



# LEARNED COMMERCIAL, INC.

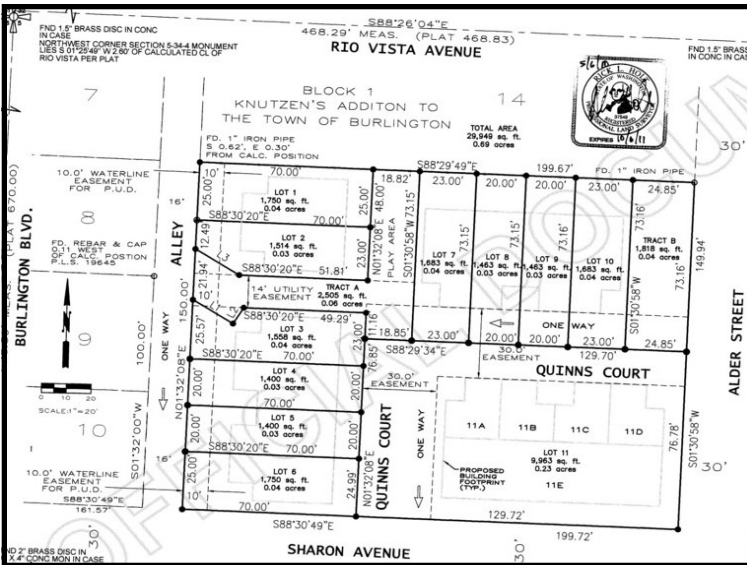
Providing Select Commercial Real Estate Services



## For Sale

133 Sharon Avenue  
Burlington, WA

- ◆ 2,016+/- sf duplex completed 2010; 1 - 1,030+/- sf bldg used as office; 1 - 1,550+/- sf rental single family residence
- ◆ Total .69+/- acre
- ◆ Zoned R-2 & R-3
- ◆ Just off Burlington Blvd & approximately 3 blks to I-5
- ◆ Vacant lots suitable for future multi-family development
- ◆ Listed at value/bank owned.
- ◆ \$680,000



**CLAY LEARNED**

108 Gilkey Road, Burlington, WA 98233  
 ph: 360-757-3888 fx: 360-757-1850  
 clay@claylearned.com

*All info deemed reliable however verification recommended*

1 / 2 0 0 0

8

P130121

A 7 8 9 10 B

P130122

PLAT OF QUINNS COURT

P130132 AF 201005060040

4994 P130128 P130129 P130130 P130133

P130123

COURT

P130124

11

12

P130125

P130131

6

QUINNS

SURVEY

P130126

AF 200202060012

11

P72664

9

10



1

EAST SHARON

1

31

PLAT OF QUINNS COURT  
 WITHIN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.  
 CITY OF BURLINGTON, SKAGIT COUNTY, WASHINGTON

AUDITORS CERTIFICATE

201005060040  
 Skagit County Auditor  
 5/6/2010 Page 2 of 2 10:38AM

SKAGIT COUNTY AUDITOR

BY DEPUTY

CONTRACT REZONE # 1-06



FND 1.5" BRASS DISC IN CONC  
 IN CASE  
 NORTHWEST CORNER SECTION 5-34-4 MONUMENT  
 LIES S 01°25'49" W 2.60' OF CALCULATED CL OF  
 RIO VISTA PER PLAT

S88°26'04"E  
 468.29' MEAS. (PLAT 468.83)  
**RIO VISTA AVENUE**

FND 1.5" BRASS DISC  
 IN CONC IN CASE



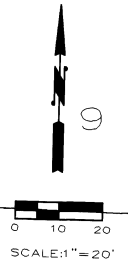
BLOCK 1  
 KNUTZEN'S ADDITON TO  
 THE TOWN OF BURLINGTON

TOTAL AREA  
 29,949 sq. ft.  
 0.69 acres

670.39' MEAS. (PLAT 670.00)  
**BURLINGTON BLVD.**

10.0' WATERLINE  
 EASEMENT  
 FOR P.U.D.  
 16'  
 100.00'  
 ONE WAY  
 N01°32'08"E 150.00'

FD. REBAR & CAP  
 TOP 11" WEST  
 TOP CALC. POSITION  
 P.L.S. 19645



10.0' WATERLINE  
 EASEMENT  
 FOR P.U.D.  
 S88°30'49"E  
 161.57'

FND 2" BRASS DISC IN  
 4" X 4" CONC MON IN CASE

LEGEND

- SET 1/2" REBAR WITH YELLOW CAP MARKED "B.V. 37549"
- CORNERS SET PER ROS A.F. # 200202060012
- FOUND SURVEY MARKER AS NOTED
- SET NAIL AND FLASHER IN PAVEMENT

S88°30'49"E  
 467.29' MEAS. (PLAT 467.61)  
**SHARON AVENUE**

BASIS OF BEARING

BASED ON R.O.S. VOL. 16, PG. 54 RECORDS  
 OF SKAGIT COUNTY, WEST LINE OF NW 1/4,  
 SEC. 5, TWP. 34 N, RGE. 4 E., W.M. BEARING HELD  
 (N 01°25'49" E)

FND 2" BRASS DISC IN  
 4" X 4" CONC MON IN CASE

PLAT OF QUINNS COURT

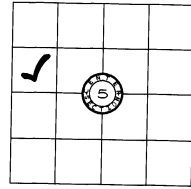
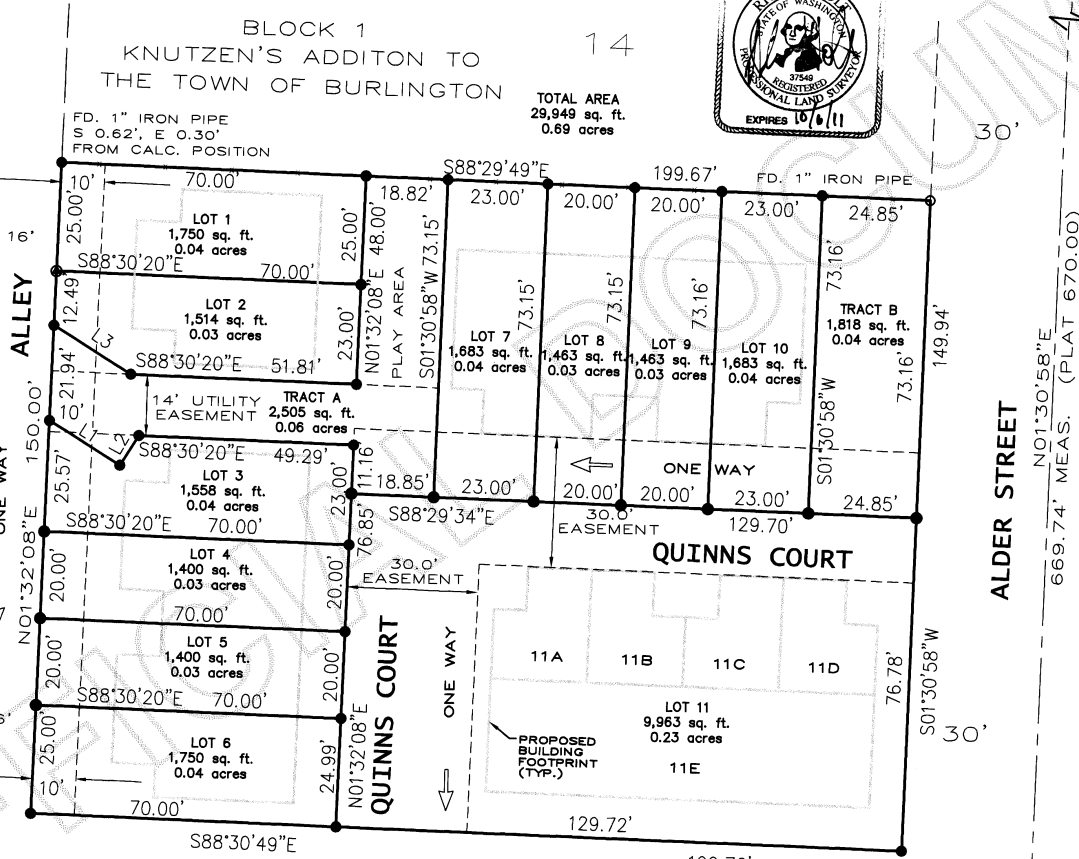
WITHIN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5,  
 TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

DRAWN BY: I. KASKO  
 DATE: 05/05/10  
 FIELD BOOK: PAGE:



BAYVIEW SURVEYING  
 & ENGINEERING INC.  
 139 Sharon Avenue Burlington WA 98233  
 Tel: 360-707-2880 Fax: 360-787-3978  
 rik@bayviewse.com

SHEET NO. 2 OF 2  
 SCALE: 1" = 20'  
 JOB NO: 2006-121



SEC. 5, TWP. 34N, RGE. 4E, W.M.  
 SKAGIT COUNTY, WASHINGTON

LINE TABLE		
L1	S58°27'52"E	19.21'
L2	N31°32'08"E	8.14'
L3	S58°27'52"E	21.00'

ADDRESS	
LOT 1	133 SHARON AVENUE
LOT 2	135 SHARON AVENUE
LOT 3	147 SHARON AVENUE
LOT 4	149 SHARON AVENUE
LOT 5	151 SHARON AVENUE
LOT 6	153 SHARON AVENUE
LOT 7	163 QUINNS COURT
LOT 8	165 QUINNS COURT
LOT 9	167 QUINNS COURT
LOT 10	169 QUINNS COURT
LOT 11	
11A	162 QUINNS COURT
11B	164 QUINNS COURT
11C	166 QUINNS COURT
11D	168 QUINNS COURT
11E	161 SHARON AVENUE

**PLAT OF QUINNS COURT**  
 WITHIN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.  
 CITY OF BURLINGTON, SKAGIT COUNTY, WASHINGTON

**AUDITORS CERTIFICATE**

  
 201005060040  
 Skagit County Auditor  
 5/6/2010 Page 1 of 2 10:38AM

*J. J. Jurgquist*  
 SKAGIT COUNTY AUDITOR  
*Quay Zambala*  
 BY DEPUTY

**LEGAL DESCRIPTION:**

THE WEST 65 FEET OF LOTS 11, 12 AND 13, BLOCK 1, "KNUTZENS ADDITION TO THE TOWN OF BURLINGTON," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON.

THE EAST 135 FEET OF LOTS 11, 12, AND 13, BLOCK 1, "KNUTZENS ADDITION TO THE TOWN OF BURLINGTON," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

**DECLARATION AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED BEING OWNERS IN FEE SIMPLE OF THE LAND HEREIN PLATTED, HEREBY DECLARE AND ACKNOWLEDGE THIS PLAT OF "QUINNS COURT" AND DEDICATE TO THE PUBLIC FOREVER ALL ROADS, PUBLIC EASEMENTS, SHOWN ON THIS PLAT TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPE FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS AND TRACTS IN ANY REASONABLE GRADING OF ROADS, ALLEYS AND EASEMENTS, AND HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID ROADS AND EASEMENTS.

*Rick Holt*  
 RICK HOLT  
*Shelley Holt*  
 SHELLEY HOLT

*James E. Bishop*  
 JAMES E. BISHOP, II PRESIDENT AND CHIEF CREDIT OFFICER,  
 SUMMIT BANK - BURLINGTON BRANCH



**ACKNOWLEDGMENT**

STATE OF WASHINGTON  
 COUNTY OF SKAGIT

ON THIS 6th DAY OF May, 2010,  
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT  
 RICK AND SHELLEY HOLT, ARE THE PERSONS WHO APPEARED BEFORE ME,  
 AND ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH STATE THAT THEY  
 WERE AUTHORIZED TO SIGN, AND ACKNOWLEDGED IT TO BE THEIR FREE AND  
 VOLUNTARY ACT FOR THE PURPOSES MENTIONED IN THE INSTRUMENT.

*Debi L. Hooper*  
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
 RESIDING AT Burlington



**ACKNOWLEDGMENT**

STATE OF WASHINGTON  
 COUNTY OF SKAGIT

ON THIS 6th DAY OF May, 2010, BEFORE ME  
 APPEARED Jim Bishop II, A MEMBER OF Summit Bank A  
 UNITED STATES CORPORATION TO ME KNOWN TO BE THE INDIVIDUAL  
 DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND THAT HE/SHE IS  
 DULY AUTHORIZED TO SIGN FOR SAID COMPANY, ALSO DESCRIBED  
 AND ACKNOWLEDGED TO ME THAT HE/SHE SIGNED THE SAME AS HIS/HER VOLUNTARY ACT  
 AND DEED FOR THE USES AND PURPOSES HEREIN SET FORTH.

*Debi L. Hooper*  
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
 RESIDING AT Burlington

**EASEMENTS:**

AN EASEMENT IS HEREBY GRANTED TO THE CITY OF BURLINGTON, PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, PUGET SOUND ENERGY, VERIZON, CASCADE NATURAL GAS CORP. AND COMCAST CABLEVISION OF WASHINGTON, INC. AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR FRONT BOUNDARY LINE OF ALL LOTS AND TRACTS AS SHOWN HEREON AND OTHER UTILITY EASEMENTS SHOWN ON THE FACE OF THE PLAT, IN WHICH TO INSTALL, LAY, CONSTRUCT, REPAIR, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES AND APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE FOR ALL NECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED

**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAT OF "QUINNS COURT" IS BASED UPON A ACTUAL SURVEY AND SUBDIVISION OF SECTION 5, T. 34N., R. 4E., W.M. AND THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY, AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF STATE AND SKAGIT COUNTY PLATTING REGULATIONS.

*Rick L. Holt*  
 RICK L. HOLT, PLS. CERTIFICATE NO. 37549  
 5/6/10  
 DATE



**APPROVALS**

THE WITHIN AND FOREGOING PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE BURLINGTON PLAT ORDINANCE #712. THIS 6 DAY OF May, 2010.

*Mark Holt*  
 DIRECTOR OF PUBLIC WORKS

**CONTRACT REZONE # 1-06**

*Margaret Fleck*  
 PLANNING DIRECTOR

**CITY OF BURLINGTON TREASURER'S CERTIFICATE**

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR 2010 THIS 6 DAY OF May, 2010.

*Marie Jurgquist*  
 TREASURER, CITY OF BURLINGTON

**SKAGIT COUNTY TREASURER'S CERTIFICATE**

*Kate Jurgquist*  
 TREASURER OF SKAGIT COUNTY, WASHINGTON, DO HEREBY CERTIFY THAT ALL TAXES REQUIRED BY LAW TO BE PAID UPON THAT PORTION OF REAL ESTATE EMBRACED WITH THIS "PLAT OF QUINNS COURT" AND ALL DELINQUENT ASSESSMENTS HAVE BEEN FULLY PAID AS SHOWN IN THE RECORD OF MY OFFICE THIS 6th DAY OF May, 2010.

*Kate Jurgquist*  
 TREASURER, SKAGIT COUNTY, WASHINGTON



**NOTES:**

- ZONING: CONTRACT REZONE # 1-06 FOR A MIXED USE DEVELOPMENT
- THIS SURVEY PERFORMED IN MARCH, 2010 BY STANDARD FIELD TRAVERSE METHODS, USING A LEICA TORA 1105 TOTAL STATION. (ELECTRONIC DISTANCE MEASURING THEODOLITE).
- A HOMEOWNERS ASSOCIATION HAS BEEN ESTABLISHED FOR THIS PLAT. ALL HOMEOWNERS SHALL REQUIRE MEMBERSHIP IN THE QUINNS COURT HOMEOWNERS ASSOCIATION AND SHALL FOLLOW THE GUIDELINES AND RESTRICTIONS PUT FORTH BY THE COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS. ITEMS TO BE INCLUDED IN THE HOMEOWNERS ASSOCIATION WILL BE HOMEOWNERS FEE'S, MAINTENANCE OF STORM DRAINAGE, MAINTENANCE OF SEWER LINES, MAINTENANCE OF WATERLINE, MAINTENANCE OF UTILITIES, MAINTENANCE OF PLAY AREA, MAINTENANCE OF LANDSCAPING, MAINTENANCE OF PARKING AREAS, MAINTENANCE OF PAVEMENT. THE HOMEOWNERS ASSOCIATION GUIDELINES WILL BE RECORDED IN THE SKAGIT COUNTY AUDITORS OFFICE.
- THIS PROPERTY IS LOCATED IN FLOOD ZONE A7, FLOOD INSURANCE RATE MAP FOR THE CITY OF BURLINGTON WASHINGTON, SKAGIT COUNTY, COMMUNITY-PANEL NUMBER 530153 0001 B EFFECTIVE DATE: JANUARY 3, 1985.
- ALL SITE IMPROVEMENTS FOR THE PLAT AS SHOWN ON THE CIVIL PLANS DATED JANUARY 1, 2008 SHALL BE COMPLETE AND ACCEPTED BY THE CITY OF BURLINGTON PRIOR TO CONSTRUCTION OF LOTS 7, 8, 9, 10, 11 OR TRACT B.
- SITE SHALL BE DEVELOPED PURSUANT TO APPROVED CIVIL ENGINEERING PLANS, INCLUDING OFFSITE IMPROVEMENTS.
- FIRE DEPARTMENT HYDRANT AND TURNAROUND STANDARDS SHALL BE MET.
- COMPLY WITH TITLE 14, SURFACE WATER MANAGEMENT STANDARDS FOR TEMPORARY CONSTRUCTION AND LONG TERM RUNOFF QUANTITY AND QUALITY. DOWNSPOUTS SHALL BE CONNECTED THROUGH CURBS OR DIRECTLY TO THE STORM SEWER WHERE FEASIBLE.
- PLANS FOR SANITARY SEWER SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND SHALL BE INSPECTED BY THE CITY AT ALL PHASES.
- COMPLY WITH COMPREHENSIVE PLAN AND CONTRACT REZONE ORDINANCE # 1631.
- CONSTRUCTION INSPECTION SHALL BE REQUIRED TO THE SATISFACTION OF THE CITY ENGINEER. THE CITY SHALL APPROVE THE QUALIFICATIONS OF ANY SPECIAL INSPECTOR AND DAILY REPORTS SHALL BE FILED WITH THE CITY.
- IMPACT FEES SHALL BE PAID FOR SCHOOLS, FIRE, PARKS AND TRAFFIC AT THE TIME OF BUILDING PERMIT ISSUANCE.
- CONSTRUCTION OF FIRE HYDRANTS AND WATER MAINS SHALL BE COMPLETED AS REQUIRED FOR FIRE FLOW.
- UTILITIES SHALL BE UNDERGROUND. EASEMENTS SHALL BE REQUIRED FOR ALL UTILITY LINES NOT LOCATED IN THE STREET RIGHT OF WAY.
- STRUCTURES FOR HOLDING MAILBOXES SHALL BE PROVIDED AT LOCATIONS APPROVED BY THE BURLINGTON POST MASTER AND THE CITY ENGINEER.
- THE CITY SHALL REQUIRE APPROPRIATE MEASURES TO ENSURE THAT THERE IS TIMELY COMPLETION OF THE WORK. PUBLIC IMPROVEMENTS SHALL BE INSTALLED PRIOR TO FINAL PLAT APPROVAL, UNLESS SPECIFICALLY AUTHORIZED BY THE CITY ENGINEER AND PLANNING DIRECTOR BASED ON SITE CONDITIONS. IN THOSE CASES, APPROPRIATE FINANCIAL ARRANGEMENTS AT 100% OF THE VALUE OF THE WORK, SUCH AS BONDS, SHALL BE REQUIRED. IN NO CASE SHALL BUILDING PERMITS BE ISSUED UNTIL PUBLIC IMPROVEMENTS ARE INSTALLED.
- EACH PORTION OF THE DEVELOPMENT SHALL HAVE LANDSCAPING PLANTED PRIOR TO SALE OR OCCUPANCY.
- STREET FRONT DESIGN, SETBACKS AND PARKING SHALL BE BASED ON FINAL PLAN REVIEW BY PLANNING COMMISSION.
- RESIDENTIAL UNITS SHALL BE DUPLEX/TOWNHOUSE STYLE BUILDINGS.

**PLAT OF QUINNS COURT**

WITHIN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6,  
 TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

DRAWN BY: I. KASKO

DATE: 05/04/10

FIELD BOOK: PAGE:



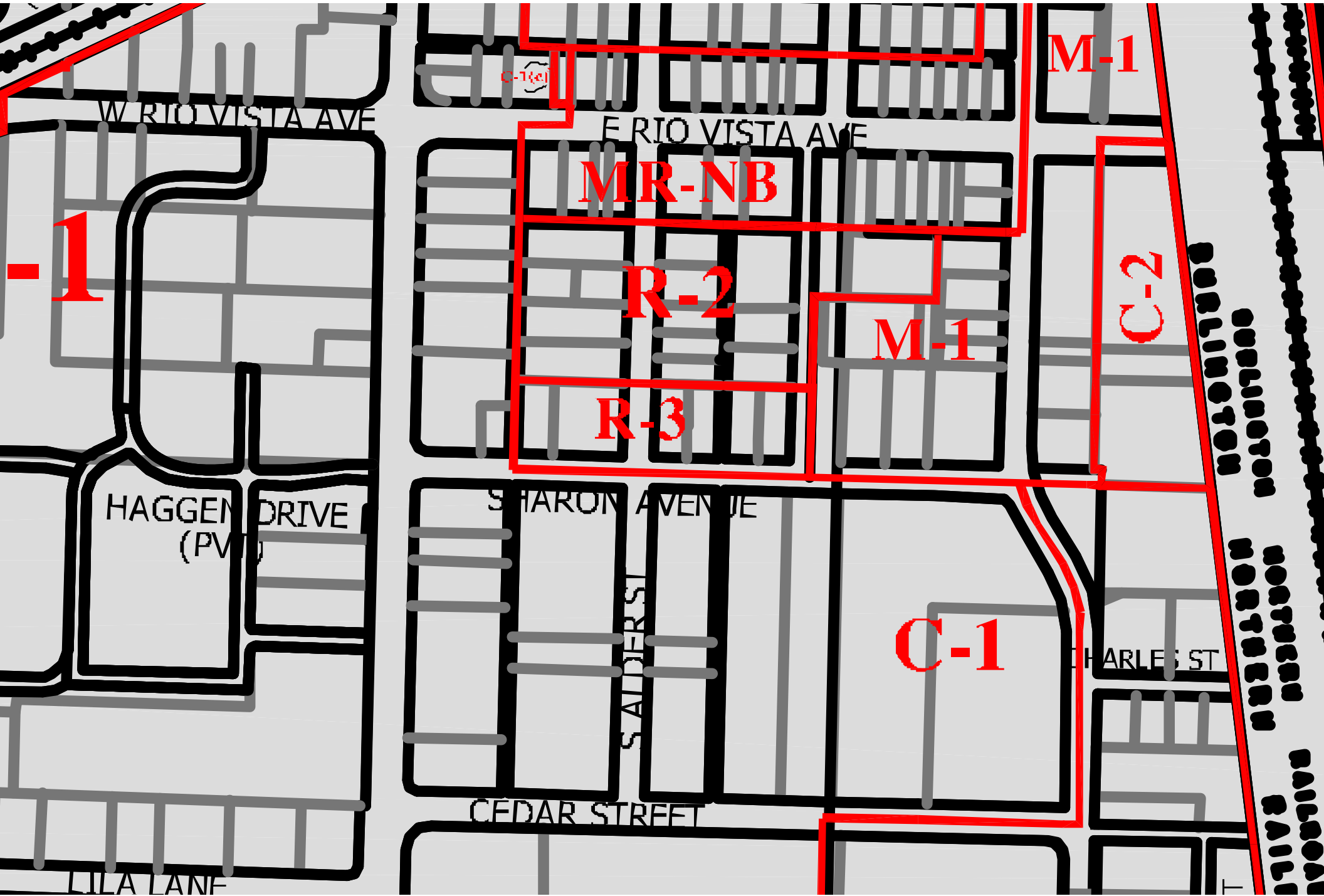
**BAYVIEW SURVEYING & ENGINEERING INC.**

138 Sharon Avenue Burlington WA 98233  
 Tel: 360-707-2880 Fax: 360-787-3878  
 rick@bayviewse.com

SHEET NO. 1 OF 2

SCALE: NONE

JOB NO: 2006-121



M-1

MR-NB

R-2

M-1

R-3

C-2

C-1

C-1(c)

W RIO VISTA AVE

E RIO VISTA AVE

SHARON AVENUE

HAGGEN DRIVE  
(PVD)

S ALDER ST

CHARLES ST

CEDAR STREET

LILA LANE

NORFOLK SOUTHERN RAILROAD  
NORFOLK SOUTHERN RAILROAD  
NORFOLK SOUTHERN RAILROAD

---

**Chapter 17.24**  
**R-3 MULTIFAMILY RESIDENCE DISTRICT<sup>1</sup>**

Sections:

- [17.24.010](#) Intent.
- [17.24.020](#) Permitted primary uses.
- [17.24.030](#) Permitted accessory uses.
- [17.24.040](#) Uses requiring permit.
- [17.24.050](#) Area and dimensional regulations.

**17.24.010 Intent.**

This district is intended to provide for multiple-family residential development and is further intended as a residential district of single, duplex and multiple-family residences, except as specifically provided elsewhere in this chapter. A related consideration is to make it possible to more efficiently and economically design and install all physical public service facilities in terms of size or capacity to adequately and permanently meet needs resulting from a defined intensity of land use. (Ord. 1206 § 3, 1992).

**17.24.020 Permitted primary uses.**

A. Those uses permitted in districts R-1 and R-2, subject to the same restrictions as though located in those districts.

B. Multifamily dwellings. The following plan review criteria shall be met:

1. Parking areas shall be screened from the street.
2. Pedestrian access to open space shall be on walkways and shall minimize the need to walk through parking areas.
3. Projects shall comply with the city of Burlington design guidelines for multifamily development, even when design review board approval is not required.
4. Dumpsters shall be fully enclosed with a solid fence or wall with a solid gate and shall not be visible from the public right-of-way.
5. A children's play area shall be provided, with a minimum size of 225 square feet plus 20 square feet per unit.
6. Common open space for passive or active recreation shall be provided at the rate of 50 square feet per unit.
7. Laundry and storage facilities shall be provided, either in each unit or in a central facility.
8. Multifamily developments shall comply with chapter [17.48](#) BMC, Performance Standards, where applicable.
9. Exterior lighting shall be provided for parking areas, access streets and pedestrian walkways, to be reviewed by the planning commission. Lighting shall be designed to direct light away from residential units to prevent glare.
10. Sidewalks shall be level and comply with the standards of the Americans with Disabilities Act. A five-foot planting strip shall be provided where adequate right-of-way is available. Exceptions shall be reviewed by the planning commission in the plan review process, to a minimum of three feet.

Driveways shall be designed so that a minimum three feet in width provides a continuous level sidewalk route of travel.

11. Nothing in this section shall preclude the requirement for additional mitigation in critical areas as defined in chapter [15.15](#) BMC, based on identified adverse environmental impacts pursuant to chapter [15.12](#) BMC. See also chapter [17.68](#) BMC, Plan Review Criteria.

12. In the event of identified unique or unusual site conditions that are not anticipated by the development standards in this code, the planning commission and/or city council is authorized to further condition a proposed project, including reducing density. See BMC [17.24.050](#)(H).

C. Municipal buildings, police stations, fire stations. (Ord. 1322 § 1, 1996; Ord. 1260 § 6, 1994; Ord. 1206 § 3, 1992).

#### **17.24.030 Permitted accessory uses.**

A. Those uses permitted in districts R-1 and R-2, subject to the same restrictions as though located in those districts, and recreation and storage building. See chapter [17.54](#) BMC for parking requirements.

B. Telecommunication mini facility, subject to the following requirements:

1. The mini facility may be located on buildings and structures provided that the immediate interior wall or ceiling adjacent to the facility is not a designated residential space.
2. The mini facility shall be exempt from review by the design review board if the antenna and related components are the same color as the existing building, pole or support structure on which it is proposed to be located.
3. The shelter or cabinet used to house radio electronic equipment shall be contained wholly within a building or structure, or otherwise appropriately concealed, camouflaged or located underground.
4. Mini facilities shall comply with the height limitation specified for all zones except as follows: Omnidirectional antennas may exceed the height limitation by 10 feet, or in the case of nonconforming structures the antennas may extend 10 feet above the existing structure. Panel antennas may exceed the height limitation if affixed to the side of an existing nonconforming building and blends in architecturally with the building. Placement of an antenna on a nonconforming structure shall not be considered to be an expansion of the nonconforming structure. (Ord. 1396 § 35, 1999; Ord. 1206 § 3, 1992).

#### **17.24.040 Uses requiring permit.**

The following uses may be permitted when a conditional use permit has been issued pursuant to the provisions of BMC [17.68.130](#):

- A. Boarding and group housing;
- B. Child day care center as defined by DSHS, preschools or nursery schools;
- C. Government facilities;
- D. Health care facilities;
- E. Mobile home park;
- F. Nursing homes;
- G. Professional offices;

H. Religious institutions;

I. Utility substations. (Ord. 1717 § 2, 2010; Ord. 1396 § 36, 1999; Ord. 1333 § 2, 1997; Ord. 1322 § 2, 1996; Ord. 1260 § 7, 1994; Ord. 1206 § 3, 1992).

### **17.24.050 Area and dimensional regulations.**

A. Minimum Lot Requirements.

1. Minimum lot area: 6,000 square feet. For a multifamily dwelling the required land area shall be computed as follows: Initial minimum lot size for two units of any size: 6,000 square feet. For each additional unit over two, add 3,000 square feet per unit.
2. Minimum lot dimensions: 60-foot width at front building line, 30-foot minimum width at street line, 80-foot minimum mean depth.

B. Minimum setback requirements: The same as for district R-1.

C. Maximum land coverage: Not more than 70 percent of any lot area may be covered by buildings and/or impervious paving materials, and not more than 30 percent of any lot area may be occupied by buildings. A minimum 30 percent of each lot shall be landscaped.

D. Maximum building height: Two stories, but not more than 30 feet.

E. Interior courts or areas between multifamily dwelling buildings shall have a minimum dimension of 30 feet in one-story buildings, 40 feet in two-story buildings.

F. Maximum Building Dimension. In no instance shall the greatest dimension of a multifamily building exceed 150 feet, measured parallel to exterior building walls.

G. Maximum Building Gross Floor Area. In no instance shall the gross floor area exceed 8,000 square feet for any multifamily building.

H. Maximum Density. Maximum density for any multifamily development shall not exceed 14 units per usable acre, except as provided in chapter [17.70](#) BMC, Agricultural Heritage Credit Program. Usable acreage is defined as the total site area minus any delineated wetlands or steep slope areas.

I. Cluster developments may be permitted as part of the subdivision process. The planning commission, when considering a subdivision, may allow a reduction of lot width, lot width at building line and lot area; provided, that:

1. Housing types may include single-family detached, townhouses, zero lot line and multifamily. A maximum of eight dwelling units is permitted in a single building.
2. The density of dwellings is not greater than that which would occur under strict interpretation of the requirements for the underlying zoning classification subject to adopted administrative rules reviewed and approved by the planning commission within six months of the effective date of the ordinance codified in this section.
3. When lot widths and lot areas are decreased, 35 percent lot coverage shall be the maximum permitted for a detached single-family dwelling and proportional limits on building size may be imposed on other housing types.
4. The resulting subdivision design clearly retains a substantial area of continuous, public accessible open space such as Gages Slough, a lake, wetland, a bluff, ravine, wildlife habitat area, trail on Burlington Hill, or other unique topographic feature, or a conservation area identified by the

planning commission. Such open spaces shall be maintained in accordance with their intended use and purpose.

5. A reduction in lot size of up to 20 percent below the minimum lot size of the underlying zoning shall be permitted. For example, if the underlying zoning has a minimum lot size of 9,600 square feet, the maximum reduction in lot size is 1,920 square feet, or a minimum lot size of 7,680 in a cluster subdivision.

6. A detailed landscaping plan shall be submitted.

7. Artist's renderings with both isometric and perspective views and a color plan for the proposed development. Models may be required for large and complex projects.

8. A design review report and recommendation pursuant to chapter [17.69](#) BMC shall be presented. (Ord. 1717 § 3, 2010; Ord. 1322 § 3, 1996; Ord. 1260 § 8, 1994; Ord. 1206 § 3, 1992).

---

<sup>1</sup>Prior legislation: Ords. 890 (Chapter 4), 1136 § 2, 1187 § 2, and 1200 § 4.

---

**This page of the Burlington Municipal Code is Ordinance 1717, passed June 24, 2010.**

Disclaimer: The City Clerk's Office has the official version of the Burlington Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

City Website: <http://www.ci.burlington.wa.us/>  
(<http://www.ci.burlington.wa.us/>)  
City Telephone: (360) 755-0531  
Code Publishing Company  
(<http://www.codepublishing.com/>)

---

**Chapter 17.21**  
**R-2 TWO-FAMILY**  
**RESIDENCE DISTRICT<sup>1</sup>**

Sections:

- [17.21.010](#) Intent.
- [17.21.020](#) Permitted primary uses.
- [17.21.030](#) Permitted accessory uses.
- [17.21.040](#) Uses requiring permit.
- [17.21.050](#) Area and dimensional regulations.

**17.21.010 Intent.**

The R-2 duplex residential zones are intended to permit a limited increase in population density in those areas to which this classification applies by permitting two dwelling units on a minimum size lot while at the same time, by means of the standards and requirements set forth in this chapter, maintaining a desirable family living environment by establishing minimum lot areas, yards and open spaces. A related consideration is to provide a transition between single-family areas and other intensive designations or activities which reduce the suitability for single-family uses. (Ord. 1206 § 3, 1992).

**17.21.020 Permitted primary uses.**

Hereafter all buildings, structures, or parcels of land shall only be used for the following subject to the same additional regulations (BMC [17.15.050](#)) required as though located in the R-1 district, unless otherwise provided for in this title:

- A. One duplex (two-family dwelling) not to exceed one duplex per lot;
- B. One detached single-family dwelling, not to exceed one single-family dwelling per lot. If only a single-family dwelling exists on a lot on the effective date of this title codified herein, an additional dwelling unit may be added or attached to and made a part of the existing building, provided all requirements of this title are met;
- C. Accessory uses to include residential garage, guest cottage, recreation room, tool shed, noncommercial greenhouse, and swimming pool;
- D. Keeping of no more than four household pets. This limit shall not include birds, fish, or suckling young of pets;
- E. Municipal parks and playgrounds;
- F. Renting of rooms for lodging purposes only, to accommodate not more than two persons in addition to the immediate family;
- G. Family day care home, as defined by DSHS. (Ord. 1206 § 3, 1992).

**17.21.030 Permitted accessory uses.**

Permitted accessory uses are those uses permitted in district R-1. See chapter 17.54 BMC for parking requirements. (Ord. 1206 § 3, 1992).

**17.21.040 Uses requiring permit.**

The following uses may be permitted when a conditional use permit has been issued pursuant to the provisions of BMC [17.68.130](#):

- A. Boarding houses;

- B. Child day care center, as defined by DSHS, and preschool/nursery schools;
- C. Duplexes, more than one per lot;
- D. Government facilities;
- E. Mobile home parks;
- F. Museums;
- G. Nursing homes;
- H. Religious institutions;
- I. Utility substations. (Ord. 1396 § 34, 1999; Ord. 1206 § 3, 1992).

**17.21.050 Area and dimensional regulations.**

A. Minimum lot area for single-family residence: 6,000 square feet.

Minimum lot area for two-family residence: 7,600 square feet.

Minimum lot width at building line for single-family residence: 60 feet.

Minimum lot width at building line for two-family residence: 70 feet.

B. All other area and dimensional regulations the same as for district R-1 except maximum land coverage by buildings, which shall be 40 percent. (Ord. 1206 § 3, 1992).

---

<sup>1</sup>Prior legislation: Ords. 890 (Chapter 4), 1136 § 2, 1187 § 2, and 1200 § 4.

---

**This page of the Burlington Municipal Code is Ordinance 1717, passed June 24, 2010.**

Disclaimer: The City Clerk's Office has the official version of the Burlington Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

City Website: <http://www.ci.burlington.wa.us/>  
(<http://www.ci.burlington.wa.us/>)  
City Telephone: (360) 755-0531  
Code Publishing Company  
(<http://www.codepublishing.com/>)

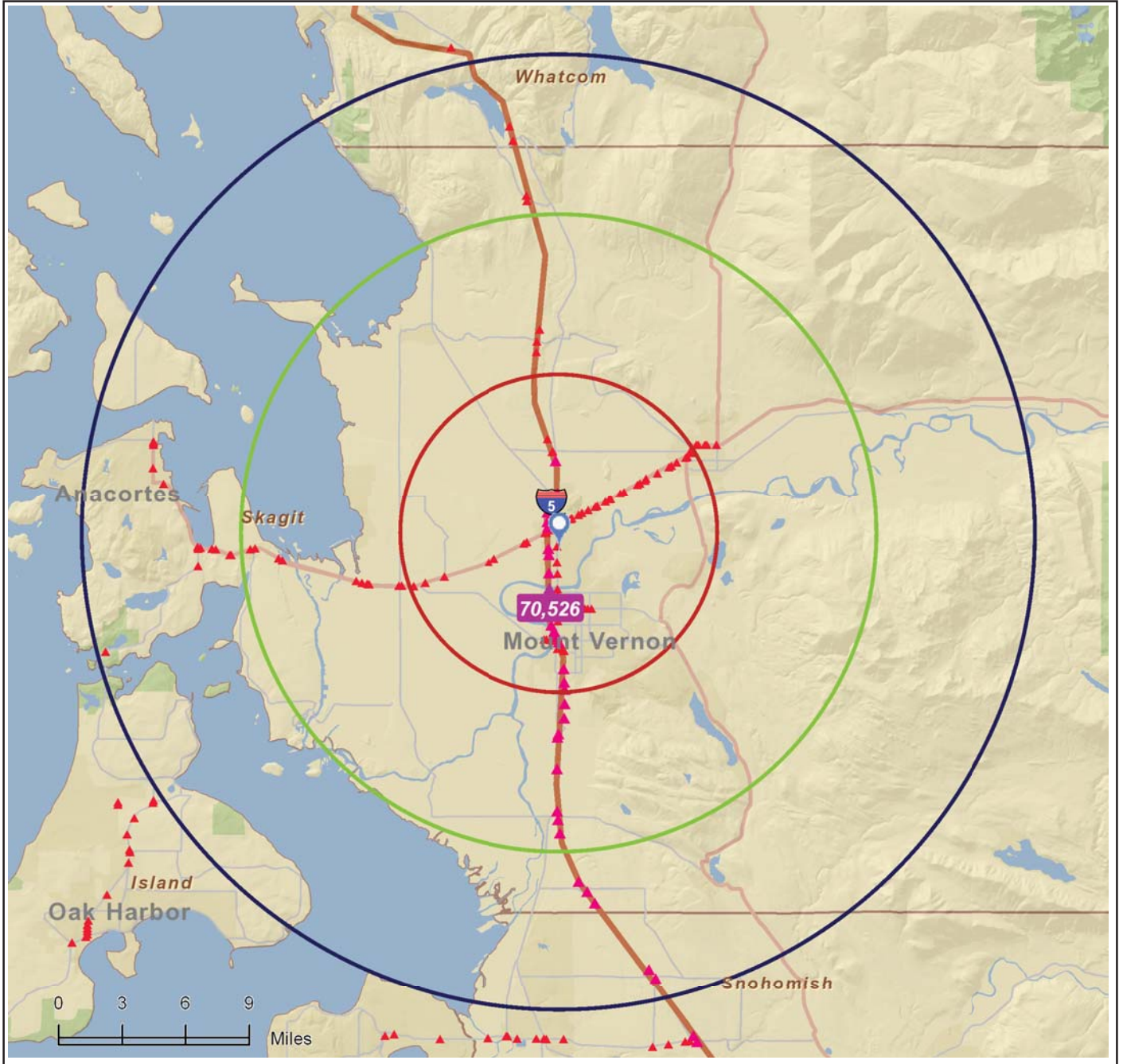


# Traffic Count Map

Prepared by Marshall Learned

133 Sharon Ave  
 133 E Sharon Ave, Burlington, WA 98233-2229  
 Ring: 5, 10, 15 Miles

Latitude: 48.470024  
 Longitude: -122.335049



- 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: © 2010 MPSI (Market Planning Solutions Inc.) Systems Inc. d.b.a. DataMetrix®



# Executive Summary

Prepared by Marshall Learned

133 Sharon Ave  
 133 E Sharon Ave, Burlington, WA 98233-2229  
 Ring: 5, 10, 15 Miles

Latitude: 48.470024  
 Longitude: -122.335049

	5 miles radius	10 miles radius	15 miles radius
<b>2010 Population</b>			
Total Population	55,820	85,197	123,348
Male Population	49.6%	49.7%	49.6%
Female Population	50.4%	50.3%	50.4%
Median Age	34.1	36.4	39.0
<b>2010 Income</b>			
Median HH Income	\$52,666	\$52,850	\$54,881
Per Capita Income	\$22,448	\$23,155	\$24,784
Average HH Income	\$61,791	\$62,560	\$65,220
<b>2010 Households</b>			
Total Households	19,902	30,785	46,266
Average Household Size	2.74	2.71	2.62
<b>2010 Housing</b>			
Owner Occupied Housing Units	59.7%	62.8%	63.5%
Renter Occupied Housing Units	35.3%	30.9%	27.3%
Vacant Housing Units	5.0%	6.3%	9.2%
<b>Population</b>			
1990 Population	34,623	54,913	81,426
2000 Population	46,682	71,961	105,035
2010 Population	55,820	85,197	123,348
2015 Population	59,311	90,530	130,893
1990-2000 Annual Rate	3.03%	2.74%	2.58%
2000-2010 Annual Rate	1.76%	1.66%	1.58%
2010-2015 Annual Rate	1.22%	1.22%	1.19%

In the identified market area, the current year population is 123,348. In 2000, the Census count in the market area was 105,035. The rate of change since 2000 was 1.58 percent annually. The five-year projection for the population in the market area is 130,893, representing a change of 1.19 percent annually from 2010 to 2015. Currently, the population is 49.6 percent male and 50.4 percent female.

	5 miles radius	10 miles radius	15 miles radius
<b>Households</b>			
1990 Households	13,328	20,708	31,144
2000 Households	16,871	26,198	39,521
2010 Households	19,902	30,785	46,266
2015 Households	21,121	32,694	49,085
1990-2000 Annual Rate	2.39%	2.38%	2.41%
2000-2010 Annual Rate	1.63%	1.59%	1.55%
2010-2015 Annual Rate	1.2%	1.21%	1.19%

The household count in this market area has changed from 39,521 in 2000 to 46,266 in the current year, a change of 1.55 percent annually. The five-year projection of households is 49,085, a change of 1.19 percent annually from the current year total. Average household size is currently 2.62, compared to 2.61 in the year 2000. The number of families in the current year is 32,339 in the market area.

## Housing

Currently, 63.5 percent of the 50,931 housing units in the market area are owner occupied; 27.3 percent, renter occupied; and 9.2 percent are vacant. In 2000, there were 43,066 housing units - 64.5 percent owner occupied, 27.2 percent renter occupied and 8.2 percent vacant. The rate of change in housing units since 2000 is 1.65 percent. Median home value in the market area is \$264,999, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 4.83 percent annually to \$335,499. From 2000 to the current year, median home value changed by 5.26 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.



# Executive Summary

Prepared by Marshall Learned

133 Sharon Ave  
 133 E Sharon Ave, Burlington, WA 98233-2229  
 Ring: 5, 10, 15 Miles

Latitude: 48.470024  
 Longitude: -122.335049

	5 miles radius	10 miles radius	15 miles radius
<b>Median Household Income</b>			
1990 Median HH Income	\$28,648	\$28,288	\$29,162
2000 Median HH Income	\$41,599	\$42,422	\$44,246
2010 Median HH Income	\$52,666	\$52,850	\$54,881
2015 Median HH Income	\$59,656	\$60,067	\$62,431
1990-2000 Annual Rate	3.8%	4.14%	4.26%
2000-2010 Annual Rate	2.33%	2.17%	2.12%
2010-2015 Annual Rate	2.52%	2.59%	2.61%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$13,894	\$13,631	\$14,099
2000 Per Capita Income	\$19,867	\$20,497	\$21,753
2010 Per Capita Income	\$22,448	\$23,155	\$24,784
2015 Per Capita Income	\$25,826	\$26,763	\$28,624
1990-2000 Annual Rate	3.64%	4.16%	4.43%
2000-2010 Annual Rate	1.2%	1.2%	1.28%
2010-2015 Annual Rate	2.84%	2.94%	2.92%
<b>Average Household Income</b>			
1990 Average Household Income	\$35,750	\$35,514	\$36,298
2000 Average Household Income	\$54,143	\$55,255	\$57,287
2010 Average HH Income	\$61,791	\$62,560	\$65,220
2015 Average HH Income	\$71,279	\$72,427	\$75,412
1990-2000 Annual Rate	4.24%	4.52%	4.67%
2000-2010 Annual Rate	1.3%	1.22%	1.27%
2010-2015 Annual Rate	2.9%	2.97%	2.95%

### Households by Income

Current median household income is \$54,881 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$62,431 in five years. In 2000, median household income was \$44,246, compared to \$29,162 in 1990.

Current average household income is \$65,220 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$75,412 in five years. In 2000, average household income was \$57,287, compared to \$36,298 in 1990.

Current per capita income is \$24,784 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$28,624 in five years. In 2000, the per capita income was \$21,753, compared to \$14,099 in 1990.

### Population by Employment

Total Businesses	2,911	3,987	5,341
Total Employees	28,690	38,256	47,002

Currently, 89.2 percent of the civilian labor force in the identified market area is employed and 10.8 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 91.0 percent of the civilian labor force, and unemployment will be 9.0 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 63.7 percent of the population aged 16 years or older in the market area participated in the labor force, and 1.1 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 57.0 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 18.3 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 24.6 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 78.1 percent of the market area population drove alone to work, and 4.6 percent worked at home. The average travel time to work in 2000 was 24.7 minutes in the market area, compared to the U.S. average of 25.5 minutes.

### Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 12.3 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 25.7 percent were high school graduates only (29.6 percent in the U.S.)
- 11.4 percent had completed an Associate degree (7.7 percent in the U.S.)
- 15.8 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 8.6 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.