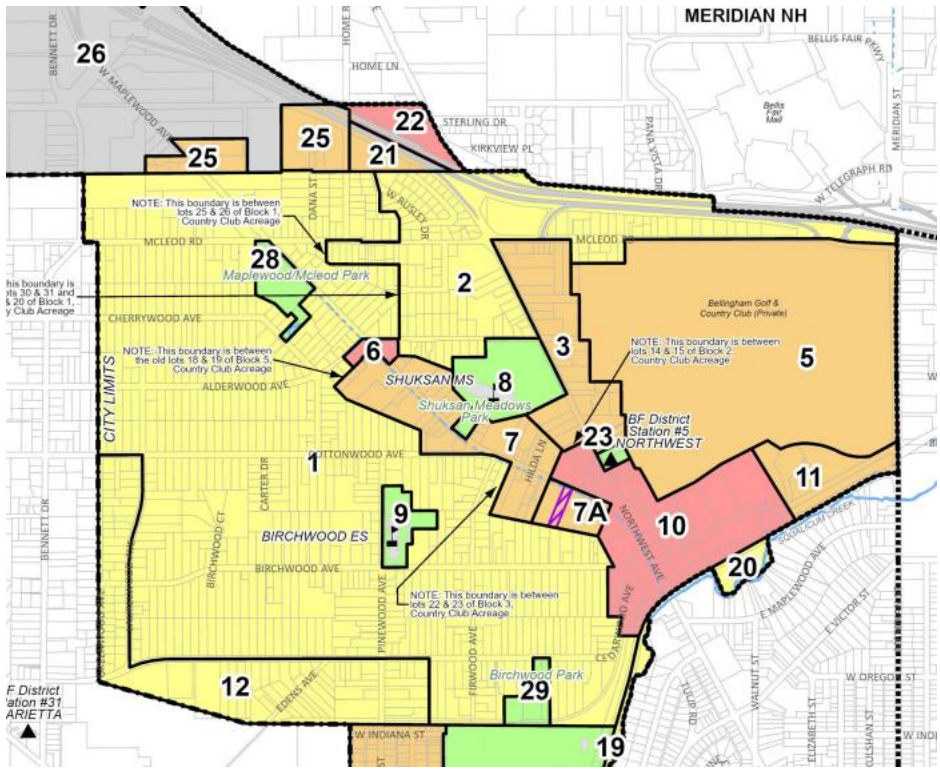


Municipal Code → Title 20, Land Use Development → Ch. 20.00, Zoning Tables →

20.00.020 Birchwood neighborhood table of zoning regulations.

Area	Zoning	Use Qualifier	Density	Special Conditions	Prerequisite Considerations	Special Regulations
1	Residential Single	Detached, mixed	20,000 sq. ft. minimum detached lot size	None	None	The mixed designation is intended to allow agriculture and the raising of farm animals; provided, that they are not a commercial endeavor. The latter must have the approval of the Bellingham/Whatcom County health department.



V. SUBAREA DESCRIPTIONS AND LAND USE DESIGNATIONS

Area 1

This low-density residential area makes up the bulk of the Birchwood Neighborhood and gives it much of this character. The lots in this area generally exceed 35,000 square feet with many of them approaching one acre in size. The lots are long and narrow and the combined open spaces in the rear of the lots contribute heavily to the rural character of the neighborhood. The lots generally are too narrow to be divided in width, so any subdivision would require multiple lot ownership and would result in the intrusion of residences into the interior open spaces. To maintain the existing development patterns in this area it is designated Residential, Single with a density of 20,000 square feet of ground area per dwelling unit.

This area includes the corridor along W. Maplewood Avenue from Alderwood Avenue north to the city limits. It is characterized by sound single family homes. Traffic volumes on W. Maplewood Avenue have shown significant increases. Commercial development in the adjacent county area near the I-5 interchange at Bakerview Road and along Bakerview Road will result in significant increases in traffic volumes on W. Maplewood Avenue. Future commercial development near the interchange will, without doubt, increase the use of the interchange. Street, pedestrian, and bicycle improvements along W. Maplewood Avenue should be constructed concurrent with new development.

AREA 1 LAND USE DESIGNATION: SINGLE FAMILY RESIDENTIAL, LOW DENSITY
