



C000012871

SNOHOMISH COUNTY COUNCIL  
SNOHOMISH COUNTY, WASHINGTON

ORDINANCE NO. 05-094

RELATING TO THE UNIFIED DEVELOPMENT CODE, AMENDING CHAPTER 30.22  
SCC AND CHAPTER 30.23 SCC TO CORRECT INADVERTENT ERRORS AND  
INCONSISTENCIES RESULTING FROM THE TRANSFER OF FORMER TITLE 18  
SCC TO THE UNIFIED DEVELOPMENT CODE, TITLE 30 SCC

WHEREAS, on December 9, 2002, the County adopted the Unified Development Code (UDC) in Title 30 SCC, as Amended Ordinance No. 02-064, to consolidate and streamline county land use and development codes to eliminate duplication, inconsistency, and ambiguity; and

WHEREAS, the adopted UDC became effective on February 1, 2003; and

WHEREAS, the UDC combined 15 titles including former Title 18 into one title, Title 30, also known as the UDC; and

WHEREAS, the transfer of former Title 18 into the UDC occurred over approximately two years and the review and adoption process took almost another year, requiring numerous draft documents; and

WHEREAS, during drafting and adoption of the UDC, many ordinances were adopted requiring merging of the amendments into the UDC draft documents or the adopted UDC before the effective date; and

WHEREAS, the adoption of the UDC resulted in reorganization of code sections including former Title 18 SCC, Use Matrix (former SCC 18.32.040(A)) into three separate use matrices in the UDC for Urban Zones, Rural and Resource Zones, and Other Zones (SCC 30.22.100, 30.22.110, and 30.22.120, respectively); and

WHEREAS, several provisions in former Title 18 SCC were inadvertently omitted or transferred incorrectly in the UDC adoption process resulting in unintended consequences that require correction clarification; and

WHEREAS, determination of errors and inconsistencies between the former Title 18 and the UDC required research of working drafts to determine if the difference was intentional or an error in transfer or translation; and

ORDINANCE NO. 05-\_\_\_ RELATING TO THE UNIFIED DEVELOPMENT CODE, AMENDING CHAPTER 30.22 SCC AND CHAPTER 30.23 SCC TO CORRECT INADVERTENT ERRORS AND INCONSISTENCIES RESULTING FROM THE TRANSFER OF FORMER TITLE 18 SCC TO THE UNIFIED DEVELOPMENT CODE, TITLE 30 SCC

WHEREAS, this ordinance only corrects and clarifies errors and inconsistencies on the Urban Use Matrix (SCC 30.22.100), Rural and Resource Use Matrix (SCC 30.22.110), Other Use Matrix (SCC 30.22.120), Use Matrix References (SCC 30.22.130), Bulk Regulations (SCC 30.23.030(1)) and Bulk Regulations References (SCC 30.23.040); and

WHEREAS, the Planning Commission was briefed on March 22, 2005, held a public hearing for the development code amendment on July 26, 2005, and forwarded a recommendation to the County Council, dated July 26, 2005; and

WHEREAS, the County Council held a public hearing on Sept 14, 2005, to consider the entire record and hear public testimony on Ordinance 05-094, adopting amendments to development regulations.

NOW, THEREFORE, BE IT ORDAINED:

**Section 1.** The foregoing recitals are incorporated herein as if set forth in full.

**Section 2.** The County Council makes the following findings of fact:

- A. The errors and inconsistencies identified in this ordinance for amendment to the existing code include missing and incorrect permit types, use types, or reference numbers on the use matrices and bulk regulations; incorrect citations; consolidation of types of uses; and other format changes between the former Title 18 and the UDC.
- B. Former Title 18 SCC contained uses and zones on one matrix (former SCC 18.32.040(A)).
- C. Working drafts of the transfer of former Title 18 to the UDC divided the one use matrix into eight use matrices (residential, manufacturing, transportation and utilities, wholesale/retail, services, recreation, resources, miscellaneous) and then into three (urban, rural and resource, and other). The references were also divided from one list to eight lists and back to one list.
- D. Documents and other research used as documentation of errors and inconsistencies include:
  - (1) Title 18 use matrix, bulk regulations and related references dated February 1, 2003.
  - (2) UDC use matrices, bulk regulations and related references dated February 1, 2003; November 2004, and April 2005.

ORDINANCE NO. 05-\_\_\_\_ RELATING TO THE UNIFIED DEVELOPMENT CODE, AMENDING CHAPTER 30.22 SCC AND CHAPTER 30.23 SCC TO CORRECT INADVERTENT ERRORS AND INCONSISTENCIES RESULTING FROM THE TRANSFER OF FORMER TITLE 18 SCC TO THE UNIFIED DEVELOPMENT CODE, TITLE 30 SCC

- (3) UDC working drafts dated March 1999, October 2000, and miscellaneous electronic files created during transfer of former Title 18 to the UDC.
  - (4) UDC/SCC Section Citation Comparison Table.
  - (5) Ordinances:
    - (a) No. 00-091 Adopting map and text amendments to GMA comprehensive plan
    - (b) No. 01-133 – Clearview rural commercial development standards
    - (c) No. 02-106 – Clearview rural commercial development standards
    - (d) No. 03-106 – Limited area of more intensive rural development, Clearview
    - (e) No. 03-113 – Hotel/Motel uses in light industrial zone
    - (f) No. 04-010 – Health and social services facility uses
    - (g) No. 01-074 – Agricultural code amendments
  - (6) Central Puget Sound Growth Management Hearings Board Decisions:
    - (a) Case No. 02-3-0004 (Hensley V) – Order Finding Noncompliance
    - (b) Case No. 02-3-0004 (Hensley V) – Order Acknowledging Stay and Staying Compliance Schedule
    - (c) Case No. 01-3-0004C (Hensley IV): Compliance on Clearview Case No. 02-3-0004 (Hensley V) – Order Finding Compliance in Hensley IV and Final Decision and Order in Hensley V
    - (d) Case No. 03-3-0026 1000 Friends II – Final Decision and Order (LAMIRD)
  - (7) Miscellaneous emails, notes, and verbal discussions.
- E. The UDC includes three use matrices by type of zone: Urban, Rural and Resource, and Other (SCC 30.22.100, 30.22.110 and 30.22.120, respectively).
- F. Former Title 18 SCC contained the bulk regulations in one table (former SCC 18.42.020(A)) and the UDC contains the bulk regulations in one table.
- G. During transfer of the use matrix references from former SCC 18.32.040(B) to the UDC (SCC 30.22.130), references were removed, affecting the numbering system of the reference numbers on the use matrices in the UDC.
- H. During transfer of the bulk regulations references from former Title 18 to the UDC (former SCC 30.22.040), references for the bulk regulations (SCC 18.42.020(B)) were removed, affecting the numbering system of the reference numbers on the bulk regulations table in the UDC.
- I. A SEPA Determination of Nonsignificance was issued for the proposed amendments to the use matrix, bulk regulations and associated references on May 12, 2005.

- J. The County published legal notices in The (Everett) Herald notifying the public of public hearings held by the Planning Commission and the County Council.

Section 3. The County Council makes the following conclusions:

- A. Research of the process to transfer the use matrix and bulk regulations and related references of former Title 18 SCC into the three use matrices and bulk regulations and related references of the UDC confirms the omissions and errors proposed for amendment in this ordinance were unintended consequences of the code transfer.
- B. Transfer of the types of uses by zone from one matrix in former Title 18 SCC into three separate use matrices in the UDC resulted in inadvertent omissions and errors.
- C. Transfer of the references on the use matrices and bulk regulations table resulted in inadvertent omissions and errors.
- D. Transfer and deletion of some former Title 18 use matrix references resulted in incorrect references on the use matrix.
- E. Transfer and deletion of some former Title 18 bulk regulations reference resulted in incorrect references on the bulk regulations table.
- F. Transfer of former Title 18 use matrix, bulk regulations and related references into the UDC use matrices, bulk regulations and related references resulted in incorrect citations in the use matrix references and bulk regulations references, requiring correction.
- G. The amendments to the use matrices in chapter 30.22 SCC and the bulk regulations in chapter 30.23 SCC are consistent with the public participation and coordination goal of the GMA.
- H. The County has met the public participation requirements of the GMA and chapter 30.73 of the SCC in the review and adoption of this amendment.
- I. The amendments to chapters 30.22 and 30.23 SCC satisfy the procedural and substantive requirements of and are consistent with the GMA.
- J. The amendments to chapters 30.22 and 30.23 SCC are consistent with the County's GMA comprehensive plan.

K. The State Environmental Policy Act requirements for these code amendments are satisfied by the SEPA checklist and Determination of Non-Significance published on May 12, 2005.

L. The County broadly disseminated the proposed amendments and provided opportunities for the public to provide written comments and testimony at public hearings after effective notice.

**Section 4.** The County Council bases its findings and conclusions on the entire record of the Planning Commission and the County Council, including all testimony and exhibits. Any finding, which should be deemed a conclusion, and any conclusion which should be deemed a finding, is hereby adopted as such.

**Section 5.** Snohomish County Code Section 30.22.100, last amended by Amended Ordinance No. 04-074 on July 28, 2004, is amended to read:

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>55, 76</sup>	HI <sup>55</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>86</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>58</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
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>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
Construction Contracting										P		P	P	P	P
Country Club	C	C	C									P	P	P	P
Craft Shop <sup>21</sup>									P <sup>86</sup>	P		P	P	P	P
P - Permitted Use	A blank box indicates a use is not allowed in a specific zone.														
A - Administrative Conditional Use	Note: Reference numbers within matrix indicate special conditions apply; see SCC														
C - Conditional Use	30.22.130. Check other matrices in this chapter if your use is not listed above.														

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	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>85, 76</sup>	HI <sup>85</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>86</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>22</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>6</sup>	P <sup>6</sup>	P <sup>6</sup>	P <sup>6</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>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	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 <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>94</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>99</sup>	P	P	P						P	P				P	P
Farmers Market <sup>93</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>86</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
P - Permitted Use	A blank box indicates a use is not allowed in a specific zone.														
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	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>55,76</sup>	HI <sup>55</sup>
Garage, Private	P	P	P	P	P	P	P	P	P	P		P	P	P	P
Golf Course and Driving Range ((24))	C	C	C						P	P		P	P	P	P
Government Structures & Facilities 27, 41	C	C	C	C	C	C	C	P	P	P		P	P	P	P
Greenhouse, Lath House, & Nurseries: 52 Retail							P	P	P	P				P	P
Greenhouse, Lath House, & Nurseries: 52 Wholesale ((47))							P	P	P	P		P	P	P	P
Grocery Store							P	P	P <sup>86</sup>	P	P <sup>22</sup>			P	P
Grooming Parlor							P	P	P	P			P <sup>33</sup>	P	P
Guesthouse 85	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>66</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	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>86</sup>	P				P	P
Home Occupation <sup>11</sup>	P	P	P	P	P	P	P		P	P					
Hotel/Motel ((89))					C	C		P	P	P	P			P <sup>89</sup>	
((Industrial Use, Heavy <sup>82</sup> ))												((P))			((P))
Junkyard														C <sup>44</sup>	P <sup>44</sup>
Kennel, <sup>41</sup> Commercial <sup>12</sup>	C	C	C						P	P		P	P	P	P
Kennel, <sup>41</sup> Private-Breeding <sup>13</sup>	P	P	P		P	P	P		P	P		P	P	P	P
Kennel, <sup>41</sup> 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>29, 41</sup>					C	C	P	P	P	P		P	P	P	P
Livestock Auction Facility												P	P	P	P
Locksmith							P	P	P <sup>86</sup>	P		P	P	P	P
Lumberyard										P		P	P	P	P
Manufacturing, Heavy <sup>82</sup>												P			P
<b>P - Permitted Use</b>	<b>A blank box indicates a use is not allowed in a specific zone.</b>														
<b>A - Administrative Conditional 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>C - Conditional Use</b>															

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	R9,600 <sup>85</sup>	R8,400 <sup>85</sup>	R7,200 <sup>85</sup>	T	LDMR	MR	NB	PCB	CB	GC	FS	IP <sup>76</sup>	BP	LI <sup>55, 76</sup>	HI <sup>55</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>36</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>86</sup>	P		P <sup>49</sup>	P <sup>49</sup>	P	P
Pet Shop							P	P	P	P			P <sup>53</sup>	P	P
Petroleum Products & Gas Storage - Bulk <sup>43</sup>										P <sup>(43)</sup>		P	P <sup>(43)</sup>	P <sup>(43)</sup>	P <sup>(43)</sup>
Petroleum Refining <sup>(44) 43</sup>												P			
Print Shop									P <sup>(87) 86</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>86</sup>	P			P <sup>53</sup>	P	P
Retirement Apartments				P	P	P	P	P	P	P					
Retirement Housing				P	P	P	P	P	P	P					
<b>P - Permitted Use</b>	<b>A blank box indicates a use is not allowed in a specific zone.</b>														
<b>A - Administrative Conditional 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.														
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	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>55,76</sup>	HI <sup>55</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>86</sup>	P				P	P
Service Station <sup>41</sup>							P	P	P <sup>86</sup>	P	P			P	P
Shake & Shingle Mill										P		P	P	P	P
Shooting Range <sup>((93))92</sup>												P	P	P	P
Sludge Utilization <sup>39</sup>	C <sup>56</sup>	C <sup>56</sup>	C <sup>56</sup>		C <sup>56</sup>	C <sup>56</sup>			C <sup>56</sup>	C <sup>56</sup>		C <sup>56</sup>		C <sup>56</sup>	P C <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>86</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, 59</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>86</sup>	P		P	P	P	P
Swimming/Wading Pool <sup>17, ((42))41</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>18</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>63</sup>														A	A
<b>P - Permitted Use</b>	<b>A blank box indicates a use is not allowed in a specific zone.</b>														
<b>A - Administrative Conditional 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>C - Conditional Use</b>															

ORDINANCE NO. 05-\_\_\_\_ RELATING TO THE UNIFIED DEVELOPMENT CODE, AMENDING CHAPTER 30.22 SCC AND CHAPTER 30.23 SCC TO CORRECT INADVERTENT ERRORS AND INCONSISTENCIES RESULTING FROM THE TRANSFER OF FORMER TITLE 18 SCC TO THE UNIFIED DEVELOPMENT CODE, TITLE 30 SCC

Type of Use	Urban Zones															
	R9,600 <sub>88</sub>	R8,400 <sub>88</sub>	R7,200 <sub>88</sub>	T	LDMR	MR	NB	PCB	CB	GC	FS	IP <sup>76</sup>	BP	LI <sup>55, 76</sup>	HI <sub>55</sub>	
Temporary Woodwaste Storage <sup>63</sup>															A	A
Tire Store							P	P	P <sup>86</sup>	P					P	P
Tool Sales & Rental									P <sup>86</sup>	P					P	P
Transit Center	C	C	C	C	C	P	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>86</sup>	P	C	P	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	P
Utility Facilities-All Other Structures <sup>27, 41</sup>	C	C	C	C	C	C	C	P	P <sup>86</sup>	P	C	P	P	P	P	P
Veterinary Clinic					C	C	P	P	P <sup>86</sup>	P		P	P	P	P	P
Warehousing										P		P	P	P	P	P
Wholesale Establishment								P	P <sup>86</sup>	P		P	P	P	P	P
Woodwaste Recycling <sup>57</sup>															C	C
Woodwaste Storage <sup>57</sup>															C	C
Yacht/Boat Club												P	P	P	P	P
All other uses not otherwise mentioned												P	P	P	P	P
<b>P - Permitted Use</b>	<b>A blank box indicates a use is not allowed in a specific zone.</b>															
<b>A - Administrative Conditional 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>C - Conditional Use</b>																

ORDINANCE NO. 05-\_\_\_\_ RELATING TO THE UNIFIED DEVELOPMENT CODE, AMENDING CHAPTER 30.22 SCC AND CHAPTER 30.23 SCC TO CORRECT INADVERTENT ERRORS AND INCONSISTENCIES RESULTING FROM THE TRANSFER OF FORMER TITLE 18 SCC TO THE UNIFIED DEVELOPMENT CODE, TITLE 30 SCC

**Section 6.** Snohomish County Code Section 30.22.110, last amended by Amended Ordinance No. 04-074 on July 28, 2004, is amended to read:

ORDINANCE NO. 05-\_\_\_ RELATING TO THE UNIFIED DEVELOPMENT CODE, AMENDING CHAPTER 30.22 SCC AND CHAPTER 30.23 SCC TO CORRECT INADVERTENT ERRORS AND INCONSISTENCIES RESULTING FROM THE TRANSFER OF FORMER TITLE 18 SCC TO THE UNIFIED DEVELOPMENT CODE, TITLE 30 SCC

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>62</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>79</sup>	P						
Art Gallery <sup>((43))41</sup>	C		C	P <sup>79</sup>	P						
Asphalt Batch Plant & Continuous Mix Asphalt Plant											P
Auto Repair, Minor				P <sup>78</sup>	P	P					
Auto Towing	C		C								
Bakery				P <sup>78</sup>	P						
Bakery, Farm <sup>97</sup>	P	P	P	P			P		P	P	
Bed and Breakfast Guesthouse <sup>58</sup>	C		C	P				C	C	A	
Bed and Breakfast Inn <sup>58</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						
Construction Contracting				P <sup>80, 81</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, 41</sup>	P	P	P	P				P	P	P	
Drug Store				P <sup>79</sup>	P						
<b>P - Permitted Use</b>	<b>A blank box indicates a use is not allowed in a specific zone.</b>										
<b>A - Administrative Conditional Use</b>	Note: Reference numbers within matrix indicate special conditions apply; see SCC 30.22.130. Check other matrices in										
<b>C - Conditional Use</b>	this chapter if your use is not listed above.										

ORDINANCE NO. 05-\_\_\_\_\_ RELATING TO THE UNIFIED DEVELOPMENT CODE, AMENDING CHAPTER 30.22 SCC AND CHAPTER 30.23 SCC TO CORRECT INADVERTENT ERRORS AND INCONSISTENCIES RESULTING FROM THE TRANSFER OF FORMER TITLE 18 SCC TO THE UNIFIED DEVELOPMENT CODE, TITLE 30 SCC

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>70</sup>	
Excavation & Processing of Minerals <sup>28</sup>	C	C	C				C	P,C	C	C	C
<del>((Explosives, Manufacturing))</del>		<del>((C))</del>									
Explosives, Storage	C	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>8</sup>	P		P	P	P			P		P	
Farm Product Processing											
Up to 5,000 sq ft	P	P	P	P			P	P		P	
Over 5,000 sq ft <sup>94</sup>	A	A	A	A			A	A		A	
Farm Support Business <sup>94</sup>	A	A	A	A			P			A	
Farm Stand Up to 400 sq ft <sup>9</sup>	P	P	P <sup>100</sup>	P	P	P	P	P	P	P	P
401 - 5,000 sq ft <sup>99, 100</sup>	P	P	P, A <sup>100</sup>	P	P	P	P	P	P	P	
Farm Workers Dwelling										P <sup>10</sup>	
Farmers Market <sup>93</sup>	P	P	P <sup>101</sup> A <sup>101</sup>	P	P	P	P			P	
Farmland Enterprises <sup>95</sup>		A	A							A	
<del>((Financial Institutions))</del>											
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	
Garage, Private	P	P	P	P	P			P	P	P	P
Golf Course and Driving Range <sup>(23)</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>52</sup> Retail	P	P	P	P	P		P	P		P	
Greenhouse, Lath House, Nurseries: <sup>52</sup> Wholesale <sup>(48)</sup>	P	P	P	P	P		P	P		P	
Grocery Store				P <sup>80</sup>	P	P <sup>(79)</sup> <sub>80</sub>					
Grooming Parlor					P						
Guesthouse <sup>85</sup>	P	P	P	P				P	P	P	
<del>((Gym))</del>											
Hardware Store				P <sup>80</sup>	P						
Hazardous Waste Storage & Treatment Facilities Onsite <sup>65</sup>	P			P		P	P	P	P		
P - Permitted Use	A blank box indicates a use is not allowed in a specific zone.										
A - Administrative Conditional Use	Note: Reference numbers within matrix indicate special conditions apply; see SCC 30.22.130. Check other matrices in										
C - Conditional Use	this chapter if your use is not listed above.										

ORDINANCE NO. 05-\_\_\_\_\_ RELATING TO THE UNIFIED DEVELOPMENT CODE, AMENDING CHAPTER 30.22 SCC AND CHAPTER 30.23 SCC TO CORRECT INADVERTENT ERRORS AND INCONSISTENCIES RESULTING FROM THE TRANSFER OF FORMER TITLE 18 SCC TO THE UNIFIED DEVELOPMENT CODE, TITLE 30 SCC

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 Level II <sup>41, 91</sup> Level III	P	P	P C	P C	P			P	P	P	P
Home Improvement Center				P <sup>80</sup>	P						
Home Occupation <sup>11, 84</sup>	P <sup>64</sup>	P <sup>64</sup>	P <sup>64</sup>	P <sup>64</sup>	P			P <sup>64</sup>	P <sup>64</sup>	P <sup>64</sup>	P <sup>64</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	
Kitchen, farm	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 <sup>83</sup>				C			C				
Metal Working Shop				P <sup>78</sup>			P				
Mini-equestrian Center <sup>41, ((74, ))<sup>72</sup></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>61</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 ((Pet Shop))				P <sup>79</sup>	P						
Petroleum Products & Gas Storage -Bulk ((Photo Processing Shop))							P <sup>43</sup>				
Print shop				P							
Public Events/Assemblies on Farmland <sup>96</sup>										P <sup>(96)</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 <sup>98</sup>	C		C		P		P <sup>79</sup>			C	
Recreational Vehicle <sup>19</sup>	P	P	P					P	P	P	
Recreational Vehicle Park									C		
Resort									C		
Restaurant				P <sup>80</sup>	P	P					
<b>P - Permitted Use</b>	<b>A blank box indicates a use is not allowed in a specific zone.</b>										
<b>A - Administrative Conditional 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>C - Conditional Use</b>											

ORDINANCE NO. 05-\_\_\_\_\_ RELATING TO THE UNIFIED DEVELOPMENT CODE, AMENDING CHAPTER 30.22 SCC AND CHAPTER 30.23 SCC TO CORRECT INADVERTENT ERRORS AND INCONSISTENCIES RESULTING FROM THE TRANSFER OF FORMER TITLE 18 SCC TO THE UNIFIED DEVELOPMENT CODE, TITLE 30 SCC

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>80</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, 68</sup>	C		C	P							
College <sup>41, 68</sup>	C		C								
Other <sup>41, 68</sup>				C			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>((93))22</sup>	C	C	C					C			
Sludge Utilization <sup>39</sup>	C	C, P <sup>50</sup>	C					C		C	C <sup>56</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, 59</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	((F))	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>73</sup>	A		A								
Temporary Woodwaste Recycling <sup>63</sup>	A						A	A			
Temporary Woodwaste Storage <sup>63</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			
<b>P - Permitted Use</b>	<b>A blank box indicates a use is not allowed in a specific zone.</b>										
<b>A - Administrative Conditional Use</b>	Note: Reference numbers within matrix indicate special conditions apply; see SCC 30.22.130. Check other matrices										
<b>C - Conditional Use</b>	in this chapter if your use is not listed above.										

ORDINANCE NO. 05-\_\_\_\_\_ RELATING TO THE UNIFIED DEVELOPMENT CODE, AMENDING CHAPTER 30.22 SCC AND CHAPTER 30.23 SCC TO CORRECT INADVERTENT ERRORS AND INCONSISTENCIES RESULTING FROM THE TRANSFER OF FORMER TITLE 18 SCC TO THE UNIFIED DEVELOPMENT CODE, TITLE 30 SCC



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>87</sup>		P	P							P	
Woodwaste Recycling <sup>57</sup>	C	C	C				C	C			
Woodwaste Storage <sup>57</sup>	C	C	C				C	C			
Yacht/Boat Club				P			P				
<b>P - Permitted Use</b>	<b>A blank box indicates a use is not allowed in a specific zone.</b>										
<b>A - Administrative Conditional Use</b>	Note: Reference numbers within matrix indicate special conditions apply; see SCC 30.22.130. Check other matrices										
<b>C - Conditional Use</b>	in this chapter if your use is not listed above.										

ORDINANCE NO. 05-\_\_\_\_\_ RELATING TO THE UNIFIED DEVELOPMENT CODE, AMENDING CHAPTER 30.22 SCC AND CHAPTER 30.23 SCC TO CORRECT INADVERTENT ERRORS AND INCONSISTENCIES RESULTING FROM THE TRANSFER OF FORMER TITLE 18 SCC TO THE UNIFIED DEVELOPMENT CODE, TITLE 30 SCC

**Section 7.** Snohomish County Code Section 30.22.120, last amended by Amended Ordinance No. 04-074 on July 28, 2004, is amended to read:

ORDINANCE NO. 05-\_\_\_\_\_ RELATING TO THE UNIFIED DEVELOPMENT CODE, AMENDING CHAPTER 30.22 SCC AND CHAPTER 30.23 SCC TO CORRECT INADVERTENT ERRORS AND INCONSISTENCIES RESULTING FROM THE TRANSFER OF FORMER TITLE 18 SCC TO THE UNIFIED DEVELOPMENT CODE, TITLE 30 SCC

Type of Use	Other Zones					
	SA-1	RC	RU	R20,000	R12,500	WFB
Accessory Apartment <sup>62</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>97</sup>		P				
Bed and Breakfast Guesthouse <sup>58</sup>	C	C	C	C	C	C
Bed and Breakfast Inn <sup>58</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
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>7</sup>	P	P	P	P	P	P
Family Day Care Home <sup>8</sup>	P	P	P	P	P	P
Farm Product Processing Up to 5,000 sq ft Over 5,000 sq ft <sup>24</sup>		P P	A			
Farm Support Businesses <sup>94</sup>		A				
Farm Stand Up to 400 sq ft <sup>9</sup> 401 to 5,000 sq ft <sup>99</sup>	P	P P <sup>100</sup> A <sup>100</sup>	P	P	P	P
Farmers Market <sup>93</sup>		P <sup>101</sup> A <sup>101</sup>				
Farmland Enterprises <sup>95</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>	<b>A blank box indicates a use is not allowed in a specific zone.</b>					
<b>A - Administrative Conditional Use</b>	Note: Reference numbers within matrix indicate special conditions apply; see SCC 30.22.130. Check other matrices in					
<b>C - Conditional Use</b>	this chapter if your use is not listed above.					

ORDINANCE NO. 05-\_\_\_\_\_ RELATING TO THE UNIFIED DEVELOPMENT CODE, AMENDING CHAPTER 30.22 SCC AND CHAPTER 30.23 SCC TO CORRECT INADVERTENT ERRORS AND INCONSISTENCIES RESULTING FROM THE TRANSFER OF FORMER TITLE 18 SCC TO THE UNIFIED DEVELOPMENT CODE, TITLE 30 SCC

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>52</sup> Retail	P					
Greenhouse, Lath House, Nurseries: <sup>52</sup> Wholesale <sup>((47))</sup>	P		P	C <sup>47</sup>		
Guesthouse <sup>85</sup>	P	P	P	P	P	P
Health and Social Service Facility <sup>90</sup>	Level I	P	P	P	P	P
	Level II <sup>41 91</sup>	C	C	C	C	C
	Level III					
Home Occupation <sup>11</sup>	P <sup>64, 84</sup>	P <sup>64, 84</sup>	P <sup>64, 84</sup>	P	P	P
Homestead Parcel <sup>40</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, ((74, ))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>((85))</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>	C	C	C	C	C	C
	College <sup>41, 68</sup>	C	C	C	C	C
Shake & Shingle Mill			C <sup>26</sup>			
Shooting Range <sup>((93))92</sup>		C	C			
Sludge Utilization <sup>39</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>	<b>A blank box indicates a use is not allowed in a specific zone.</b>					
<b>A - Administrative Conditional 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>C - Conditional Use</b>						

ORDINANCE NO. 05-\_\_\_\_\_ RELATING TO THE UNIFIED DEVELOPMENT CODE, AMENDING CHAPTER 30.22 SCC AND CHAPTER 30.23 SCC TO CORRECT INADVERTENT ERRORS AND INCONSISTENCIES RESULTING FROM THE TRANSFER OF FORMER TITLE 18 SCC TO THE UNIFIED DEVELOPMENT CODE, TITLE 30 SCC

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, 59</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
<b>P - Permitted Use</b>	<b>A blank box indicates a use is not allowed in a specific zone.</b>					
<b>A - Administrative Conditional 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>C - Conditional Use</b>						

**Section 8.** Snohomish County Code Section 30.22.130, last amended by Amended Ordinance No. 04-074 on July 28, 2004, is amended to read:

- (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.

ORDINANCE NO. 05-\_\_\_\_\_ RELATING TO THE UNIFIED DEVELOPMENT CODE, AMENDING CHAPTER 30.22 SCC AND CHAPTER 30.23 SCC TO CORRECT INADVERTENT ERRORS AND INCONSISTENCIES RESULTING FROM THE TRANSFER OF FORMER TITLE 18 SCC TO THE UNIFIED DEVELOPMENT CODE, TITLE 30 SCC

(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

ORDINANCE NO. 05-\_\_\_\_\_ RELATING TO THE UNIFIED DEVELOPMENT CODE, AMENDING CHAPTER 30.22 SCC AND CHAPTER 30.23 SCC TO CORRECT INADVERTENT ERRORS AND INCONSISTENCIES RESULTING FROM THE TRANSFER OF FORMER TITLE 18 SCC TO THE UNIFIED DEVELOPMENT CODE, TITLE 30 SCC

(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

ORDINANCE NO. 05-\_\_\_\_\_ RELATING TO THE UNIFIED DEVELOPMENT CODE, AMENDING CHAPTER 30.22 SCC AND CHAPTER 30.23 SCC TO CORRECT INADVERTENT ERRORS AND INCONSISTENCIES RESULTING FROM THE TRANSFER OF FORMER TITLE 18 SCC TO THE UNIFIED DEVELOPMENT CODE, TITLE 30 SCC

addition to any review which may be held pursuant to ~~((chapter 30.42C SCC))~~ SCC 30.42B.100, SCC 30.42C.100 and SCC 30.43A.100;

(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) RESERVED for future use (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);))~~ 30.28.085.

(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(20);

(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))~~30.25.017.

(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)~~028.

(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 (~~(transiton))~~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 in Ag-10 zone: 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.



**Section 9.** Snohomish County Code Section 30.23.030, last amended by Ordinance No. 03-107 on September 10, 2003, is amended to read:

The bulk matrix contains standard setback, lot coverage, building height, and lot dimension regulations for zones in unincorporated Snohomish County. Additional setback and lot area requirements and exceptions are found at SCC 30.23.100 - 30.23.260.

Category	Zone	Max. Bldg. Height (ft) <sup>27</sup>	Lot Dimension (ft)				Setback Requirements From: (ft) <sup>(28)</sup>							Water Bodies <sup>12</sup>	Max. Lot Coverage <sup>8</sup>	
			Min. Lot Area (ac) <sup>29</sup>	Min. Lot Width	Min. Lot Length	Corner Lot Width	Public Right of Way under 60' <sup>(43)</sup> 34,42	Public Right of Way 9', 11', (43)34,42	Commercial and Industrial Zones <sup>11</sup>	Residential, Multifamily, and Rural Zones <sup>11</sup>	Ag <sup>20</sup>	Resource Lands	Forest <sup>21</sup>			
Resource	MC <sup>31</sup>		10 ac <sup>32</sup>													
	F <sup>38</sup>	45 <sup>6</sup>	20 ac <sup>3</sup>	300	130 <sup>10,13</sup>	100 <sup>13</sup>	100 <sup>13,33</sup>	50 <sup>(20)</sup>	100 <sup>(21)</sup> 30	2.5 <sup>13</sup>					35%	
	F&R <sup>38,39</sup>	25 <sup>7</sup>	200,000 sf <sup>2,23</sup>	100	50 <sup>10</sup>	20	5 <sup>33</sup>	50 <sup>(20)</sup>	100 <sup>(21)</sup> 30	2.5					35%	
	A-10 <sup>37</sup> , (49)40	45	10 ac	none	50 <sup>10</sup>	20	5 <sup>33</sup>	50 <sup>(20)</sup>	100 <sup>(21)</sup> 30	2.5					none	
Rural	RRT-10	45	10 ac	225	50	20	5 <sup>33</sup>	50 <sup>(20)</sup>	100 <sup>(21)</sup> 30	2.5					35%	
	R-5 <sup>37,38</sup>	45 <sup>25</sup>	200,000 sf <sup>2,24</sup>	165 <sup>(25)</sup> 24	50 <sup>10</sup>	20	5 <sup>33</sup>	50 <sup>(20)</sup>	100 <sup>(21)</sup> 30	2.5					35%	
	RC <sup>37,38</sup>	35	100,000 sf <sup>24</sup>	165 <sup>(25)</sup> 24	50 <sup>10</sup>	20	5 <sup>33</sup>	50 <sup>(20)</sup>	100 <sup>(21)</sup> 30	2.5					35%	
	RD <sup>38</sup>	45	200,000 sf <sup>(23)</sup>	165	50 <sup>10</sup>	20	5 <sup>33</sup>	50 <sup>(20)</sup>	100 <sup>(21)</sup> 30	2.5					35%	
	RB	35	none	none	55	25	none	50 <sup>33</sup>	100 <sup>(21)</sup>	none					35%	
	CRC	35 <sup>43</sup>	none	none	25 <sup>26</sup>	25 <sup>26</sup>	none	25	100 <sup>(21)</sup>	none					50% <sup>44</sup> 30% <sup>45</sup>	
	RFS	35	none	none	55	25	none	50	100 <sup>(21)</sup>	none					35%	
	RI	50	none	none	55	25	none	100 <sup>(21)</sup>	100 <sup>(21)</sup>	none					35%	
	SA-1 <sup>37</sup> , <sup>39</sup>	35	1 ac/ 43,560 sf	150	50 <sup>10</sup>	20	5	5 <sup>33</sup>	50 <sup>(20)</sup>	100 <sup>(21)</sup>	2.5				35%	
	RU <sup>37,39</sup>	35	60	65	50 <sup>10</sup>	20	5	5 <sup>33</sup>	50 <sup>(20)</sup>	100 <sup>(21)</sup>	2.5				35%	
Other	R20,000 <sup>37,39</sup>	25	20,000 sf	85	90	20	5	5	100 <sup>(21)</sup>	2.5					35%	
	R12,500 <sup>40</sup>	25	12,500 sf	75	80	20	5	5	100 <sup>(21)</sup>	2.5					35%	
	WFB	25	7,200 sf	60	65	20	5	5	100 <sup>(21)</sup>	2.5					35%	

ORDINANCE NO. 05-\_\_\_\_\_ RELATING TO THE UNIFIED DEVELOPMENT CODE, AMENDING CHAPTER 30.22 SCC AND CHAPTER 30.23 SCC TO CORRECT INADVERTENT ERRORS AND INCONSISTENCIES RESULTING FROM THE TRANSFER OF FORMER TITLE 18 SCC TO THE UNIFIED DEVELOPMENT CODE, TITLE 30 SCC

Category	Zone	Max. Bldg. Height (ft) <sup>27</sup>	Lot Dimension (ft)			Setback Requirements From: (ft) <sup>28</sup>						Water Bodies <sup>12</sup>	Max. Lot Coverage <sup>8</sup>
			Min. Lot Area (sq ft) <sup>29</sup>	Min. Lot Width	Min. Corner Lot Width	Public Right of Way <sup>34,42</sup> under 60'	Public and Private Right of Way <sup>9,11,34,42</sup>	Commercial and Industrial Zones <sup>11</sup>	Residential, Multiple Family, and Rural Zones <sup>11</sup>	Resource Lands Ag <sup>20</sup>	Forest <sup>21</sup>		
Urban	R9,600	25	9,600 sf (44)23	70	75	50 <sup>10</sup>	20	5	5	50 (20)	100 (21)	2.5	35%
	R8,400	25	8,400 sf (44)23	65	70	50 <sup>10</sup>	20	5	5	50 (20)	100 (21)	2.5	35%
	R7,200	25	7,200 sf (44)23	60	65	50 <sup>10</sup>	20	5	5	50 (20)	100 (21)	2.5	35%
	T <sup>35</sup>	35	35	35	35	50 <sup>14,10</sup>	20 <sup>14</sup>	5 <sup>14</sup>	5 <sup>14</sup>	50 (20)	100 (21)	2.5 <sup>14</sup>	35
	LDMR	35	7,200 sf <sup>3</sup>	60	70	55 <sup>15,10</sup>	25 <sup>15</sup>	(26)15	15	50 (20)	100 (21)	2.5 <sup>15</sup>	30%
	MR	35	7,200 sf <sup>5</sup>	60	70	55 <sup>15,10</sup>	25 <sup>15</sup>	(26)15	15	50 (20)	100 (21)	2.5 <sup>15</sup>	40%
	IFS	35	none	none	none	25 <sup>25</sup>	25 <sup>26</sup>	5/15 <sup>16</sup>	2.5	none	100 (21)	none	none
	NB <sup>1</sup>	25	none	none	none	25 <sup>25</sup>	2.5 <sup>26</sup>	none	10	none	100 (21)	none	3.5%
	PCB <sup>1</sup>	40	none <sup>19</sup>	none	none	55 <sup>25</sup>	2.5 <sup>18,26</sup>	none	2.5	none	100 (21)	none	none
	CB <sup>1</sup>	35	none	none	none	25 <sup>25</sup>	2.5 <sup>26</sup>	none	10	none	100 (21)	none	50%
	GC <sup>1</sup>	45	none	none	none	25 <sup>25</sup>	2.5 <sup>26</sup>	none	10	none	100 (21)	none	50%
	IP	65	none	none	none	30 <sup>17,25</sup>	2.5 <sup>17,26</sup>	none <sup>17</sup>	2.5 <sup>17</sup>	none	100 (21)	none	50%
	BP <sup>1</sup>	50	none <sup>19</sup>	none	none	30 <sup>25</sup>	2.5 <sup>26</sup>	none	2.5	none	100 (21)	none	3.5%
	LI	50	none	none	none	25 <sup>25</sup>	2.5 <sup>26</sup>	none	50	none	100 (21)	none	none
	HI	65	none	none	none	25 <sup>25</sup>	2.5 <sup>26</sup>	none	50	none	100 (21)	none	none

**Section 10.** Snohomish County Code Section 30.23.040, last amended by Amended Ordinance No. 02-064 on December 9, 2002, is amended to read:

- (1) MR bulk requirements shall apply for all residential development permitted in urban commercial zones.
- (2) When subdivisionally described, the minimum lot area shall be 1/128th of a section.
- (3) When subdivisionally described, the minimum lot area shall be 1/32nd of a section.
- (4) In the LDMR zone, the maximum density shall be calculated based on 4,000 square feet of land per dwelling unit.
- (5) In the MR zone, the maximum density shall be calculated based on 2,000 square feet of land per dwelling unit.
- (6) Commercial forestry structures shall not exceed 65 feet in height.
- (7) Non-residential structures shall not exceed 45 feet in height.
- (8) Lot coverage includes all buildings on the given lot.
- (9) Includes public rights-of-way 60 feet and wider; public rights-of-way under 60 feet in a recorded plat with curbs and gutters; and private roads and easements. These setbacks shall be measured from the edge of the right-of-way.
- (10) Applies to public rights-of-way under 60 feet. These setbacks shall be measured from the center of the right-of-way.
- (11) These setbacks shall be measured from the property line.
- (12) These setbacks shall be measured from the ordinary high-water mark and shall apply only to the rear setback. In the LDMR and MR zones this setback applies to single family dwellings only. Greater setbacks than those listed may apply to areas subject to Shoreline Management Master Program jurisdiction. Some uses have special setbacks. See SCC 30.23.110 for specifics.
- (13) The listed setbacks apply where the adjacent property is zoned F. In all other cases, setbacks are the same as in the R-8,400 zone. In the F zone, the setbacks for residential structures on 10 acres or less which were legally created prior to being zoned to F shall be the same as in the R-8,400 zone.
- (14) The listed setbacks apply to single family detached structures. For a townhouse, see chapter 30.31E SCC.
- (15) MR and LDMR setbacks.
  - (a) Single family detached structures and duplexes shall have the minimum setbacks required in the R-8,400 zone. Building separation between single family detached structures or duplexes shall be a minimum of 10 feet.
  - (b) Other structures shall have minimum side and rear setbacks of five feet (10 feet where abutting residential, rural, or resource zones). Building separation between primary MR and LDMR structures shall be a minimum of 15 feet. Building separation between primary structures and secondary/accessory structures, including but not limited to carports and garages, and separation between secondary structures themselves, shall be determined by the applicable sections of the Uniform Building Code (UBC).

ORDINANCE NO. 05-\_\_\_\_\_ RELATING TO THE UNIFIED DEVELOPMENT CODE, AMENDING CHAPTER 30.22 SCC AND CHAPTER 30.23 SCC TO CORRECT INADVERTENT ERRORS AND INCONSISTENCIES RESULTING FROM THE TRANSFER OF FORMER TITLE 18 SCC TO THE UNIFIED DEVELOPMENT CODE, TITLE 30 SCC

(c) Multi-story structures shall increase all setbacks by three feet and building separations by five feet for each additional story over two stories.

(16) In the FS zone, the setback from non-residential property shall be five feet for side setbacks and 15 feet for rear setbacks.

(17) In the IP zone there shall be an additional one foot setback for every one foot of building height over 45 feet.

(18) In the PCB zone the setback from private roads and easements is 25 feet.

(19) See SCC 30.31A.020(1) and (2) which specifies the minimum area of a tract of land necessary for PCB or BP zoning.

(20) See additional setback provisions for dwellings located along the boundaries of designated farmland contained in SCC 30.32B.130.

(21) See additional setback provisions for structures located adjacent to forest lands, and/or on lands designated local forest or commercial forest contained in SCC 30.32A.110.

(22) The minimum lot size for properties designated Rural Residential (RR) - 10 (Resource Transition) on the comprehensive plan shall be 10 acres. For properties designated Rural Residential - 10 (Resource Transition) and located outside the Tulalip Reservation the lot/unit yield for rural cluster subdivisions or housing demonstration program projects using PRD provisions shall be based on a minimum lot size of 200,000 square feet.

(23) Minimum lot area requirements may be modified within UGAs in accordance with SCC 30.23.020.

(24) In rural cluster subdivisions approved in accordance with the provisions of chapter 30.41C SCC, the minimum lot area shall be as provided in SCC 30.23.220. The maximum lot area shall be 20,000 square feet or less when located in rural/urban transition areas.

(25) These setbacks shall be measured from the edge of the right-of-way as determined by the director of the department of public works.

(26) Except where specifically prohibited by the hearing examiner, the director of the department may waive or modify building setback requirements abutting private roads and/or private access easements serving lots within commercial and industrial zones only if such waiver or modification will not have a likely impact upon future right-of-way needs and/or right-of-way improvements.

(27) See SCC 30.23.050 for height limit exceptions.

(28) See SCC 30.23.100 et seq. for additional setback requirements and exceptions.

(29) See SCC 30.23.200 et seq. for additional lot area requirements and exceptions.

(30) SCC 30.32A.120 (Siting of new structures: commercial forest land) requires an application for a new structure on parcels designated commercial forest, but not within a designated commercial forest-forest transition area, to provide a minimum 500-foot setback, which shall be a resource protection area, from the property boundaries of adjacent commercial forest lands except that if the size, shape, and/or physical site constraints of an existing legal lot do not allow a setback of 500 feet, the new structure shall maintain the maximum setback possible, as determined by the department.

(31) Performance standards and minimum zoning criteria to establish and continue a MC zone are set forth in chapter 30.31D SCC.

ORDINANCE NO. 05-\_\_\_\_\_ RELATING TO THE UNIFIED DEVELOPMENT CODE, AMENDING CHAPTER 30.22 SCC AND CHAPTER 30.23 SCC TO CORRECT INADVERTENT ERRORS AND INCONSISTENCIES RESULTING FROM THE TRANSFER OF FORMER TITLE 18 SCC TO THE UNIFIED DEVELOPMENT CODE, TITLE 30 SCC

(32) The site shall be a contiguous geographic area and have a size of not less than 10 acres, except in the case of subsurface shaft excavations, no minimum acreage is required, pursuant to SCC 30.31D.020(1)(a).

(33) See SCC Table 30.28.050(3)(i) for setback requirements for structures containing a home occupation.

(34) See SCC 30.23.120 for other setback exceptions.

(35) See chapter 30.31E SCC, for more complete information on the Townhouse Zone height, setback, and lot coverage requirements.

(36) ~~((See SCC 30.23.040(15) for MR and LDMR setbacks))~~ **RESERVED for future use (MR and LDMR setbacks - DELETED by Ord. 05- effective , 2005)**

(37) Agriculture: All structures used for housing or feeding animals, not including household pets, shall be located at least 30 feet from all property lines and dwellings, as provided in SCC 32.23.110(1).

(38) There shall be no subdivision of land designated commercial forest in the comprehensive plan except to allow installation of communication and utility facilities if all the following requirements are met:

- (a) The facility cannot suitably be located on undesignated land;
- (b) The installation cannot be accomplished without subdivision;
- (c) The facility is to be located on the lowest feasible grade of forest land; and
- (d) The facility removes as little land as possible from timber production.

(39) On parcels designated commercial forest, but not within a designated commercial forest - forest transition area, establish and maintain a minimum 500-foot setback, which shall be a resource protection area, from the property boundaries of adjacent commercial forest lands except when the size, shape, and/or physical site constraints of an existing legal lot do not allow a setback of 500 feet, the new structure shall maintain the maximum setback possible as provided in SCC 30.32A.120.

(40) Land designated local commercial farmland shall not be divided into lots of less than 10 acres unless:

(a) A properly executed deed restriction which runs with the land and which provides that the land divided is to be used exclusively for agriculture, forestry, utility purposes, or for gift or dedication to a public or not-for-profit park or conservation agency and specifically not for a dwelling(s), is recorded with the Snohomish County Auditor; or

(b) A rural cluster subdivision at the underlying zoning is approved, as provided for in SCC 30.32B.120.

(41) Minimum lot area in the rural use zone shall be the minimum allowed by the zone identified as the implementing zone by the comprehensive plan for the plan designation applied to the subject property. Where more than one implementing zone is identified for the same designation, the minimum lot size shall be that of the zone allowing the smallest lot size.

(42) Figure 30.23.040(42) EASEMENT SETBACKS PER BULK MATRIX.

(43) Additional bulk requirements may apply. Refer to SCC 30.31F.100 and 30.31F.140.

(44) The 50% maximum lot coverage limitation applies solely to the portion of the area within the CRC comprehensive plan designation and zone that is centered at 180th Street SE and

SR 9, generally extending between the intersection of 172nd Street/SR 9 to just south of 184th Street/SR 9, as indicated on the County's FLUM and zoning map.

(45) The 30% maximum lot coverage limitation applies solely to the portion area located within the CRC comprehensive plan designation and zone that is centered at State Route (SR) 9 and 164th Street SE, as indicated on the County's Future Land Use Map and zoning map.

**Section 11. 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 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 of this ordinance is held to be invalid by the Board or 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 14<sup>th</sup> day of Sept, 2005

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

ATTEST:

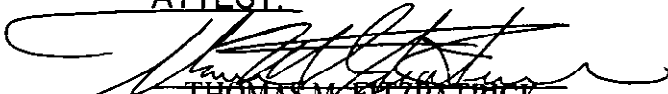
  
Clerk of the Council, *asst.*

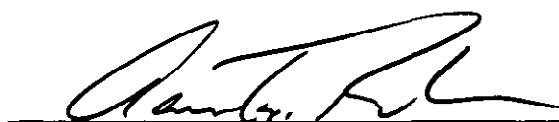
  
Gary Nelson, Council Chair

- APPROVED
- EMERGENCY
- VETOED

DATE: 9/19/05

ATTEST:

  
THOMAS M. FITZPATRICK  
Executive Director

  
Aaron G. Reardon  
County Executive

Approved as to form only:

  
Deputy Prosecuting Attorney

D.3

ORDINANCE NO. 05-\_\_\_\_\_ RELATING TO THE UNIFIED DEVELOPMENT CODE, AMENDING CHAPTER 30.22 SCC AND CHAPTER 30.23 SCC TO CORRECT INADVERTENT ERRORS AND INCONSISTENCIES RESULTING FROM THE TRANSFER OF FORMER TITLE 18 SCC TO THE UNIFIED DEVELOPMENT CODE, TITLE 30 SCC