



CO00001270

**SNOHOMISH COUNTY COUNCIL  
SNOHOMISH COUNTY, WASHINGTON**

**AMENDED ORDINANCE NO. 04-074**

**RELATING TO AGRICULTURE AND RELATED USES;  
AMENDING SUBTITLES 30.2 SCC (ZONING AND DEVELOPMENT STANDARDS)  
AND 30.9 SCC (DEFINITIONS)**

WHEREAS, the GMA Comprehensive Plan-General Policy Plan includes provisions to maintain and enhance the viability of the agricultural industry by developing and considering amendments for larger farm stands, revised standards, additional uses, and other amendments for farm zones; and

WHEREAS, a consulting firm, Redman/Johnston Associates, was engaged by the county to assess needs of the agricultural community for code amendments and to prepare a report entitled "Evaluation of Planning Policies, Code Provisions and Permit Procedures Related to Agriculture," dated February 2001; and

WHEREAS, the Redman/Johnston report dated February 2001 listed research from Washington and other states documenting the need for and trends in farm diversification as part of farmland preservation programs; and

WHEREAS, after reviewing the consultant report, the Agricultural Advisory Board held outreach meetings on July 25, 2001, and February 21, 2002. These outreach meetings were attended by over 60 persons from the agricultural community and the public, and included numerous statements requesting broadening and enlargement of uses permitted on farms in designated farmlands as essential to farm survival and farmland conservation; and

WHEREAS, a committee of farmers engaged in direct sales, value-added agricultural practices, and agri-tourism studied the proposed amendments and recommended to the Agricultural Advisory Board increases to the range of permitted uses and their sizes in designated farmlands as essential to farm viability and farmland conservation; and

WHEREAS, the Agricultural Advisory Board reviewed the consultant report, its own meeting notes, farmer and public input, and comments and changes prepared by Snohomish County staff and recommended a package of code amendments; and

WHEREAS, the Planning Commission held a public hearing on March 25, 2003, at which it voted to approve the ordinance as amended; and

WHEREAS, the County Council held a public hearing on July 28, 2004, at which it considered the materials and information contained in the record, the testimony of the public, the two versions of the ordinance forwarded from the Planning Commission, as well as a third version of the ordinance proposed by the Executive, which included

refinements to language and content that were intended to strengthen and clarify the ordinance; and

WHEREAS, the County Council has determined to pass the Executive's version of the ordinance, finding that the proposed changes to language and content do in fact clarify and strengthen the ordinance's intended effect;

NOW, THEREFORE, BE IT ORDAINED:

**Section 1.** The Snohomish County Council makes the following findings of fact:

- A. The foregoing recitals are incorporated herein by this reference, as if set forth in full.
- B. The Growth Management Act establishes dual goals of conserving designated agricultural lands and enhancing the economic viability of the agricultural industry within the County;
- C. The Snohomish County GMA Comprehensive Plan, General Policy Plan (GPP) states that the county should "conserve and enhance the agricultural industry through development and adoption of supporting programs and code amendments."
- D. GPP Goal LU 7 provides that the county should "[c]onserve agriculture and agricultural lands through a variety of planning techniques, regulations, incentive and acquisition methods."
- E. GPP Goal LU 7.C.3 provides that "[o]pportunities for the expansion of specialty agriculture, especially greenhouses and hydroponic farming shall be promoted in Upland Commercial farmland and Rural Residential-10 areas."
- F. GPP Goal LU 7.D.5 directs that "[i]ncentives for agricultural enhancement such as improved permit processing for designated farmland and value assessment of farm residences in designated farmland areas at farm rates shall be investigated."
- G. GPP RU-5 further directs that in order to protect rural areas and to foster direct marketing of farm products, the county should "[e]stablish strict guidelines to limit commercial development outside of urban growth areas. Guidelines for commercial development should allow retailing and wholesaling of agricultural products raised on nearby farms."
- H. According to the 1997 Census of Agriculture for Snohomish County produced by the U.S. Department of Agriculture, the amount of land in farming by acreage decreased 18 percent from 74,153 acres in 1992 to 60,588 acres in 1997. The average size of farms decreased 10 percent

from 59 acres in 1992 to 53 acres in 1997. Full-time farms decreased three percent from 534 farms in 1992 to 517 farms in 1997. However over the same period, the market value of agricultural products sold in Snohomish County increased 15 percent to just under \$113 million.

- I. The 2002 U.S. Census of Agriculture was released on June 3, 2004 by the USDA. The data for Snohomish County, specifically, has not yet been extracted. However, the statistics for Washington State, as a whole, reveal a continuing trend of the loss of farms and farmland acreage between 1997 and 2002, and the increasing real estate value of farm land.
- J. According to the USDA's *Washington Agricultural Statistics 2003*, the average value of farm real estate per acre in Washington State increased from \$1,190 in 1999 to \$1,270 in 2003.
- K. It is well-documented by researchers that U.S. agriculture has undergone profound structural changes over the past several decades. Two divergent developments have marked these changes: (1) the increasing industrialization and concentration of agricultural production and processing into a vertically integrated system, and (2) the rise of direct marketing by "independent" farms as an alternative food production system in which farmers sell their products directly to consumers.
- L. Direct marketing takes a number of forms, including farmers' markets, pick-your-own operations, community-supported agriculture (CSA) and roadside stands. There is growing recognition that farmers' markets provide an affordable source of fresh, high-quality food for low-income urban consumers.
- M. Direct marketing has been recognized by agricultural experts as a viable means to increase the number, and ensure the survival, of small, family-owned and -operated farms that remain independent from large-scale corporate interests.
- N. In order to maintain and protect farm viability and farmland conservation in Snohomish County, the county and farmers must work together to establish appropriate innovative uses that will support the continued economic viability of farming and farmland enterprise. Such uses may include (but are not limited to) direct sales of farm products, farm support businesses, and agri-tourism.
- O. The consultant report prepared by Redman/Johnston Associates in February 2001 states that: (1) new areas of agricultural operation or alternate forms of agriculture are important for maintaining (farm) economic viability; (2) adapting current farming operations to changing demographic and economic conditions by diversifying or switching to

higher value crops will keep many farms in business; and (3) support exists for broadening the range of allowed uses in designated farmlands, so long as such uses are compatible with and serve to augment agricultural activities.

- P. The Legislature recently recognized the changing needs of the agricultural industry to diversify and supplement on farm incomes through on- and off-farm economic activities for the long-term economic viability of the industry in adopting SB 6237.
- Q. SB 6237 adds new regulatory authority for counties planning under Chapter 36.70A RCW, the Growth Management Act (GMA), to assist farmers in sustaining the economic viability of farms and the agricultural industry as a whole.
- R. SB 6237 authorizes counties to use a variety of innovative zoning techniques, amending RCW 36.70A.177(2)(a) to include "accessory uses that support, promote, or sustain agricultural operations and production..."
- S. The current provisions of Subtitles 30.2 and 30.9 SCC do not adequately meet the needs of the county and farmers because the regulations do not allow for the development of innovative economic activity and uses in designated farmlands and land zoned for agricultural use that will allow for the continued economic viability of the agricultural industry, and foster the survival of family-owned farms.

**Section 2.** The Snohomish County Council makes the following conclusions:

- A. The adoption of this ordinance is critical to stem the continuing trend of a loss of productive farms both across the state and within the county.
- B. The ordinance is an important step in providing for the continued economic viability of the agricultural industry within the county and for the support the survival of family-owned farms.
- C. The proposed amendments will allow larger farm stands; farm product processing review streamlining; new farm support uses, including farmers markets and farm support businesses; and uses not related to farming, but also not harmful to farms, including farmland enterprises, that all contribute to farm viability and farmland conservation;
- D. The proposed amendments are consistent with and implement the GPP policies relating to agriculture including Goals LU-7, LU-7.C.3, LU-7.D.5 and Goal RU-5.
- E. By allowing a greater variety of economic uses that support agriculture, this ordinance allows economic diversification for farmers, discourages

conversion of farmland to other uses, and assists the agriculture industry in meeting the changing needs of farms and farming. In so doing, the proposed amendments will ensure the long-term economic viability of farms and the agricultural industry in a rapidly-growing Snohomish County.

- F. The regulations proposed by this ordinance are consistent with the County's GMA Comprehensive Plan – General Policy Plan.
- G. This ordinance authorizes economic activity and direct marketing techniques for farmers that are consistent with the recommendations of experts in the field of commercial agriculture as found in the economic literature and studies set forth in the record.
- H. The regulations proposed by this ordinance are supported by members of the agricultural industry, local farmers and members of the public, as evidenced by the public testimony received at Agricultural Advisory Board outreach meetings; by the Agricultural Advisory Board regular meeting on May 2, 2002, by public testimony received by the Planning Commission and County Council during public hearings.
- I. A determination of nonsignificance was issued for the proposed action on March 13, 2003, pursuant to the provisions of the State Environmental Policy Act (WAC 97-11) and Title 23 SCC, which satisfies the requirements of SEPA;
- J. There has been early and continuous public participation in the review of the proposed amendments. The public notice requirements established by the state and county law have been met; and
- K. The proposed amendments are in the best interest of the county and will promote the general public health, safety and welfare.

**Section 3.** Snohomish County Code Section 30.21.025, adopted by Amended Ordinance No. 02-064 on December 9, 2002, is amended to read:

**30.21.025 Intent of zones.**

This section describes the intent of each use zone. Snohomish County's use zones are categorized and implemented consistent with the comprehensive plan. The comprehensive plan establishes guidelines to determine compatibility and location of use zones. The intent of each zone is established pursuant to SCC Table 30.21.020 and is set forth below in SCC 30.21.025(1) - (4).

(1) **Urban Zones.** The urban zones category consists of residential, commercial, and industrial zoning classifications in Urban Growth Areas (UGAs) located outside of cities in unincorporated Snohomish County. These areas are either already characterized by, or are planned for, urban growth consistent with the comprehensive plan.

(a) **Single Family Residential.** The intent and function of single family residential zones is to provide for predominantly single family residential development that achieves a minimum net density of four dwelling units per net acre. These zones may be used as holding zones for properties that are designated urban medium-density residential, urban high-density residential, urban commercial, urban industrial, or other land uses in the comprehensive plan. Single family residential zones consist of the following:

- (i) Residential 7,200 sq. ft. (R-7,200);
- (ii) Residential 8,400 sq. ft. (R-8,400); and
- (iii) Residential 9,600 sq. ft. (R-9,600).

(b) **Multiple Family Residential.** Multiple family residential zones provide for predominantly apartment and townhouse development in designated medium- and high-density residential locations. Multiple family residential zones consist of the following:

- (i) Townhouse (T). The intent and function of the townhouse zone is to:

- (A) Provide for single family dwellings, both attached and detached, or different styles, sizes, and prices at urban densities greater than those for strictly single family detached development, but less than multifamily development;

- (B) Provide a flexible tool for development of physically suitable, skipped-over or under-used lands in urban areas without adversely affecting adjacent development; and

- (C) Provide design standards and review which recognize the special characteristics of townhouses, to ensure the development of well-planned communities, and to ensure the compatibility of such housing developments with adjacent, existing, and planned uses. Townhouses are intended to serve the housing needs of a variety of housing consumers and producers. Therefore, townhouses may be built for renter occupancy of units on a site under single ownership, owner agreements pursuant to chapters 64.32 or 64.34 RCW, or owner or renter occupancy of separately conveyed units on individual lots created through formal subdivision pursuant to chapter 58.17 RCW.

- (ii) Low-Density Multiple Residential (LDMR). The intent and function of the low-density multiple residential zone is to provide a variety of low-density, multifamily housing including townhouses, multifamily structures, and attached or detached homes on small lots; and

- (iii) Multiple Residential (MR). The intent and function of the multiple residential zone is to provide for high-density development, including townhouses and multifamily structures generally near other high-intensity land uses.

(c) **Commercial.** The commercial zones provide for neighborhood, community and urban center commercial, and mixed use developments that offer a range of retail, office, personal service and wholesale uses. Commercial zones consist of the following:

- (i) Neighborhood Business (NB). The intent and function of the neighborhood business zone is to provide for local facilities that serve the everyday needs of the surrounding neighborhood, rather than the larger surrounding community;

- (ii) Planned Community Business (PCB). The intent and function of the planned community business zone is to provide for community business enterprises in areas desirable for business but having highly sensitive elements of vehicular

circulation, or natural site and environmental conditions while minimizing impacts upon these elements through the establishment of performance criteria. Performance criteria for this zone are intended to control external as well as internal effects of commercial development. It is the goal of this zone to discourage "piecemeal" and strip development by encouraging development under unified control;

(iii) Community Business (CB). The intent and function of the community business zone is to provide for businesses and services designed to serve the needs of several neighborhoods;

(iv) General Commercial (GC). The intent and function of the general commercial zone is to provide for a wide variety of retail and nonretail commercial and business uses. General commercial sites are auto-oriented as opposed to pedestrian- or neighborhood- oriented;

(v) Freeway Service (FS). The intent and function of the freeway service zone is to provide for needed freeway commercial facilities in the vicinity of on/off ramp frontages and access roads of limited access highways with a minimum of traffic congestion in the vicinity of the ramp. Allowed uses are limited to commercial establishments dependent upon highway users. Certain performance standards, subject to hearing examiner review, are contained in chapter 30.31B SCC to protect freeway design;

(vi) Business Park (BP). The intent and function of the business park zone is to provide for those business/industrial uses of a professional office, wholesale and manufacturing nature which are capable of being constructed, maintained, and operated in a manner uniquely designed to be compatible with adjoining residential, retail commercial, or other less intensive land uses, existing or planned. Strict zoning controls must be applied in conjunction with private covenants and unified control of land; many business/industrial uses otherwise provided for in the zoning code will not be suited to the BP zone due to an inability to comply with its provisions and achieve compatibility with surrounding uses;

(vii) Light Industrial (LI). The intent and function of the light industrial zone is to promote, protect, and provide for light industrial uses while also maintaining compatibility with adjacent nonindustrial areas;

(viii) Heavy Industrial (HI). The intent and function of the heavy industrial zone is to promote, protect, and provide for heavy industrial uses while also maintaining compatibility with adjacent nonindustrial areas; and

(ix) Industrial Park (IP/PIP). The intent and function of the industrial park and planned industrial park zones is to provide for heavy and light industrial development under controls to protect the higher uses of land and to stabilize property values primarily in those areas in close proximity to residential or other less intensive development. The IP and remaining Planned Industrial Park (PIP) zones are designed to ensure compatibility between industrial uses in industrial centers and thereby maintain the attractiveness of such centers for both existing and potential users and the surrounding community. Vacant/undeveloped land which is currently zoned PIP shall be developed pursuant to industrial park zone regulations (chapter 30.31A SCC).

(d) **Industrial Zones.** The industrial zones provide for a range of industrial and manufacturing uses and limited commercial and other nonindustrial uses necessary for the convenience of industrial activities. Industrial zones consist of the following:

- (i) Business Park (BP). See description under SCC 30.21.025(1)(c)(vi);
- (ii) Light Industrial (LI). See description under SCC 30.21.025(1)(c)(vii);
- (iii) Heavy Industrial (HI). See description under SCC 30.21.025(1)(c)(viii);

and

- (iv) Industrial Park (IP). See description under SCC 30.21.025(1)(c)(ix).

(2) **Rural Zones.** The rural zones category consists of zoning classifications applied to lands located outside UGAs that are not designated as agricultural or forest lands of long-term commercial significance. These lands have existing or planned rural services and facilities, and rural fire and police protection services. Rural zones may be used as holding zones for properties that are primarily a transition area within UGAs on steep slopes adjacent to non-UGA lands designated rural or agriculture by the comprehensive plan. Rural zones consist of the following:

(a) **Rural Diversification (RD).** The intent and function of the rural diversification zone is to provide for the orderly use and development of the most isolated, outlying rural areas of the county and at the same time allow sufficient flexibility so that traditional rural land uses and activities can continue. These areas characteristically have only rudimentary public services and facilities, steep slopes and other natural conditions, which discourage intense development, and a resident population, which forms an extremely rural and undeveloped environment. The resident population of these areas is small and highly dispersed. The zone is intended to protect, maintain, and encourage traditional and appropriate rural land uses, particularly those which allow residents to earn a satisfactory living on their own land. The following guidelines apply:

(i) A minimum of restrictions shall be placed on traditional and appropriate rural land uses;

(ii) The rural character of these outlying areas will be protected by carefully regulating the size, location, design, and timing of large-scale, intensive land use development; and

(iii) Large residential lots shall be required with the intent of preserving a desirable rural lifestyle as well as preventing intensive urban- and suburban-density development, while also protecting the quality of ground and surface water supplies and other natural resources.

(b) **Rural Resource Transition – 10 Acre (RRT-10).** The intent and function of the rural resource transition - 10 acre zone is to implement the rural residential-10 (resource transition) designation and policies in the comprehensive plan, which identify and designate rural lands with forestry resource values as a transition between designated forest lands and rural lands;

(c) **Rural-5 Acre (R-5).** The intent and function of the rural-5 acre zone is to maintain rural character in areas that lack urban services;

(d) **Rural Business (RB).** The intent and function of the rural business zone is to permit the location of small-scale commercial retail businesses and personal services which serve a limited service area and rural population outside established UGAs. This zone is to be implemented as a "floating zone" and will be located where consistent with specific locational criteria. The rural business zone permits small-scale retail sales and services located along county roads on small parcels that serve the immediate rural



residential population, and at least one mile from an existing UGA boundary and two and one-half miles from an existing rural business, rural freeway service or rural industrial zone, or commercial designation in the rural area. Rural businesses, which serve the immediate rural population, may be located at crossroads of county roads, state routes, and major arterials;

(e) **Clearview Rural Commercial (CRC).** The intent and function of the CRC zone is to permit the location of commercial businesses and services that primarily serve the rural population within the defined boundary established by the CRC land use designation. Uses and development are limited to those compatible with existing rural uses that do not require urban utilities and services.

(f) **Rural Freeway Service (RFS).** The intent and function of the rural freeway service zone is to permit the location of small-scale, freeway-oriented commercial services in the vicinity of on/off ramp frontages and access roads of interstate highways in areas outside a designated UGA boundary and within rural areas of the county. Permitted uses are limited to commercial establishments dependent upon highway users; and

(g) **Rural Industrial (RI).** The intent and function of the rural industrial zone is to provide for small-scale light industrial, light manufacturing, recycling, mineral processing, and resource-based goods production uses that are compatible with rural character and do not require an urban level of utilities and services.

(3) **Resource Zones.** The resource zones category consists of zoning classifications that conserve and protect lands useful for agriculture, forestry, or mineral extraction or lands which have long-term commercial significance for these uses. Resource zones consist of the following:

(a) **Forestry (F).** The intent and function of the forestry zone is to conserve and protect forest lands for long-term forestry and related uses. Forest lands are normally large tracts under one ownership and located in areas outside UGAs and away from residential and intense recreational use;

(b) **Forestry and Recreation (F&R).** The intent and function of the forestry and recreation zone is to provide for the development and use of forest land for the production of forest products as well as certain other compatible uses such as recreation and to protect publicly-owned parks in UGAs;

(c) **Agriculture-10 Acre (A-10).** ~~((The intent and function of the agriculture-10 acre zone is to preserve those portions of the county which contain prime farmland for agricultural purposes. Since those portions of the county containing the proper combination of soil and topographical characteristics for intense agricultural development are limited and irreplaceable, the prime function of this zone will be to establish the proper area standards and permitted uses which will encourage the use and preservation of this land for agricultural purposes; and))~~ The intent and function of the agriculture-10 acre zone is:

(i) To implement the goals and objectives of the County General Policy Plan, which include the goals of protecting agricultural lands and promoting agriculture as a component of the County economy;

(ii) To protect and promote the continuation of farming in areas where it is already established and in locations where farming has traditionally been a viable component of the local economy; and

(iii) To permit in agricultural lands, with limited exceptions, only agricultural land uses and activities and farm-related uses that provide a support infrastructure for farming, or that support, promote or sustain agricultural operations and production including compatible accessory commercial or retail uses on designated agricultural lands.

(iv) Allowed uses include, but are not limited to:

- (A) Storage and refrigeration of regional agricultural products;
- (B) Production, sales and marketing of value-added agricultural products derived from regional sources;
- (C) Supplemental sources of on-farm income that support and sustain on-farm agricultural operations and production;
- (D) Support services that facilitate the production, marketing and distribution of agricultural products;
- (E) Off farm and on-farm sales and marketing of predominately regional agricultural products from one or more producers, agriculturally related experiences, products derived from regional agricultural production, products including locally made arts and crafts, and ancillary sales or service activities.
- (F) Accessory commercial or retail uses which shall be accessory to the growing of crops or raising of animals and which shall sell products predominately produced on-site, agricultural experiences, or products, including arts and crafts, produced on-site. Accessory commercial or retail sales shall offer for sale a significant amount of products or services produced on-site.

(v) Allowed uses shall comply with all of the following standards:

- (A) The uses shall be compatible with resource land service standards.
- (B) The allowed uses shall be located, designed and operated so as not to interfere with normal agricultural practices.
- (C) The uses may operate out of existing or new buildings with parking and other supportive uses consistent with the size and scale of agricultural buildings but shall not otherwise convert agricultural land to non-agricultural uses.

**(d) Mineral Conservation (MC).** The intent and function of the mineral conservation zone is to comprehensively regulate excavations within Snohomish County. The zone is designed to accomplish the following:

(i) Preserve certain areas of the county which contain minerals of commercial quality and quantity for mineral conservation purposes and to prevent incompatible land use development prior to the extraction of such minerals and materials and to prevent loss forever of such natural resources;

(ii) Preserve the goals and objectives of the comprehensive plan by setting certain guidelines and standards for location of zones and under temporary, small-scale conditions to permit other locations by conditional use permit;

(iii) Permit the necessary processing and conversion of such material and minerals to marketable products;

(iv) Provide for protection of the surrounding neighborhood, ecological and aesthetic values, by enforcing controls for buffering and for manner and method of operation; and

(v) Preserve the ultimate suitability of the land from which natural deposits are extracted for rezones and land usages consistent with the goals and objectives of the comprehensive plan.

(4) **Other Zones:** The other zones category consists of existing zoning classifications that are no longer primary implementing zones but may be used in special circumstances due to topography, natural features, or the presence of extensive critical areas. Other zones consist of the following:

- (a) Suburban Agriculture-1 Acre (SA-1);
- (b) Rural Conservation (RC);
- (c) Rural Use (RU);
- (d) Residential 20,000 sq. ft. (R-20,000);
- (e) Residential 12, 500 sq. ft. (R-12,500); and
- (f) Waterfront beach (WFB).

**Section 4.** Snohomish County Code Section 30.22.100, last amended by Amended Ordinance 03-107 on September 10, 2003, is amended to read:

**30.22.100 Urban Zone Categories: Use Matrix**

Type of Use	Urban Zones														
	R9,600	R8,400	R7,200	T	LDMR	MR	NB	PCB	CB	GC	FS	IP <sup>200</sup>	BP	LI <sup>25, 200</sup>	HI <sup>25</sup>
Accessory Apartment <sup>22</sup>	A	A	A	A	A	A	A		A	A					
Adult Entertainment Business/Use <sup>200</sup>												P		P	P
Agriculture <sup>22</sup>	P	P	P		P	P	P		P	P		P	P	P	P
Airport, Stage 1 Utility	C	C	C						P	P		P	P	P	P
Airport-All Others												P	P	P	P
Amusement Facility <sup>22</sup>								P	P	P		P		P	P
Antique Shop							P		P	P				P	P
Art Gallery <sup>22</sup>	C	C	C		C	C	P	P	P	P		P	P	P	P
Asphalt Batch Plant & Continuous Mix Asphalt Plant												P			P
Auto Repair, Major										P		P	P	P	P
Auto Repair, Minor							P	P	P <sup>xxx</sup>	P	P	P	P	P	P
Auto Towing														P	P
Auto Wrecking Yard														C <sup>th</sup>	P <sup>th</sup>
Bakery							P <sup>200</sup>	P	P	P		P	P	P	P
Bed and Breakfast Guesthouse <sup>22</sup>	C	C	C	C	C	C									
Billboards <sup>11</sup>										P				P	P
Boarding House	P <sup>15</sup>	P <sup>15</sup>	P <sup>15</sup>		P	P	P		P	P					
Boat Launch, Commercial <sup>31</sup>									C	C				C	C
Boat Launch, Non-commercial <sup>31</sup>	C	C	C		C	C			C	C				C	C
Boat Sales										P				P	P
Caretaker's Quarters												P	P	P	P
Carport	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Cemetery, Columbarium, Crematorium, Mausoleum <sup>22</sup>	C	C	C		C	C			P	P		P	P	P	P
Church <sup>22</sup>	C	C	C		P	P	P	P	P	P		P	P	P	P
Cleaning Establishment							P	P	P	P		P	P	P	P
Clubhouse					C	C	C	P	P	P		P	P	P	P
Cold Storage										P		P	P	P	P
Commercial Vehicle Storage Facility										P		P	P	P	P
Community Club	C	C	C		C	C	C		P	P		P	P	P	P
Construction Contracting										P			P	P	P
Country Club	C	C	C									P	P	P	P
Craft Shop <sup>21</sup>									P <sup>xxx</sup>	P		P	P	P	P
P - Permitted Use	Note: Reference numbers within matrix indicate special conditions apply; see SCC 30.22.130. Check other matrices in this chapter if your use is not listed above.														
A - Administrative Conditional Use															
C - Conditional Use															

### 30.22.100 Urban Zone Categories: Use Matrix

Type of Use	Urban Zones														
	R9,600	R8,400	R7,200	T	LDMR	MR	NB	PCB	CB	GC	FS	IP <sup>22P</sup>	BP	LI <sup>1L, 1nn</sup>	HI <sup>1L</sup>
Day Care Center <sup>2</sup>	C	C	C		C	C	P	P	P	P	P	P	P	P	P
Department Store								P <sup>XX</sup>	P <sup>XX</sup>	P				P	P
Distillation of Alcohol												P	P	P	P
Distillation of Wood, Coal, Bones or Manufacturing of Their By-products												P			P
Dock & Boathouse, Private, Non-commercial <sup>3, 29</sup>	P	P	P	P	P	P	P		P	P		P	P	P	P
Drug Store						P	P	P	P	P	P <sup>22</sup>			P	P
Dwelling, Duplex	P <sup>11</sup>	P <sup>11</sup>	P <sup>11</sup>	P	P	P	P		P	P					
Dwelling, Mobile Home	P <sup>8</sup>	P <sup>8</sup>	P <sup>8</sup>	P <sup>8</sup>	P	P	P <sup>8</sup>		P <sup>8</sup>	P <sup>8</sup>					
Dwelling, Multifamily					P	P	P	P	P	P			P <sup>31</sup>		
Dwelling, Single Family	P	P	P	P	P	P	P	P <sup>4</sup>	P	P			P <sup>31</sup>		
Dwelling, Townhouse	C, P <sup>5</sup>	C, P <sup>5</sup>	C, P <sup>5</sup>	P <sup>5</sup>	P		P	P	P	P					
Excavation & Processing of Minerals <sup>28</sup>	C	C	C		C	C	C		C	C		C	C	C	C
Explosives, Manufacturing												P			P
Explosives, Storage												P			P
Extraction of Animal or Fish Fat or Oil												P			P
Fabrication Shop										P		P	P	P	P
Fairgrounds										P		P	P	P	P
Fallout Shelter, Individual	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Fallout Shelter, Joint	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Family Care Home	P	P	P	P	P	P	P		P	P					
Family Day Care Home <sup>8</sup>	P	P	P	P	P	P	P		P	P					
Family Rehabilitation Home	C	C	C		C	C			P	P					
Farm Product Processing, up to 5,000 sq. ft. <sup>37</sup>									P <sup>A</sup>	P <sup>P</sup>		((P))		((P))	((P))
over 5,000 sq. ft. <sup>38</sup>														P <sup>P</sup>	P <sup>P</sup>
Farm Stand <sup>(10)</sup> up to 400 sq. ft. <sup>9</sup> 401 to 5,000 sq. ft. <sup>111</sup>	((P)) P	((P)) P	((P)) P						P	P				P	P
Farmers Market <sup>100</sup>										P			P	P	P
Financial Institutions							P	P	P	P		P	P	P	P
Fish Farm												P	P	P	P
Fix-it Shop								P	P <sup>XX</sup>	P		P	P	P	P
Forestry												P		P	P
P - Permitted Use	Note: Reference numbers within matrix indicate special conditions apply; see SCC 30.22.130. Check other matrices in this chapter if your use is not listed above.														
A - Administrative Conditional Use															
C - Conditional Use															

30.22.100 Urban Zone Categories: Use Matrix

Type of Use	Urban Zones														
	R9,600	R8,400	R7,200	T	LDMR	MR	NB	PCB	CB	GC	FS	IP <sup>BBB</sup>	BP	LI <sup>II, III</sup>	HI <sup>II</sup>
Forge, Foundry, Blast Furnace for Melting of Ore															P
Foster Home	P	P	P	P	P	P	P		P	P					
Fuel & Coal Yard										P		P	P	P	P
Garage, Private	P	P	P	P	P	P	P	P	P	P		P	P	P	P
Golf Course and Driving Range <sup>III</sup>	C	C	C						P	P		P	P	P	P
Government Structures & Facilities <sup>27, 28</sup>	C	C	C	C	C	C	C	P	P	P		P	P	P	P
Greenhouse, Lath House, & Nurseries: <sup>22</sup> Retail							P	P	P	P				P	P
Greenhouse, Lath House, & Nurseries: <sup>22</sup> Wholesale <sup>22</sup>							P	P	P	P		P	P	P	P
Grocery Store							P	P	P	P	P <sup>22</sup>			P	P
Grooming Parlor							P	P	P	P			P <sup>22</sup>	P	P
Group Care Facility <sup>36</sup>					C	C			C	C					
Guesthouse <sup>www</sup>	P	P	P		P	P	P	P	P	P					
Gymnasium								P	P	P		P	P	P	P
Hardware Store							P	P	P	P				P	P
Hazardous Waste Storage & Treatment Facilities, Offsite <sup>ccc</sup>												C	C	C	C
Hazardous Waste Storage & Treatment Facilities, Onsite <sup>bbb</sup>							P	P	P	P	P	P	P	P	P
Home Improvement Center							P	P	P	P				P	P
Home Occupation <sup>11</sup>	P	P	P	P	P	P	P		P	P					
Hospital <sup>26, 28</sup>	C	C	C		C	C		P	C	C			P		
Hotel/Motel <sup>29, 2222</sup>					C	C		P	P	P	P				
Industrial Use, Heavy <sup>III</sup>												P			P
Junkyard														C <sup>III</sup>	P <sup>III</sup>
Kennel, <sup>22</sup> Commercial <sup>12</sup>	C	C	C						P	P		P	P	P	P
Kennel, <sup>22</sup> Private-Breeding <sup>13</sup>	P	P	P		P	P	P		P	P		P	P	P	P
Kennel, <sup>22</sup> Private-Non-Breeding <sup>13</sup>	P	P	P		P	P	P		P	P		P			
Laboratory										P		P	P	P	P
Library <sup>22</sup>	C	C	C		C	C	C	P	P	P		P	P	P	P
Licensed Practitioner <sup>29, 22</sup>					C	C	P	P	P	P		P	P	P	P
Livestock Auction Facility												P		P	P
Locksmith							P	P	P	P		P	P	P	P
Lumberyard										P		P	P	P	P
Manufacturing, Heavy <sup>III</sup>												P			P
P - Permitted Use	Note: Reference numbers within matrix indicate special conditions apply; see SCC 30.22.130. Check other matrices in this chapter if your use is not listed above.														
A - Administrative Conditional Use															
C - Conditional Use															

30.22.100 Urban Zone Categories: Use Matrix

Type of Use	Urban Zones														
	R9,600	R8,400	R7,200	T	LDMR	MR	NB	PCB	CB	GC	FS	IP <sup>22b</sup>	BP	LI <sup>11, 22b</sup>	HI <sup>11</sup>
Manufacturing-All Other Forms Not Specifically Listed <sup>uuu</sup>												P	P	P	P
Massage Parlor									P	P		P	P	P	P
Medical Clinic <sup>29</sup>					C	C	P	P	P	P		P	P	P	P
Mini Self-Storage								P		P		P	P	P	P
Mobile Home Park <sup>2b</sup>					C	C			C	C					
Mobile Home & Travel Trailer Sales										P		C <sup>36</sup>		P	P
Model Hobby Park <sup>mmm</sup>													A	A	A
Model House/Sales Office	P	P	P	P	P	P	P	P	P	P					
Mortuary					C	C			P	P		P	P	P	P
Motor Vehicle & Equipment Sales									P <sup>23</sup>	P				P	P
Museum <sup>2b</sup>	C	C	C		C	C	C	P	P	P		P	P	P	P
Nursing Home <sup>2b</sup>	C	C	C		C	C			P	P					
Office, General							P	P	P	P		P	P	P	P
Park, Public <sup>14</sup>	P	P	P		P	P	P	P	P	P		P	P	P	P
Park-and-Pool Lot	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P
Park-and-Ride Lot	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P
Personal Services Shop							P	P	P <sup>23x</sup>	P		P <sup>49</sup>	P <sup>49</sup>	P	P
Pet Shop							P	P	P	P			P <sup>99</sup>	P	P
Petroleum Products & Gas Storage - Bulk										P <sup>99</sup>		P	P <sup>99</sup>	P <sup>99</sup>	P <sup>993</sup>
Petroleum Refining <sup>2b</sup>												P			
Print Shop									P <sup>23x</sup>	P		P	P	P	P
Printing Plant								P		P		P	P	P	P
Race Track <sup>24, 2b</sup>										C		P	P	P	P
Railroad Right-of-way	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P
Recreational Facility Not Otherwise Listed	C	C	C		C	C	P	P	P	P		P	P	P	P
Recreational Vehicle Park									C	C	P				
Rendering of Fat, Tallow, or Lard												P			P
Restaurant							P	P	P	P	P	P <sup>49</sup>	P <sup>49</sup>	P	P
Retail Store							P	P	P <sup>99</sup>	P			P <sup>99</sup>	P	P
Retirement Apartments				P	P	P	P	P	P	P					
Retirement Housing				P	P	P	P	P	P	P					
P - Permitted Use	Note: Reference numbers within matrix indicate special conditions apply; see SCC 30.22.130. Check other matrices in this chapter if your use is not listed above.														
A - Administrative Conditional Use															
C - Conditional Use															

30.22.100 Urban Zone Categories: Use Matrix

Type of Use	Urban Zones														
	R9,600	R8,400	R7,200	T	LDMR	MR	NB	PCB	CB	GC	FS	IP <sup>BB</sup>	BP	LI <sup>II, DII</sup>	HI <sup>II</sup>
Rolling or Blooming Mills												P			P
Sanitary Landfill	C	C	C						C	C		C	C	C	C
Sawmill										P		P	P	P	P
Schools															
K-12 & Preschool <sup>BB</sup>	C	C	C		C	C			P	P		P	P	P	P
College <sup>BB</sup>	C	C	C		C	C			P	P		P	P	P	P
Other <sup>BB</sup>					C	C			P	P		P	P	P	P
Second Hand Store									P <sup>XXX</sup>	P				P	P
Service Station <sup>BB</sup>							P	P	P <sup>XXX</sup>	P	P			P	P
Shake & Shingle Mill										P		P	P	P	P
Shooting Range												P	P	P	P
Sludge Utilization <sup>BB</sup>	C <sup>SS</sup>	C <sup>SS</sup>	C <sup>SS</sup>		C <sup>SS</sup>	C <sup>SS</sup>			C <sup>SS</sup>	C <sup>SS</sup>		C <sup>SS</sup>		C <sup>SS</sup>	P <sup>C<sup>SS</sup></sup>
Small Animal Husbandry <sup>BB</sup>	C <sup>BB</sup>	C <sup>BB</sup>	C <sup>BB</sup>				P		P	P		P	P	P	P
Social Service Center <sup>16</sup>					C	C			P	P		P	P	P	P
Specialty Store							P	P	P <sup>XXX</sup>	P				P	P
Stables	P	P	P		P	P	P	P	P	P		P	P	P	P
Stockyard or Slaughter House												P			P
Storage, Retail Sales Livestock Feed									P	P				P	P
Storage Structure Over 1,000 sq. ft. On Less Than Three Acres <sup>BB, WW</sup>	C	C <sup>WW</sup>	C <sup>WW</sup>	C	C	C	P	P	P	P	P	P	P	P	P
Studio <sup>BB</sup>	C <sup>BB</sup>	C <sup>BB</sup>	C <sup>BB</sup>		C <sup>BB</sup>	C <sup>BB</sup>	P	P	P <sup>XXX</sup>	P		P	P	P	P
Swimming/Wading Pool <sup>17, BB</sup>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Tannery												P			P
Tar Distillation or Manufacturing												P			P
Tavern <sup>BB</sup>								P	P	P				P	P
Television/Radio Stations														P	P
Temporary Dwelling During Construction	A	A	A	A	A	A	A	A	A	A	A				
Temporary Dwelling For Relative <sup>18</sup>	A	A	A	A	A	A	A	A	A	A	A				
Temporary Residential Sales Coach <sup>XXX</sup>	A	A	A												
Temporary Woodwaste Recycling <sup>UU</sup>														A	A
P - Permitted Use	Note: Reference numbers within matrix indicate special conditions apply; see SCC 30.22.130. Check other matrices in this chapter if your use is not listed above.														
A - Administrative Conditional Use															
C - Conditional Use															



30.22.100 Urban Zone Categories: Use Matrix

Type of Use	Urban Zones														
	R9,600	R8,400	R7,200	T	LDMR	MR	NB	PCB	CB	GC	FS	IP <sup>BBB</sup>	BP	LI <sup>CC,DDD</sup>	HI <sup>EE</sup>
Temporary Woodwaste Storage <sup>UU</sup>														A	A
Tire Store							P	P	P <sup>XXX</sup>	P				P	P
Tool Sales & Rental									P <sup>XXX</sup>	P				P	P
Transit Center	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P
Ultralight Airpark <sup>20</sup>												P			
Utility Facilities, Electromagnetic Transmission & Receiving Facility <sup>27</sup>	C	C	C	C	C	C	C	P	P <sup>XXX</sup>	P	C	P	P	P	P
Utility Facilities, Transmission Wires, Pipes & Supports <sup>27</sup>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Utility Facilities-All Other Structures <sup>27,EE</sup>	C	C	C	C	C	C	C	P	P <sup>XXX</sup>	P	C	P	P	P	P
Veterinary Clinic					C	C	P	P	P <sup>XXX</sup>	P		P	P	P	P
Warehousing										P		P	P	P	P
Wholesale Establishment								P	P <sup>XXX</sup>	P		P	P	P	P
Woodwaste Recycling <sup>UU</sup>														C	C
Woodwaste Storage <sup>UU</sup>														C	C
Yacht/Boat Club												P	P	P	P
All other uses not otherwise mentioned												P	P	P	P
P - Permitted Use	Note: Reference numbers within matrix indicate special conditions apply; see SCC 30.22:130. Check other matrices in this chapter if your use is not listed above.														
A - Administrative Conditional Use															
C - Conditional Use															

Section 5. Snohomish County Code Section 30.22.110, last amended by Amended Ordinance No. 03-051 on June 4, 2003, is amended to read:

30.22.110 Rural and Resource Zone Categories: Use Matrix

Type of Use	Rural Zones							Resource Zones			
	RD	RRT-10	R-5	RB	CRC	RFS	RI	F	F&R	A-10	MC
Accessory Apartment <sup>22</sup>	A	A	A	A				A	A	A	A
Agriculture <sup>25</sup>	P	P	P	P	P	P	P	P	P	P	P
Airport: Stage 1 Utility <sup>1</sup>	C	C	C					C			
Antique Shop	C		C <sup>1</sup>	P <sup>999</sup>	P						
Art Gallery <sup>22</sup>	C		C	P <sup>999</sup>	P						
Asphalt Batch Plant & Continuous Mix Asphalt Plant											P
Auto Repair, Minor				P <sup>999</sup>	P	P					
Auto Towing	C		C								
Bakery				P <sup>999</sup>	P						
Bakery, Farm <sup>9999</sup>	P	P	P	P			P		P	P	
Bed and Breakfast Guesthouse <sup>24</sup>	C		C	P				C	C	A	
Bed and Breakfast Inn <sup>24</sup>	C		C	P				C	C	C	
Boarding House	P <sup>15</sup>	P <sup>15</sup>	P <sup>15</sup>					P <sup>15</sup>		P <sup>15</sup>	
Boat Launch, Commercial <sup>31</sup>		C							C		
Boat Launch, Non-commercial <sup>31</sup>	C		C	C				C	C		
Campground									C <sup>32</sup>		
Caretaker's Quarters	P		C				P				P
Carport	P	P	P	P	P	P	P	P	P	P	P
Cemetery, Columbarium, Crematorium, Mausoleum <sup>22</sup>	P		C								
Church <sup>22</sup>	P		C	C	P						
Cleaning Establishment											
Clinic					P						
Club											
Cold Storage							P			P	
Commercial Vehicle Home Basing			C <sup>33</sup>								
Commercial Vehicle Storage Facility				C			P				
Community Club	P		C	P	P						
Construction Contracting				P <sup>999, 555</sup>							
Country Club	C		C	P							
Craft Shop <sup>21</sup>				P							
Dams, Power Plants, & Associated Uses									P		
Day Care Center <sup>2</sup>				P	P	P					
Distillation of Alcohol	C <sup>34</sup>		C <sup>34</sup>							C <sup>34</sup>	
Dock & Boathouse, Private, Non-commercial <sup>3, 22</sup>	P	P	P	P				P	P	P	
Drug Store				P <sup>999</sup>	P						
P - Permitted Use	Note: Reference numbers within matrix indicate special conditions apply; see SCC 30.22.130. Check other matrices in this chapter if your use is not listed above.										
A - Administrative Conditional Use											
C - Conditional Use											

30.22.110 Rural and Resource Zone Categories: Use Matrix

Type of Use	Rural Zones							Resource Zones			
	RD	RRT-10	R-5	RB	CRC	RFS	RI	F	F&R	A-10	MC
Dwelling, Duplex	P	P	P					P		P	
Dwelling, Mobile Home	P	P	P		P <sup>6</sup>			P	P	P	P
Dwelling, Single Family	P	P	P		P			P	P	P	P
Equestrian Center <sup>88, hhh, iii</sup>	P	C	C					C	P	C <sup>hhh</sup>	
Excavation & Processing of Minerals <sup>28</sup>	C	C	C				C	P, C	C	C	C
Explosives, Manufacturing		C									
Explosives, Storage	C		C				C	P	C		C
Fabrication Shop							P				
Fallout Shelter, Individual	P	P	P	P	P	P	P	P	P	P	P
Fallout Shelter, Joint	P		P	P	P	P	P	P	P	P	P
Family Care Home	P		P	P				P		P	
Family Day Care Home <sup>8</sup>	P		P	P	P			P		P	
Family Rehabilitation Home	C		C	P							
Farm Product Processing up to 5,000 sq. ft. <sup>37-0000</sup> over 5,000 sq. ft. <sup>8988</sup>	((C <sup>27</sup> )) P A	P A	((C <sup>27</sup> )) P A	P A			((P)) P A	P A		((C <sup>27</sup> )) P A	
Farm Support Business <sup>8888</sup>	A	A	A	A			P			A	
Farm Stand <sup>(19)</sup> up to 400 sq. ft. <sup>9</sup> 401 to 5,000 sq. ft. <sup>iiii, kkkk</sup>	((P)) P P	((P)) P P	((P)) P <sup>kkkk</sup> P <sup>kkkk</sup> A P <sup>kkkk</sup>	((P)) P P	P P	((P)) P P	((P)) P P	((P)) P P	((P)) P P	((P)) P P	((P)) P
Farm Workers Dwelling										P <sup>10</sup>	
Farmers Market <sup>4444</sup>	P	P	P <sup>iii</sup> A <sup>iii</sup>	P	P	P	P			P	
Farmland Enterprises <sup>iii</sup>		A	A							A	
Financial Institutions											
Fish Farm	P	P	P					P	P	P	
Fix-it Shop				P <sup>000</sup>	P		P				
Forestry	P	P	P				P	P	P	P	P
Forestry Industry Storage & Maintenance Facility	P <sup>30</sup>	P					P	P	P		
Foster Home	P	P	P	P				P		P	
Garage, Private	P	P	P	P	P			P	P	P	P
Golf Course and Driving Range <sup>iii</sup>	C		C							C <sup>kkk</sup>	
Government Structures & Facilities <sup>27, 88</sup>	C	C	C	C	P		C	C	C		C
Greenhouse, Lath House, Nurseries: <sup>02</sup> Retail	P	P	P	P	P		P	P		P	
Greenhouse, Lath House, Nurseries: <sup>02</sup> Wholesale	P	P	P	P	P		P	P		P	
Grocery Store				P <sup>iii</sup>	P	P <sup>000</sup>					
Grooming Parlor					P						
Group Care Facility <sup>36</sup>	C		C								
P - Permitted Use	Note: Reference numbers within matrix indicate special conditions apply; see SCC 30.22.130. Check other matrices in this chapter if your use is not listed above.										
A - Administrative Conditional Use											
C - Conditional Use											

30.22.110 Rural and Resource Zone Categories: Use Matrix

Type of Use	Rural Zones							Resource Zones			
	RD	RRT-10	R-5	RB	CRC	RFS	RI	F	F&R	A-10	MC
Guesthouse <sup>www</sup>	P	P	P	P				P	P	P	
Gym											
Hardware Store				P <sup>iii</sup>	P						
Hazardous Waste Storage & Treatment Facilities Onsite <sup>bbb</sup>	P			P		P	P	P	P		
Gym											
Home Improvement Center				P <sup>iii</sup>	P						
Home Occupation <sup>11, vvv</sup>	P <sup>bbb</sup>	P <sup>bbb</sup>	P <sup>bbb</sup>	P <sup>bbb</sup>	P			P <sup>bbb</sup>	P <sup>bbb</sup>	P <sup>bbb</sup>	P <sup>bbb</sup>
Homestead Parcel <sup>dd</sup>	C		C							C	
Hospital <sup>23, ee</sup>	C		C								
Hotel/Motel <sup>29, 22221</sup>				P		P					
Kennel, <sup>ee</sup> Commercial <sup>12</sup>	P	P	P					P		C	
Kennel, <sup>ee</sup> Private-Breeding <sup>13</sup>	P	P	P					P		P	
Kennel, <sup>ee</sup> Private-Non-Breeding <sup>13</sup>	P	P	P	P				P		P	
Kitchen, Farm	P	P	P	P			P			P	
Library <sup>ee</sup>	C		C	P							
Licensed Practitioner <sup>29, ee</sup>				P <sup>ggg</sup>							
Livestock Auction Facility	C <sup>ii</sup>		C <sup>ii</sup>		P		P			C <sup>ii</sup>	
Locksmith				P	P						
Log Scaling Station	C	C	C				P	P	P	P	
Lumberyard							P				
Manufacturing-All Other Forms Not Specifically Listed				C			C				
Metal Working Shop				P <sup>ggg</sup>			P				
Mini-Equestrian Center <sup>ee, iii, iii</sup>	P	P	P	P			P	P	P	P <sup>ii</sup>	
Model Hobby Park <sup>mmmm</sup>			A							A	
Model House/Sales Office	P	P	P					P	P		
Motor Vehicle & Equipment Sales					P <sup>25</sup>						
Museum <sup>ee</sup>	C		C	P						C <sup>xy</sup>	
Office, General				P	P						
Park, Public <sup>14</sup>	P	P	P	P	P		P	P	P	P	P
Park-and-Pool Lot				P	P	P	P				
Park-and-Ride Lot	C	C	C	P		P		C	C	C	
Personal Services Shop				P <sup>ggg</sup>	P						
Pet Shop											
Petroleum Products & Gas Storage - Bulk							P <sup>gg</sup>				
Photo Processing Shop											
Print shop				P							
Race Track <sup>24, ee</sup>			C								
Public Events/Assemblies on Farmland <sup>gggg</sup>										P <sup>gggg</sup>	
Railroad Right-of-way	C	C	C		P		P	C	C	C	C
Recreational Facility Not Otherwise Listed <sup>iiii</sup>	C		C		P		P <sup>ggg</sup>			C	
Recreational Vehicle <sup>19</sup>	P	P	P					P	P	P	
P - Permitted Use	Note: Reference numbers within matrix indicate special conditions apply; see SCC 30.22.130. Check other matrices in this chapter if your use is not listed above.										
A - Administrative Conditional Use											
C - Conditional Use											

30.22.110 Rural and Resource Zone Categories: Use Matrix

Type of Use	Rural Zones							Resource Zones			
	RD	RRT-10	R-5	RB	CRC	RFS	RI	F	F&R	A-10	MC
Recreational Vehicle Park									C		
Resort									C		
Restaurant				P <sup>iii</sup>	P	P					
Retail Store				P <sup>iii</sup>	P						
Rural Industries <sup>ee</sup>	P <sup>25</sup>										
Sanitary Landfill	C	C	C					C			C
Sawmill	C <sup>26</sup>	C <sup>26</sup>	C <sup>26</sup>				P	P	P		
Schools											
K-12 & Preschool <sup>ee, ddd</sup>	C		C	P							
College <sup>ee, ddd</sup>	C		C								
Other <sup>ee, ddd</sup>				C			C				
Second Hand Store				P <sup>ddd</sup>	P						
Service Station <sup>ee</sup>				P	P	P					
Shake & Shingle Mill	C <sup>26</sup>	C <sup>26</sup>	C <sup>26</sup>				P	P			
Shooting Range	C	C	C					C			
Sludge Utilization <sup>ee</sup>	C	C, P	C					C		C	C <sup>26</sup>
Small Animal Husbandry <sup>ee</sup>	P		P		P			P	P	P	P
Social Service Center <sup>16</sup>	C		C		P						
Specialty Store				P <sup>ddd</sup>	P						
Stables	P	P	P	P			P	P	P	P	
Stockyard or Slaughter House							C <sup>ii</sup>				
Storage, Retail Sales Livestock Feed			P <sup>ii</sup>	P			P			P	
Storage Structure Over 1,000 sq. ft. On Less Than Three Acres <sup>ee, ww</sup>	C	C	C	P <sup>ggg</sup>			P <sup>ddd</sup>	C	C	C	P
Studio <sup>ee</sup>	C <sup>ggg</sup>		C <sup>ggg</sup>								
Swimming/Wading Pool <sup>17, ee</sup>	P	P	P					P	P	P	P
Tavern <sup>ee</sup>				P	P						
Temporary Dwelling During Construction	A	A	A	A	T	A	A	A	A	A	A
Temporary Dwelling For Relative <sup>18</sup>	A	A	A					A	A	A	A
Temporary Logging Crew Quarters								P	P		
Temporary Residential Sales											
Coach <sup>kkk</sup>	A		A								
Temporary Woodwaste Recycling <sup>vy</sup>	A						A	A			
Temporary Woodwaste Storage <sup>xx</sup>	A							A			
Tire Store					P						
Tool Sales & Rental				P	P						
Transit Center	C	C	C	P		P		C	C	C	
Ultralight Airpark <sup>20</sup>	C	C	C					C			
P - Permitted Use	Note: Reference numbers within matrix indicate special conditions apply; see SCC 30.22.130. Check other matrices in this chapter if your use is not listed above.										
A - Administrative Conditional Use											
C - Conditional Use											

30.22.110 Rural and Resource Zone Categories: Use Matrix

Type of Use	Rural Zones							Resource Zones			
	RD	RRT-10	R-5	RB	CRC	RFS	RI	F	F&R	A-10	MC
Utility Facilities, Electromagnetic Transmission & Receiving Facilities <sup>27</sup>	C	C	C	C	P	C	P	C	C	C	C
Utility Facilities, Transmission Wires or Pipes & Supports <sup>27</sup>	P	P	P	P	P	P	P	P	P	P	P
Utility Facilities-All Other Structures <sup>27, 98</sup>	C	C	C	C	P	C	P	C	C	C	C
Veterinary Clinic	P		C	P	P					C	
Wedding Facility <sup>xx</sup>		P	P							P	
Woodwaste Recycling <sup>uu</sup>	C	C	C				C	C			
Woodwaste Storage <sup>uu</sup>	C	C	C				C	C			
Yacht/Boat Club				P			P				
P - Permitted Use	Note: Reference numbers within matrix indicate special conditions apply; see SCC 30.22.130. Check other matrices in this chapter if your use is not listed above.										
A - Administrative Conditional Use											
C - Conditional Use											

Section 6. Snohomish County Code Section 30.22.120, adopted by Amended Ordinance No. 02-064 on December 9, 2002, is amended to read:

30.22.120 Other Zone Categories: Use Matrix

Type of Use	Other Zones					
	SA-1	RC	RU	R20,000	R12,500	WFB
Accessory Apartment <sup>22</sup>	A	A	A	A	A	A
Agriculture <sup>23</sup>	P	P	P	P	P	P
Airport, Stage 1 Utility <sup>1</sup>	C	C	C	C	C	C
Antique Shop			C <sup>II</sup>			
Art Gallery <sup>25</sup>	C	C	P	C	C	C
Bakery, Farm <sup>hhhh</sup>		P				
Bed and Breakfast Guesthouse <sup>vv</sup>	C	C	C	C	C	C
Bed and Breakfast Inn <sup>vv</sup>		C				
Boarding House	P <sup>15</sup>	P <sup>15</sup>	P <sup>15</sup>	P <sup>15</sup>	P <sup>15</sup>	P <sup>15</sup>
Boat Launch, Non-commercial <sup>31</sup>	C	C	C	C	C	C
Caretaker's Quarters		C				
Carport	P	P	P	P	P	P
Cemetery, Columbarium, Crematorium, Mausoleum <sup>24</sup>	C	C	C	C	C	C
Church <sup>26</sup>	C	C	P	C	C	C
Community Club	C	C	P	C	C	C
Country Club	C	C	C	C	C	C
Day Care Center <sup>2</sup>	C		P	C	C	C
Distillation of Alcohol		C <sup>34</sup>	C <sup>34</sup>			
Dock & Boathouse, Private, Non-commercial <sup>3, 29</sup>	P	P	P	P	P	P
Dwelling, Duplex	P	P	P <sup>II</sup>	P	P <sup>II</sup>	P <sup>II</sup>
Dwelling, Mobile Home	P	P	P <sup>5</sup>	P	P <sup>5</sup>	P <sup>5</sup>
Dwelling, Single Family	P	P	P	P	P	P
Dwelling, Townhouse						P, C <sup>5</sup>
Equestrian Center <sup>22, hhhh, iii</sup>		P				
Excavation & Processing of Minerals <sup>28</sup>	C	C	C	C	C	C
Explosives Storage		C	C			
Fallout Shelter, Individual	P	P	P	P	P	P
Fallout Shelter, Joint <sup>7</sup>	P	P	P	P	P	P
Family Care Home	P	P	P	P	P	P
Family Day Care Home <sup>8</sup>	P	P	P	P	P	P
Family Rehabilitation Home	C	C	C	C	C	C
Farm Product Processing up to 5,000 sq. ft. <sup>37-0000</sup> over 5,000 sq. ft.		((C <sup>37</sup> )) P P A	((C <sup>37</sup> )) A			
Farm Support Businesses <sup>0000</sup>		A				
P – Permitted Use	Note: Reference numbers within matrix indicate special conditions apply; see SCC 30.22.130. Check other matrices in this chapter if your use is not listed above.					
A - Administrative Conditional Use						
C - Conditional Use						

### 30.22.120 Other Zone Categories: Use Matrix

Type of Use	Other Zones					
	SA-1	RC	RU	R20,000	R12,500	WFB
Farm Stand <sup>(9)</sup> up to 400 sq. ft. <sup>2</sup> 401 to 5,000 sq. ft. <sup>iii</sup>	((P)) P	((P)) P P <sup>kkkk</sup> A <sup>kkkk</sup>	((P)) P	((P)) P	((P)) P	((P)) P
Farmers Market <sup>dddd</sup>		P <sup>iii</sup> A <sup>iii</sup>				
Farmland Enterprises <sup>iii</sup>		A				
Fish Farm	P	P	P			
Forestry	P	P	P			
Foster Home	P	P	P	P	P	P
Garage, Private	P	P	P	P	P	P
Golf Course and Driving Range <sup>iii</sup>	C	C	C	C	C	C
Government Structures & Facilities <sup>27, 28</sup>	C	C	C	C	C	C
Greenhouse, Lath House, Nurseries: <sup>22</sup> Retail	P					
Greenhouse, Lath House, Nurseries: <sup>22</sup> Wholesale	P		P	C		
Group Care Facility <sup>38</sup>		C				
Guesthouse <sup>www</sup>	P	P	P	P	P	P
Home Occupation <sup>11</sup>	P <sup>ddd, vvv</sup>	P <sup>ddd, vvv</sup>	P <sup>ddd, vvv</sup>	P	P	P
Homestead Parcel <sup>29</sup>		C				
Hospital <sup>29, 28</sup>	C	C	C	C	C	C
Kennel, <sup>28</sup> Commercial	C	C	P	C	C	C
Kennel, <sup>28</sup> Private-Breeding <sup>13</sup>	C	P	P	P	P	P
Kennel, <sup>28</sup> Private-Non-Breeding <sup>13</sup>	P	P	P	P	P	P
Kitchen, Farm		P	P			
Library <sup>22</sup>	C	C	P	C	C	C
Livestock Auction Facility		C <sup>1</sup>	C <sup>1</sup>			
Log Scaling Station		C				
Mini-Equestrian Center <sup>22, iii, iii</sup>		P				
Model House/Sales Office	P	P	P	P	P	P
Museum <sup>22</sup>	C	C	P	C	C	C
Nursing Home <sup>22</sup>	C			C	C	C
Park, Public <sup>14</sup>	P	P	P	P	P	P
Park-and-Pool Lot				C	C	
Park-and-Ride Lot	C	C	C	C	C	
Petroleum Products & Gas Storage - Bulk			C <sup>22</sup>			
Race Track <sup>24, 22</sup>		C	C			
Railroad Right-of-way	C	C	C	C	C	C
Recreational Facility, Not Otherwise Listed <sup>iii</sup>	C	C	P	C	C	C
Recreational Vehicle <sup>19</sup>	P	P	P			
P – Permitted Use	Note: Reference numbers within matrix indicate special conditions apply; see SCC 30.22.130. Check other matrices in this chapter if your use is not listed above.					
A – Administrative Conditional Use						
C – Conditional Use						



30.22.120 Other Zone Categories: Use Matrix

Type of Use	Other Zones					
	SA-1	RC	RU	R20,000	R12,500	WFB
Sanitary Landfill	C	C	C	C	C	C
Sawmill			C <sup>26</sup>			
Schools						
K-12 & Preschool <sup>ee, ddd</sup>	C	C	C	C	C	C
College <sup>ee, ddd</sup>	C	C	C	C	C	C
Shake & Shingle Mill			C <sup>26</sup>			
Shooting Range		C	C			
Sludge Utilization <sup>cc</sup>	C	C	C	C	C <sup>ss</sup>	C <sup>ss</sup>
Small Animal Husbandry <sup>ea</sup>	P	P	P	C <sup>aa</sup>	C <sup>aa</sup>	C <sup>aa</sup>
Stables	P	P	P	P	P	P
Stockyard or Slaughter House			C <sup>i</sup>			
Storage, Retail Sales Livestock Feed		P <sup>ii</sup>				
Storage Structure Over 1,000 sq. ft. On Less Than Three Acres <sup>ee ww</sup>	C	C	P	C	C	C
Studio <sup>ee</sup>	C <sup>ooo</sup>	C <sup>ooo</sup>	P	C <sup>ooo</sup>	C <sup>ooo</sup>	C <sup>ooo</sup>
Swimming/Wading Pool <sup>rr, ss</sup>	P	P	P	P	P	P
Temporary Dwelling During Construction	A	A	A	A	A	A
Temporary Dwelling For Relative <sup>ts</sup>	A	A	A	A	A	A
Temporary Residential Sales Coach <sup>kkk</sup>	A	A	A	A	A	A
Transit Center	C	C	C	C	C	
Ultralight Airpark <sup>20</sup>		C				
Utility Facilities, Electromagnetic Transmission & Receiving Facilities <sup>27</sup>	C	C	C	C	C	C
Utility Facilities, Transmission Wires, Pipes & Supports <sup>27</sup>	P	P	P	P	P	P
Utility Facilities-All Other Structures <sup>27, ee</sup>	C	C	C	C	C	C
P - Permitted Use	Note: Reference numbers within matrix indicate special conditions apply; see SCC 30.22.130. Check other matrices in this chapter if your use is not listed above.					
A - Administrative Conditional Use						
C - Conditional Use						

**Section 7.** Snohomish County Code Section 30.22.130, added by Ord. 02-064, Section 19 (part) on December 9, 2002, last amended by Amended Ord. 04-010 on March 3, 2004, which became effective on March 15, 2004 is hereby amended to read:

**30.22.130 Reference notes for use matrix.**

- (1) **Airport, Stage 1 Utility:**
  - (a) Not for commercial use and for use of small private planes; and
  - (b) In the RU zone, they shall be primarily for the use of the resident property owner.
- (2) **Day Care Center:**
  - (a) In WFB, R-7,200, R-8,400, R-9,600, R-12,500, R-20,000, and SA-1 zones, shall only be permitted in connection with and secondary to a school facility or place of worship; and
  - (b) Outdoor play areas shall be fenced or otherwise controlled, and noise buffering provided to protect adjoining residences.
- (3) **Dock and Boathouse, Private, Non-commercial:**
  - (a) The height of any covered over-water structure shall not exceed 12 feet as measured from the line of ordinary high water;
  - (b) The total roof area of covered, over-water structures shall not exceed 1,000 square feet;

(c) The entirety of such structures shall have a width no greater than 50 percent of the width of the lot at the natural shoreline upon which it is located;

(d) No over-water structure shall extend beyond the mean low water mark a distance greater than the average length of all preexisting over-water structures along the same shoreline and within 300 feet of the parcel on which proposed. Where no such preexisting structures exist within 300 feet, the pier length shall not exceed 50 feet;

(e) Structures permitted hereunder shall not be used as a dwelling, nor shall any boat moored at any wharf be used as a dwelling while so moored; and

(f) Covered structures are subject to a minimum setback of three feet from any side lot line or extension thereof. No side yard setback shall be required for uncovered structures. No rear yard setback shall be required for any structure permitted hereunder.

(4) **Dwelling, Single family:** In PCB zones, shall be allowed only if included within the same structure as a commercial establishment.

(5) **Dwelling, Townhouse** shall be:

(a) Subject to all conditions of chapter 30.31E SCC;

(b) Subject to the maximum density allowed by the appropriate implementing zone for the comprehensive plan designation applied to the site;

(c) A permitted use when placed on individual lots created by the subdivision process; and

(d) A conditional use when located on individual lots not created through the subdivision process.

(6) **Dwelling, Mobile Home:**

(a) Shall be multi-sectioned by original design, with a width of 20 feet or greater along its entire body length;

(b) Shall be constructed with a non-metallic type, pitched roof;

(c) Except where the base of the mobile home is flush to ground level, shall be installed either with:

(i) Skirting material which is compatible with the siding of the mobile home; or

(ii) A perimeter masonry foundation;

(d) Shall have the wheels and tongue removed; and

(e) In the RU zone the above only applies if the permitted lot size is less than 20,000 square feet.

(7) **Fallout Shelter, Joint,** by two or more property owners:

Side and rear yard requirements may be waived by the department along the boundaries lying between the properties involved with the proposal, and zone; provided that its function as a shelter is not impaired.

(8) **Family Day Care Home:**

(a) No play yards or equipment shall be located in any required setback from a street; and

(b) Outdoor play areas shall be fenced or otherwise controlled.

(9) **Farm Stand:**

(a) There shall be only one stand on each lot; and

(b) ~~((The maximum size in the A-10 zone shall be 500 square feet;~~

~~(c) The maximum size in all other zones shall be 300 square feet; and))~~

At least ((75 percent (by value) of the products sold must be grown or raised in Snohomish County))50% by farm product unit of the products sold shall be grown, raised or harvested in Snohomish County, and 75% by farm product unit of the products sold shall be grown, raised or harvested in the State of Washington.

(10) **Farm Worker Dwelling:**

(a) At least one person residing in each farm worker dwelling unit shall be employed full time in the farm operation;

(b) An agricultural farm worker dwelling unit affidavit must be signed and recorded with the county attesting to the need for such dwellings to continue the farm operation;

(c) The number of farm worker dwellings shall be limited to one per each 40 acres under single contiguous ownership to a maximum of six total dwellings, with 40 acres being required to construct the first accessory dwelling unit. Construction of the maximum number of dwelling units permitted shall be interpreted as exhausting all residential potential of the land until such time as the property is legally subdivided; and

(d) All farm worker dwellings must be clustered on the farm within a 10-acre farmstead which includes the main dwelling. The farmstead's boundaries shall be designated with a legal description by the property owner with the intent of allowing maximum flexibility while minimizing interference with productive farm operation. Farm worker dwellings may be located other than as provided for in this subsection only if environmental or physical constraints preclude meeting these conditions.

(11) **Home Occupation:** See SCC 30.28.050(1).

(12) **Kennel, Commercial:** There shall be a five-acre minimum lot area; except in the R-5 and RD zones, where 200,000 square feet shall be the minimum lot area.

(13) **Kennel, Private-breeding, and Kennel, Private Non-breeding:** Where the animals comprising the kennel are housed within the dwelling, the yard or some portion thereof shall be fenced and maintained in good repair or to contain or to confine the animals upon the property and restrict the entrance of other animals.

(14) **Parks, Publicly-owned and Operated:**

(a) No bleachers are permitted if the site is less than five acres in size;

(b) All lighting shall be shielded to protect adjacent properties; and

(c) No amusement devices for hire are permitted.

(15) **Boarding House:** There shall be accommodations for no more than two persons.

(16) **Social Service Center:** Hours of operation shall be restricted to that compatible with the neighborhood and proposed usage of the facility.

(17) **Swimming/Wading Pool** (not to include hot tubs and spas): For the sole use of occupants and guests:

(a) No part of the pool shall project more than one foot above the adjoining ground level in a required setback; and

(b) The pool shall be enclosed with a fence not less than four feet high, of sufficient design and strength to keep out children.

(18) **Temporary Dwelling** for a relative:

(a) The dwelling shall be occupied only by a relative, by blood or marriage, of the occupant(s) of the permanent dwelling;

(b) The relative must receive from, or administer to, the occupant of the other dwelling continuous care and assistance necessitated by advanced age or infirmity;

(c) The need for such continuous care and assistance shall be attested to in writing by a licensed physician;

(d) The temporary dwelling shall be occupied by not more than two persons;

(e) Use as a commercial rental unit shall be prohibited;

(f) The temporary dwelling shall be situated not less than 20 feet from the permanent dwelling on the same lot and shall not be located in any required yard of the principal dwelling;

(g) A land use permit binder shall be executed by the landowner, recorded with the Snohomish County Auditor and a copy of the recorded document submitted to the department for inclusion in the permit file;

(h) Adequate screening, landscaping, or other measures shall be provided to protect surrounding property values and ensure compatibility with the immediate neighborhood;

(i) An annual renewal of the temporary dwelling permit, together with recertification of need, shall be accomplished by the applicant through the department in the same month of each year in which the initial mobile home/building permit was issued;

(j) An agreement to terminate such temporary use at such time as the need no longer exists shall be executed by the applicant and recorded with the Snohomish County Auditor; and

(k) Only one temporary dwelling may be established on a lot. The temporary dwelling shall not be located on a lot on which a detached accessory apartment is located.

**(19) Recreational Vehicle:**

(a) There shall be no more than one per lot; and

(b) Shall not be placed on a single site for more than 180 days in any 12-month period.

**(20) Ultralight Airpark:**

(a) Applicant shall submit a plan for the ultralight airpark showing the location of all buildings, ground circulation, and parking areas, common flight patterns, and arrival and departure routes;

(b) Applicant shall describe in writing the types of activities, events, and flight operations which are expected to occur at the airpark; and

(c) Approval shall be dependent upon a determination by the county decision maker that all potential impacts such as noise, safety hazards, sanitation, traffic, and parking are compatible with the site and neighboring land uses, particularly those involving residential uses or livestock or small animal husbandry; and further that the proposed use can comply with Federal Aviation Administration regulations (FAR Part 103), which state that ultralight vehicle operations will not:

(i) Create a hazard for other persons or property;

(ii) Occur between sunset and sunrise;

(iii) Occur over any substantially developed area of a city, town, or settlement, particularly over residential areas or over any open air assembly of people; or

(iv) Occur in an airport traffic area, control zone, terminal control area, or positive control area without prior authorization of the airport manager with jurisdiction.

**(21) Craft Shop:**

(a) Articles shall not be manufactured by chemical processes;

(b) No more than three persons shall be employed at any one time in the fabricating, repair, or processing of materials; and

(c) The aggregate nameplate horsepower rating of all mechanical equipment on the premises shall not exceed two.

**(22) Grocery and Drug Stores:** In the FS zone, there shall be a 5,000-square foot floor area limitation.

**(23) Motor Vehicle and Equipment Sales:** In the CB and CRC zone, all display, storage, and sales activities shall be conducted indoors.

**(24) Race Track:** The track shall be operated in such a manner so as not to cause offense by reason of noise or vibration beyond the boundaries of the subject property.

**(25) Rural Industry:**

(a) The number of employees shall not exceed 10;

(b) All operations shall be carried out in a manner so as to avoid the emission or creation of smoke, dust, fumes, odors, heat, glare, vibration, noise, traffic, surface water drainage, sewage, water pollution, or other emissions which are unduly or unreasonably offensive or injurious to properties, residents, or improvements in the vicinity;

(c) The owner of the rural industry must reside on the same premises as the rural industry and, in the RD zone, the residence shall be considered as a caretaker's quarters; and

(d) Outside storage, loading or employee parking in the RD zone shall provide 15-foot wide Type A landscaping as defined in SCC 30.25.017.

**(26) Sawmill, Shake and Shingle Mill:**

(a) Such uses shall not include the manufacture of finished wood products such as furniture and plywood, but shall include lumber manufacturing;

(b) The number of employees shall not exceed 25 during any eight-hour work shift;

(c) All operations shall be carried out in a manner so as to avoid the emission or creation of smoke, dust, fumes, odors, heat, glare, vibration, noise, traffic, surface water drainage, sewage, water pollution, or other emissions which are unduly or unreasonably offensive or injurious to properties, residents or improvements in the vicinity; and

(d) Sawmills and shakemills adjacent to a state highway in the RU zone shall provide 25 feet of Type A landscaping as defined in SCC 30.25.017.

(27) **Governmental and Utility Structures and Facilities:** Special lot area requirements for this use are contained in SCC 30.23.200.

(28) **Excavation and Processing of Minerals:** See SCC 30.28.035.

(29) **Medical Clinic, Hospital, Licensed Practitioner, Hotel/Motel:**

(a) Where the abutting property is designated for residential use, Type A landscaping as defined in SCC 30.25.017 is required; and

(b) A prescription pharmacy may be permitted when located within the main building containing licensed practitioner(s).

(30) **Forest Industry Storage & Maintenance Facility** (except harvesting) adjacent to property lines in the RU zone shall provide 15-foot wide Type A landscaping as defined in SCC 30.25.017.

(31) **Boat Launch Facilities, Commercial or Non-commercial:**

(a) The hearing examiner may regulate, among other factors, required launching depth, lengths of existing docks and piers;

(b) Off-street parking shall be provided in an amount suitable to the expected usage of the facility. When used by the general public, the guideline should be 32 to 40 spaces capable of accommodating both a car and boat trailer for each ramp lane of boat access to the water;

(c) A level vehicle-maneuvering space measuring at least 50 feet square shall be provided;

(d) Pedestrian access to the water separate from the boat launching lane or lanes may be required where it is deemed necessary in the interest of public safety;

(e) Safety buoys shall be installed and maintained separating boating activities from other water-oriented recreation and uses where this is reasonably required for public safety, welfare, and health; and

(f) All site improvements for boat launch facilities shall comply with all other requirements of the zone in which it is located.

(32) **Campground:**

(a) The maximum overall density shall be seven camp or tent sites per acre; and

(b) The minimum site size shall be 10 acres.

(33) **Commercial Vehicle Home Basing:**

(a) The vehicles may be parked and maintained only on the property wherein resides a person who uses them in their business;

(b) Two or more vehicles may be so based; and

(c) The vehicles shall be in operable conditions.

(34) **Distillation of Alcohol:**

(a) The distillation shall be from plant products, for the purpose of sale as fuel, and for the production of methane from animal waste produced on the premises;

(b) Such distillation shall be only one of several products of normal agricultural activities occurring on the premises; and

(c) By-products created in this process shall be used for fuel or fertilizer on the premises.

(35) **Group Care Facility:**

(a) The number of persons to reside in the facility shall be generally consistent with the maximum allowed residential density in the zone;

(b) The allowance of the proposed use must be found to not adversely affect the surrounding area as to present use or character of future development; and

(c) In other than single family residences, yard requirements shall be as set forth for apartment structures in the allowed zone.

**(36) Mobile Home and Travel Trailer Sales:**

(a) Property shall directly front upon a principal or minor arterial in order to reduce encroachment into the interior of IP designated areas;

(b) The hearing examiner shall consider the visual and aesthetic characteristics of the use proposal and determine whether nearby business and industrial uses, existing or proposed, would be potentially harmed thereby. A finding of potential incompatibility shall be grounds for denial;

(c) The conditional use permit shall include a condition requiring mandatory review by the hearing examiner at intervals not to exceed five years for the express purpose of evaluating the continued compatibility of the use with other IP uses. The review required herein is in addition to any review which may be held pursuant to chapter 30.42C SCC;

(d) Such use shall not be deemed to be outside storage for the purpose of SCC 30.25.024; and

(e) Such use shall be temporary until business or industrial development is timely on the site or on nearby IP designated property.

~~((37) Farm Product Processing:~~

~~(a) Where a lot of nonconforming size has been previously developed for residential use and the owner resides therein, farm product processing may be permitted by the hearing examiner when the following criteria are met:~~

~~(i) no more than one person outside of immediate family shall be employed full time in farm product processing at any one time; and~~

~~(ii) nature of operation and any structures shall not adversely affect adjacent properties; and~~

~~(iii) physical scale and use intensity must be compatible with surrounding neighborhood.~~

~~(b) Retail sales of products produced on the premises for off-site consumption may be allowed.))~~

~~(aa) ((38)) Small Animal Husbandry:~~ There shall be a five-acre minimum site size.

~~(bb) ((39)) Mobile Home Park:~~ Such development must fulfill the requirements of chapter 30.42E SCC.

~~(cc) ((40)) Sludge Utilization:~~ See SCC 30.28.085.

~~(dd) ((41)) Homestead Parcel:~~ See SCC 30.28.055.

~~(ee) ((42)) Special Setback Requirements~~ for this use are contained in SCC 30.23.110.

~~(ff) ((43)) Minimum Lot Size~~ for duplexes shall be one and one-half times the minimum lot size for single family dwellings. In the RU zone, this provision only applies when the minimum lot size for single family dwellings is 12,500 square feet or less.

~~(gg) ((44)) Petroleum Products and Gas, Bulk Storage:~~

~~(a) All above ground storage tanks shall be located 150 feet from all property lines; and~~

~~(b) Storage tanks below ground shall be located no closer to the property line than a distance equal to the greatest dimensions (diameter, length or height) of the buried tank.~~

~~(hh) ((45)) Auto Wrecking Yards and Junkyards:~~ A sight-obscuring fence a minimum of seven feet high shall be established and maintained in the LI zone. For requirements for this use, SCC 30.25.020 and 30.25.050 applies.

(ii) ((46)) **Antique Shops** when established as a home occupation as regulated by SCC 30.28.050(1); provided further that all merchandise sold or offered for sale shall be predominantly "antique" and antique-related objects.

(jj) ((47)) **Billboards**: See SCC 30.27.080 for specific requirements.

(kk) ((48)) **Nursery, Wholesale**: In R-20,000 zone, a wholesale nursery is permitted on three acres or more; a conditional use permit is required on less than three acres.

(ll) ((49)) **Stockyard and Livestock Auction Facility**: The minimum lot size is 10 acres.

(mm) ((50)) **Restaurants and Personal Service Shops**: Located to service principally the constructed industrial park uses.

(nn) ((51)) **Sludge Utilization**: A conditional use permit is required for manufacture of materials by a non-governmental agency containing stabilized or digested sludge for a public utilization.

(oo) ((52)) **Single Family and Multifamily Dwellings** are a prohibited use, except for the following:

(a) Dwellings that are nonconforming as a result of a county-initiated rezone to BP may make improvements or additions provided such improvements are consistent with the bulk regulations contained in chapter 30.23 SCC; provided further that such improvements do not increase the ground area covered by the structural portion of the nonconforming use by more than 100 percent of that existing at the existing date of the nonconformance; and

(b) New single family and multifamily dwellings shall be allowed in the BP zone subject in the BP zone authorized pursuant to the provisions of SCC 30.31A.140.

(pp) ((53)) **Greenhouses, Lath Houses, and Nurseries**:

(a) Incidental sale of soil, bark, fertilizers, plant nutrients, rocks, and similar plant husbandry materials is permitted;

(b) The sale of garden tools and any other hardware or equipment shall be prohibited; and

(c) There shall be no on-site signs advertising other than the principal use.

(qq) ((54)) **Retail Store**: See SCC 30.31A.120 for specific requirements for retail stores in the BP zone.

(rr) ((55)) **Retail Sales of Hay, Grain, and Other Livestock Feed** are permitted on site in conjunction with a livestock auction facility.

(ss) ((56)) **Noise of Machines and Operations** in the LI and HI zones shall comply with chapter 10.01 SCC and machines and operations shall be muffled so as not to become objectionable due to intermittence, beat frequency, or shrillness.

(tt) ((57)) **Sludge Utilization** only at a completed sanitary landfill or on a completed cell within a sanitary landfill, subject to the provision of SCC 30.22.130(42):

(uu) ((58)) **Woodwaste Recycling and Woodwaste Storage Facility**: See SCC 30.28.095.

(vv) ((59)) **Bed and Breakfast Guesthouses and Bed and Breakfast Inns**: See SCC 30.28.020.

(ww) ((60)) **Storage Structure** over 1,000 sq. ft. on less than three acres: This use is subject to the following requirements:

(a) Special setback requirements for this use are contained in SCC 30.23.110;

(b) Artificial lighting shall be hooded or shaded so that direct outside lighting, if any, will not result in glare when viewed from the surrounding property or rights-of-way;

(c) The applicant shall submit building elevations that document a residential appearance through the design and through depiction of appropriate building materials for the exterior finish; and

(d) The applicant shall propose a screening plan which will result in a building screened from the view of neighboring property owners. Landscaping will be required on the subject property's boundary line or lines and/or around the building sides, as necessary, to effectively accomplish this objective.

(xx) ((61)) **Storage Structures Over 1,000 sq. ft.** in the R-7,200 and R-8,400 zones are limited to 20 feet in building height.

(yy) ((62)) **Museums:** Museums within the agriculture A-10 zone are permitted only in structures which are legally existing on October 31, 1991.

(zz) ((63)) **Accessory Apartments:** See SCC 30.28.010.

(aaa) ((64)) **Temporary Woodwaste Recycling and Temporary Woodwaste Storage Facilities:** See SCC 30.28.090.

(bbb) ((65)) **Home Occupation:** See SCC 30.28.050(2).

(ccc) ((66)) **On-site Hazardous Waste Treatment and Storage Facilities** are allowed only as an incidental use to any use generating hazardous waste which is otherwise allowed; provided that such facilities demonstrate compliance with the state siting criteria for dangerous waste management facilities pursuant to RCW 70.105.210 and WAC 173-303-282 as now written or hereafter amended.

(ddd) ((67)) **An application for a conditional use permit** to allow an off-site hazardous waste treatment and storage facility shall demonstrate compliance with the state siting criteria for dangerous waste management facilities pursuant to RCW 70.105.210 and WAC 173-303-282 as now written or hereafter amended.

(eee) ((68)) **Adult Entertainment Uses:** See SCC 30.28.015.

(fff) ((69)) **Special Building Height** provisions for this use are contained in SCC 30.23.050(4).

(ggg) ((70)) **Bakery:** In the NB zone, the gross floor area of the use shall not exceed 1,000 square feet and the bakery business shall be primarily retail in nature.

(hhh) ((71)) **Equestrian Centers** are allowed with a conditional use permit on all lands zoned A-10 except in that portion of the special flood hazard area of the lower Snohomish and Stillaguamish rivers designated density fringe as described in chapter 30.65 SCC.

(iii) ((72)) **Mini-equestrian Centers** are allowed as a permitted use on all lands zoned A-10 except in that portion of the special flood hazard area of the lower Snohomish and Stillaguamish rivers designated density fringe as described in chapter 30.65 SCC.

(iii) ((73)) **Equestrian Centers and Mini-equestrian Centers** require the following:

(a) Five-acre minimum site size for a mini-equestrian center;

(b) Covered riding arenas shall not exceed 15,000 square feet for a mini-equestrian center; provided that stabling areas, whether attached or detached, shall not be included in this calculation;

(c) Any lighting of an outdoor or covered arena shall be shielded so as not to glare on surrounding properties or rights-of-way;

(d) On sites located in RC and R-5 zones, Type A landscaping as defined in SCC 30.25.017 is required to screen any outside storage, including animal waste storage, and parking areas from adjacent properties;

(e) Riding lessons, rentals, or shows shall only occur between 8 a.m. and 9 p.m.;

(f) Outside storage, including animal waste storage, and parking areas shall be set back at least 30 feet from any adjacent property line. All structures shall be set back as required in SCC 30.23.110(8); and

(g) The facility shall comply with all applicable county building, health, and fire code requirements.

(kkk) ((74)) **Temporary Residential Sales Coach (TRSC):**

(a) The commercial coach shall be installed in accordance with all applicable provisions within chapter 30.54A SCC;

(b) The TRSC shall be set back a minimum of 20 feet from all existing and proposed road rights-of-way and five feet from proposed and existing property lines;

(c) Vehicular access to the temporary residential sales coach shall be approved by the county or state; and



(d) Temporary residential sales coaches may be permitted in approved preliminary plats, prior to final plat approval, when the following additional conditions have been met:

- (i) Plat construction plans have been approved;
- (ii) The fire marshal has approved the TRSC proposal;
- (iii) Proposed lot lines for the subject lot are marked on site; and
- (iv) The site has been inspected for TRSC installation to verify compliance with all applicable regulations and plat conditions, and to assure that grading, drainage, utilities infrastructure, and native growth protection areas are not adversely affected.

(lll) ((75)) **Golf Course and Driving Range:** In the A-10 zone, artificial lighting of the golf course or driving range shall not be allowed. Grading shall be limited in order to preserve prime farmland. At least 75 percent of prime farmland on site shall remain undisturbed.

(mmm) ((76)) **Model Hobby Park:** SCC 30.28.060.

(nnn) ((77)) **Commercial Retail Uses** are not allowed in the Light Industrial and Industrial Park zones when said zones are located in the Maltby UGA of the comprehensive plan, and where such properties are, or can be served by railway spur lines.

(ooo) ((78)) **Studio:** Studio uses may require the imposition of special conditions to ensure compatibility with adjacent residential, multiple family, or rural-zoned properties. The hearing examiner may impose such conditions when deemed necessary pursuant to the provisions of chapter 30.42C SCC. The following criteria are provided for hearing examiner consideration when specific circumstances necessitate the imposition of conditions:

(a) The number of nonresident artists and professionals permitted to use a studio at the same time may be limited to no more than 10 for any lot 200,000 square feet or larger in size, and limited to five for any lot less than 200,000 square feet in size;

(b) The hours of facility operation may be limited; and

(c) Landscape buffers may be required to visually screen facility structures or outdoor storage areas when the structures or outdoor storage areas are proposed within 100 feet of adjacent residential, multiple family, and rural-zoned properties. The buffer shall be an effective site obscuring screen consistent with Type A landscaping as defined in SCC 32.25.017

(ppp) ((79)) The gross floor area of the use shall not exceed 1,000 square feet.

(qqq) ((80)) The gross floor area of the use shall not exceed 2,000 square feet.

(rrr) ((81)) The gross floor area of the use shall not exceed 4,000 square feet.

(sss) ((82)) The construction contracting use in the Rural Business zone shall be subject to the following requirements:

(a) The use complies with all of the performance standards required by SCC 30.31F.100 and 30.31F.110;

(b) Not more than 1,000 square feet of outdoor storage of materials shall be allowed and shall be screened in accordance with SCC 30.25.024;

(c) In addition to the provisions of SCC 30.22.130(82)(b), not more than five commercial vehicles or construction machines shall be stored outdoors and shall be screened in accordance with SCC 30.25.020 and 30.25.032;

(d) The on-site fueling of vehicles shall be prohibited; and

(e) The storage of inoperable vehicles and hazardous or earth materials shall be prohibited.

(ttt) ((83)) **Manufacturing, Heavy** includes the following uses: Distillation of wood, coal, bones, or the manufacture of their by-products; explosives manufacturing; manufacture of fertilizer; extraction of animal or fish fat or oil; forge, foundry, blast furnace or melting of ore; manufacturing of acid, animal black/black bone, cement or lime, chlorine, creosote, fertilizer, glue or gelatin, potash, pulp; rendering of fat, tallow and lard, rolling or booming mills; tannery; or tar distillation and manufacturing. See SCC 30.91M.026.

(uuu) ((84)) **"All other forms of manufacture not specifically listed"** is a category which uses manufacturing workers, as described under the *Dictionary of Occupational Titles*, published by

the US Department of Labor, to produce, assemble or create products and which the director finds consistent with generally accepted practices and performance standards for the industrial zone where the use is proposed. See SCC 30.91M.024 and 30.91M.026.

(vvv) ((85)) **Home Occupations:** See SCC 30.28.050(3).

(www) ((86)) A single family dwelling may have only one guesthouse.

(xxx) ((87)) Outdoor display or storage of goods and products is prohibited on site.

(yyv) ((88)) **Wedding Facility:**

(a) Such use is permitted only on undeveloped land or in structures which are legally existing on January 1, 2001;

(b) The applicant shall demonstrate that the following criteria are met with respect to the activities related to the use:

(i) compliance with the noise control provisions of chapter 10.01 SCC;

(ii) adequate vehicular site distance and safe turning movements exist at the access to the site consistent with the EDDS as defined in title 13 SCC; and

(iii) adequate sanitation facilities are provided on site pursuant to chapter 30.52A SCC and applicable Snohomish Health District provisions;

(c) Adequate on-site parking shall be provided for the use pursuant to SCC 30.26.035;

(d) A certificate of occupancy shall be obtained pursuant to chapter 30.52A SCC for the use of any existing structure. The certificate of occupancy shall be subject to an annual inspection and renewal pursuant to SCC 30.53A.060 to ensure building and fire code compliance;

(e) In the A-10 zone, the applicant must demonstrate that the activities related to the use are subordinate to the use of the site for agricultural purposes; and

(f) In the A-10 zone, any grading or disturbances required to support the use shall be limited to preserve prime farmland. At least 90 percent of prime farmland on site shall remain undisturbed.

(zzz) ((89)) **Public/Institutional Use Designation (P/IU):** When applied to land that is (a) included in an Urban Growth Area and (b) designated P/IU on the Snohomish County Future Land Use Map concurrent with or prior to its inclusion in a UGA, the R-7,200, R-8,400 and R-9,600 zones shall allow only the following permitted or conditional uses: churches and school instructional facilities. All other uses are prohibited within areas that meet criteria (a) and (b), unless the P/IU designation is changed.

(aaaa) ((90)) Hotel/Motel uses are permitted in the Light Industrial zone when the following criteria are met:

(a) The Light Industrial zone is located within a municipal boundary;

(b) The municipal airport boundary includes no less than 1000 acres of land zoned light industrial; and

(c) The hotel/motel use is served by both public water and sewer.

(bbbb) ((94)) Health and social service facilities regulated under this title do not include secure community transition facilities (SCTFs) proposed pursuant to chapter 71.09 RCW. See SCC 30.91H.095.

(a) Snohomish County is preempted from regulation of SCTFs. In accordance with the requirements of state law the county shall take all reasonable steps permitted by chapter 71.09 RCW to ensure that SCTFs comply with applicable siting criteria of state law. Every effort shall be made by the county through the available state procedures to ensure strict compliance with all relevant public safety concerns, such as emergency response time, minimum distances to be maintained by the SCTF from "risk potential" locations, electronic monitoring of individual residents, household security measures and program staffing.

(b) Nothing herein shall be interpreted as to prohibit or otherwise limit the county from evaluating, commenting on, or proposing public safety measures to the state of Washington in response to a proposed siting of a SCTF in Snohomish County.

(c) Nothing herein shall be interpreted to require or authorize the siting of more beds or facilities in Snohomish County than the county is otherwise required to site for its SCTFs pursuant to the requirements of state law.

(cccc) ((92)) Level II health and social service uses are allowed outside the UGA only when the use is not served by public sewer.

(dddd) **Farmers Market:** See SCC 30.28.036.

(eeee) **Farm Product Processing and Farm Support Business:** See SCC 30.28.038.

(ffff) **Farmland Enterprise:** See SCC 30.28.037.

(gggg) **Public Events/Assemblies on Farmland:** Such event or assembly shall:

(a) Comply with the requirements of Chapter 6.37 SCC; and

(b) Not exceed two events per year. No event shall exceed two weeks in duration.

(hhhh) **Bakery, Farm:** The gross floor area of the use shall not exceed 1,000 square feet.

(iiii) **Recreational Facility Not Otherwise Listed:** See SCC 30.28.076.

(jjjj) **Farm Stand:** See SCC 30.28.039.

(kkkk) **Farm Stand:** Allowed as a Permitted Use (P) when sited on land designated riverway commercial farmland, upland commercial farmland or local commercial farmland in the comprehensive plan. Allowed as an Administrative Conditional Use (A) when sited on land not designated riverway commercial farmland, upland commercial farmland or local commercial farmland in the comprehensive plan.

(llll) **Farmers Market:** Allowed as a Permitted Use (P) when sited on land designated riverway commercial farmland, upland commercial farmland or local commercial farmland in the comprehensive plan. Allowed as an Administrative Conditional Use (A) when sited on land not designated riverway commercial farmland, upland commercial farmland or local commercial farmland in the comprehensive plan.

**Section 8.** A new Section 30.27.051 is added to Chapter 30.27 Snohomish County Code to read:

### **30.27.051 Permitted signs and standards in designated farmlands and land zoned A-10.**

1. For lands designated in the Snohomish County GMA Plan-General Policy Plan as riverway commercial farmland, upland commercial farmland, or local commercial farmland, and for land zoned A-10 Agriculture, signs shall be allowed as follows:

Sign Type	Number of Signs	Square Feet per Face	Height in Feet	Location on Farm Site	Special Setbacks from Residential Property	Seasonal Limits
Business Identification-Large	1 per each public road frontage	64	16	Within 200 feet of the primary driveway entrance to the farm building cluster Not limited	If sign has integrated reader board and/or is illuminated – 50 feet setback required	None
Business Identification-Small	4	16	6	Not limited	If sign has integrated reader board and/or is illuminated – 50 feet setback required	None
Location/Directions	Not limited	12	Not limited	Not limited	If illuminated – 50 feet setback required	Only during growing & harvesting season
Reader Board-Free Standing	6	32	Not limited	Not limited	If illuminated – 50 feet setback required	Only during growing & harvesting season

Product Availability	Not limited	32	Not limited	Not limited	None	Only during growing & harvesting season
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(2) Signs allowed pursuant to subsection (1) of this section shall also meet the following requirements:

- (a) Signs shall be stationary and shall be externally and indirectly illuminated only. Signs that are flashing, blinking, or of variable intensity are prohibited;
- (b) Illuminated signs shall be located at least 50 feet from any adjacent residential property; and
- (c) Signs attached to buildings shall not be placed on the roof and shall not extend beyond the roofline.

**Section 9.** A new Section 30.28.036 is added to Chapter 30.28 Snohomish County Code to read:

**30.28.036 Farmers markets.**

- (1) When another county permit or occupancy document is required to prepare a farm site for use as a farmers market, the county may review the site plan and description of the proposed market improvements and operational features submitted with that permit application in order to establish compliance with conditions in this section. If another county permit or occupancy document is not required to prepare a farm site for a farmers market, or if the other permit application does not address the conditions in this section, applicants shall submit a site plan and description of the proposed market improvements and operational features for review to establish compliance with conditions in this section.
- (2) Farmers markets shall operate subject to the following conditions:
  - (a) They shall operate only during daylight hours;
  - (b) They shall meet the off-street parking requirements of 30.26.015 SCC and 30.26.030 SCC;
  - (c) At least 50% by farm product unit of the products sold shall be grown, raised, or harvested in Snohomish County, and 75% by farm product unit of the products sold shall be grown, raised or harvested in the State of Washington on an average annual basis;
  - (d) Vendors of locally hand-produced crafts shall be allowed, provided that the maximum percentage of craft vendors shall not surpass 25% of the total number of vendors;
  - (e) Farmers market facilities shall be located at least 20 feet from the closest street right-of-way and not less than 50 feet from any street right-of-way exceeding 60 feet in width, or the setback listed in Chapter 30.23 SCC, whichever is greater;
  - (f) Improvements and new structures shall not remove more than 10% of prime farmland soils up to a maximum of one acre, located on the farmers market site from production or from the potential for future production
  - (g) New structures to be utilized in or for a farmers market shall not exceed 5,000 square feet. Existing structures or portions thereof may be used as a farmers market, provided those structures or portions so used are no greater than 5,000 square feet. The combined total of any new and existing structures shall not exceed 5,000 square feet; and
  - (h) Structures shall meet all provisions of federal, state and local statute and laws, including provisions to assure water quality and flood protection.

**Section 10.** A new Section 30.28.037 is added to Chapter 30.28 Snohomish County Code to read:

### **30.28.037 Farmland enterprises.**

- (1) Farmland enterprises shall be allowed only on land:
  - (a) zoned "Agriculture-10 acre;" or
  - (b) designated pursuant to the comprehensive plan as riverway commercial farmland or upland commercial farmland;
- (2) Farmland enterprises are permitted only in structures that were legally existing on January 1, 2003, except that additional buildings may be allowed if all of the buildings on the farm site are in use;
- (3) Applicants shall submit a site plan and description of the proposed farmland enterprise to permit approval authorities to determine whether or not additional conditions may be required to avoid impacts that are unduly or unreasonably offensive or injurious to properties, residents or improvements in the vicinity. The site plan shall delineate existing structures in a farm building cluster needed to support the activity or business, and include areas proposed for parking, access, storage, signs, lighting and screening as applicable;
- (4) Farmland enterprises shall be confined to the portion of the farm site that includes an existing farm building cluster. The farm building cluster shall be designated on the site plan with an accurate legal description. Where the farm site is less than 10 acres in size, the farm building cluster may be increased up to 10 percent of the farm site to serve the farmland enterprise. Where the farm site is 10 acres or more, the farm building cluster may be increased up to 1 acre in size to serve the farmland enterprise;
- (5) The applicant must demonstrate that the activities conducted as a part of the farmland enterprise, including the hours of operation, will be clearly incidental and subordinate to, and will have no significant adverse impact on surrounding agricultural uses and activities or on nearby or adjacent residential or institutional uses, or the rural character of the surrounding area;
- (6) Farmland enterprises shall meet the off-street parking requirements of Chapter 30.26 SCC, except that paved parking facilities shall not be required;
- (7) Improvements associated with the farmland enterprise for access, parking, or drainage, as well as any other physical changes, shall not remove prime farmland soils from production or potential production. An exception shall exist for new buildings or infrastructures allowed when all existing buildings are in use for farm-related purposes, provided the new buildings or infrastructures support long-term farm viability and are consistent with the rural character of the surrounding area, and meet the expansion limitations set forth in subsection (4), above;
- (8) No sewer lines shall be extended to service farmland enterprises;
- (9) Any grading or disturbances required to support farmland enterprises shall not unduly impact prime farmland soils or existing natural vegetation;
- (10) The farmland enterprise shall not displace any existing tree cover or vegetation that serves as a buffer between adjoining properties, tilled or grazed areas, adjacent wetlands, or adjacent water bodies;
- (11) Structures shall meet all provisions of federal, state and local statute and laws, including provisions to assure water quality and flood protection.

**Section 11.** A new Section 30.28.038 is added to Chapter 30.28 Snohomish County Code to read:

### **30.28.038 Farm product processing and farm support business.**

- (1) When another county permit or occupancy document is required to prepare a farm site for use in farm product processing or as a farm support business, the county may review the site plan and description of the proposed improvements and operational features submitted with that

permit application in order to establish compliance with conditions in this section. If another county permit or occupancy document is not required to prepare a farm site for a farm product processing or farm support business, or if the other permit application does not address the conditions in this section, applicants shall submit a site plan and description of the proposed improvements and operational features for review to establish compliance with conditions in this section. If the site will include more than 5,000 square feet of building(s) or processing area(s), applicants shall submit a description of the proposed processing activity or farm support business to permit approval authorities to determine whether or not additional conditions may be required to avoid impacts that are unduly or unreasonably offensive or injurious to properties, residents or improvements in the vicinity or the rural character of the surrounding area. Such information, at a minimum, shall include:

- (a) The nature of the operation;
  - (b) The proposed number of employees associated with the processing activity or farm support business; and
  - (c) A site plan, including: the proposed location of any new or existing structures needed to support the activity or business; areas proposed for parking, access, access, and storage; and proposed signs, lighting, and screening, as applicable.
- (2) For farm parcels of five (5) acres or less, no more than 20 percent of the parcel, or for farm parcels of five acres or greater, no more than two (2) acres of land, shall be developed for farm product processing or farm support business, including areas used for structures, parking, storage, display, setbacks, signage and landscaping. Land serving the farm support business may include portions of the parcel or farm contained on the same lot as farm product processing.
- (3) The nature of the operation, activity generated, and any structures shall not significantly adversely affect adjacent properties.
- (4) Physical scale and use intensity shall be compatible with the surrounding neighborhood.
- (5) Adequate wastewater management facilities shall be provided on-site for farm product processing facilities.
- (6) New structures shall be located at least 20 feet from the closest street right-of-way and not less than 50 feet from any street right-of-way exceeding 60 feet in width, or the setback listed in Chapter 30.23 SCC, whichever is greater.
- (7) Structures shall meet all provisions of federal, state and local statute and laws, including provisions to assure water quality and flood protection.
- (8) Improvements and new structures for farm product processing and farm support businesses shall not remove from production or from the potential for future production more than 10% of prime farmland soils located on the parcel to contain the proposed use.

**Section 12.** A new Section 30.28.039 is added to Chapter 30.28 Snohomish County Code to read:

**30.28.039 Farm stands.**

- (1) The maximum size of a farm stand shall be 5,000 square feet and, if more than one stand is located on a lot, the total square footages shall not exceed 5,000 square feet.
- (2) At least 50% by farm product unit of the products sold shall be grown, raised or harvested in Snohomish County, and 75% by farm product unit of the products sold shall be grown, raised or harvested in the State of Washington on an average annual basis.
- (3) All new structures shall be located at least 20 feet, or the setback listed in Chapter 30.23 SCC, from public and private road rights-of-way, whichever is greater.
- (4) Farm stands shall meet the off-street parking requirements of 30.26.015 SCC and 30.26.030 SCC.

(5) Structures shall meet all provisions of federal, state and local statute and laws, including provisions to assure water quality and flood protection.

(6) Structures or portions thereof existing prior to the effective date of this section may be used as a farm stand, provided the structures or portions so used are no greater than 5,000 square feet total.

**Section 13.** A new Section 30.28.076 is added to Chapter 30.28 Snohomish County Code to read:

**30.28.76 Recreational facility not otherwise listed.**

Recreational facilities are allowed in A-10 zones, except within lands designated in the comprehensive plan (GPP) as local commercial farmland, upland commercial farmland, or riverway commercial farmland.

(a) Permissible recreational uses shall include only non-motorized field games or sports and shall be conducted on uncovered fields under private ownership and control;

(b) Site development shall be depicted on a site development plan and shall include only the following temporary improvements: ball fields, dugouts, seating, fencing, field equipment, storage structures for sports and field maintenance equipment, concession stands, parking areas, and other such temporary improvements as may be associated with the proposed recreational use;

(c) All buildings and parking areas shall be set back a minimum of 50 feet from the property boundaries. If the recreational use produces adverse conditions that will unduly affect an adjacent agricultural use, the director may impose a larger setback in order to alleviate the effects of such adverse conditions, which include but are not limited to noise, vibration, dust, and light;

(d) All buildings shall be less than 300 square feet in size and located in proximity to the parking areas;

(e) A maximum of two concession stands are allowed and shall not include permanently installed food service equipment;

(f) Parking area and perimeter landscaping are required pursuant to Chapter 30.25 SCC and Chapter 30.26 SCC;

(g) Unfenced playing fields shall be set back 50 feet from property boundaries. Fields with a perimeter fence, a minimum of six feet in height, may be placed within the setback subject to perimeter landscaping requirements;

(h) No outdoor lighting is allowed;

(i) Uses are restricted to daylight hours only; and

(j) Structures shall meet all provisions of federal, state and local statute and laws, including provisions to assure water quality and flood protection.

**Section 14.** A new Section 30.91A.105 is added to Chapter 30.91A Snohomish County Code to read:

**30.91A.105 "Agricultural products"** means cultivated or raised plant, animal, or marine life that has been harvested for consumption, including, but not limited to: feed and forage; floriculture and nursery products; grains; herbs and roots; fruits, nuts, vegetables and melons; honey; eggs; dairy; cattle, pigs, sheep and poultry; marine life; and fiber for clothing and building material.

**Section 15.** Snohomish County Code Section 30.91A.110, adopted by Amended Ordinance No. 02-064 on December 9, 2002, is amended to read:

Amended ORDINANCE NO. 04-074 – as amended and adopted by Council on July 28, 2004  
RELATING TO AGRICULTURE; AMENDING SUBTITLES 30.2 SCC (ZONING AND DEVELOPMENT  
STANDARDS) AND 30.9 SCC (DEFINITIONS) - 39

**30.91A.110 "Agriculture"** means tilling of the soil, the raising of crops, horticulture, viticulture, small livestock, poultry, ~~farming, pasturing, grazing, dairying, and/or animal husbandry~~ including all uses customarily incidental thereto. ~~((except small animal husbandry))~~ Agriculture includes farming and farm activities, as defined under "farm" herein.

**Section 16.** A new Section 30.91B.015 is added to Chapter 30.91B Snohomish County Code to read:

**30.91B.015 "Bakery, farm"** means a building or portion of a building on a farm site used to prepare baked goods for consumption or sale on or off the farm site, provided that at least one ingredient is ((a portion of the ingredients are)) grown in Snohomish County or the Puget Sound Fresh region.

**Section 17.** Snohomish County Code Section 30.91F.120, adopted by Amended Ordinance No. 02-064 on December 9, 2002, is amended to read:

**30.91F.120 "Farm"** means the land ~~((, building, freshwater ponds, freshwater culturing and growing facilities, and machinery used in the commercial production of farm products))~~ and agricultural buildings and structures used for or capable of being used for raising, harvesting or distribution of agricultural products, including the promotion, sale, packaging and distribution of agricultural products wholly or partly from the farm site, or within Snohomish County or the Puget Sound Fresh region. Examples of such uses include: agricultural product packaging; u-pick operations; farm stands; farmer's markets; farm product processing; pumpkin patches; corn and other mazes; farm animal displays; holiday tree sales; a farm bakery or kitchen; cider press operations; related on-farm activities and events directly supporting agriculture; and seasonal, incidental or subordinate uses to the principal farm use, such as craft, antique or holiday bazaars. "Farm" also includes the activities and uses arising from or incidental to agriculture, including but not limited to the uses set forth in this definition. An individual farm use on a farm site shall have its maximum square footage measured separately, one use to another.

**Section 18.** A new Section 30.91F.125 is added to Chapter 30.91F Snohomish County Code to read:

**30.91F.125 "Farm building cluster"** means that sub-area of a farm site that has the majority of the agricultural structures located on it, with the structures being located within close functional proximity to each other.

**Section 19.** A new Section 30.91F.145 is added to Chapter 30.91F Snohomish County Code to read:

**30.91F.145 "Farmland Enterprise"** means a small business that is clearly incidental and subordinate to agricultural uses that has no necessary and direct relationship to agricultural use, but that does not adversely impact farming activities or remove farmland from production.

**Section 20.** A new Section 30.91F.152 is added to Chapter 30.91F Snohomish County Code to read:

**30.91F.152 "Farm product packaging"** means the wrapping or the placement into containers or receptacles of agricultural products for the purpose of storage, transport, or sale. It does not



include the alteration or modification of the product through the addition of foreign ingredients or components, except that the addition of elements necessary for the long-term storage or stability of the product shall be included, provided that this addition does not alter the agricultural product from its original constitution or state. Examples of "farm product packaging" include but are not limited to bagging lettuce and placing milk in cartons.

**Section 21.** A new Section 30.91F.156 is added to 30.91F Snohomish County Code to read:

**30.91F.156 "Farm product unit"** means a single type, species, or variety of farm product available for purchase, regardless of the quantity, even if the product is not displayed in a single location.

**Section 22.** Snohomish County Code Section 30.91F.160, adopted by Amended Ordinance No. 02-064 on December 9, 2002, is amended to read:

**30.91F.160 "Farm product processing"** means the ~~((processing and packaging of seasonally-grown agricultural products or the cutting of flesh of domestic farm animals for individual customers, but shall not include their conversion to manufactured products))~~ alteration or modification, for the purpose of storage, transport, or sale, of an agricultural product produced on a farm site through the addition of other ingredients or components, provided that the initial agricultural product shall be the principal ingredient or component. The addition of elements necessary for the long-term storage or stability of the product shall not be considered farm product processing, provided that this addition does not alter the agricultural product from its original constitution or state. Farm product processing includes the production of wine. Farm product processing shall not include the operation of a stockyard or slaughter house.

**Section 23.** A new Section 30.91F.165 is added to Chapter 30.91F Snohomish County Code to read:

**30.91F.165 "Farm site"** means the land and structures used, or capable of being used, for the raising, harvesting or distributing of agricultural products, without regard to whether such lands and structures are contiguous, adjacent, or non-adjacent, provided that such property or properties are under a single ownership, lease agreement, or management agreement.

**Section 24.** Snohomish County Code Section 30.91F.170, adopted by Amended Ordinance No. 02-064 on December 9, 2002, is amended to read:

**30.91F.170 "Farm stand"** means a ~~((small building used for the sale of fruits and vegetables grown on the premises))~~ temporary or permanent structure used for the display and sale of agricultural products, except that any retail nursery operations shall meet Snohomish County requirements of SCC 30.22.130(pp). A farm stand shall not be a farmers market as defined in section SCC 30.91F.184.

**Section 25.** A new Section 30.91F.175 is added to Chapter 30.91F Snohomish County Code to read:

**30.91F.175 "Farm support business"** means a business operated on a farm site and related to or supportive of agricultural activities. Examples of farm support businesses include but are not limited to blacksmithing, farriers, or farm implement repair.

**Section 26.** A new Section 30.91F.184 is added to Chapter 30.91F Snohomish County Code to read:

**30.91F.184 "Farmers market"** means a site or facility owned or operated by a farmers' cooperative or similar arrangement for the growers and producers of agricultural products to display and sell agricultural products.

**Section 27.** A new Section 30.91F.186 is added to Chapter 30.91F Snohomish County Code to read:

**30.91F.186 "Farmers market site"** means a portion of a farm site for a farmers market operation, to be depicted on a site plan and not to exceed five acres.

**Section 28.** A new Section 30.91K.055 is added to Chapter 30.91K Snohomish County Code to read:

**30.91K.055 "Kitchen, farm"** means a room or area on a farm site used, intended to be used, or designed to be used for the cooking or preparation of food for distribution, sale and consumption of agricultural products at least a portion of which are produced or grown on the farm site, or within Snohomish County or the Puget Sound Fresh region, provided it contains any two of the following: a kitchen-type sink, refrigerator, range, or 220 H2 outlet.

**Section 29.** Severability and savings. If any section, sentence, clause or phrase of this ordinance shall be held to be invalid or unconstitutional by the Growth Management Hearings Board (Board) or by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance. Provided, however, that if any section, sentence, clause or phrase is held to be invalid or unconstitutional by the Board or by a court of competent jurisdiction, then the section, sentence, clause or phrase in effect prior to the effective date of this ordinance shall be in full force and effect for that individual section, sentence, clause or phrase as if this ordinance had never been adopted.

PASSED this 28th day of July, 200~~3~~<sup>4</sup>

ATTEST

*Sheila McAllister*  
Clerk of the Council *asst.*

(☒) APPROVED  
( ) EMERGENCY  
( ) VETOED

ATTEST:

*Conner Munn*

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

*John M. Koster*  
Chairperson

DATE: *8/13/04*

*Don G. R.*  
County Executive

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