



CO00002646

**SNOHOMISH COUNTY COUNCIL  
SNOHOMISH COUNTY, WASHINGTON**

**AMENDED ORDINANCE NO. 01-018**

**AMENDING SNOHOMISH COUNTY CODE SECTION 18.32.030, RELATING TO USES  
ON LOTS AND THE PLACEMENT OF MORE THAN ONE SINGLE FAMILY DWELLING  
ON A LOT**

WHEREAS, SCC18.32.030 prohibits more than one single family dwelling, as defined in SCC 18.90.300, to be placed on a lot, except as provided for model homes and multiple family and commercial properties, and

WHEREAS, It is appropriate to permit more than one single family dwelling on a lot in a planned residential development where comprehensive site plan review is conducted and where bulk, performance and design standards are applied consistent with planned residential development provisions of chapter 18.51 SCC, and

WHEREAS, The Planning Commission recommended against adoption of the proposed amendment.

THEREFORE, BE IT ORDAINED:

SECTION 1. The County Council adopts the following findings and conclusions:

1. SCC 18.32.030 requires that no more than one single family dwelling, as defined in SCC 18.90.300, be placed on a lot, unless the lot is zoned commercial or multiple-family, or the dwelling is a model home.
2. The current provisions of chapter 18.51 SCC, the planned residential development (PRD) code, do not permit more than one single family dwelling on a lot in a PRD.
3. The County Council is currently considering possible amendments to the PRD code (Ordinances 01-004 & 01-005), that contemplate the placement of more than one single family dwelling on a single lot in a PRD.
4. The amendment to SCC 18.32.030 is consistent with the proposed amendments to the PRD code, and is necessary to permit the placement of more than one single family dwelling on a lot in a PRD.
5. A determination of nonsignificance was issued for the proposed action on February 8, 2001, pursuant to the provisions of the State Environmental Policy Act (WAC 97-11) and Title 23 SCC, and satisfies the requirements of SEPA.
6. This amendment has been processed through and meets the County's public participation requirements, chapter 32.05 SCC, enacted pursuant to the Growth Management Act.
7. The Planning Commission held a public hearing on February 27, 2001 and the County Council held public hearings on April 16 and May 2, 2001.

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8. The proposed amendment is in the best interest of the county and will promote the general public health, safety and welfare.

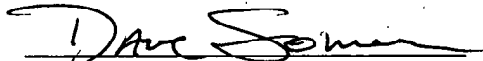
SECTION 2. Snohomish County Code, Section 18.32.030 last amended by Ordinance 97-084, on September 24, 1997 is amended to read:

18.32.030 Lots.

Uses shall be established upon legally created or legal nonconforming lots. A lot may have more than one permitted, conditional, or temporary use placed within its bounds, EXCEPT that only one single-family dwelling may be placed on a lot. This ((provision))exception shall not apply to model homes as defined herein, to planned residential developments proposed and approved pursuant to chapter 18.51 SCC, or to land zoned commercial or multiple-family. Multiple-family structures may be placed on lots at densities controlled by chapter 18.32 SCC.

PASSED this 2<sup>nd</sup> day of May, 2001.

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

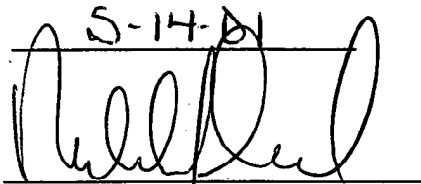
  
Chairperson

ATTEST:

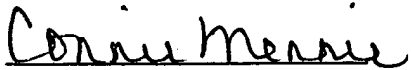
  
Clerk of the Council, *asst.*

- APPROVED  
 EMERGENCY  
 VETOED

Date:

5-14-01  
  
County Executive

ATTEST:



Approved as to form only:

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Deputy Prosecuting Attorney

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