



CO00011628

**SNOHOMISH COUNTY COUNCIL  
SNOHOMISH COUNTY, WASHINGTON**

**AMENDED ORDINANCE NO. 05-040**

**AMENDING TITLE 30 OF THE SNOHOMISH COUNTY CODE RELATING TO  
COMMUNITY FACILITIES FOR JUVENILES, AMENDING EXISTING  
SECTIONS IN CHAPTERS 30.22, 30.26 and 30.28, ADDING NEW SECTIONS  
TO CHAPTERS 30.25, 30.28, 30.86, 30.91C, AND 30.91S, ADDING A NEW  
CHAPTER 30.42 FOR THE DEVELOPMENT STANDARDS AND SITING  
PROCESS FOR COMMUNITY FACILITIES FOR JUVENILES**

WHEREAS, on March 3, 2004, the County Council adopted Amended Ordinance No. 04-010 related to Health and Social Service Facility Uses; and

WHEREAS, on May 7, 2004, the State of Washington, Department of Social and Health Services (DSHS), filed a petition for review with the Central Puget Sound Growth Management Hearings Board (Board) in Case No. 04-3-0014 challenging Amended Ordinance No. 04-010 regarding the County's regulations on how community facilities for juveniles are sited in Snohomish County; and

WHEREAS, a community facility for juveniles is considered an essential public facility as defined in RCW 36.70A.200(1) and RCW 72.05.020(1); and

WHEREAS, the rulings of the Growth Management Hearings Board have made it clear that while a zoning entity may not preclude the siting of an essential public facility, it may require the examination of any permit and/or site at the expense of the applicant, and that such reasonably related expense does not "preclude" the siting of such an essential public facility; and

WHEREAS, the Snohomish County Council wishes to adopt a specific siting process for community facilities for juveniles; and

WHEREAS, the development regulations set forth in this ordinance comply with state law governing the siting of essential public facilities; and

WHEREAS, DSHS and the County are in agreement regarding language for proposed regulations that would be the subject of public hearings and possible adoption relating to community facilities for juveniles, which might resolve the Board appeal; and

WHEREAS, it is in the best interests of both the citizens of Snohomish County to have development regulations and a public input process relating to the siting of such facilities; and

WHEREAS, the Planning Commission held a public hearing on April 26, 2005 and forwarded a recommendation to the County Council recommending approval of the ordinance with certain revisions.

THEREFORE, BE IT ORDAINED:

Section 1. The County Council makes the following findings and conclusions.

- A. The foregoing recitals are adopted as findings.
- B. Pursuant to the State Environmental Policy Act (SEPA) Chapter 43.21C RCW and Chapter 30.61 SCC, the Snohomish County Environmental Review Ordinance, the County issued a Determination of Non-Significance on March 31, 2005. Comments were received until April 18, 2005.
- C. The requirements of Chapter 30.61 SCC and SEPA, with respect to this proposed action, have been satisfied.
- D. A public hearing was held before the County Council on July 6, 2005, which meets state and local public participation requirements for the adoption of an ordinance under the Growth Management Act (Chapter 36.70A RCW) (GMA).
- E. The County Council considered the entire hearing record, including the Planning Commission's recommendation, and written and oral testimony submitted during public hearings before the Planning Commission and County Council.
- F. The county will participate in the review of any community facilities for juveniles proposed by the state to the fullest extent permitted by applicable state code.
- G. The proposed amendments will accommodate community facilities for juveniles in categories defined by the state in RCW 72.05.020(1).

Section 2. Snohomish County Code Section 30.22.020, last amended by Emergency Ordinance No. 04-019 on Feb. 11, 2004 is amended to read:

**30.22.020 Categories of uses.**

(1) SCC 30.22.100, 30.22.110, and 30.22.120 comprise the use matrix. The use matrix lists uses and indicates whether uses are permitted (P), require conditional use (C) or administrative conditional use (A) approval, or are prohibited in a particular zone.

(a) Permitted uses (P) are those permitted outright. Certain uses have special requirements indicated by footnotes in the use matrices.

(b) Conditional uses (C) are those which require special review in order to ensure compatibility with permitted uses in the same zone. Conditional use permits are granted by the hearing examiner following a review and recommendation from the department and an open record public hearing.

(c) Administrative conditional uses (A) also require special review to ensure compatibility with permitted uses in the same zone. Administrative conditional uses are granted by the department. Uses formerly categorized as temporary uses or special

uses are now processed as administrative conditional uses.

(d) Special use permits (S) require a local, state, or regional land use permit issued for a facility at a particular location subject to conditions placed on the proposed use to ensure compatibility with adjacent land uses.

~~((d))~~ (e) Prohibited uses are those which are not allowed in a zone. A blank box in the use matrix indicates a use is not allowed.

(2) Essential public facilities may be conditionally permitted in any zone in which they are listed as a permitted or conditional use if they satisfy the applicable requirements of chapter 30.42D SCC and 30.42C SCC.

Section 3. Snohomish County Code Section 30.22.100, adopted by Amended Ordinance 04-074, on July 28, 2004, is amended to read:

30.22.100 Urban Zone Categories: Use Matrix

Type of Use	Urban Zones														
	R9,600 <sup>49</sup>	R8,400 <sup>55</sup>	R7,200 <sup>55</sup>	T	LDMR	MR	NB	PCB	CB	GC	FS	IP <sup>76</sup>	BP	LI <sup>66,76</sup>	HI <sup>65</sup>
Accessory Apartment <sup>62</sup>	A	A	A	A	A	A	A		A	A					
Adult Entertainment Business/Use <sup>67</sup>												P		P	P
Agriculture <sup>41</sup>	P	P	P		P	P	P		P	P		P	P	P	P
Airport, Stage 1 Utility <sup>1</sup>	C	C	C						P	P		P	P	P	P
Airport-All Others												P	P	P	P
Amusement Facility <sup>41</sup>								P	P	P		P		P	P
Antique Shop							P		P	P				P	P
Art Gallery <sup>41</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>68</sup>	P	P	P	P	P	P
Auto Towing														P	P
Auto Wrecking Yard														C <sup>44</sup>	P <sup>44</sup>
Bakery							P <sup>69</sup>	P	P	P		P	P	P	P
Bed and Breakfast Guesthouse <sup>65</sup>	C	C	C	C	C	C									
Billboards <sup>46</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
Book Sales										P				P	P
Boat Maker'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>41</sup>	C	C	C		C	C			P	P		P	P	P	P
Church <sup>41</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
Community Facilities for Juveniles <sup>65</sup>															
1 to 8 Resident Facility	P	P	P	P	P	P	P	P	P	P		P	P	P	P
9 to 24 Resident Facility	S	S	S	S	S	S	S	S	S	S		P	P	P	P
Construction Contracting										P		P	P	P	P
Country Club	C	C	C									P	P	P	P
Craft Shop <sup>41</sup>									P <sup>68</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															
S - Special Use															

30.22.100 Urban Zone Categories: Use Matrix

Type of Use	Urban Zones														
	R9,600 <sup>1a</sup>	R8,400 <sup>1a</sup>	R7,200 <sup>1a</sup>	T	LDMR	MR	NB	PCB	CB	GC	FS	IP <sup>7a</sup>	BP	LI <sup>5a,7a</sup>	HI <sup>5a</sup>
Day Care Center <sup>2</sup>	C	C	C		C	C	P	P	P	P	P	P	P	P	P
Department Store								P	P <sup>8a</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>3,41</sup>	P	P	P	P	P	P	P		P	P		P	P	P	P
Drug Store							P	P	P	P	P <sup>42</sup>			P	P
Dwelling, Duplex	P <sup>42</sup>	P <sup>42</sup>	P <sup>42</sup>	P	P	P	P		P	P					
Dwelling, Mobile Home	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>	P	P	P <sup>6</sup>		P <sup>6</sup>	P <sup>6</sup>					
Dwelling, Multifamily					P	P	P	P	P	P				P <sup>51</sup>	
Dwelling, Single Family	P	P	P	P	P	P	P	P <sup>4</sup>	P	P				P <sup>51</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>2a</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 <sup>7</sup>	P	P	P	P	P	P	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					
Farm Product Processing Up to 5000 sq ft Over 5000 sq ft <sup>14</sup>									P A	P P				P P	P P
Farm Stand Up to 400 sq ft <sup>9</sup> 401 to 5,000 sq ft <sup>10</sup>	P	P	P						P	P				P	P
Farmers Market <sup>11</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>8a</sup>	P		P	P	P	P
Forestry												P		P	P
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
<b>P - Permitted Use</b>	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.														
<b>A - Administrative Conditional Use</b>															
<b>C - Conditional Use</b>															
<b>S - Special Use</b>															

30.22.100 Urban Zone Categories: Use Matrix

Type of Use	Urban Zones														
	R9,600 <sup>68</sup>	R8,400 <sup>68</sup>	R7,200 <sup>68</sup>	T	LDMR	MR	NB	PCB	CB	GC	FS	IP <sup>68</sup>	BP	LI <sup>68,78</sup>	HI <sup>88</sup>
Garage, Private	P	P	P	P	P	P	P	P	P	P		P	P	P	P
Golf Course and Driving Range <sup>74</sup>	C	C	C						P	P		P	P	P	P
Government Structures & Facilities <sup>27, 41</sup>	C	C	C	C	C	C	C	P	P	P		P	P	P	P
Greenhouse, Lath House, & Nurseries: Retail <sup>62</sup>							P	P	P	P				P	P
Greenhouse, Lath House, & Nurseries: Wholesale <sup>47</sup>							P	P	P	P		P	P	P	P
Grocery Store							P	P	P <sup>88</sup>	P	P <sup>22</sup>			P	P
Grooming Parlor							P	P	P	P			P <sup>33</sup>	P	P
Guesthouse <sup>18</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>64</sup>												C	C	C	C
Hazardous Waste Storage & Treatment Facilities, Onsite <sup>65</sup>							P	P	P	P	P	P	P	P	P
Health and Social Service Facility <sup>90</sup>															
Level I	P	P	P	P	P	P	P	P	P	P			P		
Level II <sup>41</sup>	C	C	C		C	C	C	P	P	P			P		
Level III						C	C	P	P	P		P		P	P
Home Improvement Center							P	P	P <sup>88</sup>	P				P	P
Home Occupation <sup>11</sup>	P	P	P	P	P	P	P	P	P	P				P <sup>89</sup>	
Hotel/Motel <sup>89</sup>					C	C		P	P	P	P				
Industrial Use, Heavy <sup>92</sup>												P			P
Stockyard														C <sup>44</sup>	P <sup>44</sup>
Hotel, Commercial <sup>12</sup>	C	C	C						P	P		P	P	P	P
Kennel, Private-Breeding <sup>13</sup>	P	P	P		P	P	P		P	P		P	P	P	P
Kennel, Private-Non-Breeding <sup>13</sup>	P	P	P		P	P	P		P	P		P			
Laboratory										P		P	P	P	P
Library <sup>41</sup>	C	C	C		C	C	C	P	P	P		P	P	P	P
Licensed Practitioner <sup>28, 41</sup>					C	C	P	P	P	P		P	P	P	P
Livestock Auction Facility												P		P	P
Locksmith							P	P	P <sup>88</sup>	P		P	P	P	P
Lumberyard										P		P	P	P	P
Manufacturing, Heavy <sup>92</sup>												P			P
<b>P - Permitted Use</b>	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.														
<b>A - Administrative Conditional Use</b>															
<b>C - Conditional Use</b>															
<b>S - Special Use</b>															

30.22.100 Urban Zone Categories: Use Matrix

Type of Use	Urban Zones														
	R9,600 <sup>88</sup>	R8,400 <sup>88</sup>	R7,200 <sup>88</sup>	T	LDMR	MR	NB	PCB	CB	GC	FS	IP <sup>76</sup>	BP	LI <sup>88, 76</sup>	HI <sup>88</sup>
Manufacturing-All Other Forms Not Specifically Listed <sup>83</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>38</sup>					C	C			C	C					
Mobile Home & Travel Trailer Sales										P		C <sup>30</sup>		P	P
Model Hobby Park <sup>75</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>41</sup>	C	C	C		C	C	C	P	P	P		P	P	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>88</sup>	P		P <sup>49</sup>	P <sup>49</sup>	P	P
Pet Shop							P	P	P	P			P <sup>33</sup>	P	P
Petroleum Products & Gas Storage - Bulk										P <sup>43</sup>		P	P <sup>43</sup>	P <sup>43</sup>	P <sup>43</sup>
Petroleum Refining <sup>41</sup>												P			
Print Shop									P <sup>37</sup>	P		P	P	P	P
Printing Plant								P		P		P	P	P	P
Race Track <sup>24, 41</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>88</sup>	P			P <sup>33</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															
S - Special Use															

30.22.100 Urban Zone Categories: Use Matrix

Type of Use	Urban Zones														
	R9,600 <sup>55</sup>	R8,400 <sup>55</sup>	R7,200 <sup>55</sup>	T	LDMR	MR	NB	PCB	CB	GC	FS	IP <sup>68</sup>	BP	LI <sup>66,76</sup>	HI <sup>66</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>41, 68</sup>	C	C	C		C	C			P	P		P	P	P	P
College <sup>41, 68</sup>	C	C	C		C	C			P	P		P	P	P	P
Other <sup>41, 68</sup>					C	C			P	P		P	P	P	P
Second Hand Store									P <sup>66</sup>	P				P	P
Service Station <sup>41</sup>							P	P	P <sup>66</sup>	P	P			P	P
Shake & Shingle Mill										P		P	P	P	P
Shooting Range <sup>33</sup>												P	P	P	P
Sludge Utilization <sup>39</sup>	C <sup>58</sup>	C <sup>58</sup>	C <sup>58</sup>		C <sup>58</sup>	C <sup>58</sup>			C <sup>58</sup>	C <sup>58</sup>		C <sup>58</sup>		C <sup>58</sup>	P <sup>50</sup>
Small Animal Husbandry <sup>41</sup>	C <sup>37</sup>	C <sup>37</sup>	C <sup>37</sup>				P		P	P		P	P	P	P
Specialty Store							P	P	P <sup>66</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>41, 68</sup>	C	C <sup>60</sup>	C <sup>60</sup>	C	C	C	P	P	P	P	P	P	P	P	P
Studio <sup>41</sup>	C <sup>77</sup>	C <sup>77</sup>	C <sup>77</sup>		C <sup>77</sup>	C <sup>77</sup>	P	P	P <sup>66</sup>	P		P	P	P	P
Swimming/Wading Pool <sup>17, 42</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>41</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>74</sup>	A	A	A	A	A	A	A	A	A	A	A				
Temporary Residential Sales Coach <sup>73</sup>	A	A	A												
Temporary Woodwaste Recycling <sup>35</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															
S - Special Use															



**30.22.100 Urban Zone Categories: Use Matrix**

Type of Use	Urban Zones														
	R9,600 <sup>66</sup>	R8,400 <sup>66</sup>	R7,200 <sup>66</sup>	T	LDMR	MR	NB	PCB	CB	GC	FS	IP <sup>76</sup>	BP	LI <sup>66, 76</sup>	HI <sup>66</sup>
Temporary Woodwaste Storage <sup>43</sup>														A	A
Tire Store							P	P	P <sup>66</sup>	P				P	P
Tool Sales & Rental									P <sup>66</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>66</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, 41</sup>	C	C	C	C	C	C	C	P	P <sup>66</sup>	P	C	P	P	P	P
Veterinary Clinic					C	C	P	P	P <sup>66</sup>	P		P	P	P	P
Warehousing										P		P	P	P	P
Wholesale Establishment								P	P <sup>66</sup>	P		P	P	P	P
Woodwaste Recycling <sup>67</sup>														C	C
Woodwaste Storage <sup>67</sup>														C	C
Yacht/Boat Club												P	P	P	P
All other uses not otherwise mentioned												P	P	P	P
<b>P - Permitted Use</b>	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.														
<b>A - Administrative Conditional Use</b>															
<b>C - Conditional Use</b>															
<b>S - Special Use</b>															

Section 4. Snohomish County Code Section 30.22.110, last amended by Ordinance. 04-074, July 28, 2004, 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>42</sup>	A	A	A	A				A	A	A	A
Agriculture <sup>41</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>45</sup>	P <sup>40</sup>	P						
Art Gallery <sup>42</sup>	C		C	P <sup>40</sup>	P						
Asphalt Batch Plant & Continuous Mix Asphalt Plant											P
Auto Repair, Minor				P <sup>48</sup>	P	P					
Auto Towing	C		C								
Bakery				P <sup>48</sup>	P						
Bakery, Farm <sup>37</sup>	P	P	P	P			P		P	P	
Bed and Breakfast Guesthouse <sup>44</sup>	C		C	P				C	C	A	
Bed and Breakfast Inn <sup>44</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>41</sup>	P		C								
Church <sup>41</sup>	P		C	C	P						
Cleaning Establishment											
Club											
Cold Storage							P				
Commercial Vehicle Home Basing			C <sup>33</sup>								
Commercial Vehicle Storage Facility				C			P				
Community Club	P		C	P	P						
Community Facilities for Juveniles <sup>46</sup>											
1 to 8 Resident Facility			P <sup>49</sup>	P	P						
9 to 24 Resident Facility			S <sup>49</sup>	P	P						
Construction Contracting				P <sup>50, 51</sup>							
Country Club	C		C	P							
Craft Shop <sup>41</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, 41</sup>	P	P	P	P				P	P	P	
Drug Store				P <sup>40</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											
S - Special 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>41, 70, 72</sup>	P	C	C					C	P	C <sup>10</sup>	
Excavation & Processing of Minerals <sup>41</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 <sup>7</sup>	P		P	P	P	P	P	P	P	P	P
Family Day Care Home <sup>4</sup>	P		P	P	P			P		P	
Farm Product Processing Up to 5,000 sq ft Over 5,000 sq ft <sup>34</sup>	P A	P A	P A	P A			P A	P A		P A	
Farm Support Business <sup>34</sup>	A	A	A	A			P			A	
Farm Stand Up to 400 sq ft <sup>9</sup> 401 – 5,000 sq ft <sup>99, 100</sup>	P P	P P	P <sup>100</sup> P, A 100	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>33</sup>	P	P	P <sup>101</sup> A 101	P	P	P	P			P	
Farmland Enterprises <sup>99</sup>		A	A							A	
Financial Institutions											
Fish Farm	P	P	P					P	P	P	
Fix-it Shop				P <sup>78</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	P	
Garage, Private	P	P	P	P	P			P	P	P	P
Golf Course and Driving Range <sup>74</sup>	C		C							C <sup>74</sup>	
Government Structures & Facilities <sup>27, 41</sup>	C	C	C	C	P		C	C	C		C
Greenhouse, Lath House, Nurseries: <sup>62</sup> Retail	P	P	P	P	P		P	P		P	
Greenhouse, Lath House, Nurseries: <sup>62</sup> Wholesale <sup>48</sup>	P	P	P	P	P		P	P		P	
Grocery Store				P <sup>80</sup>	P	P <sup>79</sup>					
Grooming Parlor					P						
Guesthouse <sup>68</sup>	P	P	P	P				P	P	P	
Gym											
Hardware Store				P <sup>80</sup>	P						
Hazardous Waste Storage & Treatment Facilities Onsite <sup>66</sup>	P			P		P	P	P	P		
P - Permitted Use	Note: Reference numbers within matrix indicate special										
A - Administrative Conditional Use	conditions apply; see SCC 30.22.130. Check other matrices in										
C - Conditional Use	this chapter if your use is not listed above.										
S - Special 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
Health and Social Service Facility <sup>90</sup>											
Level I	P	P	P	P	P			P	P	P	P
Level II <sup>41, 91</sup>			C	C							
Level III											
Home Improvement Center				P <sup>80</sup>	P						
Home Occupation <sup>11, 84</sup>	P <sup>84</sup>	P <sup>84</sup>	P <sup>84</sup>	P <sup>84</sup>	P			P <sup>84</sup>	P <sup>84</sup>	P <sup>84</sup>	P <sup>84</sup>
Homestead Parcel <sup>40</sup>	C		C							C	
Hotel/Motel <sup>89</sup>				P		P					
Kennel, <sup>41</sup> Commercial <sup>12</sup>	P	P	P					P		C	
Kennel, <sup>41</sup> Private-Breeding <sup>13</sup>	P	P	P					P		P	
Kennel, <sup>41</sup> Private-Non-Breeding <sup>13</sup>	P	P	P	P				P		P	
Library <sup>41</sup>	C		C	P							
Licensed Practitioner <sup>29, 41</sup>				P <sup>79</sup>							
Livestock Auction Facility	C <sup>48</sup>		C <sup>48</sup>		P		P			C <sup>48</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>78</sup>			P				
Mini-equestrian Center <sup>41, 71, 72</sup>	P	P	P	P			P	P	P	P <sup>71</sup>	
Model Hobby Park <sup>75</sup>			A							A	
Model House/Sales Office	P	P	P					P	P		
Motor Vehicle & Equipment Sales					P <sup>23</sup>						
Museum <sup>41</sup>	C		C	P						C <sup>81</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>79</sup>	P						
Pet Shop											
Petroleum Products & Gas Storage - Bulk							P <sup>43</sup>				
Photo Processing Shop											
Print shop				P							
Public Events/Assemblies on Farmland <sup>88</sup>										P <sup>88</sup>	
Race Track <sup>24, 41</sup>			C								
Railroad Right-of-way	C	C	C		P		P	C	C	C	C
Recreational Facility Not Otherwise Listed	C		C		P		P <sup>79</sup>				
Recreational Vehicle <sup>78</sup>	P	P	P					P	P	P	
Recreational Vehicle Park									C		
Resort									C		
Restaurant				P <sup>80</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											
S - Special 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
Retail Store				P <sup>50</sup>	P						
Rural Industries <sup>41</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>41, 44</sup>	C		C	P							
College <sup>41, 44</sup>	C		C	C			C				
Other <sup>41, 44</sup>				C							
Second Hand Store				P <sup>78</sup>	P						
Service Station <sup>41</sup>				P	P	P					
Shake & Shingle Mill	C <sup>26</sup>	C <sup>26</sup>	C <sup>26</sup>				P	P			
Shooting Range <sup>43</sup>	C	C	C					C			
Sludge Utilization <sup>39</sup>	C	C, P	C					C		C	C <sup>38</sup>
Small Animal Husbandry <sup>41</sup>	P		P		P			P	P	P	P
Specialty Store				P <sup>78</sup>	P						
Stables	P	P	P	P			P	P	P	P	
Stockyard or Slaughter House							C <sup>48</sup>				
Storage, Retail Sales Livestock Feed			P <sup>54</sup>	P			P			P	
Storage Structure Over 1,000 sq. ft. On Less Than Three Acres <sup>41, 44</sup>	C	C	C	P <sup>79</sup>			P <sup>78</sup>	C	C	C	P
Studio <sup>41</sup>	C <sup>77</sup>		C <sup>77</sup>								
Swimming/Wading Pool <sup>17, 41</sup>	P	P	P					P	P	P	P
Tavern <sup>41</sup>				P	P						
Temporary Dwelling During Construction	A	A	A	A	T	A	A	A	A	A	A
Temporary Dwelling For Relative <sup>19</sup>	A	A	A					A	A	A	A
Temporary Logging Crew Quarters								P	P		
Temporary Residential Sales Coach <sup>73</sup>	A		A								
Temporary Woodwaste Recycling <sup>43</sup>	A						A	A			
Temporary Woodwaste Storage <sup>43</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											
S - Special 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, 41</sup>	C	C	C	C	P	C	P	C	C	C	C
Veterinary Clinic	P		C	P	P					C	
Wedding Facility <sup>27</sup>		P	P							P	
Woodwaste Recycling <sup>27</sup>	C	C	C				C	C			
Woodwaste Storage <sup>27</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											
S - Special Use											

Section 5. Snohomish County Code Section 30.22.120, last amended by Ordinance 04-074, July 28, 2004, 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>32</sup>	A	A	A	A	A	A
Agriculture <sup>41</sup>	P	P	P	P	P	P
Airport, Stage 1 Utility <sup>1</sup>	C	C	C	C	C	C
Antique Shop			C <sup>45</sup>			
Art Gallery <sup>41</sup>	C	C	P	C	C	C
Bakery, Farm <sup>37</sup>		P				
Bed and Breakfast Guesthouse <sup>38</sup>	C	C	C	C	C	C
Bed and Breakfast Inn <sup>38</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>41</sup>	C	C	C	C	C	C
Church <sup>41</sup>	C	C	P	C	C	C
Community Club	C	C	P	C	C	C
Community Facilities for Juveniles <sup>5b</sup>						
1 to 8 Resident Facility	P	P	P	P	P	P
9 to 24 Resident Facility	S	S	S	S	S	S
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>3,42</sup>	P	P	P	P	P	P
Dwelling, Duplex	P	P	P <sup>42</sup>	P	P <sup>42</sup>	P <sup>42</sup>
Dwelling, Mobile Home	P	P	P <sup>6</sup>	P	P <sup>6</sup>	P <sup>6</sup>
Dwelling, Single Family	P	P	P	P	P	P
Dwelling, Townhouse						P, C <sup>5</sup>
Equestrian Center <sup>41,70,72</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>1</sup>	P	P	P	P	P	P
Family Day Care Home <sup>3</sup>	P	P	P	P	P	P
Farm Product Processing Up to 5,000 sq ft Over 5,000 sq ft		P P	A			
Farm Support Businesses <sup>34</sup>		A				
Farm Stand Up to 400 sq ft <sup>3</sup> 401 to 5,000 sq ft <sup>39</sup>	P	P P	P	P	P	P
Farmers Market <sup>33</sup>		P <sup>101</sup> A <sup>101</sup>				
Farmland Enterprises <sup>35</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
<b>P - Permitted Use</b>	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.					
<b>A - Administrative Conditional Use</b>						
<b>C - Conditional Use</b>						
<b>S - Special Use</b>						

30.22.120 Other Zone Categories: Use Matrix

Type of Use	Other Zones					
	SA-1	RC	RU	R20,000	R12,500	WFB
Golf Course and Driving Range <sup>74</sup>	C	C	C	C	C	C
Government Structures & Facilities <sup>27, 41</sup>	C	C	C	C	C	C
Greenhouse, Lath House, Nurseries: <sup>62</sup> Retail	P					
Greenhouse, Lath House, Nurseries: <sup>62</sup> Wholesale <sup>47</sup>	P		P	C		
Guesthouse <sup>85</sup>	P	P	P	P	P	P
Health and Social Service Facility <sup>90</sup> Level I Level II <sup>41, 91</sup> Level III	P C	P C	P C	P C	P C	P C
Home Occupation <sup>11</sup>	P <sup>64, 64</sup>	P <sup>64, 64</sup>	P <sup>64, 64</sup>	P	P	P
Homestead Parcel <sup>49</sup>		C				
Kennel, <sup>41</sup> Commercial	C	C	P	C	C	C
Kennel, <sup>41</sup> Private-Breeding <sup>13</sup>	C	P	P	P	P	P
Kennel, <sup>41</sup> Private-Non-Breeding <sup>13</sup>	P	P	P	P	P	P
Kitchen, Farm		P	P			
Library <sup>41</sup>	C	C	P	C	C	C
Livestock Auction Facility		C <sup>48</sup>	C <sup>48</sup>			
Log Scaling Station		C				
Mini-equestrian Center <sup>41, 71, 72</sup>		P				
Model House/Sales Office	P	P	P	P	P	P
Museum <sup>41</sup>	C	C	P	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>43</sup>			
Race Track <sup>24, 41</sup>		C	C			
Railroad Right-of-way	C	C	C	C	C	C
Recreational Facility Not Otherwise Listed <sup>95</sup>	C	C	P	C	C	C
Recreational Vehicle <sup>19</sup>	P	P	P			
Sanitary Landfill	C	C	C	C	C	C
Sawmill			C <sup>26</sup>			
Schools K-12 & Preschool <sup>41, 68</sup> College <sup>41, 68</sup>	C C	C C	C C	C C	C C	C C
Shake & Shingle Mill			C <sup>26</sup>			
Shooting Range <sup>93</sup>		C	C			
Sludge Utilization <sup>99</sup>	C	C	C	C	C <sup>56</sup>	C <sup>56</sup>
Small Animal Husbandry <sup>41</sup>	P	P	P	C <sup>37</sup>	C <sup>37</sup>	C <sup>37</sup>
<b>P - Permitted Use</b>	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.					
<b>A - Administrative Conditional Use</b>						
<b>C - Conditional Use</b>						
<b>S - Special Use</b>						



**30.22.120 Other Zone Categories: Use Matrix**

Type of Use	Other Zones					
	SA-1	RC	RU	R20,000	R12,500	WFB
Stables	P	P	P	P	P	P
Stockyard or Slaughter House			C <sup>48</sup>			
Storage, Retail Sales Livestock Feed		P <sup>54</sup>				
Storage Structure Over 1,000 sq. ft. On Less Than Three Acres <sup>41, 63</sup>	C	C	P	C	C	C
Studio <sup>41</sup>	C <sup>77</sup>	C <sup>77</sup>	P	C <sup>77</sup>	C <sup>77</sup>	C <sup>77</sup>
Swimming/Wading Pool <sup>17, 41</sup>	P	P	P	P	P	P
Temporary Dwelling During Construction	A	A	A	A	A	A
Temporary Dwelling For Relative <sup>18</sup>	A	A	A	A	A	A
Temporary Residential Sales Coach <sup>73</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, 41</sup>	C	C	C	C	C	C
Veterinary Clinic	C	C	P			
Yacht/Boat Club						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						
S - Special Use						

Section 6. Snohomish County Code Section 30.22.130, last amended by Ordinance 04-074, July 28, 2004, is 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) 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.

(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) RESERVED for future use (Social Service Center - DELETED by Amended Ord. 04-010 effective March 15, 2004)

(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, Licensed Practitioner:

(a) 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) RESERVED for future use (Group Care Facility - DELETED by Amended Ord. 04-010 effective March 15, 2004)

(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 - DELETED by Amended Ord. 04-074 effective August 23, 2004)

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

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

(39) Sludge Utilization: See SCC 30.28.085.

(40) Homestead Parcel: See SCC 30.28.055.

(41) Special Setback Requirements for this use are contained in SCC 30.23.110.

(42) 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.

(43) 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.

(44) 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.

(45) 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.

(46) Billboards: See SCC 30.27.080 for specific requirements.

(47) 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.

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

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

(50) 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.

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

(a) Existing 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 in the BP zone authorized pursuant to the provisions of SCC 30.31A.140.

(52) 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.

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

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

(55) 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.

(56) 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(39):

(57) Woodwaste Recycling and Woodwaste Storage Facility: See SCC 30.28.095.

(58) Bed and Breakfast Guesthouses and Bed and Breakfast Inns: See SCC 30.28.020.

(59) 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.

(60) 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.

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

(62) Accessory Apartments: See SCC 30.28.010.

(63) Temporary Woodwaste Recycling and Temporary Woodwaste Storage Facilities: See SCC 30.28.090.

(64) Home Occupation: See SCC 30.28.050(2).

(65) 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.

(66) 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.

(67) Adult Entertainment Uses: See SCC 30.28.015.

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

(69) 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.

(70) 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.

(71) 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.

(72) 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.

(73) 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.

(74) 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.

(75) Model Hobby Park: SCC 30.28.060.

(76) 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.

(77) 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

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

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

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

(81) 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(81)(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.

(82) 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.

(83) "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.

(84) Home Occupations: See SCC 30.28.050(3).

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

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

(87) 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.

(88) 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.

(89) 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.

(90) 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.

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

(92) The area of the shooting range devoted to retail sales of guns, bows, and related equipment shall not exceed one-third (1/3) of the gross floor area of the shooting range and shall be located within a building or structure.

(93) Farmers Market: See SCC 30.28.036.

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

(95) Farmland Enterprise: See SCC 30.28.037.

(96) 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.

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

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

(99) Farm Stand: See SCC 30.28.039.

(100) 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.

(101) 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.

(aa) Community Facilities for Juveniles in R-5 zones must be located within one mile of an active public transportation route at the time of permitting.

(bb) All community facilities for juveniles shall meet the performance standards set forth in SCC 30.28.025.

Section 7. A new section is added to Snohomish County Code Chapter 30.25 to read:

**30.25.026 Community facilities for juveniles parking lot landscaping.**

- (1) Parking lot landscaping is required for community facilities for juveniles with more than five parking stalls. Parking lot landscaping is in addition to any Type A or B perimeter landscaping required by SCC 30.25.020 for facilities located in a T, LDMR, or MR zone adjacent to R-7200, R-8400, R-9600, or R-5 zones.
- (2) Parking lot landscaping shall be installed as follows to provide visual relief and shade in parking areas, to decrease reflected heat and glare, and to mitigate aesthetic impacts:
  - (a) An area equal to at least 10 percent of parking lot area shall be landscaped;
  - (b) Trees shall be included in parking lot landscaping at the rate of one tree for every five parking stalls or one per landscaping area or island, whichever is greater;
  - (c) Low growing evergreen shrubs and groundcover, not to exceed a mature height of approximately 30 inches shall be planted in each parking lot landscaping area or island. Shrubs shall be planted approximately three feet on center and groundcover shall be planted approximately 12 inches on center;
  - (d) Lawn may be allowed as a substitute for shrubs and groundcover in parking lot landscaping if an applicant demonstrates that the areas proposed for lawn can and will be easily maintained; and
  - (e) Coniferous evergreen trees shall not be planted in parking lot landscaping islands or in any other location where they could obstruct lines of sight or create a safety hazard.
- (3) No passenger vehicle parking stall shall be more than 50 feet from a landscaping area.
- (4) When a parking area abuts residentially-zoned property, a solid landscape screen (gaps no greater than ¼ inch) at least 40 inches high shall be required to block headlight glare; provided that the department may modify or waive this requirement when the abutting property or existing or likely future development is separated topographically from the parking area or otherwise protected from headlight glare.
- (5) For calculating the 10 percent landscaping requirement, parking lot area shall include all areas devoted to parking spaces, driveways, and aisles accessing passenger vehicle parking spaces. Truck loading areas and truck turnarounds, if not in the passenger vehicle parking areas, and outdoor storage and outdoor display areas are not included in the calculation of parking lot area for landscaping purposes.
- (6) Parking lot landscaping may include landscape areas adjacent to property lines, critical areas, buildings, recreation areas, and roads if the parking area abuts these areas and provide the required visual relief for neighboring properties.
- (7) If the applicant provides documentation including photos, site plans, and written description of why landscaping would have no visual relief benefits, the department director may exempt the home from such standards.

Section 8. Snohomish County Code Section 30.26.030(1), adopted by Amended Ordinance 04-010, on March 3, 2004, is amended to read:

**Table 30.26.030(1)  
NUMBER OF SPACES REQUIRED**

USE	NO. OF SPACES REQUIRED	NOTES
Single family, duplex, mobile home, multifamily, townhouse	2 per dwelling; see note	Driveways at least 19' long between garage doors and roads, private roads, or designated fire lanes or access aisles may be counted as one parking space.
Mobile home parks	2 per dwelling plus guest parking	See chapter 30.42E SCC.
Retirement apartments	2 per dwelling	See SCC 30.26.040(1).
Retirement housing	1 per dwelling or 1/3 per dwelling	See SCC 30.26.040(2).
Bed and breakfast guesthouses and inns	2 plus 1 per guest room	
Motels and hotels	1 per unit or room; see note	Additional parking required in accordance with this schedule for restaurants, conference or convention facilities and other businesses, facilities, or uses associated with the motel or hotel.
Boarding houses, including fraternities and sororities	1 per sleeping room	
Correctional institutions	Determined by the department on a case by case basis	See SCC 30.26.035.
Day care centers	1 per employee plus load/unload space; see note	An off street load and unload area equivalent to one space for each 10 children is also required.
Hospitals	Determined by the department on a case by case basis	See SCC 30.26.035.
Nursing homes, institutions for the aged or children	Determined by the department on a case by case basis	See SCC 30.26.035.
Auto repair, machinery repair	5 : 1,000 sf gfa; see note	Note: service bays and work areas inside repair facilities do not count as parking spaces.
Financial institutions, office buildings, public utility and governmental buildings, real estate offices	3 : 1,000 sf gfa; see note	A minimum of 5 spaces required for all sites. Drive-up windows at financial institutions must have clear queuing space, not interfering with parking areas, for at least three vehicles per drive up window.
Medical and dental clinics	5 : 1,000 sf gfa	
Personal service shops or uses	4.5 : 1,000 sf GLA	

USE	NO. OF SPACES REQUIRED	NOTES
Drive-in restaurants and similar uses primarily for auto-borne customers	13.3 : 1,000 sf gfa; see note	Clear queuing space, not interfering with the parking areas, for at least five vehicles is required in front of any drive up window.
Mobile home and RV sales	1 : 3,000 sf of outdoor display area	
Motor vehicle sales or sales and service	1 : 1,000 sf gfa plus 1 : 1,500 sf of outdoor display area	
Restaurants, taverns or bars for on-premises consumption	10 : 1,000 sf gfa; see note	Minimum of five spaces required.
Retail stores	4.5 : 1,000 sf GLA	
Shopping centers	4.5 : 1,000 sf GLA; see note	Where two or more permitted tenant uses share employee and customer parking.
Athletic clubs, gymnasiums, health clubs	4 : 1,000 sf gfa	
Bowling alleys	5 per lane	
Churches, clubs, and lodges	Determined by the department on a case by case basis	See SCC 30.26.035.
Colleges, commercial or technical schools for adults	Determined by the department on a case by case basis	See SCC 30.26.035.
Equestrian centers and mini-equestrian centers	1 : 4 seats or 8 feet of bench; see note	One space accommodating a vehicle and horse trailer for every two horses expected at equestrian or mini-equestrian center events.
Funeral parlors, mortuaries, cemeteries	1 : 4 seats or 8 feet of bench, or 25 : 1,000 sf of assembly room with no fixed seats	
Libraries, art galleries, museums	4 : 1,000 sf gfa	
Passenger terminals (bus, rail, air)	10 : 1,000 sf gfa of waiting areas	
Schools, elementary and junior high, public and private	1 space for each 12 seats in the auditorium or assembly room; see note.	Sufficient off-street space for safe loading and unloading of students from school buses and cars is also required.
Schools, senior high, public and private	Determined by the department on a case by case basis; see note	See SCC 30.26.035. Sufficient off-street space for safe loading and unloading of students from school buses and cars is also required.

USE	NO. OF SPACES REQUIRED	NOTES
Stadiums, sports arenas, auditoriums, and other assembly areas with fixed seats	1 : 4 seats or 8 feet of bench	
Swimming pools, indoor and outdoor	1 : 10 swimmers, based on pool capacity as defined by the State Dept. of Health.	
Tennis courts, racquet or handball clubs, and similar commercial recreation	25 : 1,000 sf assembly area plus 2 per court	
Theaters, cinemas	1 : 4 seats or 8 feet of bench	
All other places of assembly without fixed seats including dance halls and skating rinks.	13.3 : 1,000 sf gfa	
Wholesale distribution facilities	1 : 1,000 sf gfa	
Manufacturing uses	3 : 1,000 sf gfa	May also be determined by the department on a case-by-case basis per SCC 30.26.035 when the employee to sf gfa ratio for the proposed use is less than 3 : 1,000
Industrial uses except warehousing and storage	1 : 1,000 sf gfa	
Warehouse and storage except mini-self-storage	.5 : 1,000 sf gfa	
Mini-self-storage	2 : 50 storage units; see note	Half the spaces to be distributed equally around the site, half to be located at the project office.
Utility and communication uses without regular employment	1 space	
Auto wrecking yards	15 spaces for yards less than 10 acres in size; 25 spaces for yards 10 acres or larger	
<u>Community Facilities for Juveniles</u>	<u>1 per employee to accommodate the maximum number of employees for any given work shift plus 1 visitor space per every 6 residential beds. A loading area must also be provided for those facilities that receive regular commercial deliveries.</u>	<u>The approval authority may reduce the number of required spaces when the applicant can demonstrate that the reduction of spaces will be adequate.</u>

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

**30.28.025 Community Facilities for Juveniles – performance standards**

All community facilities for juveniles are subject to the following performance standards. Community facilities for juveniles may be located in zones as set forth in 30.22.100, 30.22.110, and 30.22.120 SCC and the following:

(1) The applicant for a facility shall demonstrate compliance with the siting process set forth in RCW 72.05.400. The applicant shall include the following elements within this public process:

- (a) Notification to the County no later than ten days prior to any public meeting;
- (b) Notice published in the newspapers of general circulation;
- (c) Notice mailed to addresses within 500 feet of the subject site;
- (d) A site plan for the public showing how the facilities meet the performance standards set forth in 30.28.025.

(e) A facility program description; and

(f) A security plan that includes the elements listed in 30.28.025(2)(a)(i-iii)

SCC.

(g) When the applicant does not combine the public participation process requirement of RCW 72.05.400 with the special use permit process, the applicant shall submit as part of the permit and/or approval documentation, a written summary of the comments received from the public and the applicant's or agency's response to the comments.

(2) The applicant shall provide the following facility information:

(a) A security plan that includes:

(i) Plans to monitor and control the activities of residents, including methods to verify the presence of residents at jobs or training programs, policies for resident trips away from the facility, and policies on penalties and placement back in the institution system.

(ii) Qualified staff numbers, level of responsibilities, and scheduling.

(iii) Visitation policy.

(iv) The contact name and phone number of the facilities manager.

The applicant shall notify the County within 10 days of any change to the contact name and/or phone number.

(b) A statement that prior to accepting any youth into the facility, that the facility will provide verification from DSHS that it meets DSHS standards and the requirements of state law.

(3) The applicant shall demonstrate that the site size and building size is adequate for housing the requested number of residents. A copy of the American Corrections Association (ACA) Residential Standards shall be submitted to demonstrate compliance with this criterion.

(4) The applicant shall demonstrate on a site plan compliance with SCC 30.26.030(1) parking standards and SCC 30.25.026 parking lot landscaping.

(5) The applicant shall demonstrate on a site plans and in writing how impacts on traffic and parking are mitigated by increasing on-site parking or loading spaces to reduce overflow vehicles or changing the access to and location of off-street parking.

(6) A narrative describing how any activities producing steam, heat, noise, or glare shall be carried on in such a manner that the steam, heat, noise, or glare shall not create



a nuisance beyond the boundary lines of the property within which the use is located. Building materials with high light relective qualities shall not be used in construction of buildings where reflected sunlight would throw intense glare on adjacent areas. Artificial lighting shall use full cut-off fixtures so that direct light from high intensity lamps will not result in glare. Lighting shall be directed away from adjoining properties so that not more than 1-foot candles of illumination leaves the property boundaries.

(7) A facility shall meet all health district requirements.

(8) Any proposed new building or proposed exterior modifications to an existing building shall be consistent with the existing or intended character, appearance, quality of development, and physical characteristics of the site and surrounding property pursuant to the guidelines established in the Residential Development Handbook for Snohomish County Communities.

(9) A change of use from an existing residential facility to a community facility for juveniles shall meet all requirements of the adopted ~~((structural building))~~ construction codes. Any proposed facility locating within an existing building shall be required to apply for a change of occupancy approval in accordance with the adopted ~~((building))~~ construction codes pursuant to chapter 30.52A SCC.

(10) Community facilities for juveniles are subject to environmental review unless otherwise exempt as set forth in chapter 30.61 SCC.

Section 10. A new Chapter is added to Snohomish County Code Title 30 to read:

#### **30.42F**

#### **SPECIAL USE PERMITS – COMMUNITY FACILITIES FOR JUVENILES**

##### **30.42F.010 Purpose and applicability.**

The purpose of this chapter is to set forth the procedures for review, notice, and appeal process for community facilities for juveniles special use permit applications.

##### **30.42F.020 Special use permit for community facilities for juveniles - procedure.**

The hearing examiner shall grant special use permits for community facilities for juveniles under the circumstances set forth in this chapter. The approval process described in chapter 30.72 SCC for a Type 2 Permit shall be used except that the hearing examiner may not deny an application for a special use permit for a community facility for juveniles.

##### **30.42F.030 Special use permit for community facilities for juveniles – review, notice, and appeal procedures**

In conjunction with a special use permit, community facilities for juveniles shall comply with the review, notice, and appeal procedures set forth in chapter 30.70 SCC except that the hearing examiner may not deny a permit for a community facility for juveniles and the facility is exempt from denial provision in SCC 30.70.130 and 30.70.150. The noticing requirements may be combined in accordance with SCC 30.70.080 when the applicant combines the public participation requirements for the applicant and the community facilities for juveniles special permit process pursuant to SCC 30.70.090.

##### **30.42F.040 Hearing examiner - authority.**

The hearing examiner shall approve or approve with conditions a special use permit for community facilities for juveniles upon demonstration by the applicant that the proposal

complies with the performance standards of SCC 30.28.025. The hearing examiner may condition the permit as follows:

- (1) Increase or decrease requirements in the standards if warranted by site specific considerations required by this title; and
- (2) Impose conditions necessary to avoid, minimize or mitigate any adverse impacts identified as a result of the project.

Section 11. A new section is added to Snohomish County Code Chapter 30.86 to read:

**30.86.225 Special use permit fees.**

**Table 30.86.225 SPECIAL USE PERMIT (SU) FEES**

<b><u>PRE-APPLICATION CONFERENCE FEE <sup>(1)</sup></u></b>	<b><u>\$400</u></b>
<b><u>STANDARD SU PERMIT</u></b>	<b><u>\$2,750</u></b>
<p><b><u>Reference notes:</u></b></p> <p><b><u>(1) When an applicant chooses to utilize the pre-application process, the pre-application conference fee shall be credited toward the application fee upon submittal of said application if received within 12 months from the date of the pre-application conference.</u></b></p>	

Section 12. A new section is added to Snohomish County Code Chapter 30.91C to read:

**30.91C.205 “Community facilities for juveniles”** are essential public facilities and are defined under RCW 72.05.020(1) as group care facilities that provide transitional residential housing for juveniles under the care of the Department of Social and Health Services as part of a rehabilitative process to reintegrate institutionalized youth back to the community. Community facilities for juveniles may be operated by the Department of Social and Health Services (DSHS), or a private or public entity under contract with DSHS.

Section 13. A new section is added to Snohomish County Code Chapter 30.91S to read:

**30.91S.527 “Special use permit – community facilities for juveniles”** means a local, state, or regional land use permit issued for a facility at a particular location, subject to conditions placed on the proposed use to ensure compatibility with adjacent land uses.

Section 14. Severability. If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance or the application of the provision to other persons or circumstances is not affected.


Section 15. This ordinance shall take effect on August 8, 2005.

PASSED this 6<sup>th</sup> day of July, 2005.

ATTEST:

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

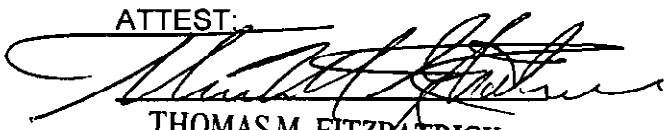
  
Clerk of the Council, *asst.*

  
Chairperson

- APPROVED
- EMERGENCY
- VETOED

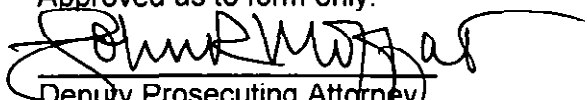
DATE: 7/14/05

ATTEST:

  
THOMAS M. FITZPATRICK  
Executive Director

  
County Executive

Approved as to form only:

  
Deputy Prosecuting Attorney

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