

**4565 Birch Bay Lynden Rd.
Blaine, WA**



Asking Price: \$1,524,600

5 acres (potentially up to 12.67 acres available)

Zoned General Commercial

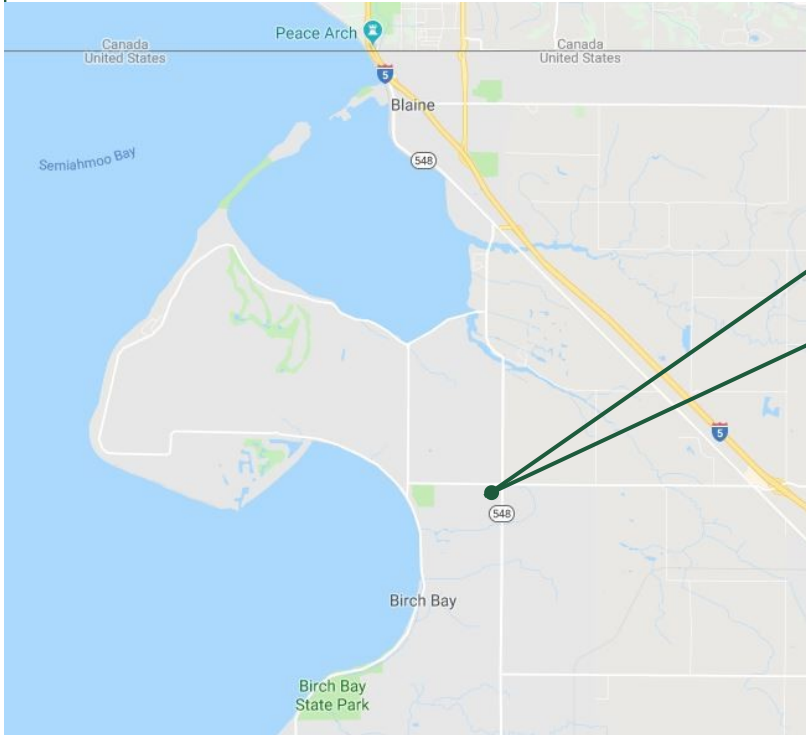
Urban Growth Area

Inquiries:

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Hannah Cano
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360-676-4866

**4565 Birch Bay Lynden Rd.
Blaine, WA**

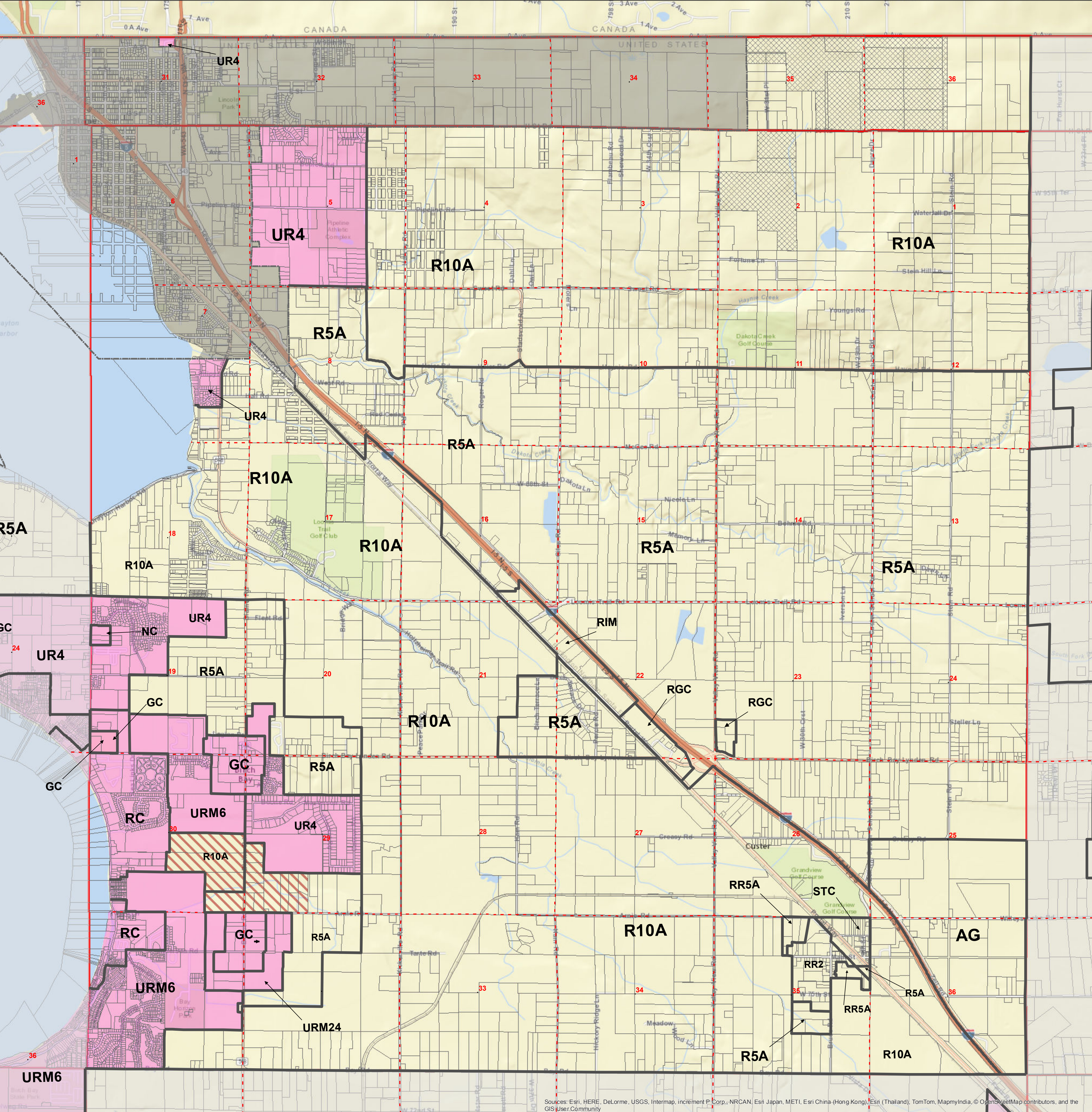


Potential 5 additional, contiguous acres available

Site Information

| | |
|--------------------|---|
| Location | Site is within 10 minutes of Canadian Border, Blaine Waterfront, i5 Freeway, and Downtown Blaine |
| Zoning Information | <i>General Commercial</i> —Broad ranging uses permitted, which includes multifamily per Section 20.62.050 under Whatcom County Zoning Code. Site located in Whatcom County U.G.A. (Urban Growth Area) |
| Utilities | City Utilities Available |
| Topography | Flat Topography |

WHATCOM COUNTY - Title 20 Zoning Designations -



Zoning Designations

- URBAN RESIDENTIAL**
- URMX Urban Resid. Mixed Use
- URMX10-24 Urban Resid. Mixed Use 10-24 Units/Acre
- URMX6-12 Urban Resid. Mixed Use 6-12 Units/Acre
- URMX6-10 Urban Resid. Mixed Use 6-10 Units/Acre
- URM24 Urban Resid. Medium Density 24 Units/Acre
- URM18 Urban Resid. Medium Density 18 Units/Acre
- URM12 Urban Resid. Medium Density 12 Units/Acre
- URM6 Urban Resid. Medium Density 6 Units/Acre
- UR4 Urban Residential 4 Units/Acre
- UR3 Urban Residential 3 Units/Acre

- RURAL RESIDENTIAL**
- RR3 Rural Residential 3 Units/Acre
- RR2 Rural Residential 2 Units/Acre
- RR1 Rural Residential 1 Unit/Acre
- RR1 Rural Residential Island
- RR2A Rural Residential 1 Unit/2 Acres
- RR5A Rural Residential 1 Unit/5 Acres
- RR10A Rural Residential 1 Unit/10 Acres
- TZ Transition - R5A/RR1

- RURAL**
- R2A Rural 1 Unit/2 Acres
- R5A Rural 1 Unit/5 Acres
- R10A Rural 1 Unit/10 Acres

- RESOURCES**
- AG Agriculture
- CF Commercial Forestry
- RF Rural Forestry
- MRL Mineral Resource Lands (Overlay Zone)

- Zoning Boundary
- Lake Whatcom Water Resource Protection Overlay Zone and TDR Sending Area (Sudden Valley excluded from TDR Sending Area)
- Lake Samish Water Resource Protection Overlay Zone
- Urban Growth Area
- Major Port/Industrial UGA
- Urban Growth Area Reserve
- MRL Overlay Zone

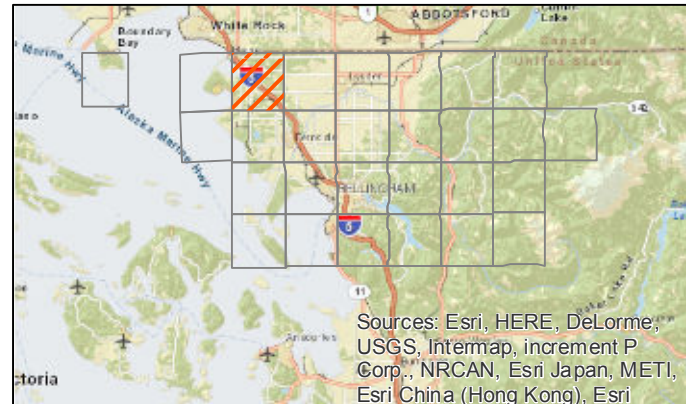
- INDUSTRIAL**
- HII Heavy Impact Industrial
- LII Light Impact Industrial
- GM General Manufacturing
- GI Gateway Industrial
- RIM Rural Industrial Manufacturing
- AO Airport Operations

- COMMERCIAL**
- RGC Rural General Commercial
- GC General Commercial
- TC Tourist Commercial
- NC Neighborhood Commercial
- STC Small Town Commercial
- RC Resort Commercial

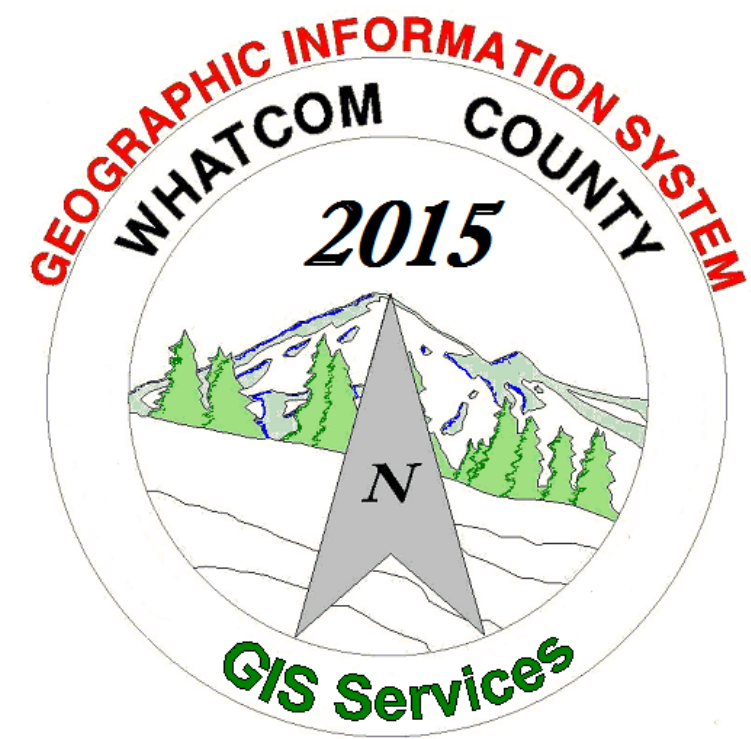
- OTHER**
- ROS Recreation Open Space
- EI Eliza Island

This map was produced from data maintained in the Whatcom County Geographic Information System by the Planning and Development Services Division and the Assessor's Office. For further information regarding maps, data sources, or the availability of GIS products and services please contact Planning & Development Services at: (609) 676-6907.

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1 inch equals 0.52 miles
 0 1,350 2,700 5,400 Feet



T40, 41N - 1E

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



Demographic and Income Profile

4519 Birch Bay-Lynden Rd, Blaine, Washington, 98230
 Drive Time: 5 minute radius

Prepared by Esri
 Latitude: 48.93578
 Longitude: -122.72672

| Summary | Census 2010 | 2017 | 2022 |
|---------------------------------|-------------|-------|----------|
| Population | 4,414 | 4,811 | 5,112 |
| Households | 1,903 | 2,062 | 2,187 |
| Families | 1,171 | 1,261 | 1,333 |
| Average Household Size | 2.31 | 2.33 | 2.33 |
| Owner Occupied Housing Units | 1,416 | 1,510 | 1,604 |
| Renter Occupied Housing Units | 487 | 553 | 583 |
| Median Age | 43.0 | 44.6 | 45.4 |
| Trends: 2017 - 2022 Annual Rate | Area | State | National |
| Population | 1.22% | 1.13% | 0.83% |
| Households | 1.18% | 1.08% | 0.79% |
| Families | 1.12% | 1.03% | 0.71% |
| Owner HHs | 1.22% | 1.02% | 0.72% |
| Median Household Income | 3.32% | 3.10% | 2.12% |

| Households by Income | 2017 | | 2022 | |
|--------------------------|----------|---------|----------|---------|
| | Number | Percent | Number | Percent |
| <\$15,000 | 190 | 9.2% | 190 | 8.7% |
| \$15,000 - \$24,999 | 153 | 7.4% | 149 | 6.8% |
| \$25,000 - \$34,999 | 224 | 10.9% | 212 | 9.7% |
| \$35,000 - \$49,999 | 363 | 17.6% | 327 | 15.0% |
| \$50,000 - \$74,999 | 357 | 17.3% | 316 | 14.4% |
| \$75,000 - \$99,999 | 304 | 14.7% | 347 | 15.9% |
| \$100,000 - \$149,999 | 319 | 15.5% | 432 | 19.8% |
| \$150,000 - \$199,999 | 68 | 3.3% | 95 | 4.3% |
| \$200,000+ | 84 | 4.1% | 118 | 5.4% |
| Median Household Income | \$55,259 | | \$65,061 | |
| Average Household Income | \$74,572 | | \$87,582 | |
| Per Capita Income | \$32,012 | | \$37,511 | |

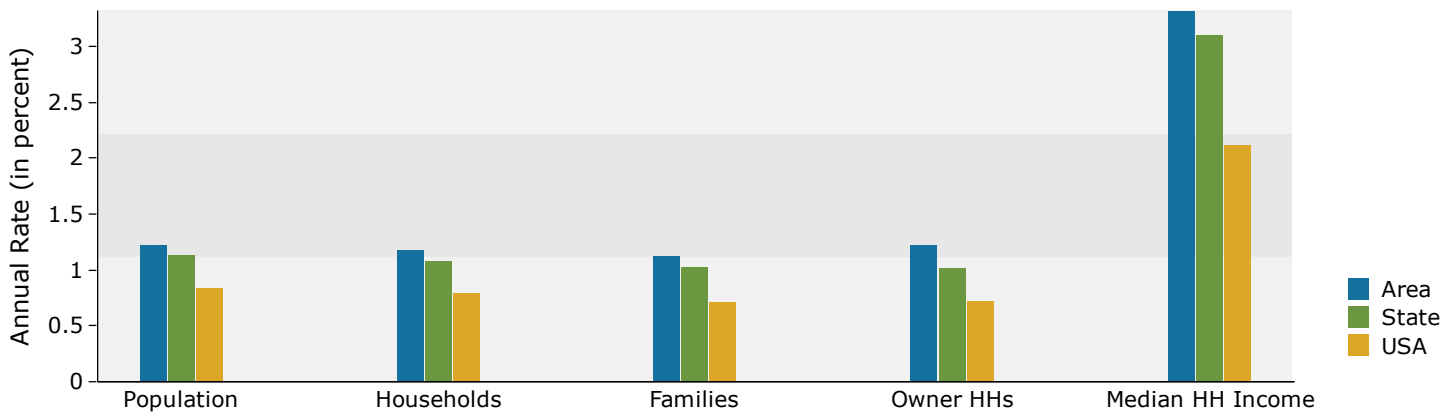
| Population by Age | Census 2010 | | 2017 | | 2022 | |
|-------------------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 289 | 6.5% | 281 | 5.8% | 279 | 5.5% |
| 5 - 9 | 265 | 6.0% | 306 | 6.4% | 309 | 6.0% |
| 10 - 14 | 252 | 5.7% | 291 | 6.0% | 345 | 6.7% |
| 15 - 19 | 241 | 5.5% | 230 | 4.8% | 287 | 5.6% |
| 20 - 24 | 210 | 4.8% | 201 | 4.2% | 187 | 3.7% |
| 25 - 34 | 507 | 11.5% | 532 | 11.1% | 488 | 9.5% |
| 35 - 44 | 556 | 12.6% | 590 | 12.3% | 636 | 12.4% |
| 45 - 54 | 716 | 16.2% | 634 | 13.2% | 626 | 12.2% |
| 55 - 64 | 695 | 15.7% | 793 | 16.5% | 776 | 15.2% |
| 65 - 74 | 452 | 10.2% | 628 | 13.1% | 741 | 14.5% |
| 75 - 84 | 184 | 4.2% | 261 | 5.4% | 358 | 7.0% |
| 85+ | 48 | 1.1% | 64 | 1.3% | 81 | 1.6% |

| Race and Ethnicity | Census 2010 | | 2017 | | 2022 | |
|----------------------------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 3,924 | 88.9% | 4,171 | 86.7% | 4,346 | 85.0% |
| Black Alone | 38 | 0.9% | 50 | 1.0% | 61 | 1.2% |
| American Indian Alone | 54 | 1.2% | 60 | 1.2% | 64 | 1.3% |
| Asian Alone | 131 | 3.0% | 185 | 3.8% | 230 | 4.5% |
| Pacific Islander Alone | 15 | 0.3% | 16 | 0.3% | 17 | 0.3% |
| Some Other Race Alone | 77 | 1.7% | 102 | 2.1% | 123 | 2.4% |
| Two or More Races | 175 | 4.0% | 227 | 4.7% | 272 | 5.3% |
| Hispanic Origin (Any Race) | 286 | 6.5% | 390 | 8.1% | 484 | 9.5% |

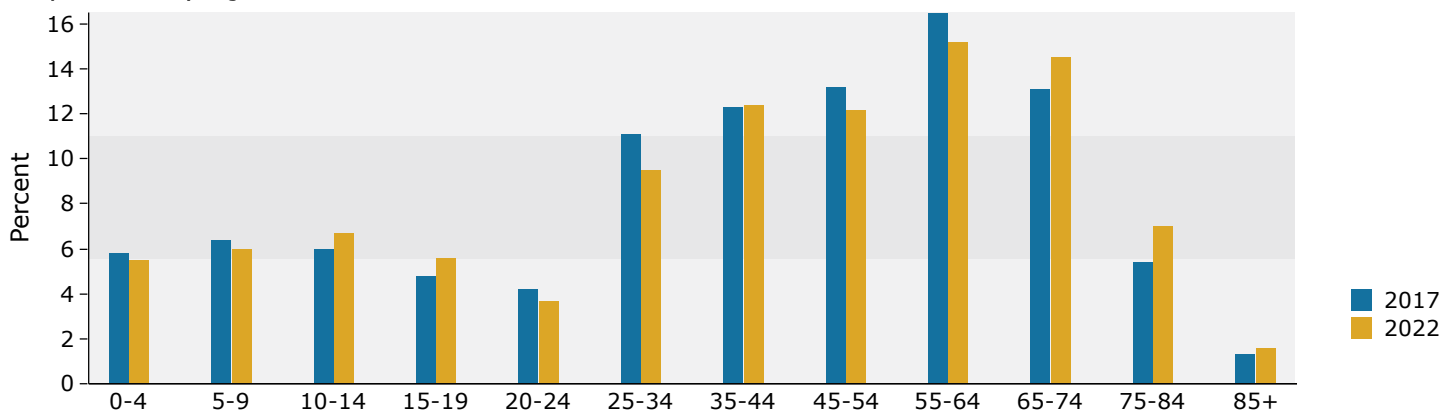
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

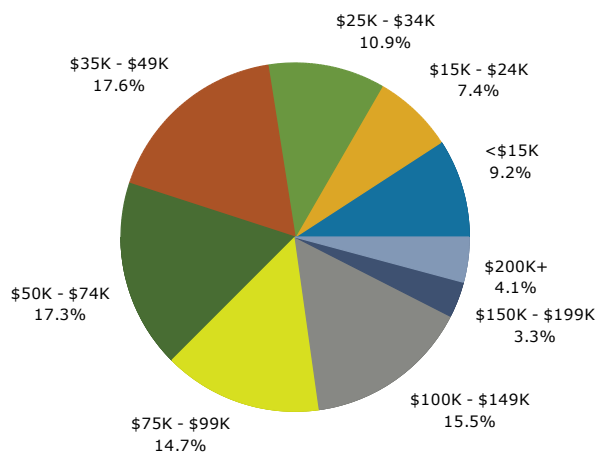
Trends 2017-2022



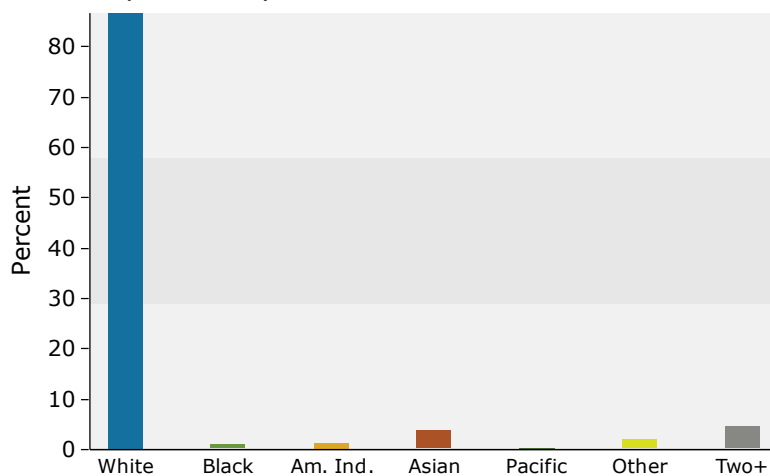
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 8.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.



Demographic and Income Profile

4519 Birch Bay-Lynden Rd, Blaine, Washington, 98230
 Drive Time: 10 minute radius

Prepared by Esri
 Latitude: 48.93578
 Longitude: -122.72672

| Summary | Census 2010 | 2017 | 2022 |
|---------------------------------|-------------|--------|----------|
| Population | 14,824 | 15,945 | 16,826 |
| Households | 6,081 | 6,485 | 6,821 |
| Families | 4,138 | 4,390 | 4,607 |
| Average Household Size | 2.43 | 2.45 | 2.46 |
| Owner Occupied Housing Units | 4,548 | 4,768 | 4,994 |
| Renter Occupied Housing Units | 1,533 | 1,717 | 1,827 |
| Median Age | 43.2 | 45.3 | 46.0 |
| Trends: 2017 - 2022 Annual Rate | Area | State | National |
| Population | 1.08% | 1.13% | 0.83% |
| Households | 1.02% | 1.08% | 0.79% |
| Families | 0.97% | 1.03% | 0.71% |
| Owner HHs | 0.93% | 1.02% | 0.72% |
| Median Household Income | 3.12% | 3.10% | 2.12% |

| Households by Income | 2017 | | 2022 | |
|--------------------------|----------|---------|----------|---------|
| | Number | Percent | Number | Percent |
| <\$15,000 | 589 | 9.1% | 607 | 8.9% |
| \$15,000 - \$24,999 | 453 | 7.0% | 438 | 6.4% |
| \$25,000 - \$34,999 | 616 | 9.5% | 579 | 8.5% |
| \$35,000 - \$49,999 | 997 | 15.4% | 906 | 13.3% |
| \$50,000 - \$74,999 | 1,140 | 17.6% | 1,017 | 14.9% |
| \$75,000 - \$99,999 | 866 | 13.4% | 958 | 14.0% |
| \$100,000 - \$149,999 | 1,090 | 16.8% | 1,367 | 20.0% |
| \$150,000 - \$199,999 | 394 | 6.1% | 513 | 7.5% |
| \$200,000+ | 339 | 5.2% | 438 | 6.4% |
| Median Household Income | \$60,518 | | \$70,577 | |
| Average Household Income | \$82,962 | | \$95,385 | |
| Per Capita Income | \$33,678 | | \$38,576 | |

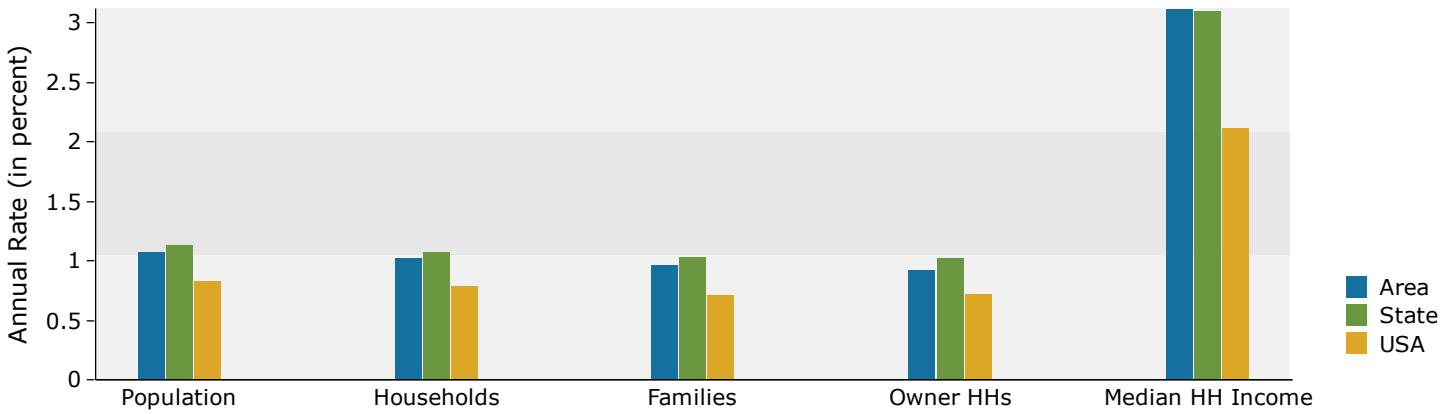
| Population by Age | Census 2010 | | 2017 | | 2022 | |
|-------------------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 905 | 6.1% | 879 | 5.5% | 896 | 5.3% |
| 5 - 9 | 908 | 6.1% | 952 | 6.0% | 965 | 5.7% |
| 10 - 14 | 962 | 6.5% | 972 | 6.1% | 1,064 | 6.3% |
| 15 - 19 | 888 | 6.0% | 835 | 5.2% | 911 | 5.4% |
| 20 - 24 | 641 | 4.3% | 732 | 4.6% | 670 | 4.0% |
| 25 - 34 | 1,619 | 10.9% | 1,667 | 10.5% | 1,693 | 10.1% |
| 35 - 44 | 1,835 | 12.4% | 1,880 | 11.8% | 2,011 | 12.0% |
| 45 - 54 | 2,346 | 15.8% | 2,116 | 13.3% | 2,029 | 12.1% |
| 55 - 64 | 2,367 | 16.0% | 2,689 | 16.9% | 2,691 | 16.0% |
| 65 - 74 | 1,532 | 10.3% | 2,180 | 13.7% | 2,528 | 15.0% |
| 75 - 84 | 642 | 4.3% | 822 | 5.2% | 1,114 | 6.6% |
| 85+ | 180 | 1.2% | 220 | 1.4% | 254 | 1.5% |

| Race and Ethnicity | Census 2010 | | 2017 | | 2022 | |
|----------------------------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 13,123 | 88.5% | 13,741 | 86.2% | 14,188 | 84.3% |
| Black Alone | 141 | 1.0% | 184 | 1.2% | 222 | 1.3% |
| American Indian Alone | 173 | 1.2% | 190 | 1.2% | 201 | 1.2% |
| Asian Alone | 513 | 3.5% | 717 | 4.5% | 890 | 5.3% |
| Pacific Islander Alone | 64 | 0.4% | 71 | 0.4% | 80 | 0.5% |
| Some Other Race Alone | 264 | 1.8% | 344 | 2.2% | 413 | 2.5% |
| Two or More Races | 546 | 3.7% | 697 | 4.4% | 832 | 4.9% |
| Hispanic Origin (Any Race) | 915 | 6.2% | 1,229 | 7.7% | 1,518 | 9.0% |

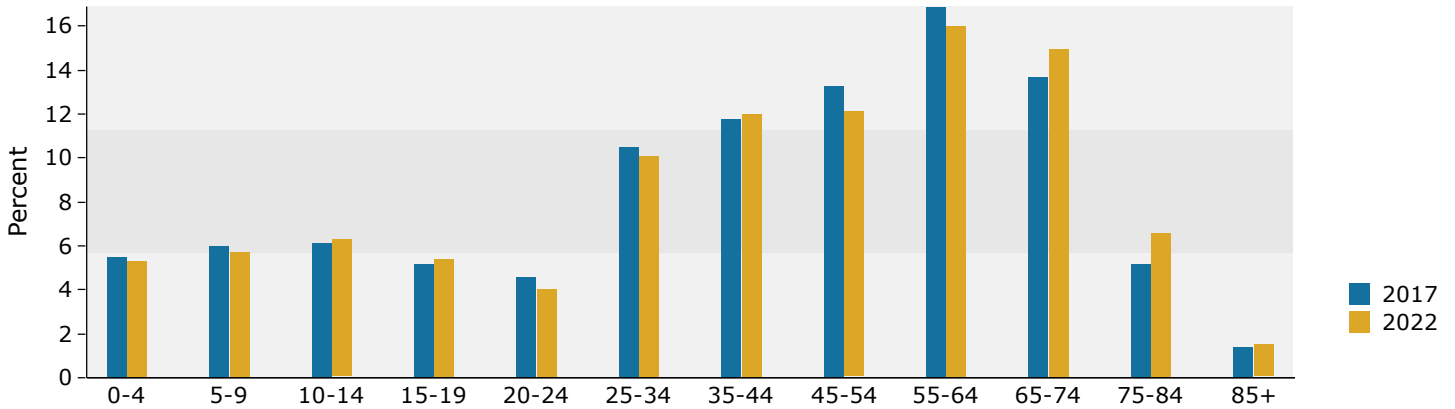
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

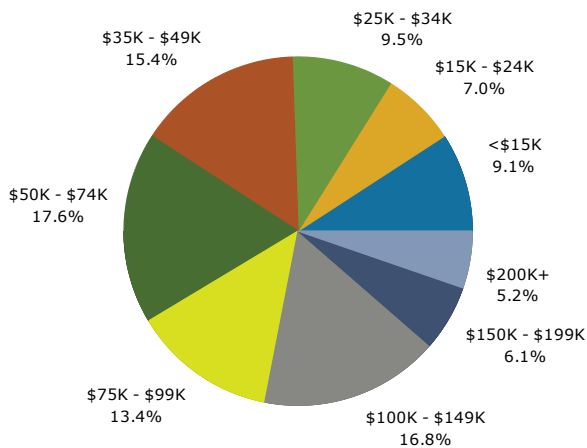
Trends 2017-2022



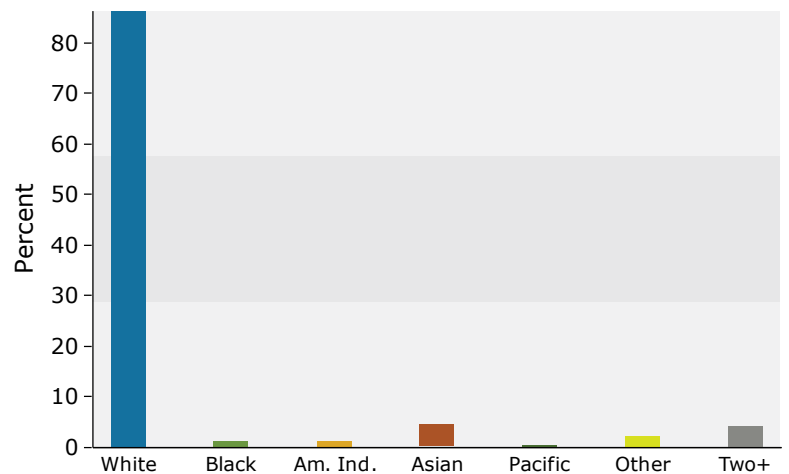
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 7.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.



Demographic and Income Profile

4519 Birch Bay-Lynden Rd, Blaine, Washington, 98230
 Drive Time: 15 minute radius

Prepared by Esri
 Latitude: 48.93578
 Longitude: -122.72672

| Summary | Census 2010 | 2017 | 2022 |
|---------------------------------|-------------|--------|----------|
| Population | 30,036 | 32,943 | 34,933 |
| Households | 11,651 | 12,630 | 13,336 |
| Families | 8,201 | 8,850 | 9,325 |
| Average Household Size | 2.56 | 2.60 | 2.61 |
| Owner Occupied Housing Units | 8,562 | 9,125 | 9,615 |
| Renter Occupied Housing Units | 3,089 | 3,505 | 3,721 |
| Median Age | 40.8 | 42.5 | 43.4 |
| Trends: 2017 - 2022 Annual Rate | Area | State | National |
| Population | 1.18% | 1.13% | 0.83% |
| Households | 1.09% | 1.08% | 0.79% |
| Families | 1.05% | 1.03% | 0.71% |
| Owner HHs | 1.05% | 1.02% | 0.72% |
| Median Household Income | 3.05% | 3.10% | 2.12% |

| Households by Income | 2017 | | 2022 | |
|--------------------------|----------|---------|----------|---------|
| | Number | Percent | Number | Percent |
| <\$15,000 | 1,171 | 9.3% | 1,211 | 9.1% |
| \$15,000 - \$24,999 | 884 | 7.0% | 855 | 6.4% |
| \$25,000 - \$34,999 | 1,245 | 9.9% | 1,167 | 8.8% |
| \$35,000 - \$49,999 | 1,764 | 14.0% | 1,612 | 12.1% |
| \$50,000 - \$74,999 | 2,272 | 18.0% | 2,046 | 15.3% |
| \$75,000 - \$99,999 | 1,805 | 14.3% | 2,002 | 15.0% |
| \$100,000 - \$149,999 | 2,138 | 16.9% | 2,674 | 20.1% |
| \$150,000 - \$199,999 | 746 | 5.9% | 975 | 7.3% |
| \$200,000+ | 605 | 4.8% | 793 | 5.9% |
| Median Household Income | \$61,390 | | \$71,332 | |
| Average Household Income | \$81,602 | | \$93,673 | |
| Per Capita Income | \$31,492 | | \$35,985 | |

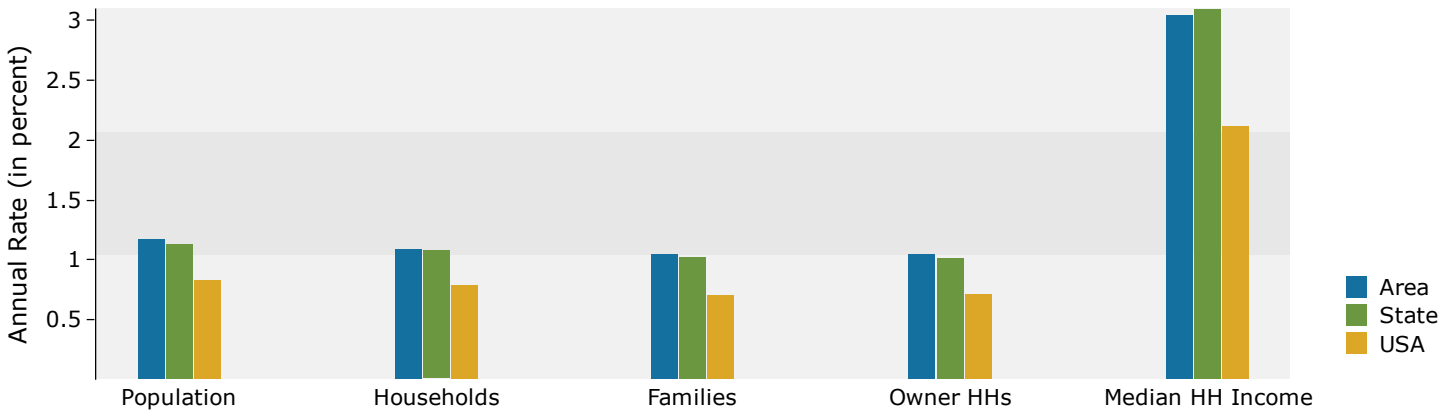
| Population by Age | Census 2010 | | 2017 | | 2022 | |
|-------------------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 1,905 | 6.3% | 1,927 | 5.8% | 1,980 | 5.7% |
| 5 - 9 | 1,917 | 6.4% | 2,056 | 6.2% | 2,100 | 6.0% |
| 10 - 14 | 2,198 | 7.3% | 2,092 | 6.4% | 2,291 | 6.6% |
| 15 - 19 | 2,088 | 7.0% | 1,933 | 5.9% | 1,991 | 5.7% |
| 20 - 24 | 1,442 | 4.8% | 1,768 | 5.4% | 1,580 | 4.5% |
| 25 - 34 | 3,334 | 11.1% | 3,761 | 11.4% | 3,975 | 11.4% |
| 35 - 44 | 3,837 | 12.8% | 3,935 | 11.9% | 4,259 | 12.2% |
| 45 - 54 | 4,653 | 15.5% | 4,394 | 13.3% | 4,252 | 12.2% |
| 55 - 64 | 4,395 | 14.6% | 5,090 | 15.5% | 5,200 | 14.9% |
| 65 - 74 | 2,710 | 9.0% | 4,006 | 12.2% | 4,677 | 13.4% |
| 75 - 84 | 1,189 | 4.0% | 1,523 | 4.6% | 2,112 | 6.0% |
| 85+ | 370 | 1.2% | 458 | 1.4% | 516 | 1.5% |

| Race and Ethnicity | Census 2010 | | 2017 | | 2022 | |
|----------------------------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 26,247 | 87.4% | 27,973 | 84.9% | 28,979 | 83.0% |
| Black Alone | 265 | 0.9% | 352 | 1.1% | 425 | 1.2% |
| American Indian Alone | 453 | 1.5% | 503 | 1.5% | 537 | 1.5% |
| Asian Alone | 918 | 3.1% | 1,299 | 3.9% | 1,616 | 4.6% |
| Pacific Islander Alone | 130 | 0.4% | 145 | 0.4% | 161 | 0.5% |
| Some Other Race Alone | 949 | 3.2% | 1,281 | 3.9% | 1,553 | 4.4% |
| Two or More Races | 1,074 | 3.6% | 1,390 | 4.2% | 1,661 | 4.8% |
| Hispanic Origin (Any Race) | 2,512 | 8.4% | 3,433 | 10.4% | 4,240 | 12.1% |

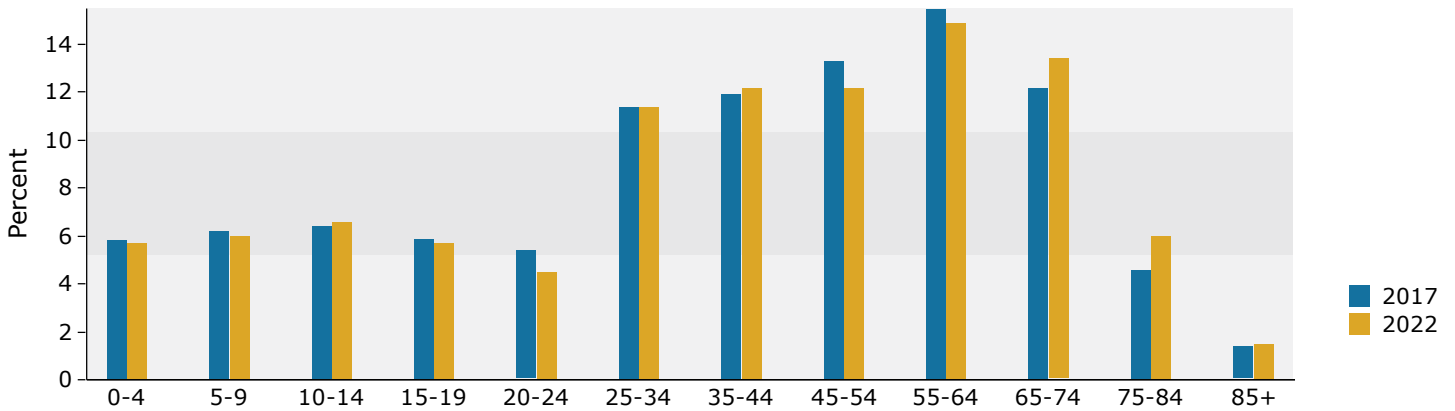
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

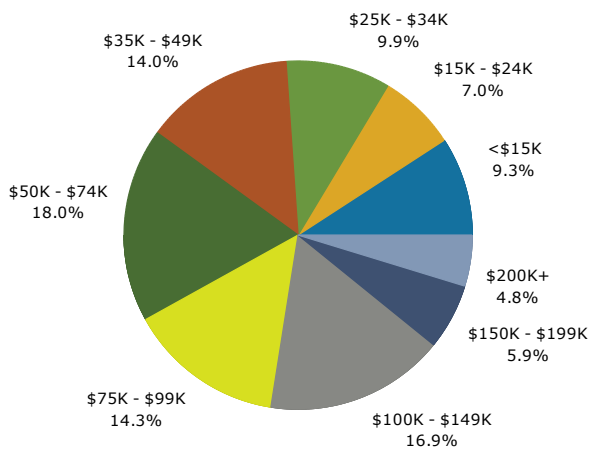
Trends 2017-2022



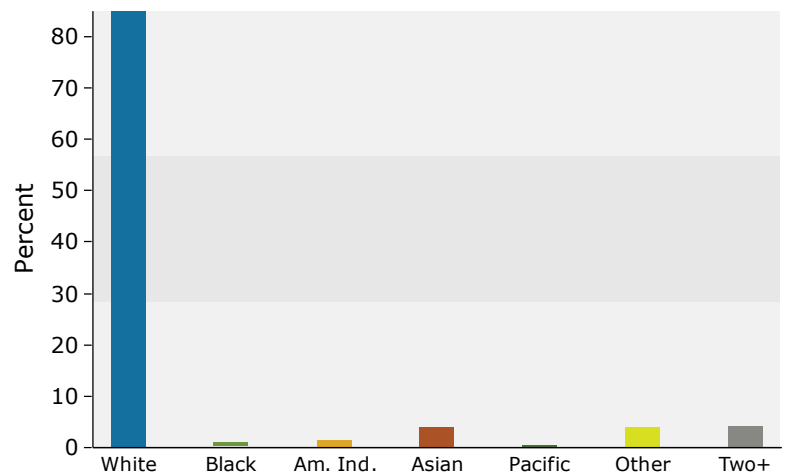
Population by Age



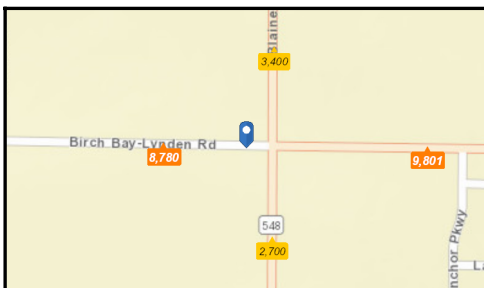
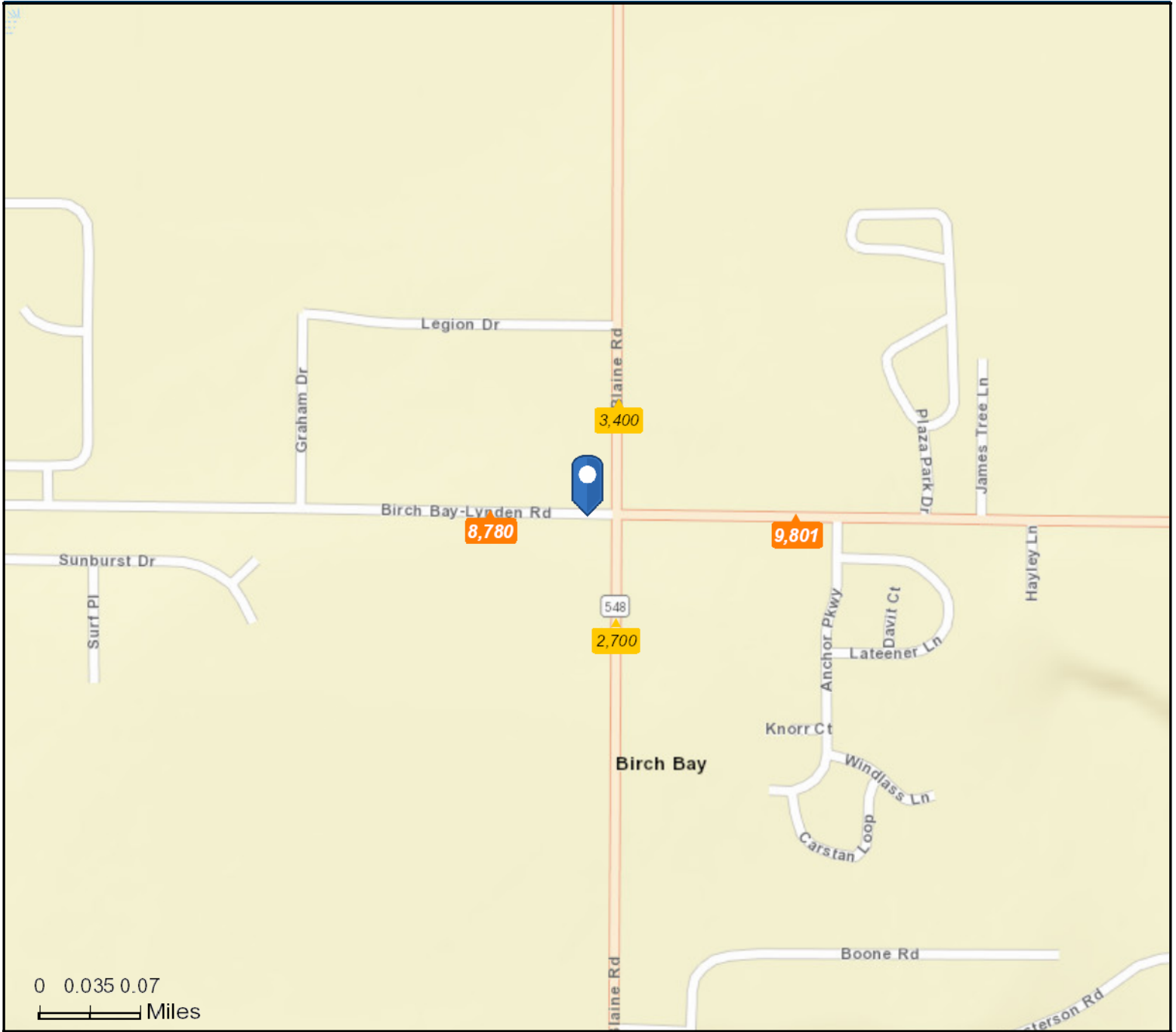
2017 Household Income



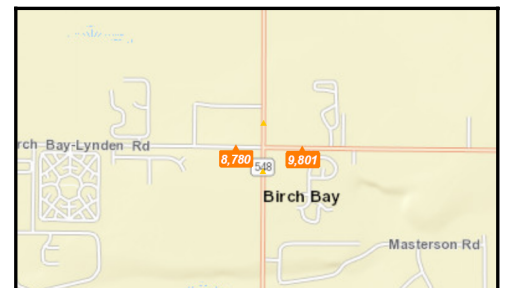
2017 Population by Race



2017 Percent Hispanic Origin: 10.4%



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2017 Kalibrate Technologies

Chapter 20.62
GENERAL COMMERCIAL (GC) DISTRICT

Sections:

[20.62.010 Purpose.](#)

[20.62.050 Permitted uses.](#)

[20.62.100 Accessory uses.](#)

[20.62.150 Conditional uses.](#)

[20.62.200 Prohibited uses.](#)

[20.62.250 Minimum lot size.](#)

[20.62.251 Large commercial retail.](#)

[20.62.255 Minimum lot frontage.](#)

[20.62.300 Minimum density.](#)

[20.62.350 Building setbacks.](#)

[20.62.400 Height limitations.](#)

[20.62.450 Lot coverage.](#)

[20.62.500 Open space.](#)

[20.62.550 Buffer area.](#)

[20.62.600 Sign regulations.](#)

[20.62.650 Development criteria.](#)

[20.62.651 Landscaping.](#)

[20.62.652 Off-street parking and loading.](#)

[20.62.653 Drainage.](#)

[20.62.654 Driveways.](#)

[20.62.655 Access.](#)

[20.62.656 Lighting.](#)

[20.62.657 Binding site plan.](#)

[20.62.700 Performance standards.](#)

20.62.010 Purpose.

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 within urban growth areas, in locations 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. (Ord. 2011-043 Exh. A, 2011; Ord. 88-53, 1988).

20.62.050 Permitted uses.

Unless otherwise provided herein, permitted and conditional uses shall be administered pursuant to the applicable provisions of Chapter [20.80](#) WCC (Supplementary Requirements) and Chapter [20.84](#) WCC (Variances, Conditional Uses and Appeals), the Whatcom County SEPA Ordinance, the Whatcom County Subdivision Ordinance and the Whatcom County Shoreline Management Program.

.051 Automobile, motorcycle, marine and farm implement sales, repair and service; provided, that all repair services are conducted within an enclosed building.

.052 Automobile service stations, car washes and public garages.

.053 Mobile home and recreational vehicle sales.

.054 Eating and drinking establishments; provided, that such uses require a conditional use permit if located within airport overlay zone 2 or 3 as shown in Whatcom County Comprehensive Plan Appendix H.

.055 Rental agencies.

.056 Indoor commercial recreation facilities limited to bowling alleys, skating rinks, indoor theaters and physical fitness centers; provided, that such uses require a conditional use permit if located within airport overlay zone 2 or 3 as shown in Whatcom County Comprehensive Plan Appendix H.

.057 Passenger terminal facilities.

.058 Service establishment 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.

.059 Retail establishments including but not limited to grocery, liquor, drug, sundries, variety, building supplies, clothing, florist, nurseries, optical, sporting goods, appliance, music, pet stores and marijuana retail facilities.

.060 Printing and publishing establishments.

.061 Public utilities, except broadcast towers, which require a conditional use permit pursuant to WCC [20.82.030](#)(5), and water and sewer treatment plants, which require a conditional use permit pursuant to WCC [20.82.030](#)(8).

.062 Rental storage establishments.

.063 Public and community facilities including police and fire stations, libraries, community centers, recreation facilities, and other similar noncommercial uses; provided, that such uses require a conditional use permit if located within airport overlay zone 2 or 3 as shown in Whatcom County Comprehensive Plan Appendix H.

.064 Hotels and motels; provided, that such uses require a conditional use permit if located within airport overlay zone 2 or 3 as shown in Whatcom County Comprehensive Plan Appendix H.

.065 One single-family dwelling per lot of record subject to:

(1) Health department requirements regarding soil type and water supply.

(2) Height regulations, lot coverage, open space, development standards and performance standards shall be in accordance with the provisions of Chapter [20.20](#) WCC; except that side and rear yard setbacks shall be 10 feet from vacant, adjacent, commercially zoned properties.

(3) A deed restriction recorded with the Whatcom County auditor is attached to the lot(s) at the time of building permit issuance stating that the dwelling(s) is located in a General Commercial Zone and buyers should be aware that commercial uses will be allowed on surrounding parcels and owners have no grounds for protest.

(4) Such use requires a conditional use permit if located within airport overlay zone 2 or 3 as shown in Whatcom County Comprehensive Plan Appendix H.

(5) Within the Columbia Valley Urban Growth Area, single-family dwellings are not permitted in the General Commercial Zone.

.066 Duplexes and multifamily dwellings not to exceed 18 units per acre subject to:

(1) Availability of adequate public sewer, or water, and appropriate storm drainage;

(2) The maximum number of units shall be determined by the health department based on soil type and water supply;

(3) Provision of adequate right-of-way and street improvements to bring adjacent roadways up to necessary standards;

(4) Height regulations, lot coverage, open space, development standards and performance standards shall be in accordance with the provisions of Chapter [20.22](#) WCC;

(5) Site plan review shall be done by the technical review committee to ensure compliance with the intent of the general development standards in WCC [20.62.650](#). Four or less units per acre are exempt from this requirement;

(6) A deed restriction recorded with the Whatcom County auditor is attached to the lot(s) at the time of building permit issuance stating that the dwelling(s) is located in a General Commercial Zone and buyers should be aware that commercial uses will be allowed on surrounding parcels and owners have no grounds for protest;

(7) Duplexes and multifamily dwellings shall not be located within airport overlay zone 2 or 3 as shown in Whatcom County Comprehensive Plan Appendix H.

(8) Within the Columbia Valley Urban Growth Area, duplex and multifamily development shall not occupy more than 25 percent of the total land area in the General Commercial Zone. This restriction does not apply to dwellings located above ground-floor commercial development.

.067 One one-story detached accessory storage building per lot; provided, that the floor area shall not exceed 200 square feet and shall only be used for personal storage and not for habitation or business; and provided further, that the storage building shall contain no indoor plumbing but may be served with electrical power for lighting.

.069 Mini-day care centers and day care centers; provided, that such uses require a conditional use permit if located within airport overlay zone 2 or 3 as shown in Whatcom County Comprehensive Plan Appendix H.

.070 Public parks and recreation facilities included in an adopted city or county Comprehensive Plan or Park Plan.

.071 Trails, trailheads, restroom facilities and associated parking areas for no more than 30 vehicles.

.072 Activity centers.

.080 Major passenger intermodal terminals.

.088 Adult family homes as defined in Chapter [70.128](#) RCW; provided, that such uses require a conditional use permit if located within airport overlay zone 2 or 3 as shown in Whatcom County Comprehensive Plan Appendix H.

.089 Boarding homes that are similar in size, facilities and occupancy to other residential structures permitted in the zoning district.

.090 Mental health facilities that provide residential treatment and are similar in size, facilities and occupancy to other residential structures permitted in the zoning district.

.091 Substance abuse facilities that provide residential treatment and are similar in size, facilities and occupancy to other residential structures permitted in the zoning district.

.094 Secure community transition facilities for sex offenders.

(1) A secure community transition facility shall not be located adjacent to, immediately across the street or parking lot from, or within the line of sight of existing risk potential facilities, which are:

- (a) Public schools;
- (b) Private schools;
- (c) School bus stops;
- (d) Licensed day care;
- (e) Licensed preschool facilities;
- (f) Public parks;
- (g) Publicly dedicated trails;

- (h) Sports fields;
- (i) Playgrounds;
- (j) Recreational and community centers;
- (k) Churches, synagogues, temples or mosques;
- (l) Public libraries;
- (m) Public and private youth camps; and
- (n) Other uses identified by the State Department of Social and Health Services pursuant to RCW [71.09.020](#)(11).

“Within the line of sight” shall mean that it is possible to reasonably visually distinguish and recognize individuals. An unobstructed visual distance of 600 feet shall be considered to be within the line of sight. Line of sight may be considered to be less than 600 feet if the applicant can demonstrate that visual barriers exist or would be created that would visually screen the risk potential facility from the secure community transition facility.

(2) No more than one secure community transition facility, with a maximum of three people (other than staff), shall be located within Whatcom County. (Ord. 2015-006 Exh. A, 2015; Ord. 2011-016 § 3 Exh. C, 2011; Ord. 2009-034 § 1 (Att. A), 2009; Ord. 2005-079 § 1, 2005; Ord. 2005-004, 2005; Ord. 2004-026 § 1, 2004; Ord. 2004-014 § 2, 2004; Ord. 99-068, 1999; Ord. 99-062, 1999; Ord. 96-056 Att. A § M1, 1996; Ord. 94-017, 1994; Ord. 88-53, 1988; Ord. 88-28, 1988; Ord. 88-13, 1988; Ord. 87-12, 1987; Ord. 87-11, 1987).

20.62.100 Accessory uses.

.101 One residential unit for owner-manager or caretaker when part of a building in which the primary use is located.

.102 Uses incidental to the primary permitted uses.

.103 On-site treatment and storage facilities for hazardous wastes associated with outright permitted uses or approved conditional uses subject to the most current siting criteria under Chapter [173-303](#) WAC.

.104 Family day care homes and mini-day care homes; provided, that mini-day care homes conform to the requirements of home occupation, WCC [20.80.970](#); and further provided, that such uses require a conditional use permit if located within airport overlay zone 2 or 3 as shown in Whatcom County Comprehensive Plan Appendix H.

.105 Electric vehicle rapid charging stations and battery exchange facilities, accessory to automobile service stations. (Ord. 2016-011 § 1 (Exh. D), 2016; Ord. 2012-001 § 1 (Exh. A), 2012; Ord. 2010-030 § 1 (Exh. A), 2010; Ord. 2009-034 § 1 (Att. A), 2009; Ord. 89-10, 1989; Ord. 88-29, 1988).

20.62.150 Conditional uses.

.151 Commercial wholesaling.

.152 Churches and cemeteries.

.153 Amusement parks, outdoor theaters and other outdoor commercial recreation, including golf courses.

.154 Recreational vehicle parks for transient motor homes and tourist trailers.

.155 Animal kennels.

.156 Commercial truck service facilities including truck fueling, repair and storage operations, overnight accommodations and restaurants.

.157 Deleted by Ord. 96-056.

.158 Residences on premises in a commercial structure where any business is conducted other than taverns, restaurants and recreational facilities provided:

(1) All height limits and setback requirements can be met.

(2) The overall residential density does not exceed 12 units per acre.

.159 Trailheads with parking areas for more than 30 vehicles.

.160 Public campgrounds.

.161 Public or private parks that are not included in an adopted city or county Comprehensive Plan or Park Plan.

.162 Athletic fields.

.183 State education facilities.

.184 State and local correction facilities.

.185 Type I solid waste handling facilities.

.186 Type II solid waste handling facilities.

.189 Boarding homes that are larger than other residential structures permitted in the zoning district.

.190 Mental health facilities that provide residential treatment and are larger than other residential structures permitted in the zoning district.

.191 Substance abuse facilities that provide residential treatment and are larger than other residential structures permitted in the zoning district.

.192 Mental health facilities that provide crisis care.

.193 Substance abuse facilities that provide crisis care.

.194 Outpatient mental health facilities.

.195 Outpatient substance abuse treatment facilities, including opiate substitution treatment clinics.

.196 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; provided, applications for mitigation banks shall be processed as a major development project pursuant to Chapter [20.88](#) WCC. (Ord. 2005-068 § 2, 2005; Ord. 2004-026 § 1, 2004; Ord. 2004-014 § 2, 2004; Ord. 96-056 Att. A § M2, 1996; Ord. 90-41, 1990; Ord. 88-29, 1988; Ord. 82-58, 1982).

20.62.200 Prohibited uses.

All uses not listed as permitted, accessory, or conditional uses are prohibited, including but not limited to the following, which are listed here for purposes of clarity:

.201 Reserved.

.202 Adult businesses. (Ord. 2016-011 § 1 (Exh. L), 2016; Ord. 99-070 § 2, 1999).

20.62.250 Minimum lot size.

The minimum lot size shall be consistent with the area required to meet the building setback, lot coverage and development standards of this district.

20.62.251 Large commercial retail.

Retail establishments with a floor area less than 35,000 square feet are allowed in the General Commercial (GC) Zone. Retail establishments within the General Commercial Zone are allowed up to 65,000 square feet; provided, that:

(1) The floor area of adjacent stores shall be aggregated in cases where the stores (a) are engaged in selling of similar or related merchandise and operate under common ownership or management; (b) share check stands, a warehouse, or a distribution facility; or (c) otherwise operate as an associated, integrated or cooperative business enterprise.

(2) Two thousand square feet of interior loft floor area for purposes of storage or mechanical equipment is exempt from the 65,000 square feet maximum floor area.

(3) Retail establishments with a floor area exceeding 35,000 square feet require connection to public sanitary sewer and water services at urban levels of service. (Ord. 2016-011 § 1 (Exh. Q), 2016; Ord. 2008-039 § 1 (Exh. A), 2008).

20.62.255 Minimum lot frontage.

For the purpose of dividing property, minimum lot frontage shall be sufficient to provide adequate access and utility development, and meet applicable building setback, buffer, open space and development standards of the district. In no case shall the frontage be less than 30 feet. (Ord. 99-045 § 1, 1999).

20.62.300 Minimum density.

.301 Hotels and motels shall not exceed a floor area ratio of .60. (Ord. 88-28, 1988).

20.62.350 Building setbacks.

Building setbacks shall be administered pursuant to WCC [20.62.550](#) and [20.80.200](#). (Ord. 96-056 Att. A § M3, 1996).

20.62.400 Height limitations.

Maximum building height shall not exceed 35 feet. Height of structures shall also conform, where applicable, to the general requirements of WCC [20.80.675](#). (Ord. 84-38, 1984).

20.62.450 Lot coverage.

No more than 30 percent of a parcel shall be occupied by buildings or structures.

20.62.500 Open space.

At least 10 percent of the site shall be kept free of buildings, structures, hard surfacing, parking areas and other impervious surfaces.

20.62.550 Buffer area.

When parcels situated within this district adjoin an Urban Residential, Urban Residential Medium Density, Residential Rural or Rural District, side and rear yard setbacks shall be increased to 25 feet along the property line(s) adjacent to the named districts. Said area shall be landscaped consistent with the requirements of WCC [20.80.345](#). (Ord. 96-056 Att. A § M3, 1996; Ord. 89-117, 1989).

20.62.600 Sign regulations.

Sign regulations shall be administered pursuant to WCC [20.80.400](#).

20.62.650 Development criteria.

(Ord. 96-056 Att. A § A1, 1996).

20.62.651 Landscaping.

Refer to WCC [20.80.300](#) for landscaping requirements. (Ord. 89-117, 1989).

20.62.652 Off-street parking and loading.

Off-street parking and loading shall be administered pursuant to WCC [20.80.500](#).

20.62.653 Drainage.

All development activity within Whatcom County shall be subject to the stormwater management provisions of the Whatcom County Development Standards unless specifically exempted.

No project permit shall be issued prior to meeting submittal requirements relating to stormwater management in the appropriate chapters of the Whatcom County Development Standards. (Ord. 96-056 Att. A § A2, 1996; Ord. 94-022, 1994).

20.62.654 Driveways.

Consistent with WCC [20.80.640](#), driveway plans shall be reviewed by the county engineer or State Department of Transportation, as applicable. (Ord. 2013-057 § 1 (Exh. A), 2013; Ord. 84-38, 1984).

20.62.655 Access.

Access shall conform to the provisions of WCC [20.80.565](#). (Ord. 87-12, 1987; Ord. 87-11, 1987).

20.62.656 Lighting.

Lighting shall be designed to avoid excessive glare onto neighboring properties, and to not create safety hazards or unreasonable interference with adjacent uses.

20.62.657 Binding site plan.

Should the commercial use be developed as part of a binding site plan, it shall be administered pursuant to WCC Title [21](#) (Subdivision Regulations) and additional requirements, as applicable.

20.62.700 Performance standards.

The following provisions shall apply to all uses within this district:

.701 There shall be no storage or handling of hazardous, explosive, highly flammable materials which would cause fire, explosion or safety hazards, except the storage and dispensing of motor fuels in service stations and truck stops.

.702 There shall be no production of noise at any property line of any use in this district in excess of the average intensity of street and traffic noise found in the district.

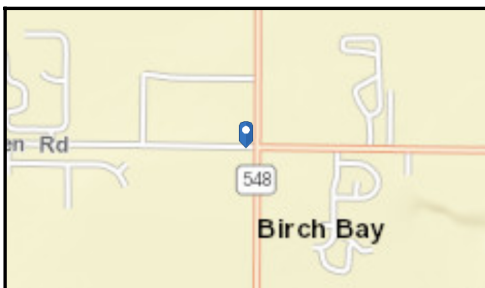
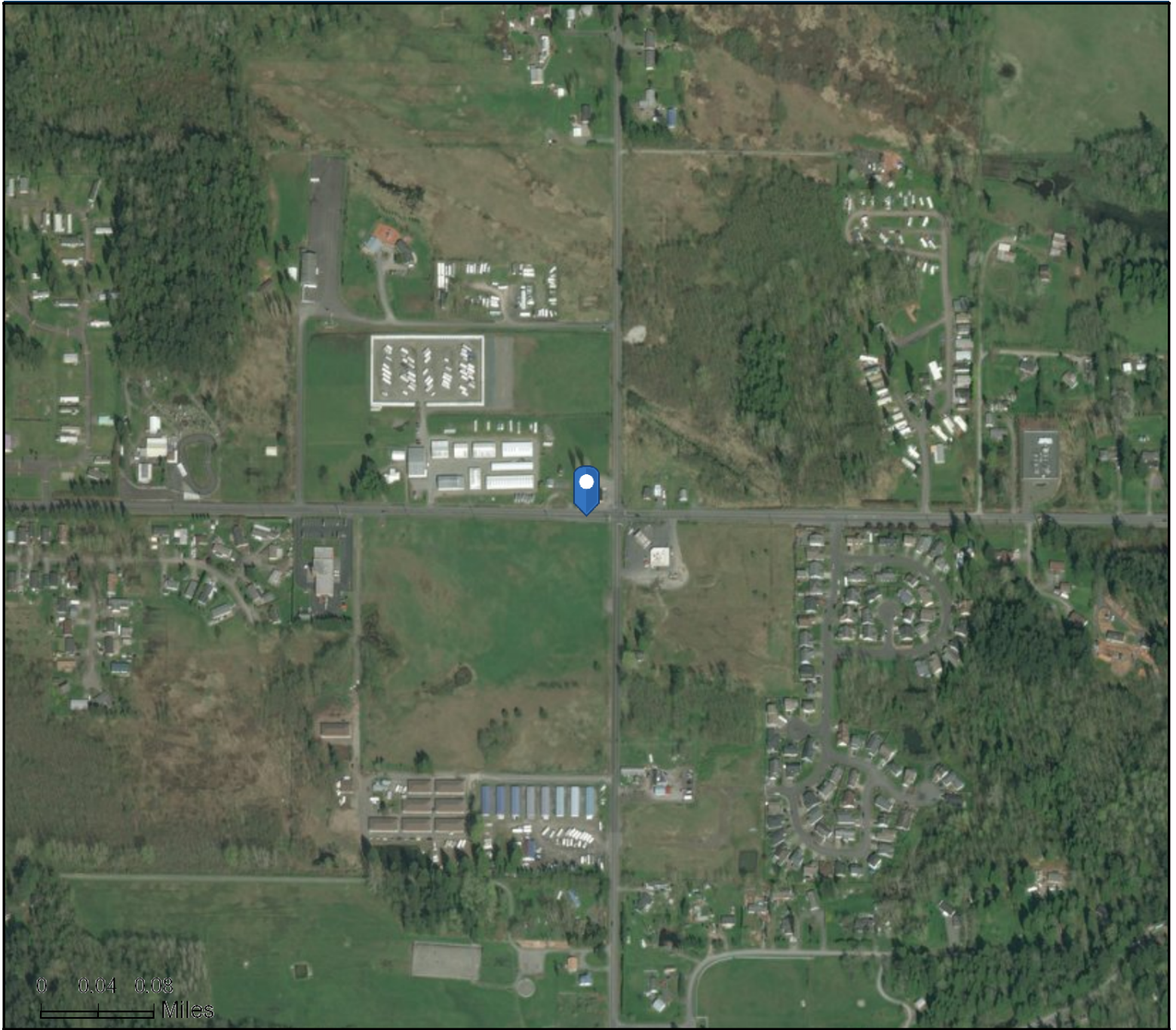
.703 There shall be no emission of dust, dirt, odors, smoke, or toxic gases and fumes.

.704 There shall be no production of heat, glare or vibration perceptible from any property line of the premises upon which such heat, glare or vibration is being generated. (Ord. 2011-013 § 2 Exh. B, 2011).

Site Map on Satellite Imagery - 0.8 Miles Wide

4519 Birch Bay-Lynden Rd, Blaine, Washington, 98230
Drive Time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 48.93578
Longitude: -122.72672



Source: ArcGIS Online World Imagery Basemap