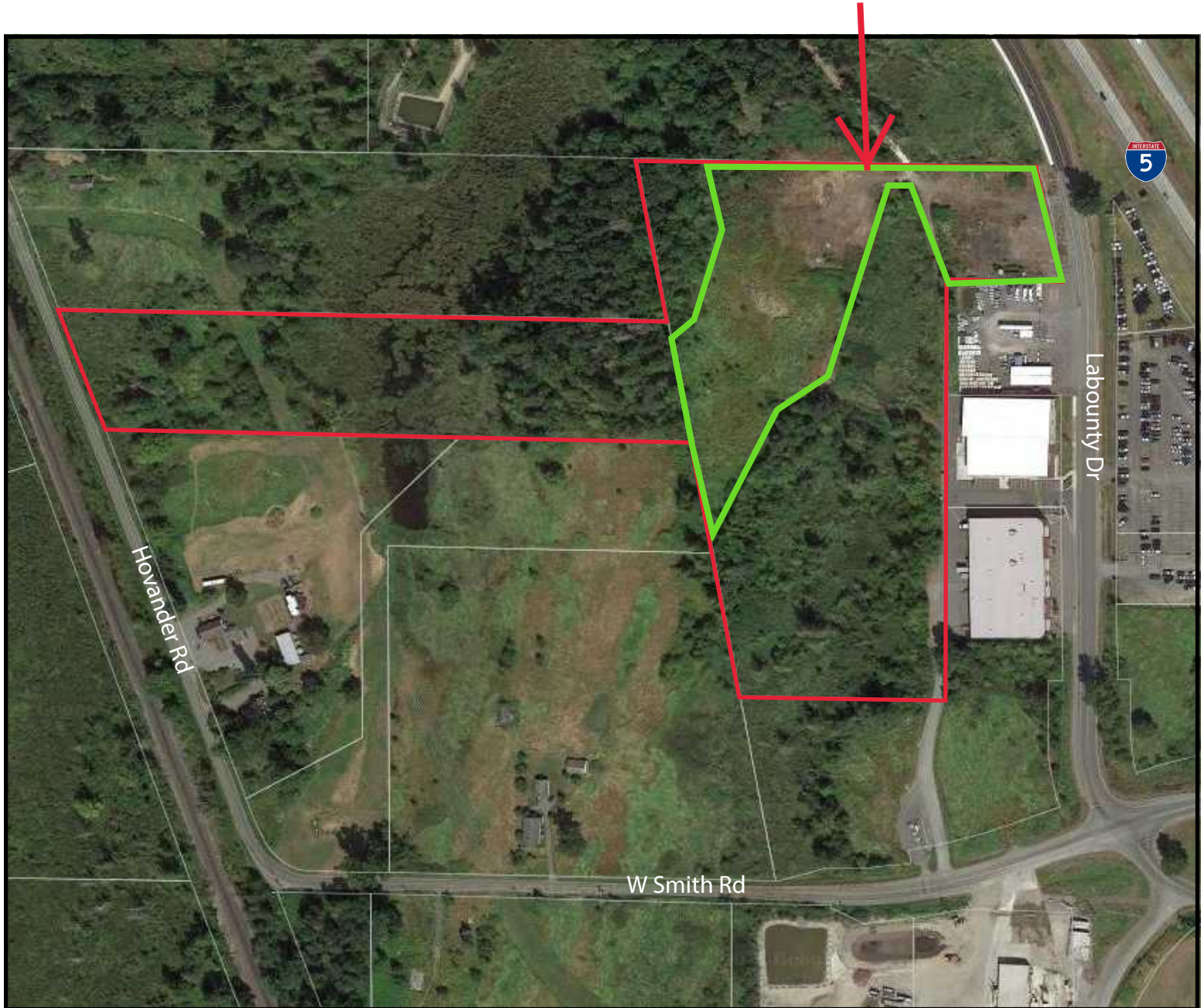
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Approximate Dry Area



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October 28, 2020

Michael Lookman
C/o Labounty Holdings Inc
900 Dupont St
Bellingham, WA 98225-3105

Mr. Lookman,

As requested, we have reviewed our records with respect to the status of wetland delineation reports covering the 11.38 acre property located at 5391 Labounty Drive in Ferndale, Washington. That property was the subject of a lot line adjustment and is now known as *Lot 1 Lookman LLA AF 2016-0201644* and with the tax parcel number of 390228 087089. The property was covered as part of our July 15, 2015 *Wetland Delineation and Wildlife Assessment for 5345 & 5391 Labounty Drive Parcel #s 390228 009067 & 390228 106122*. We followed that report with an updated study dated June 7, 2019 that reflected the provisions of the updated *Ferndale Critical Areas Ordinance* and feedback from the DOE on the rating of Wetland D (now off-site). Consequently, it is our opinion that the attached *Wetland Delineation and Wildlife Assessment Update: 5345 & 5391 Labounty Drive, Ferndale, WA Parcel #s 390228 009067 & 390228 106122 dated July 15, 2015 and Revised June 7, 2019* is still valid.

It is our understanding that you would like to get an estimate of the location and size of the buildable portions of Lot 1 as it is currently configured. Because potential building footprints can be affected by many factors that may arise during the planning, design and permitting process an absolute answer to that question can only be determined by going through the permit process under a particular proposal. However, the limits imposed by wetland buffers are likely to have the most effect on the configuration of the potential buildable areas. While *Chapter 16.08* allows for buffer modifications to some degree and under certain circumstances, the interpretation of what constitutes a regulated buffer under the *Article X. 16.08.530 Definitions* is critical for this property because of the presence of extensive areas of substantially developed surfaces.

City of Ferndale Chapter 16.08 Critical Areas Article X. 16.08.530 Definitions defines buffers as:

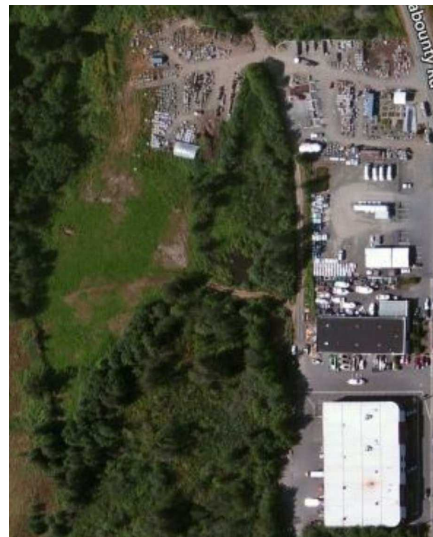
"Buffer" or "buffer area" means the area adjacent to a critical area that is intended to protect the critical area from impacts to its functions and values, or that helps provide the margin of safety necessary to minimize risk to the public. This includes but is not limited to a naturally vegetated, undisturbed or revegetated zone immediately adjacent to a critical area. The area necessary to meet these objectives may vary significantly from property to property, and within a property itself.

It is our opinion that the existing graveled roads including the north-south road bisecting the property following a utilities easement and the access to western portion of the property would qualify as non-buffer developed surfaces. The cleared portions of the property have been present for a long time (see *Photograph 1*) and have had ongoing use for industrial storage and staging (see *Photograph 2*). The cleared areas have been maintained and developed portions of the site today closely resemble those seen in the

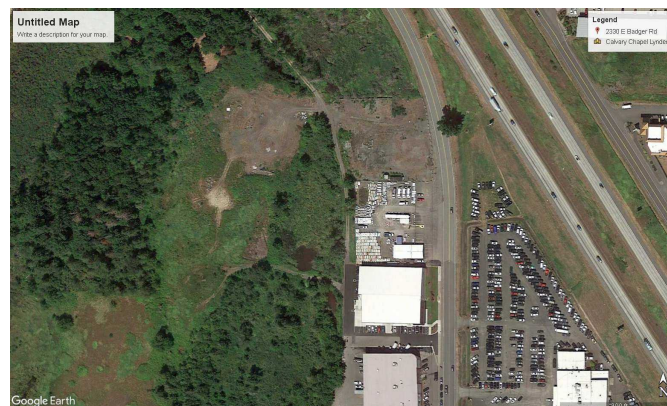
historic photographs (see *Photograph 3*).



Photograph 1. 1998 photo showing substantially developed surfaces.



Photograph 2. Historic photo showing industrial uses and gravel roads.



Photograph 3. July 15, 2018 photo showing substantially developed surfaces and gravel roads (seen here as area devoid of green cover).

We interpret the definition of buffer to apply to naturally vegetated surfaces and consider the existing gravel roads and historic compacted gravel pad areas as substantially developed, impervious surfaces and should be considered as non-buffer areas (see *Photograph 4*). We do not here make the argument that substantially developed surfaces include all cleared areas that have historically been under industrial uses because areas that have a soil substrate and are vegetated may meet the definition of buffer.



Photograph 4. Photo showing side-view of development pads and gravel road.

However, the actual buildable area would be determined in the process of obtaining a permit for a specific building proposal and the City of Ferndale may assert a different interpretation of the status of the area we consider to be substantially developed surfaces as opposed to regulated buffer areas. We have produced figures that attempt to quantify what the developable footprint might be under two interpretations: *Figure 1* showing (roughly) the resulting building footprint after imposing the standard buffers without considering the substantially developed surfaces (except for the existing gravel access roads) and *Figure 2* showing (roughly) the resulting building footprint excluding the substantially developed surfaces. Our analysis shows that under the more strict interpretation, buildable area would amount to a total of approximately 2.5 acres divided into two separate areas. Excluding the existing substantially developed surfaces from consideration as buffers would result in a contiguous (albeit oddly shaped) 3.63 acres with a potential for traffic circulation.

It is our opinion that the proper and most reasonable interpretation is shown in Figure 2. That option allows for preservation of the on-site wetlands and their naturally vegetated buffer areas, acknowledges the buffer status of existing cleared areas that have been traditionally used for industrial purposes but have a soil substrate as opposed to a graveled surface and allows for a reasonable ongoing industrial use of the site as intended by current zoning. Should I put this question to Halley Miller?

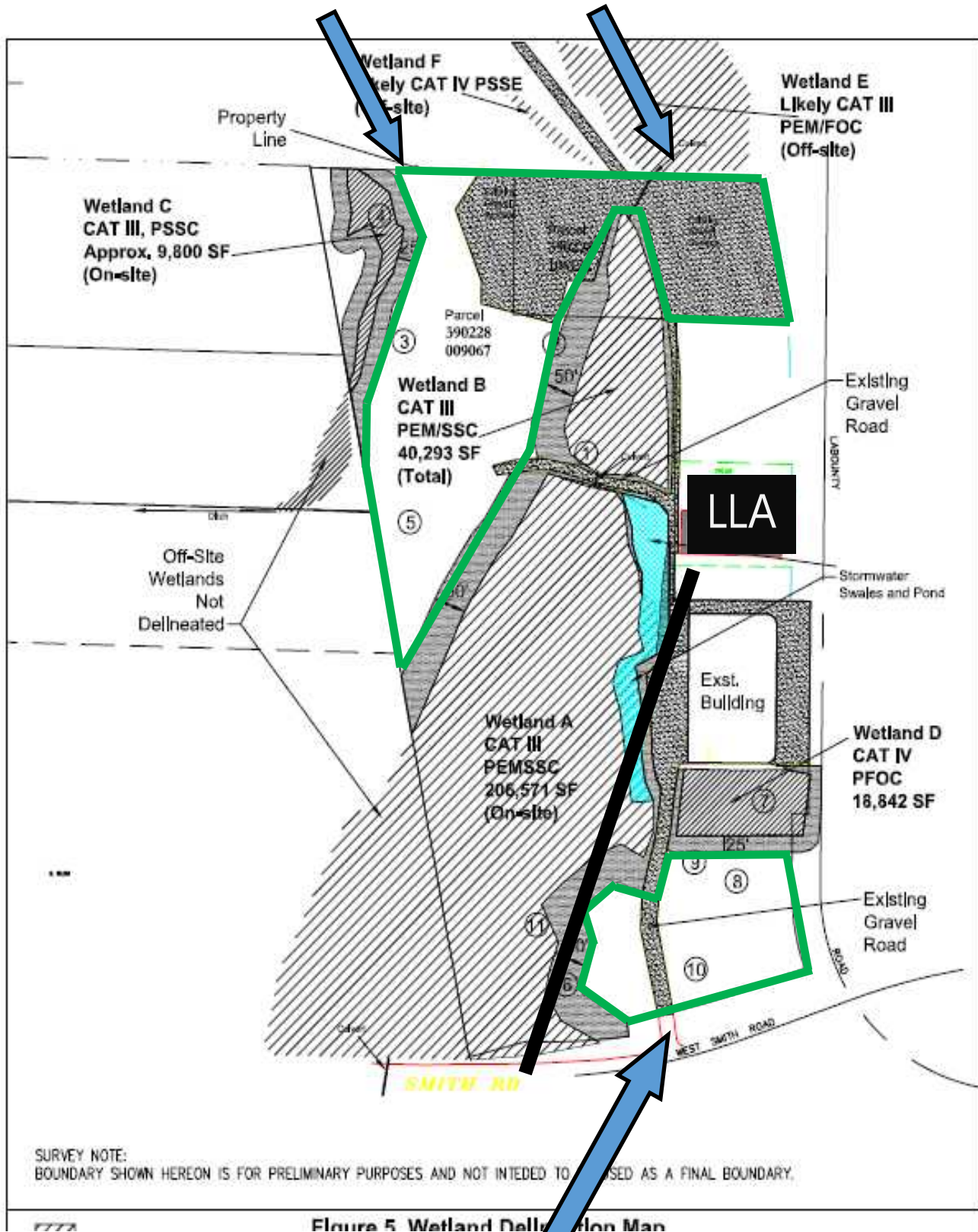
Sincerely,

A handwritten signature in black ink that reads "William G. Cantrell".

William G. Cantrell, MS
Senior Consulting Ecologist
Cantrell & Associates, Inc

DISCLOSURE: BUYER TO VERIFY

2.9 Acres Dry + 1.5 Acres Dry = 4.4 Acres Dry



1.4 Acres Dry

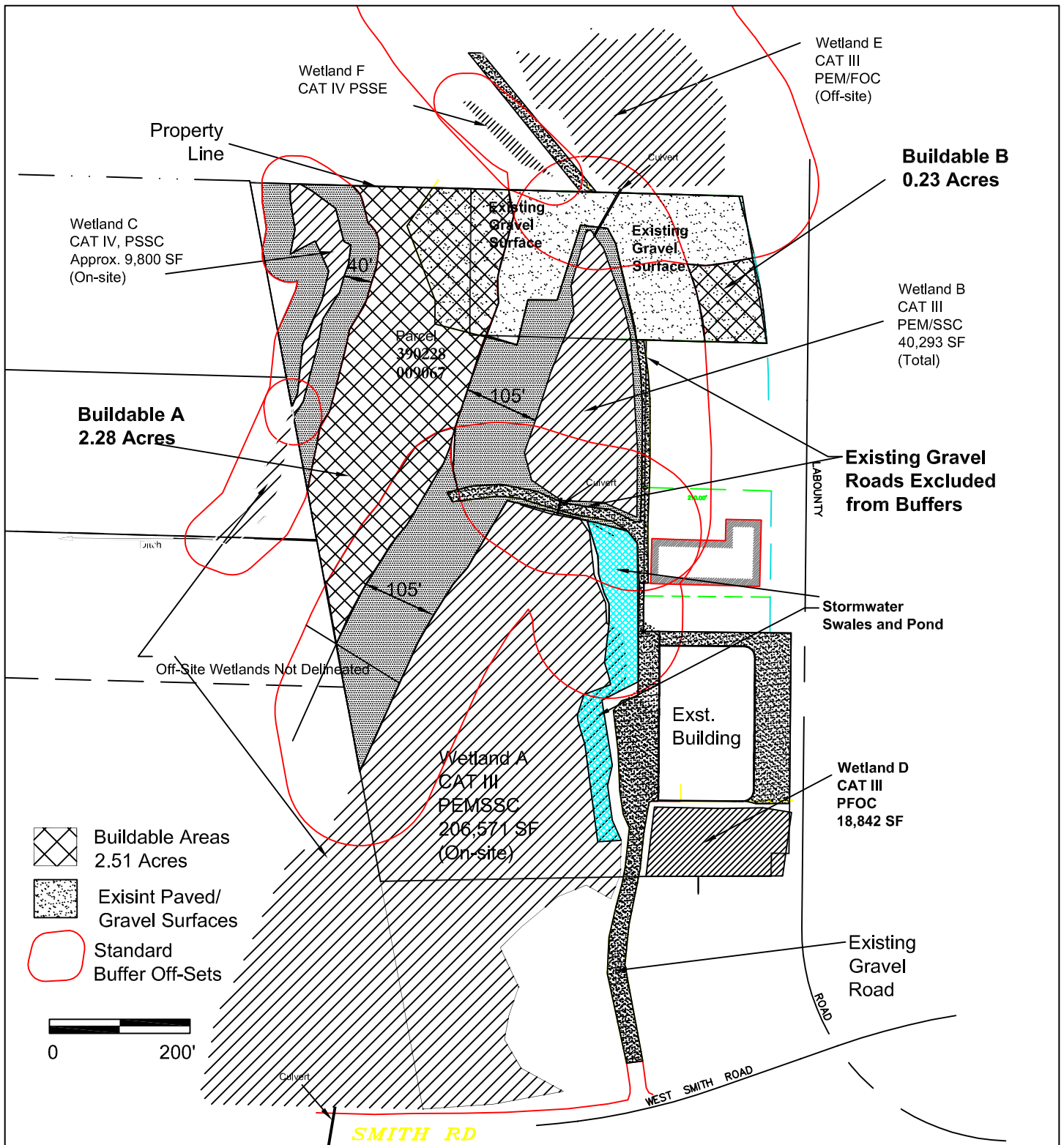


Figure 1. Buildable Map With Developed Surfaces Not Excluded from Buffers
5391 Labounty Drive
Parcels 390228 087084

October 27, 2020

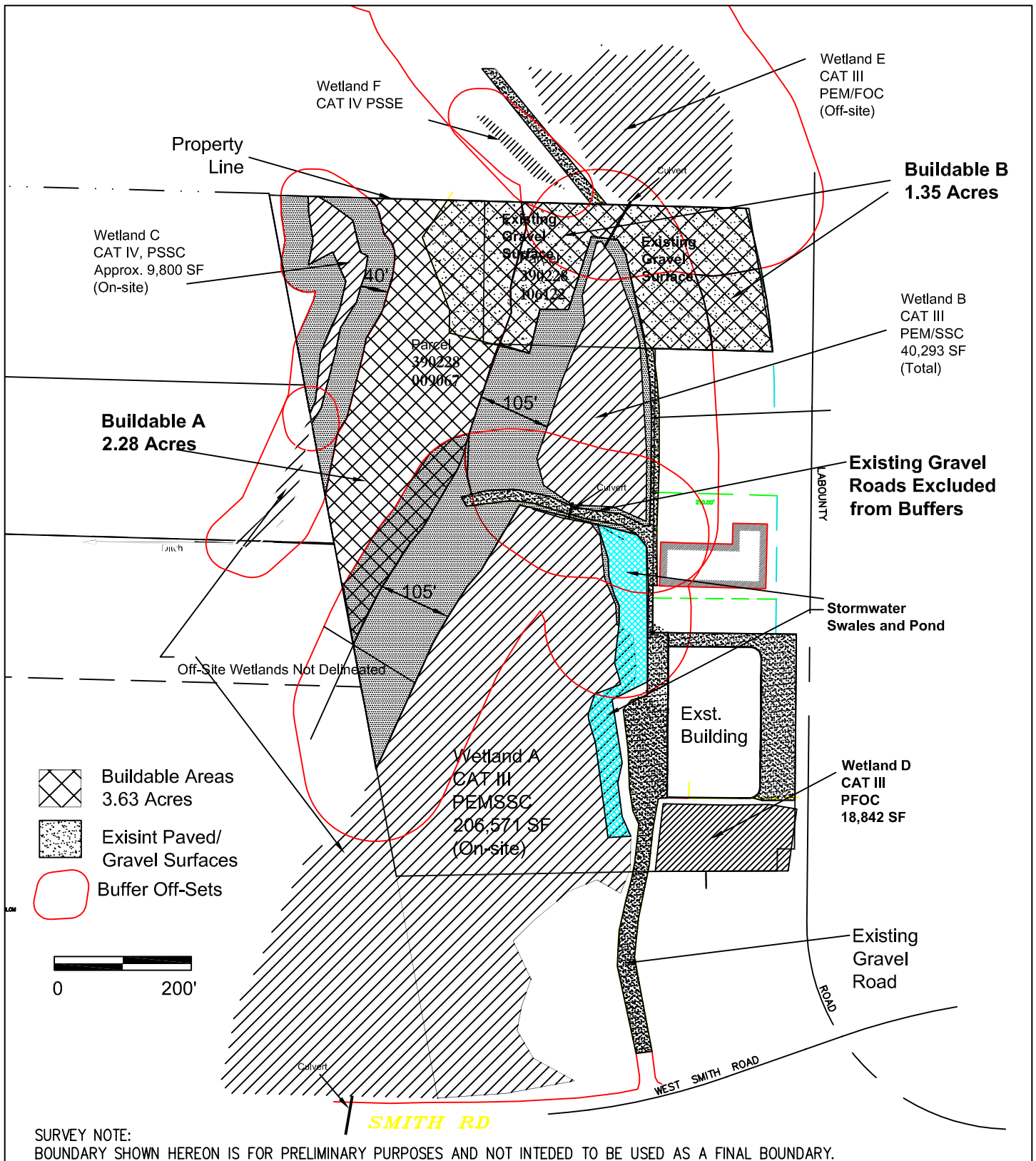


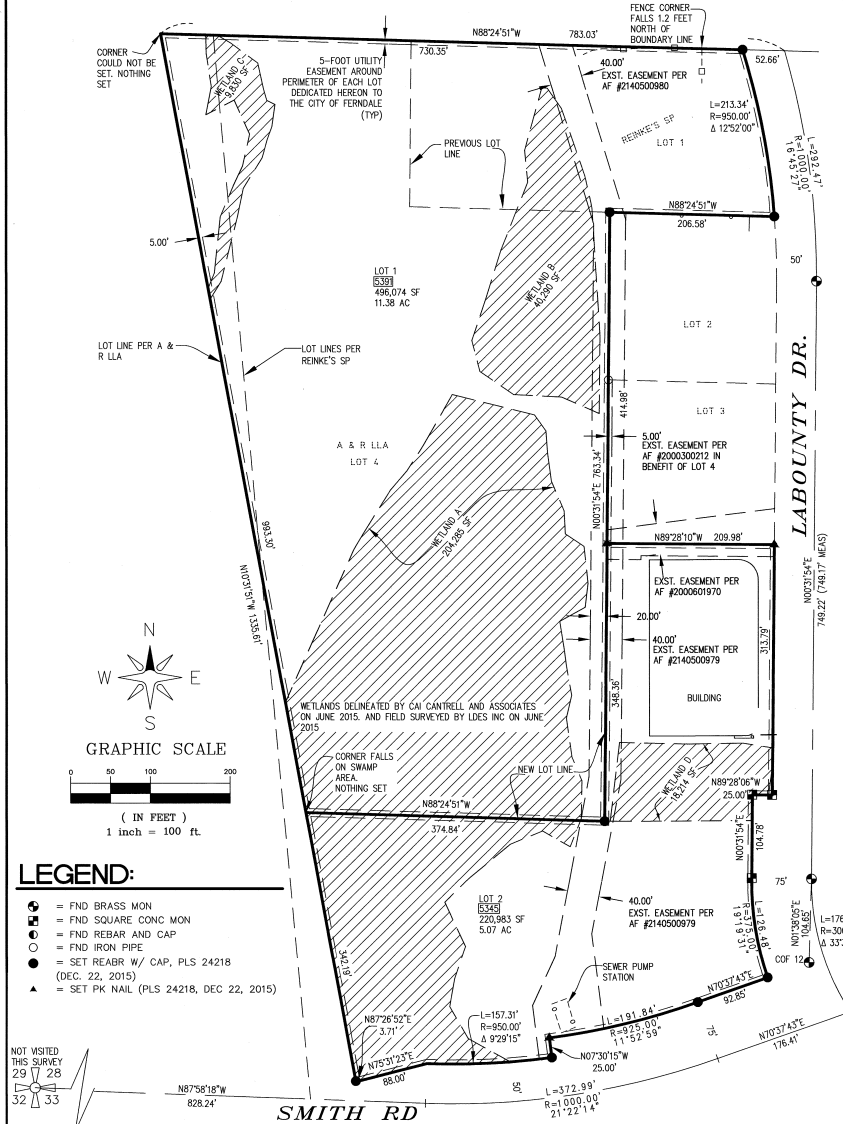
Figure 2. Buildable Map With Developed Surfaces Excluded from Buffers
5391 Labounty Drive
Parcels 390228 087084

October 27, 2020

2016-0201644

LOOKMAN LOT LINE ADJUSTMENT

A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 28, T.39N., R.2E. CITY OF FERNDAL, WHATCOM COUNTY, WASHINGTON

**LEGAL DESCRIPTION:**

AP No. 390228 090067 0000

(PER WLT ORDER No.: W-127127)

LOT 4 AS DELINEATED ON THE FACE OF A & R LOT LINE ADJUSTMENT ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 1, 2000, UNDER WHATCOM COUNTY AUDITOR'S FILE NUMBER 2001200105.

SITUATE IN WHATCOM COUNTY, WASHINGTON

AP No. 390228 106122 0000

(PER WLT ORDER No.: W-127129)

LOT 1, AS DELINEATED ON REINKE'S SHORT PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED NOVEMBER 16, 1976, IN VOLUME 2 OF SHORT PLATS, PAGE 13, UNDER AUDITOR'S FILE No. 1234837, RECORDS OF WHATCOM COUNTY, WASHINGTON.

SITUATE IN WHATCOM COUNTY, WASHINGTON

DECLARATION

WE, THE UNDERSIGNED OWNERS, HEREBY DECLARE THIS LOT LINE ADJUSTMENT WAS MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR WISHES AND ACKNOWLEDGE EASEMENTS GRANTED IN ACCORDANCE WITH OUR WISHES.

Michael Lookman
 5375 CORPORATION, MEMBER AUTHORIZED REPRESENTATIVE

ACKNOWLEDGMENT

STATE OF WASHINGTON

COUNTY OF WHATCOM

ON THIS 16th DAY OF January, 2016, BEFORE ME PERSONALLY APPEARED Chester T. Lackey TO ME KNOWN TO BE AN AUTHORIZED REPRESENTATIVE OF THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED PARTNERSHIP FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Diana K. Brackin
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 RESIDING IN Bellingham
 MY COMMISSION EXPIRES: 4-2-19

CITY OF FERNDAL
 EXAMINED BY FERNDAL CITY CLERK THIS 27 DAY OF January, 2016

Shirley E. Duncan
 CITY CLERK

EXAMINED AND APPROVED BY FERNDAL SUBDIVISION ADMINISTRATOR THIS 7th DAY OF January, 2016

SUBDIVISION ADMINISTRATOR

EXAMINED AND APPROVED BY CITY OF FERNDAL PUBLIC WORKS DIRECTOR THIS 7th DAY OF January, 2016

PUBLIC WORKS DIRECTOR

CITY NOTE:

THE CITY RECOGNIZES WETLANDS, INCLUDING WETLAND SHOWN ON THE LOOKMAN LOT LINE ADJUSTMENT ARE DYNAMIC AND CHANGE OVER TIME. THE CITY MAY USE THIS DELINEATION AS A GUIDE FOR FUTURE EVALUATIONS.

SURVEY NOTES

- 1) DATA FOR THIS SURVEY WAS GATHERED BY FIELD TRAVERSE UTILIZING ELECTRONIC DATA COLLECTION.
- 2) EQUIPMENT USED: LEICA TOTAL STATION: 003" ± 2 PPM, ± 2 MM
- 3) BASIS OF BEARINGS PER REINKE'S SHORT PLAT AND A & R LOT LINE ADJUSTMENT. MONUMENTED CENTERLINE OF LABOUNTY DR. BEARING: N00°31'54"E

AUDITOR'S CERTIFICATEFiled for record this 17 day of January, 2016 at 10:49 AM

in official records under Auditor's File Number

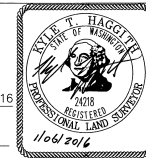
2016-0201644

at the request of Michael Lookman
Debbie Adelman County Auditor

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of MICHAEL LOOKMAN in JAN 2016

Michael Lookman
 Certificate No.: 24218



**LAND DEVELOPMENT
 ENGINEERING &
 SURVEYING INC.**
 5160 INDUSTRIAL PL. #108
 FERNDAL, WA 98248
 Ph (360) 383-0620

LOT LINE ADJUSTMENT

SITUATE IN A PORTION OF THE SW 1/4, SW 1/4 OF SECTION 28, TOWNSHIP 39N, RANGE 2 EAST, W.M. WHATCOM COUNTY, WASHINGTON

DRAWN BY: SR	DATE: 01/06/16	JOB#: 1536
CHECKED BY: KH	SCALE: 1" = 100'	SHEET: 1 OF 1

SHEET DISCLAIMER:
REFER TO CIVIL SHEETS (S) FOR
SPECIFICATIONS, LOT COVERAGE CALCULATIONS,
STORMWATER MANAGEMENT AND UTILITY
INFORMATION. USE ARCHITECTURAL SHEET FOR
DIMENSIONAL INFORMATION ONLY.



SCALE: 1" = 40'-0"

TOTAL BUILDINGS: 51,085 S.F. OF LEASABLE SPACE IN 5 BUILDINGS
TOTAL PARKING: 95 PARKING STALLS

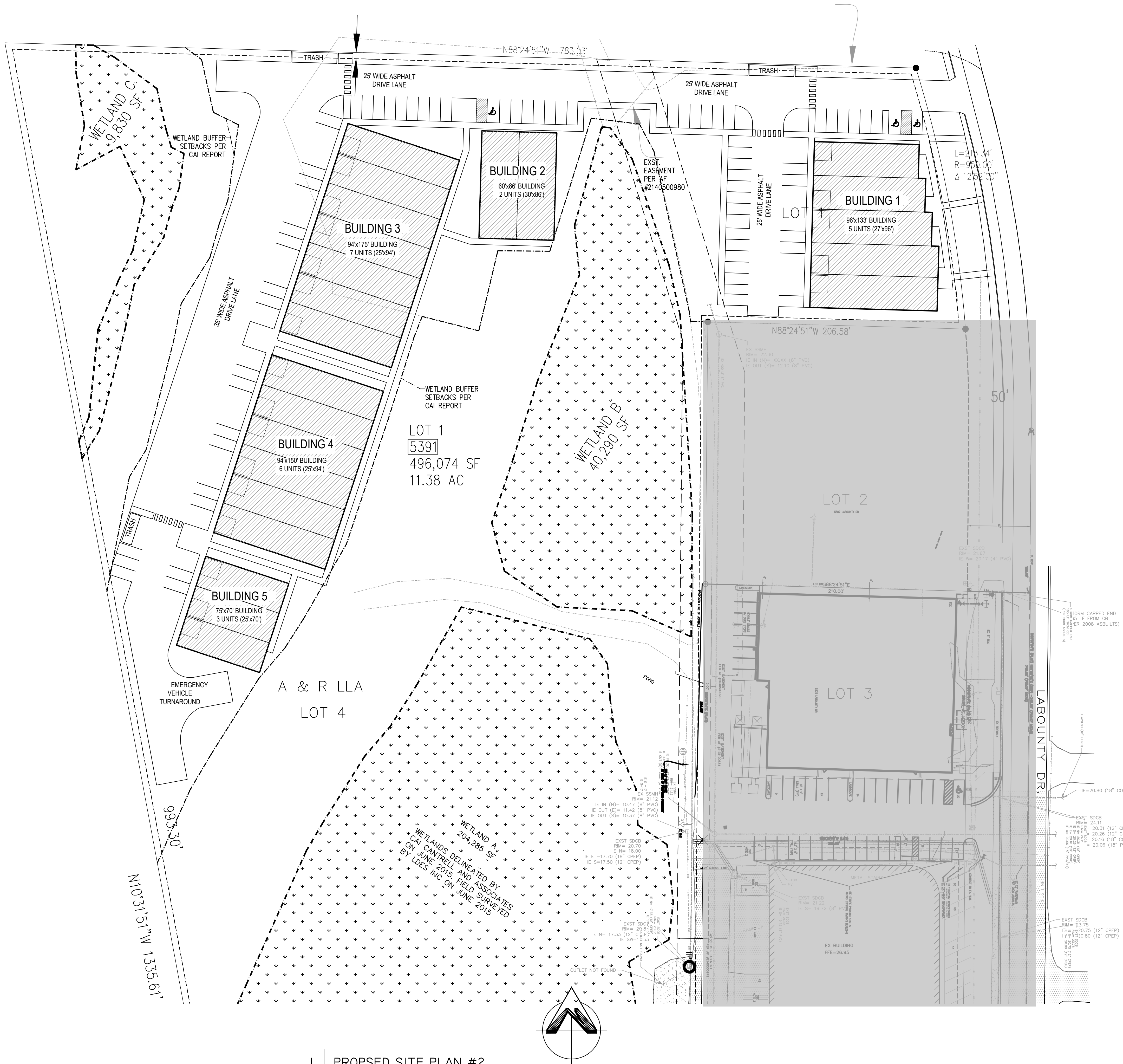
PO Box 1075
Bellingham, WA
98227
360.393.3131
trcarchitecture.com



LOOKMAN LABOUNITY COMMERCIAL
LOT #1, 5391 LABOUNITY RD
FERNDAL, WA

CLIENT:	LOOKMAN
PROJECT #:	TRC # 21-013
DRAWN BY:	TNF, CRF
CHECKED BY:	CRF
ISSUED PLAN DATE:	
PRELIM SITE LAYOUT	7-2-21

SCENARIO # 2



SHEET DISCLAIMER:
REFER TO CIVIL SHEETS (S) FOR
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INFORMATION. USE ARCHITECTURAL SHEET FOR
DIMENSIONAL INFORMATION ONLY.

PROJECT INFORMATION:

PARCEL SIZE: 11.38 ACRES
BUILDABLE AREA: 3.63 ACRES (PER CAI REPORT)

SITE SCENARIO #2

- BUILDING #1:**
- (5) UNITS, 12,585 TOTAL S.F.
 - OFFICES FRONTING ROAD w/ WORKSPACE ACCESSED VIA REAR OVERHEAD DOORS, POTENTIAL FOR FULL SECOND STORY OR MEZZANINES
 - 34 PARKING STALLS
- BUILDING #2:**
- (2) UNITS, 5,160 S.F.
 - OFFICES FRONTING DRIVELANE w/ WORKSPACE, POTENTIAL FOR FULL SECOND STORY OR MEZZANINES
 - 9 PARKING STALLS

- BUILDING #3:**
- (7) UNITS, 16,450 TOTAL S.F.
 - STORAGE CONDOS ACCESSED VIA FRONT OVERHEAD DOORS, POTENTIAL FOR FULL SECOND STORY OR MEZZANINES
 - 7 PARKING STALLS

- BUILDING #4:**
- (6) UNITS, 14,150 TOTAL S.F.
 - STORAGE CONDOS ACCESSED VIA FRONT OVERHEAD DOORS, POTENTIAL FOR FULL SECOND STORY OR MEZZANINES
 - 6 PARKING STALLS

- BUILDING #5:**
- (3) UNITS, 5,250 TOTAL S.F.
 - STORAGE CONDOS ACCESSED VIA FRONT OVERHEAD DOORS, POTENTIAL FOR FULL SECOND STORY OR MEZZANINES
 - 5 PARKING STALLS

TOTAL BUILDINGS: 53,595 S.F. OF LEASABLE SPACE IN 5 BUILDINGS
TOTAL PARKING: 61 PARKING STALLS

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THIS DOCUMENT, CONSISTING OF PLANS, SPECIFICATIONS, AND CALCULATIONS, WAS PREPARED UNDER MY PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ARCHITECT IN THE STATE OF WASHINGTON.
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PO Box 1075
Bellingham, WA 98227
360.383.3131
www.trcarchitecture.com



REVIEW SET
APPROVED FOR PRELIM REVIEW

Prepared By: TNF
Date: 7-2-21
Approved By:
Date:

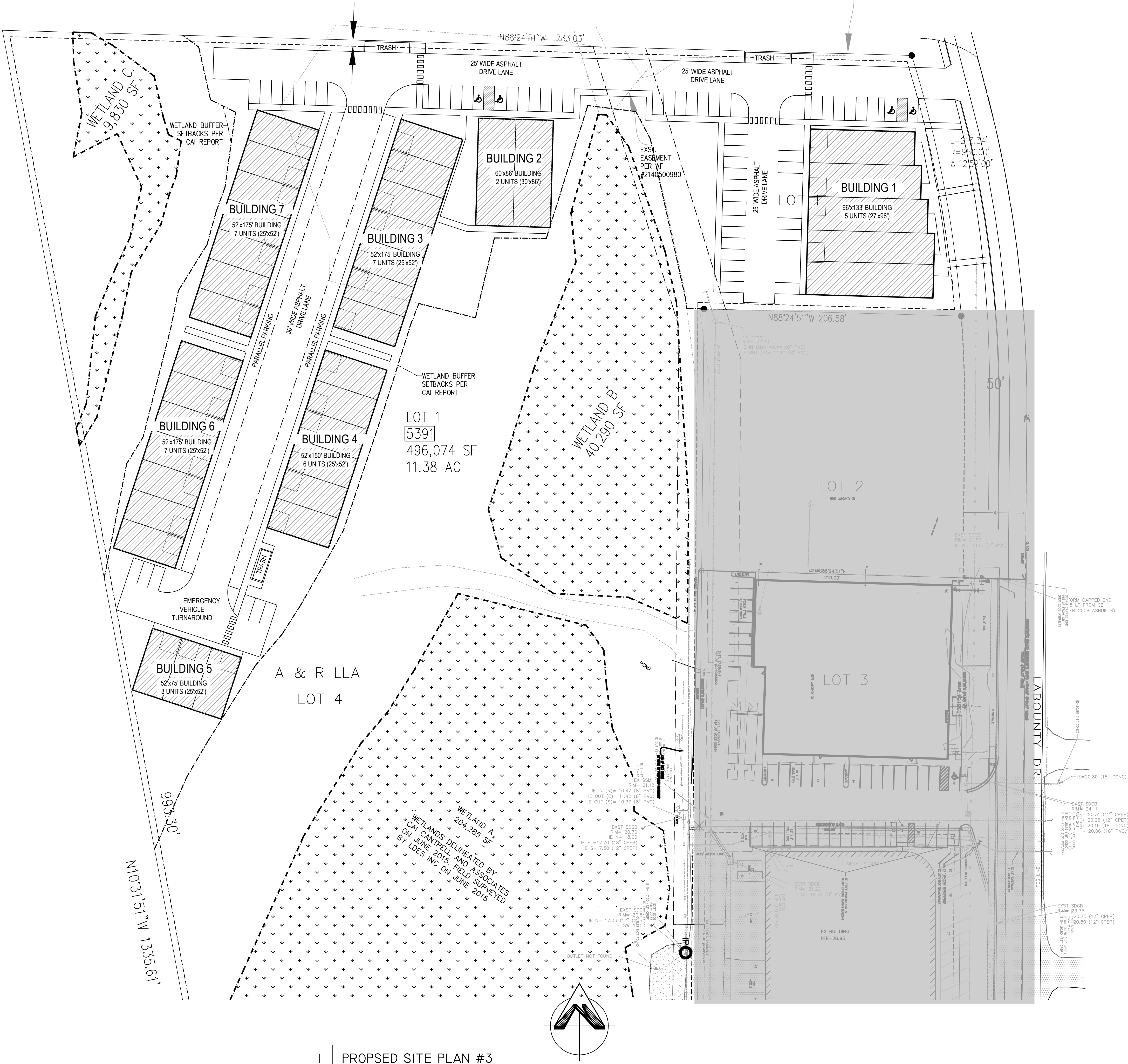
SITE FEASIBILITY DESIGN FOR:

LOOKMAN LABOURY COMMERCIAL
LOT #1, 5391 LABOURY RD
FERNDAL, WA

CLIENT: LOOKMAN
PROJECT #: TRC # 21-013
DRAWN BY: TNF, CRF
CHECKED BY:
ISSUED PLAN DATE:
PRELIM SITE LAYOUT 7-2-21

SCENARIO # 3

SHEET DISCLAIMER:
REFER TO CIVIL SHEETS (S) FOR
SPECIFICATIONS, LOT COVERAGE CALCULATIONS,
STORMWATER MANAGEMENT AND UTILITY
INFORMATION. USE ARCHITECTURAL SHEET FOR
DIMENSIONAL INFORMATION ONLY.



PROJECT INFORMATION:

PARCEL SIZE: 11.38 ACRES
BUILDABLE AREA: 3.63 ACRES (PER CAI REPORT)

SITE SCENARIO #3

BUILDING #1:

- (5) UNITS, 12,585 TOTAL S.F.
- OFFICES FRONTING ROAD w/ WORKSPACE ACCESSED VIA REAR OVERHEAD DOORS, POTENTIAL FOR FULL SECOND STORY OR MEZZANINES
- 34 PARKING STALLS

BUILDING #2:

- (2) UNITS, 5,160 S.F.
- OFFICES FRONTING DRIVELANE w/ WORKSPACE, POTENTIAL FOR FULL SECOND STORY OR MEZZANINES
- 9 PARKING STALLS

BUILDING #3:

- (7) UNITS, 9,100 TOTAL S.F.
- STORAGE CONDOS ACCESSED VIA FRONT OVERHEAD DOORS, POTENTIAL FOR FULL SECOND STORY OR MEZZANINES
- 7 PARALLEL PARKING STALLS (1 IN FRONT OF EA. UNIT)

BUILDING #4:

- (6) UNITS, 7,800 TOTAL S.F.
- STORAGE CONDOS ACCESSED VIA FRONT OVERHEAD DOORS, POTENTIAL FOR FULL SECOND STORY OR MEZZANINES
- 6 PARALLEL PARKING STALLS (1 IN FRONT OF EA. UNIT)

BUILDING #5:

- (3) UNITS, 3,900 TOTAL S.F.
- STORAGE CONDOS ACCESSED VIA FRONT OVERHEAD DOORS, POTENTIAL FOR FULL SECOND STORY OR MEZZANINES
- 6 PARKING STALLS

BUILDING #6:

- (7) UNITS, 9,100 TOTAL S.F.
- STORAGE CONDOS ACCESSED VIA FRONT OVERHEAD DOORS, POTENTIAL FOR FULL SECOND STORY OR MEZZANINES
- 7 PARALLEL PARKING STALLS (1 IN FRONT OF EA. UNIT)

BUILDING #7:

- (7) UNITS, 9,100 TOTAL S.F.
- STORAGE CONDOS ACCESSED VIA FRONT OVERHEAD DOORS, POTENTIAL FOR FULL SECOND STORY OR MEZZANINES
- 7 PARALLEL PARKING STALLS (1 IN FRONT OF EA. UNIT)

TOTAL BUILDINGS: 56,745 S.F. OF LEASABLE SPACE IN 7 BUILDINGS
TOTAL PARKING: 83 PARKING STALLS

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THIS DOCUMENT, CONSISTING OF PLANS, SPECIFICATIONS, AND CALCULATIONS, WAS PREPARED UNDER MY PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL PLANS AND CALCULATIONS MEET THE REQUIREMENTS OF THE CURRENT EDITION OF THE IBC OR OTHER APPLICABLE CODES.
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PO Box 1075
Bellingham, WA
98227
360.393.3171
www.trcarchitecture.com



REVIEW SET

APPROVED FOR
PRELIM REVIEW

Prepared By: TNF
Date: 7-2-21
Approved By:
Date:

SITE FEASIBILITY DESIGN FOR:
LOOKMAN LABOURY COMMERCIAL
LOT #1, 5391 LABOURY RD
FERNDALE, WA

CLIENT: LOOKMAN
PROJECT #: TRC # 21-013
DRAWN BY: TNF, CRF
CHECKED BY: CRF
ISSUED PLAN DATE:
PRELIM SITE LAYOUT 7-2-21

General Business Zoning

18.49.010 Purpose.

The general business zone is a zone classification providing a use district for commercial establishments which require a retail contact with the public together with professional offices, incidental shop work, limited storage and warehousing, or light manufacturing and extensive outdoor storage and display, as well as retail uses with similar requirements. The zone is intended as a primary center for business activities, and uses exclusively focused on storage are discouraged. The zone is not intended to include those uses whose primary purpose is residential or heavy industrial in nature. This zone may be applied to some portions of the City that are designated either commercial or industrial under the City of Ferndale Comprehensive Plan. In some cases, specific use types are restricted to certain road designations in order to preserve the consistency of uses within the zone. (Ord. 2046 § 3 (Exh. 3), 2018; Ord. 1969 § 13 (Exh. 14), 2016; Ord. 1889 § 1, 2015; Ord. 1603, 2010; Ord. 1573 § 1, 2010)

18.49.020 Land use objectives.

All proposed developments within the general business zone must demonstrate the manner in which the proposal achieves the following objectives:

A. Establish attractive, visually interesting facades when adjacent to or visible from primary public roadways, without diminishing the function of the use for which the structure is intended. For the purposes of this section, attractive, visually interesting facades shall reflect the guideline contained within FMC 18.58.070(A)(1) (building design guideline for facades and exterior walls), as modified by this section:

Facades should be articulated to reduce the massive scale and the uniform, impersonal appearances of buildings that are adjacent to or visible from primary public roadways, including Interstate Five, and provide visual interest that will be consistent with the community's identity, character, and scale. Facades, exterior walls and entryways shall provide consistent architectural treatment.

B. Be authorized to establish limited food operations intended to serve workers or visitors in the area.

C. Be required to identify and conform to specific routes for heavy truck traffic, if such traffic should exist.

D. Obscure, to the greatest extent practical, fleet vehicle parking, machinery, equipment, storage facilities, warehouses, and machine or service shops behind principal structures or landscaping, and/or design such uses to be visually appealing.

1. Neither personal storage or active use storage facilities shall be allowed within 100 feet of arterial streets, unless such uses are effectively screened from view by other land uses allowed in this zone, or incorporated within mixed use structures that include business-related activities per FMC 18.49.110(C), and that comply with the City's nonretail design guidelines (Chapter 18.59 FMC).

E. Establish public or private connecting roads between parcels where practicable, in order to increase the efficiency of primary roadways in the area.

- F. Propose architectural designs and color palettes that will serve to break up or reduce the appearance of large structures, or will reduce the visual impact of multiple structures of similar size, style, and design.
- G. Consolidate, to the greatest extent possible, the number of access points from the primary roadways in the area.
- H. Create shared parking and loading areas within and between developments.
- I. Minimize the use and appearance of large, freestanding signage, as well as establish a comprehensive sign plan when more than two uses are proposed.
- J. Facilitate the integration of low impact stormwater development and the built environment. (Ord. 2046 § 3 (Exh. 3), 2018; Ord. 1969 § 13 (Exh. 14), 2016; Ord. 1889 § 1, 2015; Ord. 1603, 2010; Ord. 1573 § 1, 2010)

18.49.025 Permitted uses.

- A. Automotive repair – major.
- B. Automotive repair – minor.
- C. Automotive repair – specialty shop.
- D. Automotive sales.
- E. Automotive service station.
- F. Auto part sales.
- G. Bicycle or motorcycle rental or sales.
- H. Bottling plants.
- I. Equipment rentals.
- J. Farm equipment and supplies sales.
- K. Heavy equipment sales and repair.
- L. Manufactured home sale lot.
- M. Marine equipment rentals.
- N. Marine gas sales.
- O. Marine repair.
- P. Truck rentals.
- Q. Vehicle leasing/renting.
- R. Vehicle sales.
- S. Warehousing, wholesale use.

- T. Animal shelter.
- U. Automatic teller machines.
- V. Commercial kennel.
- W. Contractor's offices.
- X. Funeral establishments.
- Y. Laundry/dry cleaning, commercial.
- Z. Mini-warehouse/storage, when set back at least 100 feet from arterial streets, or when included in a master plan as per FMC 18.49.110(C).
- AA. Mailing service.
- BB. Moving and storage company.
- CC. Telemarketing services.
- DD. Cafeterias.
- EE. Delicatessen.
- FF. Micro brewery.
- GG. Restaurants/drive-through.
- HH. Restaurants/lounge.
- II. Restaurants/take-out.
- JJ. Laboratory – research and development.
- KK. Light manufacturing uses.
- LL. Wholesale facilities and operations.
- MM. Financial institutions.
- NN. Newspaper offices and printing works.
- OO. Office – consulting services.
- PP. Office – corporate.
- QQ. Office – general.
- RR. Office – research and development.
- SS. Radio and television studios.
- TT. Commercial schools.
- UU. Trade schools.

VV. General park M and O activities.

WW. Public agency facilities.

XX. Schools, institutions of higher education, including technical schools.

YY. Trail head facilities.

ZZ. Trails for equestrian, pedestrian, or nonmotorized vehicle use.

AAA. Batting cages, racquetball and tennis courts, driving ranges, miniature golf, shooting range.

BBB. Commercial recreation, indoor.

CCC. Commercial recreation, outdoor.

DDD. Building, hardware, garden supply stores.

EEE. Commercial “card lock” fueling stations.

FFF. Farm equipment sales and service.

GGG. Landscaping material sales.

HHH. Lumberyards.

III. Nursery, plant.

JJJ. Retail hay, grain and feed stores.

KKK. Bus station.

LLL. Publicly owned community signs and public art.

MMM. Retail, with an industrial or manufacturing component.

NNN. Food processing.

OOO. Car wash – automatic or self service.

PPP. Warehousing and distribution facilities.

QQQ. Medical, dental and other clinics.

RRR. Furniture, home furnishings, and appliance stores.

SSS. Auction house.

TTT. Micro business development, see FMC 18.72.095.

UUU. Active use storage, see FMC 18.72.095.

VVV. Personal storage.

WWW. Uses similar to the above, in the judgment of the Zoning Administrator, following consultation with members of the Technical Review Committee (TRC). (Ord. 2046 § 3 (Exh. 3), 2018; Ord. 2006 § 3 (Att. 3), 2017; Ord. 1969 § 13 (Exh. 14), 2016; Ord. 1889 § 1, 2015; Ord. 1796 § 1, 2013; Ord. 1603, 2010)

18.49.030 Conditional uses.1

- A. Boat building.
- B. Gas/fuel station.
- C. Towing, vehicle impound lots.
- D. Truck stop – diesel fuel sales.
- E. Truck terminal/truck stop.
- F. Crematoriums.
- G. Substance abuse treatment facility that includes a housing component.
- H. Church.

1. Pursuant to Chapter 35A.21 RCW, outdoor, temporary encampments for the homeless hosted by religious organizations shall be reviewed as a separate or amended conditional use from the authorizations originally granted to a church, subject to reasonable measures to ensure basic sanitation, life safety, and the minimization of negative public health and/or safety impacts to surrounding uses. See FMC 18.72.140 for specific conditions related to these uses.

- I. Cultural institutions.
- J. Hospitals.
- K. Public campgrounds.
- L. Indoor cinema.
- M. Recreational vehicle campgrounds.
- N. Recreational vehicle parks.
- O. Theater (indoor).
- P. Convention center including banquet facilities and/or meeting halls.
- Q. Transportation center.
- R. Park and ride.
- S. Commercial parking lots.

T. Uses similar to the above, in the judgment of the Zoning Administrator, following consultation with members of the Technical Review Committee (TRC). (Ord. 2066 § 1 (Exh. 1), 2018; Ord. 2006 § 3 (Att. 3), 2017; Ord. 1969 § 13 (Exh. 14), 2016; Ord. 1889 § 1, 2015; Ord. 1796 § 1, 2013; Ord. 1603, 2010; Ord. 1573 § 1, 2010)

18.49.033 Administrative conditional uses.

- A. Hospital/clinic – small animal.
- B. Substance abuse treatment facility with no housing component. (Ord. 2006 § 3 (Att. 3), 2017)

18.49.035 Accessory uses.

- A. Restaurants/sit-down.
- B. Dwelling units for watchman or custodian.
- C. Outdoor sales.
- D. Convenience store without fueling facilities.
- E. Convenience store with fueling facilities.
- F. Outdoor storage.
- G. Storage in an enclosed building.
- H. Retail. (Ord. 2006 § 3 (Att. 3), 2017; Ord. 1969 § 13 (Exh. 14), 2016; Ord. 1889 § 1, 2015; Ord. 1796 § 1, 2013; Ord. 1603, 2010)

18.49.040 Minimum lot size.

Minimum lot size is as follows: none. (Ord. 1969 § 13 (Exh. 14), 2016; Ord. 1889 § 1, 2015; Ord. 1603, 2010; Ord. 1573 § 1, 2010)

18.49.050 Minimum lot width.

Minimum lot width is as follows: none. (Ord. 1969 § 13 (Exh. 14), 2016; Ord. 1889 § 1, 2015; Ord. 1603, 2010; Ord. 1573 § 1, 2010)

18.49.060 Maximum building height.

Maximum building height is as follows: 45 feet; provided, that structures which front on the primary roadway shall be as tall or taller than structures behind them. (Ord. 1969 § 13 (Exh. 14), 2016; Ord. 1889 § 1, 2015; Ord. 1603, 2010; Ord. 1573 § 1, 2010)

18.49.070 Setbacks and lot coverage.

Setbacks and lot coverage are as follows:

- A. Setbacks.
 - 1. Front: no setback from street right-of-way lines, contingent upon frontage improvements or right-of-way expansion required by the City.
 - 2. Rear and sides: 50 feet if site adjoins any residential zoning district, otherwise none.
- B. Lot coverage (maximum): none. (Ord. 1969 § 13 (Exh. 14), 2016; Ord. 1889 § 1, 2015; Ord. 1603, 2010; Ord. 1573 § 1, 2010)

18.49.080 Parking.

For specific parking requirements, refer to Chapter 18.76 FMC. (Ord. 1969 § 13 (Exh. 14), 2016; Ord. 1889 § 1, 2015; Ord. 1603, 2010; Ord. 1573 § 1, 2010)

18.49.090 Accessory building and use regulations.

For specific regulations on accessory buildings or uses, refer to FMC 18.72.050. (Ord. 1969 § 13 (Exh. 14), 2016; Ord. 1889 § 1, 2015; Ord. 1603, 2010; Ord. 1573 § 1, 2010)

18.49.100 Sign regulations.

For specific regulations on signs, refer to Chapter 18.80 FMC. (Ord. 1969 § 13 (Exh. 14), 2016; Ord. 1889 § 1, 2015; Ord. 1603, 2010; Ord. 1573 § 1, 2010)

18.49.110 Development proposals.

A. The City of Ferndale has identified the general business zone as an area in which development shall make efficient use of total lot area by consolidating development to the greatest extent practical, and by utilizing shared infrastructure such as parking and stormwater facilities.

B. Proposals which are anticipated to result in development which is phased in over time shall be required to identify the project scope on a planned unit development application or, for commercial subdivisions, propose either a planned unit development or a general binding site plan which will guide the development and be binding upon the City and the applicant, but may be amended if necessary. Commercial subdivisions such as short plats are discouraged in this zone, unless no project is identified. Short plats shall be reviewed based on the highest permitted use in the zone.

C. Developments that include such uses as mini-storage and storage units shall consist of or anticipate at least one other use within or associated with the development that includes permanent on-site employees. This requirement may be met through the inclusion of mixed use buildings, by placing storage units behind commercial or industrial uses that are adjacent to the primary street frontage, by establishing pad lots for future commercial or industrial uses within the development, or by constructing commercial or industrial buildings adjacent to the storage uses. (Ord. 2046 § 3 (Exh. 3), 2018; Ord. 1969 § 13 (Exh. 14), 2016; Ord. 1889 § 1, 2015; Ord. 1603, 2010; Ord. 1573 § 1, 2010)

18.49.120 Site design.

Stormwater facilities such as ponds shall not be permitted adjacent to the primary street on the property, unless landscaping and fencing are provided pursuant to Chapter 18.74 FMC (landscaping). (Ord. 1969 § 13 (Exh. 14), 2016; Ord. 1889 § 1, 2015; Ord. 1603, 2010; Ord. 1573 § 1, 2010)

