



SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

AMENDED ORDINANCE NO. 06-057

RELATING TO THE USE AND DEVELOPMENT OF DETACHED ACCESSORY OR NON-ACCESSORY PRIVATE GARAGES AND STORAGE STRUCTURES; AMENDING SNOHOMISH COUNTY CODE (SCC) SECTIONS 30.22.100, 30.22.110, 30.22.120, 30.22.130, 30.23.110, 30.91G.010, AND 30.91S.590; AND ADDING NEW SECTIONS SCC 30.91G.015 AND 30.91S.595

WHEREAS, the Snohomish County Code (SCC) regulates private garages, carports and storage structures; and

WHEREAS, the zoning use matrices in Snohomish County Code (SCC) Subtitle 30.2, Zoning and Development Standards, allow the development of private garages and storage structures accessory to a residential dwelling on a building site and stand-alone private garages and storage structures not accessory to a residential use; and

WHEREAS, private garages and storage structures are specifically listed in SCC Subtitle 30.2 use matrices to allow residents to build a private garage or storage structure prior to construction of their residence; and

WHEREAS, the specific listing of private garages in the use matrices was not intended to allow large-scale private garage or storage structure complexes, but was provided to give property owners flexibility in developing their homesites; and

WHEREAS, the typical size of residential private garages and storage structures is on the increase and permit applications for the construction of large-scale private garages and storage structures are increasing; and

WHEREAS, Planning and Development Services issued permits for 251 private garages and storage structures over 1,000 square feet in size in 2005; and

WHEREAS, there is a recorded increase in the submittal of applications for private garages larger than 4,000 square feet; and

WHEREAS, several private garages over 9,000 square feet were recently permitted adjacent to and across the street from residential dwellings; and

WHEREAS, large-scale private garages that exceed the typical size of garages accessory to residential use are being developed on undeveloped residential short plat lots and on other vacant rural lots; and

RELATING TO THE USE AND DEVELOPMENT OF DETACHED ACCESSORY OR NON-ACCESSORY PRIVATE GARAGES AND STORAGE STRUCTURES; AMENDING SNOHOMISH COUNTY CODE (SCC) SECTIONS 30.22.100, 30.22.110, 30.22.120, 30.22.130, 30.23.110, 30.91G.010, AND 30.91S.590; AND ADDING NEW SECTIONS SCC 30.91G.015 AND 30.91S.595

WHEREAS, development of large-scale private garages or storage structures can be incompatible with surrounding residential neighborhoods and rural character; and

WHEREAS, large-scale private garages are being constructed for conversion to condominiums as commercial investments; and

WHEREAS, private garages developed for investment purposes often include multiple bays exceeding traditional residential use and scale; and

WHEREAS, private garage or storage structure condominiums may be owned by multiple owners and may be leased by these owners; and

WHEREAS, leasing privately-owned condominium garages or storage structures is similar to, and has impacts similar to those associated with mini-storage units; and

WHEREAS, the conversion of private garage and storage structures to condominium use was not anticipated in the 1980s when the Snohomish County Code was amended to specifically list private garage and storage structures as independent uses in the land use matrices; and

WHEREAS, RCW 64.34.050 does not allow the county to impose any requirement upon a condominium which it would not impose upon a physically identical development under a different form of ownership; and

WHEREAS, regulation of non-accessory private garages and storage structures is needed to address incompatibility issues associated with the development of large-scale private garages and storage structures; and

WHEREAS, the county council found it was in the best interests of the public to protect residential areas from the adverse impacts associated with large-scale private garages and storage structures; and

WHEREAS, the council adopted Emergency Ordinance No. 06-011 on February 15, 2006, as an interim official control after finding that an emergency existed and code amendments were necessary to adequately and reasonably protect residential neighborhoods from the increasingly frequent development of large-scale private garages and storage structures adversely impacting neighborhood character and integrity; and

WHEREAS, a public hearing was held on March 1, 2006, regarding Emergency Ordinance No. 06-011; and

WHEREAS, Emergency Ordinance No. 06-011 expires on August 15, 2006, and permanent regulations will be required; and

RELATING TO THE USE AND DEVELOPMENT OF DETACHED ACCESSORY OR NON-ACCESSORY PRIVATE GARAGES AND STORAGE STRUCTURES; AMENDING SNOHOMISH COUNTY CODE (SCC) SECTIONS 30.22.100, 30.22.110, 30.22.120, 30.22.130, 30.23.110, 30.91G.010, AND 30.91S.590; AND ADDING NEW SECTIONS SCC 30.91G.015 AND 30.91S.595

WHEREAS, Planning and Development Services considered public testimony received during council's public hearing on the emergency ordinance; and

WHEREAS, permanent code amendments are proposed to provide adequate protection from the adverse impacts of large-scale private garages and storage structures; and

WHEREAS, the proposed ordinance lists private detached accessory and non-accessory garages and storage structures separately in the use matrices in chapter 30.22 SCC; and

WHEREAS, detached accessory and non-accessory private garages and storage structures up to 2,400 square feet on any lot size and those 2,401 – 4,000 square feet on more than three acres will be allowed as permitted uses; and

WHEREAS, it is proposed that an administrative conditional use permit be required for detached accessory or non-accessory private garages and storage structures between 2,401 and 4,000 square feet located on less than three acres due to potential adverse impacts on neighborhood integrity or rural character; and

WHEREAS, it is proposed that a conditional use permit be required for detached accessory or non-accessory private garages and storage structures over 4,000 square feet due to potential adverse impacts on neighborhood integrity or rural character and to allow for a public hearing on such proposals; and

WHEREAS, the development of large-scale detached private garages, carports and storage structures requires performance standards to ensure neighborhood compatibility; and

WHEREAS, revisions to the associated performance standards are proposed in SCC 30.22.130, Reference Notes for Use Matrix, that can be more easily understood and implemented than those adopted by Emergency Ordinance No. 06-011; and

WHEREAS, the performance standards for garages larger than 2,401 square feet include provisions to ensure that proposals will have exterior finishes complementary to on-site residential development in small lot zones including Waterfront Beach, R 7,200, R 8,500, R 9,600 and R 12,500 zones; and

WHEREAS, the performance standards for detached non-accessory garages larger than 2,401 square feet on lots in small lot zones including Waterfront Beach, R 7,200, R 8,500, R 9,600 and R 12,500 require the setback of detached private garages and storage structures from the building front of existing residential dwellings on the subject property and certain nearby adjacent properties; and

WHEREAS, proposed screening and landscaping performance standards will ensure visual compatibility, have been revised for clarity and allow the director to waive such requirements if other circumstances make the requirements unnecessary; and

WHEREAS, public concern regarding the architectural compatibility performance standards was evaluated and the code provisions were revised in the proposed permanent ordinance to be more easily implemented; and

WHEREAS, where multiple private garages and storage structures are allowed building separation shall be regulated by the building code in SCC Chapter 30.52; and

WHEREAS, the proposed code amendments allow one non-accessory private garage and one storage structure up to 2,400 square feet per vacant lot having no established residence; and

WHEREAS, in response to public comments, the proposed permanent regulations provide clarification that the square footage standards for detached private garages and storage structures are based on the square footage of the building footprint; and

WHEREAS, revisions to the existing definitions and new definitions are proposed to amend the code to include definitions of detached private accessory and non-accessory garages and storage structures; and

WHEREAS, carports are proposed to be included in the definitions of private accessory and non-accessory garages for greater simplicity in the code structure and carports are deleted as a specific land use in Subtitle 30.2 use matrices; and

WHEREAS, the definitions for detached private accessory and non-accessory garages and storage structures exclude the definition of agricultural buildings as defined by the International Building Code; and

WHEREAS, the proposed sizes of detached accessory and non-accessory garages, carports and storage structures allowed as permitted uses should be increased to reflect current trends; and

WHEREAS, the proposed amendments provide greater consistency between the Growth Management Act and the Snohomish County Comprehensive Plan and its implementing regulations; and

WHEREAS, the planning commission was briefed and held a public hearing on the proposed development code amendments on May 23, 2006, and forwarded a recommendation to the county council, dated May 23, 2006; and

WHEREAS, the county council held a public hearing on August 2, 2006, to consider the entire record and hear public testimony on Ordinance No. 06-057 adopting amendments to development regulations.

NOW, THEREFORE, BE IT ORDAINED:

**Section 1.** The Snohomish County Council adopts the following findings of fact and conclusions:

- A. The above recitals are incorporated herein as findings and conclusions as if set forth in full.
- B. Adoption of the proposal will regulate the use of detached private garages, carports and storage structures accessory to residential dwellings and non-accessory private garages, carports and storage structures developed on vacant land.
- C. Garages attached to residential structures shall be permitted under residential development regulations.
- D. The proposed performance standards provide compatibility measures that will promote neighborhood integrity and protection of rural character.
- E. The Residential Development Handbook for Snohomish County Communities provides guidance for the development and review of neighborhood compatibility issues.
- F. Allowing one garage and one storage structure with a building footprint up to 2,400 square foot per vacant lot reasonably provides property owners with flexibility to construct such structures prior to their home construction.
- G. Public testimony indicated that the 1,800 square foot standard adopted in the Emergency Ordinance of was too small and did not reflect current trends. Permit records indicate that the 2,400 square foot size is more appropriate.
- H. The ordinance is consistent with the Snohomish County Comprehensive Plan and the Growth Management Act (GMA).
- I. A State Environmental Policy Act (SEPA) Determination of Nonsignificance was issued May 5, 2006. Compliance with SEPA (chapter 43.21C RCW) and chapter 30.61 SCC is satisfied by this DNS.
- J. The County published legal notices in The (Everett) Herald on May 10, 2006, and July 18, 2006, notifying the public of public hearings held by the planning commission and county council.
- K. The planning commission was briefed on May 22, 2006. The planning commission recommended adoption of the ordinance.
- L. A public hearing was held before the county council on August 2, 2006 which meets state and local public participation requirements for the adoption of an ordinance under the GMA.
- N. The county council considered the entire hearing record, including the planning commission's recommendation, written testimony during the public comment period, and oral testimony given during public hearings before the planning commission and county council.

**Section 2.** Snohomish County Code Section 30.22.100, last amended by Emergency Ordinance 06-011, on February 15, 2006, is amended to read:

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30.22.100 Urban Zone Categories: Use Matrix

Type of Use	Urban Zones														
	R9,600 <sup>82</sup>	R8,400 <sup>83</sup>	R7,200 <sup>84</sup>	T	LDMR	MR	NB <sub>108</sub>	PCB <sub>108</sub>	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>34</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
((Garport-))	((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
Child <sup>41</sup>	C	C	C		P	P	P	P	P	P		P	P	P	P
Child-Caring Establishment							P	P	P	P		P	P	P	P
Clubhouse					C	C	C	P	P	P		P	P	P	P
Cold Storage										P		P	P	P	P
Commercial Vehicle Storage Facility										P		P	P	P	P
Community Club	C	C	C		C	C	C		P	P		P	P	P	P
Community Facilities for Juveniles <sup>103</sup>															
1 to 8 Resident Facility	P	P	P	P	P	P	P	P	P	P		P	P	P	P
9 to 24 Resident Facility	S	S	S	S	S	P	P	P	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>31</sup>									P <sup>86</sup>	P		P	P	P	P
<b>P - Permitted Use</b>	A blank box indicates a use is not allowed in a specific zone.														
<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>															
<b>S - Special Use</b>															

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30.22.100 Urban Zone Categories: Use Matrix

Type of Use	Urban Zones														
	R9,600 <sub>88</sub>	R8,400 <sub>88</sub>	R7,200 <sub>88</sub>	T	LDMR	MR	NB <sub>108</sub>	PCB <sub>108</sub>	CB	GC	FS	IP <sup>76</sup>	BP	LI <sup>55, 76</sup>	HI <sup>55</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 <sub>6</sub>	P	P	P <sup>6</sup>		P <sup>6</sup>	P <sup>6</sup>					
Dwelling, Multifamily					P	P	P	P	P	P			P <sup>51</sup>		
Dwelling, Single Family	P	P	P	P	P	P	P	P <sup>4</sup>	P	P			P <sup>51</sup>		
Dwelling, Townhouse	C, P <sup>5</sup>	C, P <sup>5</sup>	C, P <sup>5</sup>	P <sub>5</sub>	P	P	P	P	P	P					
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
<b>P - Permitted Use</b>	A blank box indicates a use is not allowed in a specific zone.														
<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>															
<b>S - Special Use</b>															

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30.22.100 Urban Zone Categories: Use Matrix

Type of Use	Urban Zones														
	R9,600 <sup>12</sup>	R8,400 <sup>12</sup>	R7,200 <sup>12</sup>	T	LDMR	MR	NB <sub>108</sub>	PCB <sub>108</sub>	CB	GC	FS	IP <sup>74</sup>	BP	LI <sup>55,76</sup>	HI <sup>55</sup>
<b>Garage, Detached Private Accessory<sup>40</sup></b> Up to ((1,800)) 2,400 sq ft	P	P	P	P	P	P	P	P	P	P		P	P	P	P
((1,801)) 2,401- 4,000 sq ft on More than 3 Acres <sup>41, 59</sup>	P	P	P	P	P	P	P	P	P	P		P	P	P	P
((1,801)) 2,401- 4,000 sq ft on Less than 3 Acres <sup>41, 59</sup>	A	A	A	A	A	A	A	A	A	A		A	A	A	A
4,001 sq ft and Greater <sup>41, 59</sup>	((A)) C	((A)) C	((A)) C	((A)) C	((A)) C	((A)) C	((A)) C	((A)) C	((A)) C	((A)) C		((A)) C	((A)) C	((A)) C	((A)) C
<b>Garage, Detached Private Non-accessory<sup>50</sup></b> Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
2,401 sq ft and Greater <sup>41, 59</sup>	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Golf Course and Driving Range	C	C	C						P	P		P	P	P	P
Government Structures & Facilities <sup>37, 41</sup>	C	C	C	C	C	C	C	C	P	P		P	P	P	P
Greenhouse, Lath House, & Nurseries: <sup>51</sup> Retail							P	P	P	P				P	P
Greenhouse, Lath House, & Nurseries: <sup>51</sup> Wholesale							P	P	P	P		P	P	P	P
Grocery Store							P	P	P <sup>56</sup>	P	P <sup>22</sup>			P	P
Grooming Parlor							P	P	P	P			P <sup>51</sup>	P	P
Guesthouse <sup>45</sup>	P	P	P		P	P	P	P	P	P					
Gymnasium								P	P	P		P	P	P	P
Hardware Store							P	P	P	P				P	P
Hazardous Waste Storage & Treatment Facilities, Offsite <sup>66</sup>												C	C	C	C
Hazardous Waste Storage & Treatment Facilities, Onsite <sup>65</sup>							P	P	P	P	P	P	P	P	P
Home and Social Service Facility <sup>50</sup> Level I	P	P	P	P	P	P	P	P	P	P			P		
Level II <sup>41</sup>	C	C	C		C	C	C	C	C	C			P		
Level III												P		P	P
Home Improvement Center							P	P	P <sup>56</sup>	P				P	P
Home Occupation <sup>11</sup>	P	P	P	P	P	P	P	P	P	P					
Hotel/Motel					C	C		P	P	P	P			P <sup>59</sup>	
Junkyard														C <sup>44</sup>	P <sup>44</sup>
Kennel, <sup>41</sup> Commercial <sup>13</sup>	C	C	C							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
Kennel, <sup>41</sup> Private-Non-Breeding <sup>13</sup>	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
Locksmith							P	P	P <sup>56</sup>	P		P	P	P	P
Lumberyard										P		P	P	P	P
Manufacturing, Heavy <sup>61</sup>												P			P
P - Permitted Use	A blank box indicates a use is not allowed in a specific zone. Note: Reference numbers within matrix indicate special conditions apply; see SCC 30.22.130. Check other matrices in this chapter if your use is not listed above.														
A - Administrative Conditional Use															
C - Conditional Use															
S - Special Use															

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30.22.100 Urban Zone Categories: Use Matrix

Type of Use	Urban Zones														
	R9,600 <sup>22</sup>	R8,400 <sup>24</sup>	R7,200 <sup>25</sup>	T	LDMR	MR	NB <sub>108</sub>	PCB <sub>108</sub>	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>43</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>26</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
Personal Wireless Communications Facilities <sup>27, 41, 104, 105, 106</sup>	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P
Pet Shop							P	P	P	P			p <sup>53</sup>	P	P
Petroleum Products & Gas Storage – Bulk <sup>43</sup>										P		P	P	P	P
Petroleum Refining <sup>43</sup>											P				
Print Shop									p <sup>86</sup>	P		P	P	P	P
Printing Plant								P		P		P	P	P	P
Railroad <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												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					
Rolling or Blooming Mills												P			P
Sanitary Landfill	C	C	C							C	C	C	C	C	C
P - Permitted Use	A blank box indicates that 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 this chapter if your use is not listed above.														
C - Conditional Use															
S - Special Use															

RELATING TO THE USE AND DEVELOPMENT OF DETACHED ACCESSORY OR NON-ACCESSORY PRIVATE GARAGES AND STORAGE STRUCTURES; AMENDING SNOHOMISH COUNTY CODE (SCC) SECTIONS 30.22.100, 30.22.110, 30.22.120, 30.22.130, 30.23.110, 30.91G.010, AND 30.91S.590; AND ADDING NEW SECTIONS SCC 30.91G.015 AND 30.91S.595  
 AMENDED ORDINANCE NO. 06-057

30.22.100 Urban Zone Categories: Use Matrix

Type of Use	Urban Zones														
	R9,600 <sup>88</sup>	R8,400 <sup>88</sup>	R7,200 <sup>88</sup>	T	LDMR	MR	NB <sub>108</sub>	PCB <sub>108</sub>	CB	GC	FS	IP <sup>76</sup>	BP	LI <sup>55,76</sup>	III <sup>55</sup>
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>36</sup>	P				P	P
Service Station <sup>41</sup>							P	P	P <sup>36</sup>	P	P			P	P
Shake & Shingle Mill										P		P	P	P	P
Shooting Range <sup>92</sup>												P	P	P	P
Sludge Utilization <sup>39</sup>	C <sup>36</sup>	C <sup>36</sup>	C <sup>36</sup>		C <sup>36</sup>	C <sup>36</sup>			C <sup>36</sup>	C <sup>36</sup>		C <sup>36</sup>		C <sup>36</sup>	PC <sup>30</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>36</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, Accessory <sup>60</sup>															
Up to ((1,800)) 2,400 sq ft	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
((1,804)) 2,401 - 4,000 sq ft on More than 3 Acres <sup>41, 69</sup>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
((1,804)) 2,401 - 4,000 sq ft on Less than 3 Acres <sup>41, 69</sup>	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
4,001 sq ft and Greater <sup>41, 69</sup>	((A)) C	((A)) C	((A)) C	((A)) C	((A)) C	((A)) C	((A)) C	((A)) C	((A)) C	((A)) C	((A)) C	((A)) C	((A)) C	((A)) C	((A)) C
Storage Structure, Non-accessory <sup>60</sup>															
Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
2,401 sq ft and Greater <sup>41, 69</sup>	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Studio <sup>41</sup>	C <sup>37</sup>	C <sup>37</sup>	C <sup>37</sup>		C <sup>37</sup>	C <sup>37</sup>	P	P	P <sup>36</sup>	P		P	P	P	P
Swimming/Wading Pool <sup>17, 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
<p>P - Permitted Use</p> <p>A - Administrative Conditional Use</p> <p>C - Conditional Use</p> <p>S - Special Use</p>	<p>A blank box indicates that a use is not allowed in a specific zone. 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.</p>														

RELATING TO THE USE AND DEVELOPMENT OF DETACHED ACCESSORY OR NON-ACCESSORY PRIVATE GARAGES AND STORAGE STRUCTURES; AMENDING SNOHOMISH COUNTY CODE (SCC) SECTIONS 30.22.100, 30.22.110, 30.22.120, 30.22.130, 30.23.110, 30.91G.010, AND 30.91S.590; AND ADDING NEW SECTIONS SCC 30.91G.015 AND 30.91S.595  
 AMENDED ORDINANCE NO. 06-057

30.22.100 Urban Zone Categories: Use Matrix

Type of Use	Urban Zones															
	R9,600 <sup>88</sup>	R8,400 <sup>88</sup>	R7,200 <sup>88</sup>	T	LDMR	MR	NB <sup>108</sup>	PCB <sup>108</sup>	CB	GC	FS	IP <sup>74</sup>	BP	LI <sup>55,76</sup>	HI <sup>55</sup>	
Temporary Woodwaste Storage <sup>43</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>37</sup>															C	C
Woodwaste Storage <sup>37</sup>															C	C
Yacht/Boat Club												P	P	P	P	P
All other uses not otherwise mentioned												P	P	P	P	P
P - Permitted Use	A blank box indicates that a use is not allowed in a specific zone.															
Administrative Conditional Use	Note: Reference numbers within matrix indicate special conditions apply; see SCC 30.22.130. Check other matrices in this chapter if your use is not listed above.															
C - Conditional Use																
S - Special Use																

Section 3. Snohomish County Code Section 30.22.110, last amended by Emergency Ordinance 06-011, on February 15, 2006, is amended to read:

RELATING TO THE USE AND DEVELOPMENT OF DETACHED ACCESSORY OR NON-ACCESSORY PRIVATE GARAGES AND STORAGE STRUCTURES; AMENDING SNOHOMISH COUNTY CODE (SCC) SECTIONS 30.22.100, 30.22.110, 30.22.120, 30.22.130, 30.23.110, 30.91G.010, AND 30.91S.590; AND ADDING NEW SECTIONS SCC 30.91G.015 AND 30.91S.595 AMENDED ORDINANCE NO. 06-057

30.22.110 Rural and Resource Zone Categories: Use Matrix

Type of Use	Rural Zones								Resource Zones			
	RD	RRT-10	R-5	R-5 w/MRO 107	RB	CRC	RFS	RI	F	F&R	A-10	MC
Accessory Apartment <sup>62</sup>	A	A	A	A	A				A	A	A	A
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						C			
Antique Shop	C		C <sup>45</sup>		P <sup>79</sup>	P						
Art Gallery <sup>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	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	C		
Campground										C <sup>32</sup>		
Caretaker's Quarters	P		C	C				P				P
<del>Garport</del>	<del>((P))</del>	<del>((P))</del>	<del>((P))</del>	<del>((P))</del>	<del>((P))</del>	<del>((P))</del>	<del>((P))</del>	<del>((P))</del>	<del>((P))</del>	<del>((P))</del>	<del>((P))</del>	<del>((P))</del>
Cemetery, Columbarium, Crematorium, Mausoleum <sup>41</sup>	P		C									
Church <sup>41</sup>	P		C		C	P						
Cold Storage								P				
Commercial Vehicle Home Basing			C <sup>33</sup>	C <sup>33</sup>								
Commercial Vehicle Storage Facility					C			P				
Community Club	P		C		P	P						
Community Facilities for Juveniles <sup>103</sup>												
1 to 8 residents			P <sup>102</sup>		P	P						
9 to 24 residents			S <sup>103</sup>		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		C		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	P	
Drug Store					P <sup>79</sup>	P						
P - Permitted Use A - Administrative Conditional Use C - Conditional Use S - Special Use	A blank box indicates a use is not allowed in a specific zone. 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.											

RELATING TO THE USE AND DEVELOPMENT OF DETACHED ACCESSORY OR NON-ACCESSORY PRIVATE GARAGES AND STORAGE STRUCTURES; AMENDING SNOHOMISH COUNTY CODE (SCC) SECTIONS 30.22.100, 30.22.110, 30.22.120, 30.22.130, 30.23.110, 30.91G.010, AND 30.91S.590; AND ADDING NEW SECTIONS SCC 30.91G.015 AND 30.91S.595  
AMENDED ORDINANCE NO. 06-057

30.22.110 Rural and Resource Zone Categories: Use Matrix

Type of Use	Rural Zones								Resource Zones			
	RD	RRT-10	R-5	R-5 w/MRO 107	RB	CRC	RFS	RI	F	F&R	A-10	MC
Dwelling, Duplex	P	P	P	P					P		P	
Dwelling, Mobile Home	P	P	P	P		P <sup>6</sup>			P	P	P	P
Dwelling, Single Family	P	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>	A C	A, C	A, C	A, C				A, C	A, P, C	A, C		A, C
Explosives, Storage	C	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	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>94</sup>	P A	P A	P A		P A			P A	P A		P A	
Farm Support Business <sup>94</sup>	A	A	A		A			P			A	
Farm Stand Up to 400 sq ft <sup>9</sup> 401 – 5,000 sq ft <sup>99, 100</sup>	P P	P P	P <sup>100</sup> P, A 100		P P	P P	P P	P P	P P	P P	P P	P
Farm Workers Dwelling											P <sup>10</sup>	
Farmers Market <sup>93</sup>	P	P	P <sup>101</sup> 101	A	P	P	P	P			P	
Farmland Enterprises <sup>95</sup>		A	A								A	
Fish Farm	P	P	P						P	P	P	
Fish Shop					P <sup>78</sup>	P		P				
Foultry	P	P	P					P	P	P	P	P
Forestry Industry Storage & Maintenance Facility	P <sup>30</sup>	P						P	P	P		
Foster Home	P	P	P	P	P				P		P	
Garage, Detached Private Accessory <sup>60</sup>  Up to ((1,800)) 2,400 sq ft  ((1,801)) 2,401– 4,000 sq ft on More than 3 Acres <sup>41, 69</sup>  ((1,801)) 2,401– 4,000 sq ft on Less than 3 Acres <sup>41, 69</sup>  4,001 sq ft and Greater <sup>41, 69</sup>	P P A ((A)) C	P P A ((A)) C	P P A ((A)) C	P P A ((A)) C	P P A ((A)) C	P P A ((A)) C	P P A ((A)) C	P P A ((A)) C	P P A ((A)) C	P P A ((A)) C	P P A ((A)) C	P P A ((A)) C
Garage, Detached Private Nonaccessory <sup>60</sup>  Up to 2,400 sq ft  2,401 sq ft and Greater <sup>41, 69</sup>	P C	P C	P C	P C	P C	P C	P C	P C	P C	P C	P C	P C
<b>P - Permitted Use</b>	A blank box indicates a use is not allowed in a specific zone. Note: Reference numbers within matrix indicate special conditions apply; see SCC 30.22.130.											
<b>A - Administrative Conditional Use</b>	Check other matrices in this chapter if your use is not listed above.											
<b>C - Conditional Use</b>												
<b>S - Special Use</b>												

RELATING TO THE USE AND DEVELOPMENT OF DETACHED ACCESSORY OR NON-ACCESSORY PRIVATE GARAGES AND STORAGE STRUCTURES; AMENDING SNOHOMISH COUNTY CODE (SCC) SECTIONS 30.22.100, 30.22.110, 30.22.120, 30.22.130, 30.23.110, 30.91G.010, AND 30.91S.590; AND ADDING NEW SECTIONS SCC 30.91G.015 AND 30.91S.595  
AMENDED ORDINANCE NO. 06-057

22.110 Rural and Resource Zone Categories: Use Matrix

Type of Use	Rural Zones								Resource Zones			
	RD	RRT-10	R-5	R-5 w/MRO 107	RB	CRC	RFS	RI	F	F&R	A-10	MC
Golf Course and Driving Range	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	P	P	P		P	P		P	P		P	
Grocery Store					P <sup>80</sup>	P	P <sup>80</sup>					
Grooming Parlor						P						
Guesthouse <sup>85</sup>	P	P	P		P				P	P	P	
Hardware Store					P <sup>80</sup>	P						
Hazardous Waste Storage & Treatment Facilities Onsite <sup>45</sup>	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
Level II <sup>41 91</sup>			C		C							
Level III												
Home Improvement Center					P <sup>80</sup>	P						
Home Occupation <sup>11, 41</sup>	P <sup>64</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					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	
Ki 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>43</sup>					C			C				
Metal Working Shop					P <sup>78</sup>			P				
Mini-equestrian Center <sup>41, 72</sup>	P	P	P		P			P	P	P	P <sup>71</sup>	
Model Hobby Park <sup>75</sup>			A								A	
Model House/Sales Office	P	P	P						P	P		
Motor Vehicle & Equipment Sales						P <sup>23</sup>						
Museum <sup>41</sup>	C		C		P						C <sup>61</sup>	
Office, General					P	P						
Off-road vehicle use area, private										C <sup>109</sup>		
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	C	P		P		C	C	C	
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;											
C - Conditional Use	see SCC 30.22.130. Check other matrices in this chapter if your use is not listed above.											
S - Special Use												

RELATING TO THE USE AND DEVELOPMENT OF DETACHED ACCESSORY OR NON-ACCESSORY PRIVATE GARAGES AND STORAGE STRUCTURES; AMENDING SNOHOMISH COUNTY CODE (SCC) SECTIONS 30.22.100, 30.22.110, 30.22.120, 30.22.130, 30.23.110, 30.91G.010, AND 30.91S.590; AND ADDING NEW SECTIONS SCC 30.91G.015 AND 30.91S.595  
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30.22.110 Rural and Resource Zone Categories: Use Matrix

Type of Use	Rural Zones								Resource Zones			
	RD	RRT-10	R-5	R-5 w/MRO 107	RB	CRC	RFS	RI	F	F&R	A-10	MC
Personal Services Shop					P <sup>79</sup>	P						
Personal Wireless Communications Facilities <sup>27, 41, 104, 105, 106</sup>	C	C	C		C	C	C	C	C	C	C	C
Petroleum Products & Gas Storage - Bulk								P <sup>43</sup>				
Print shop					P							
Public Events/Assemblies on Farmland <sup>96</sup>											P	
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	P	
Recreational Vehicle Park										C		
Resort										C		
Restaurant					P <sup>80</sup>	P	P					
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> College <sup>41, 68</sup> Other <sup>41, 68</sup>	C C		C C		P 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>92</sup>	C	C	C	C					C			
Sludge Utilization <sup>39</sup>	C	C, P <sup>30</sup>	C						C		C	C <sup>56</sup>
Small Animal Husbandry <sup>41</sup>	P		P	P		P			P	P	P	P
Specialty Store					P <sup>78</sup>	P						
Stables	P	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, Accessory <sup>60</sup> Up to ((1,800)) 2,400 sq ft ((1,801)) 2,401 - 4,000 sq ft on More than 3 Acres <sup>41, 69</sup> ((1,801)) 2,401 - 4,000 sq ft on Less than 3 Acres <sup>41, 69</sup> 4,001 sq ft and Greater <sup>41, 69</sup>	P P A ((A)) C	P P A ((A-)) C	P P A ((A)) C	P P A ((A)) C	P P A ((A)) C	P P A ((A)) C	P P A ((A)) C	P P A ((A)) C	P P A ((A)) C	P P A ((A)) C	P P A ((A)) C	P P A ((A)) C
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;											
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RELATING TO THE USE AND DEVELOPMENT OF DETACHED ACCESSORY OR NON-ACCESSORY PRIVATE GARAGES AND STORAGE STRUCTURES; AMENDING SNOHOMISH COUNTY CODE (SCC) SECTIONS 30.22.100, 30.22.110, 30.22.120, 30.22.130, 30.23.110, 30.91G.010, AND 30.91S.590; AND ADDING NEW SECTIONS SCC 30.91G.015 AND 30.91S.595  
AMENDED ORDINANCE NO. 06-057



30.22.110 Rural and Resource Zone Categories: Use Matrix

Type of Use	Rural Zones								Resource Zones			
	RD	RRT-10	R-5	R-5 w/MRO 107	RB	CRC	RFS	RI	F	F&R	A-10	MC
Storage Structure, Non-accessory <sup>60</sup>												
Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P	P	P	P
2,401 sq ft and Greater <sup>41, 60</sup>	C	C	C	C	C	C	C	C	C	C	C	C
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	A	A	A	A	A	A	A	A
Temporary Dwelling For Relative <sup>18</sup>	A	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			
Utility Facilities, Electromagnetic Transmission & Receiving Facilities <sup>27</sup>	C	C	C	C	C	P	C	P	C	C	C	C
Utility Facilities, Transmission Wires or Pipes & Structures <sup>27</sup>	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	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	C			
Woodwaste Storage <sup>57</sup>	C	C	C	C				C	C			
Yacht/Boat Club					P			P				
P - Permitted Use A - Administrative Conditional Use	A blank box indicates a use is not allowed in a specific zone. Note: Reference numbers within matrix indicate special conditions apply; see SCC 30.22.130.											
C - Conditional Use S - Special Use	Check other matrices in this chapter if your use is not listed above.											

**Section 4.** Snohomish County Code Section 30.22.120, last amended by Emergency Ordinance 06-011, on February 15 2006, is amended to read:

RELATING TO THE USE AND DEVELOPMENT OF DETACHED ACCESSORY OR NON-ACCESSORY PRIVATE GARAGES AND STORAGE STRUCTURES; AMENDING SNOHOMISH COUNTY CODE (SCC) SECTIONS 30.22.100, 30.22.110, 30.22.120, 30.22.130, 30.23.110, 30.91G.010, AND 30.91S.590; AND ADDING NEW SECTIONS SCC 30.91G.015 AND 30.91S.595  
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30.22.120 Other Zone Categories: Use Matrix

Type of Use	Other Zones					
	SA-1	RC	RU	R20,000	R12,500	WFB
Accessory Apartment <sup>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				
((Garport-))	((P))	((P))	((P))	((P))	((P))	((P))
Cemetery, Columbarium, Crematorium, Mausoleum <sup>41</sup>	C	C	C	C	C	C
Church <sup>41</sup>	C	C	P	C	C	C
Community Club	C	C	P	C	C	C
Community Facilities for Juveniles <sup>103</sup>						
1 to 8 residents	P	P	P	P	P	P
9 to 24 residents	S	S	S	S	S	S
Country Club	C	C	C	C	C	C
Day Care Center <sup>2</sup>	C	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>		A,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		P	A			
Over 5,000 sq ft <sup>94</sup>		P				
Farm Support Businesses <sup>54</sup>		A				
Farm Stand						
Up to 400 sq ft <sup>9</sup>	P	P	P	P	P	P
401 to 5,000 sq ft <sup>99</sup>		P <sup>100</sup> A <sup>100</sup>				
Farmers Market <sup>93</sup>		P <sup>101</sup> A <sup>101</sup>				
P - Permitted Use A - Administrative Conditional Use	A blank box indicates a use is not allowed in a specific zone. Note: Reference numbers within matrix indicate special conditions apply; see SCC 30.22.130.					
C - Conditional Use	Check other matrices in this chapter if your use is not listed above.					
S - Special Use						

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30.22.120 Other Zone Categories: Use Matrix

Type of Use	Other Zones					
	SA-I	RC	RU	R20,000	R12,500	WFB
Farmland Enterprises <sup>95</sup>		A				
Fish Farm	P	P	P			
Forestry	P	P	P			
Foster Home	P	P	P	P	P	P
Garage, <u>Detached Private Accessory</u> <sup>60</sup>						
Up to ((1,800)) 2,400 sq ft	P	P	P	P	P	P
((1,801)) 2,401- 4,000 sq ft on More than 3 Acres <sup>41, 69</sup>	P	P	P	P	P	P
((1,801)) 2,401- 4,000 sq ft on Less than 3 Acres <sup>41, 69</sup>	A	A	A	A	A	A
4,001 sq ft and Greater <sup>41, 69</sup>	((A)) C	((A)) C	((A)) C	((A)) C	((A)) C	((A)) C
Garage, <u>Detached Private Non-accessory</u> <sup>60</sup>						
Up to 2,400 sq ft	P	P	P	P	P	P
2,401 sq ft and Greater <sup>41, 69</sup>	C	C	C	C	C	C
Golf Course and Driving Range	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	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						
Level II <sup>41, 91</sup>	P	P	P	P	P	P
Level III	C	C	C	C	C	C
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, 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	
Personal Wireless Communications Facilities <sup>27, 41, 104, 106, 108</sup>	C	C	C	C	C	C
Petroleum Products & Gas Storage - Bulk			C <sup>43</sup>			
P - Permitted Use A - Administrative Conditional Use C - Conditional Use S - Special Use	Note: Reference numbers within matrix indicate special conditions apply; see SCC 30.22.130. Check other matrices in this chapter if your use is not listed above.					

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30.22.120 Other Zone Categories: Use Matrix

Type of Use	Other Zones					
	SA-1	RC	RU	R20,000	R12,500	WFB
Race Track <sup>24, 41</sup>		C	C			
Railroad Right-of-way	C	C	C	C	C	C
Recreational Facility Not Otherwise Listed	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	C
Shake & Shingle Mill			C <sup>26</sup>			
Shooting Range <sup>92</sup>		C	C			
Sludge Utilization <sup>39</sup>	C	C	C	C	C <sup>36</sup>	C <sup>36</sup>
Small Animal Husbandry <sup>41</sup>	P	P	P	C <sup>37</sup>	C <sup>37</sup>	C <sup>37</sup>
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, Accessory <sup>60</sup>						
Up to ((+800)) 2,400 sq ft	P	P	P	P	P	P
((+801)) 2,401 – 4,000 sq ft on More than 3 Acres <sup>41, 68</sup>	P	P	P	P	P	P
((+801)) 2,401 – 4,000 sq ft on Less than 3 acres <sup>41, 68</sup>	A	A	A	A	A	A
4,001 sq ft and Greater <sup>41, 68</sup>	((A)) C	((A-)) C	((A)) C	((A)) C	((A)) C	((A)) C
Storage Structure, Non-accessory <sup>60</sup>						
Up to 2,400 sq ft	P	P	P	P	P	P
2,401 sq ft and Greater <sup>41, 68</sup>	C	C	C	C	C	C
Studio <sup>41</sup>	C <sup>77</sup>	C <sup>77</sup>	P	C <sup>77</sup>	C <sup>77</sup>	C <sup>77</sup>
Swimming/Wading Pool <sup>17, 41</sup>	P	P	P	P	P	P
Temporary Dwelling During Construction	A	A	A	A	A	A
Temporary Dwelling For Relative <sup>18</sup>	A	A	A	A	A	A
Temporary Residential Sales Coach <sup>73</sup>	A	A	A	A	A	A
Transit Center	C	C	C	C	C	
Ultralight Airpark <sup>20</sup>		C				
Utility Facilities, Electromagnetic Transmission & Receiving Facilities <sup>27</sup>	C	C	C	C	C	C
Utility Facilities, Transmission Wires, Pipes & Supports <sup>27</sup>	P	P	P	P	P	P
Utility Facilities-All Other Structures <sup>27, 41</sup>	C	C	C	C	C	C
Veterinary Clinic	C	C	P			
Yacht/Boat Club						C
P - Permitted Use A - Administrative Conditional Use	A blank box indicates a use is not allowed in a specific zone. Note: Reference numbers within matrix indicate special conditions apply;					
C - Conditional Use S - Special Use	see SCC 30.22.130. Check other matrices in this chapter if your use is not listed above.					

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**Section 5.** Snohomish County Code Section 30.22.130, last amended by Emergency Ordinance 06-011, February 15, 2006, is amended to read:

**30.22.130 Reference notes for use matrix.**

(1) Airport, Stage 1 Utility:

- (a) Not for commercial use and for use of small private planes; and
- (b) In the RU zone, they shall be primarily for the use of the resident property owner.

(2) Day Care Center:

- (a) In WFB, R-7,200, R-8,400, R-9,600, R-12,500, R-20,000, and SA-1 zones, shall only be permitted in connection with and secondary to a school facility or place of worship; and
- (b) Outdoor play areas shall be fenced or otherwise controlled, and noise buffering provided to protect adjoining residences.

(3) Dock and Boathouse, Private, Non-commercial:

- (a) The height of any covered over-water structure shall not exceed 12 feet as measured from the line of ordinary high water;
- (b) The total roof area of covered, over-water structures shall not exceed 1,000 square feet;
- (c) The entirety of such structures shall have a width no greater than 50 percent of the width of the lot at the natural shoreline upon which it is located;
- (d) No over-water structure shall extend beyond the mean low water mark a distance greater than the average length of all preexisting over-water structures along the same shoreline and within 300 feet of the parcel on which proposed. Where no such preexisting structures exist within 300 feet, the pier length shall not exceed 50 feet;
- (e) Structures permitted hereunder shall not be used as a dwelling, nor shall any boat moored at any wharf be used as a dwelling while so moored; and
- (f) Covered structures are subject to a minimum setback of three feet from any side lot line or extension thereof. No side yard setback shall be required for uncovered structures. No rear yard setback shall be required for any structure permitted hereunder.

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

(5) Dwelling, Townhouse shall be:

- (a) Subject to all conditions of chapter 30.31E SCC;
- (b) Subject to the maximum density allowed by the appropriate implementing zone for the comprehensive plan designation applied to the site;
- (c) A permitted use when placed on individual lots created by the subdivision process; and
- (d) A conditional use when located on individual lots not created through the subdivision process.

(6) Dwelling, Mobile Home:

- (a) Shall be multi-sectioned by original design, with a width of 20 feet or greater along its entire body length;
- (b) Shall be constructed with a non-metallic type, pitched roof;

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- (c) Except where the base of the mobile home is flush to ground level, shall be installed either with:
- (i) skirting material which is compatible with the siding of the mobile home; or
  - (ii) a perimeter masonry foundation;
- (d) Shall have the wheels and tongue removed; and
- (e) In the RU zone the above only applies if the permitted lot size is less than 20,000 square feet.

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

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

(8) Family Day Care Home:

- (a) No play yards or equipment shall be located in any required setback from a street; and
- (b) Outdoor play areas shall be fenced or otherwise controlled.

(9) Farm Stand:

- (a) There shall be only one stand on each lot; and
- (b) At least 50% by farm product unit of the products sold shall be grown, raised or harvested in Snohomish County, and 75% by farm product unit of the products sold shall be grown, raised or harvested in the State of Washington.

(10) Farm Worker Dwelling:

- (a) At least one person residing in each farm worker dwelling unit shall be employed full time in the farm operation;
- (b) An agricultural farm worker dwelling unit affidavit must be signed and recorded with the county attesting to the need for such dwellings to continue the farm operation;
- (c) The number of farm worker dwellings shall be limited to one per each 40 acres under single contiguous ownership to a maximum of six total dwellings, with 40 acres being required to construct the first accessory dwelling unit. Construction of the maximum number of dwelling units permitted shall be interpreted as exhausting all residential potential of the land until such time as the property is legally subdivided; and
- (d) All farm worker dwellings must be clustered on the farm within a 10-acre farmstead which includes the main dwelling. The farmstead's boundaries shall be designated with a legal description by the property owner with the intent of allowing maximum flexibility while minimizing interference with productive farm operation. Farm worker dwellings may be located other than as provided for in this subsection only if environmental or physical constraints preclude meeting these conditions.

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

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

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

- (14) Parks, Publicly-owned and Operated:
  - (a) No bleachers are permitted if the site is less than five acres in size;
  - (b) All lighting shall be shielded to protect adjacent properties; and
  - (c) No amusement devices for hire are permitted.
- (15) Boarding House: There shall be accommodations for no more than two persons.
- (16) RESERVED for future use (Social Service Center - DELETED by Amended Ord. 04-010 effective March 15, 2004)
- (17) Swimming/Wading Pool (not to include hot tubs and spas): For the sole use of occupants and guests:
  - (a) No part of the pool shall project more than one foot above the adjoining ground level in a required setback; and
  - (b) The pool shall be enclosed with a fence not less than four feet high, of sufficient design and strength to keep out children.
- (18) Temporary Dwelling for a relative:
  - (a) The dwelling shall be occupied only by a relative, by blood or marriage, of the occupant(s) of the permanent dwelling;
  - (b) The relative must receive from, or administer to, the occupant of the other dwelling continuous care and assistance necessitated by advanced age or infirmity;
  - (c) The need for such continuous care and assistance shall be attested to in writing by a licensed physician;
  - (d) The temporary dwelling shall be occupied by not more than two persons;
  - (e) Use as a commercial rental unit shall be prohibited;
  - (f) The temporary dwelling shall be situated not less than 20 feet from the permanent dwelling on the same lot and shall not be located in any required yard of the principal dwelling;
  - (g) A land use permit binder shall be executed by the landowner, recorded with the Snohomish County Auditor and a copy of the recorded document submitted to the department for inclusion in the permit file;
  - (h) Adequate screening, landscaping, or other measures shall be provided to protect surrounding property values and ensure compatibility with the immediate neighborhood;
  - (i) An annual renewal of the temporary dwelling permit, together with recertification of need, shall be accomplished by the applicant through the department in the same month of each year in which the initial mobile home/building permit was issued;
  - (j) An agreement to terminate such temporary use at such time as the need no longer exists shall be executed by the applicant and recorded with the Snohomish County Auditor; and
  - (k) Only one temporary dwelling may be established on a lot. The temporary dwelling shall not be located on a lot on which a detached accessory apartment is located.
- (19) Recreational Vehicle:
  - (a) There shall be no more than one per lot; and
  - (b) Shall not be placed on a single site for more than 180 days in any 12-month period.

**(20) Ultralight Airpark:**

- (a) Applicant shall submit a plan for the ultralight airpark showing the location of all buildings, ground circulation, and parking areas, common flight patterns, and arrival and departure routes;
- (b) Applicant shall describe in writing the types of activities, events, and flight operations which are expected to occur at the airpark; and
- (c) Approval shall be dependent upon a determination by the county decision maker that all potential impacts such as noise, safety hazards, sanitation, traffic, and parking are compatible with the site and neighboring land uses, particularly those involving residential uses or livestock or small animal husbandry; and further that the proposed use can comply with Federal Aviation Administration regulations (FAR Part 103), which state that ultralight vehicle operations will not:
  - (i) create a hazard for other persons or property;
  - (ii) occur between sunset and sunrise;
  - (iii) occur over any substantially developed area of a city, town, or settlement, particularly over residential areas or over any open air assembly of people; or
  - (iv) occur in an airport traffic area, control zone, terminal control area, or positive control area without prior authorization of the airport manager with jurisdiction.

**(21) Craft Shop:**

- (a) Articles shall not be manufactured by chemical processes;
- (b) No more than three persons shall be employed at any one time in the fabricating, repair, or processing of materials; and
- (c) The aggregate nameplate horsepower rating of all mechanical equipment on the premises shall not exceed two.

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

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

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

**(25) Rural Industry:**

- (a) The number of employees shall not exceed 10;
- (b) All operations shall be carried out in a manner so as to avoid the emission or creation of smoke, dust, fumes, odors, heat, glare, vibration, noise, traffic, surface water drainage, sewage, water pollution, or other emissions which are unduly or unreasonably offensive or injurious to properties, residents, or improvements in the vicinity;
- (c) The owner of the rural industry must reside on the same premises as the rural industry and, in the RD zone, the residence shall be considered as a caretaker's quarters; and
- (d) Outside storage, loading or employee parking in the RD zone shall provide 15-foot wide Type A landscaping as defined in SCC 30.25.017.

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

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

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- (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:
- (a) This use, as described in SCC 30.31D.010(2), is allowed in the identified zones only where these zones coincide with the mineral lands designation in the comprehensive plan (mineral resource overlay or MRO), except for the MC zone where mineral lands designation is not required.
  - (b) An Administrative Conditional Use Permit or a Conditional Use Permit is required pursuant to SCC 30.31D.030.
  - (c) Excavation and processing of minerals exclusively in conjunction with forest practices regulated pursuant to chapter 76.09 RCW is permitted outright in the Forestry zone.
- (29) Medical Clinic, Licensed Practitioner: A prescription pharmacy may be permitted when located within the main building containing licensed practitioner(s).
- (30) Forest Industry Storage & Maintenance Facility (except harvesting) adjacent to property lines in the RU zone shall provide 15-foot wide Type A landscaping as defined in SCC 30.25.017.
- (31) Boat Launch Facilities, Commercial or Non-commercial:
- (a) The hearing examiner may regulate, among other factors, required launching depth, lengths of existing docks and piers;
  - (b) Off-street parking shall be provided in an amount suitable to the expected usage of the facility. When used by the general public, the guideline should be 32 to 40 spaces capable of accommodating both a car and boat trailer for each ramp lane of boat access to the water;
  - (c) A level vehicle-maneuvering space measuring at least 50 feet square shall be provided;
  - (d) Pedestrian access to the water separate from the boat launching lane or lanes may be required where it is deemed necessary in the interest of public safety;
  - (e) Safety buoys shall be installed and maintained separating boating activities from other water-oriented recreation and uses where this is reasonably required for public safety, welfare, and health; and
  - (f) All site improvements for boat launch facilities shall comply with all other requirements of the zone in which it is located.
- (32) Campground:
- (a) The maximum overall density shall be seven camp or tent sites per acre; and
  - (b) The minimum site size shall be 10 acres.
- (33) Commercial Vehicle Home Basing:
- (a) The vehicles may be parked and maintained only on the property wherein resides a person who uses them in their business;

- (b) Two or more vehicles may be so based; and
- (c) The vehicles shall be in operable conditions.
- (34) Distillation of Alcohol:
  - (a) The distillation shall be from plant products, for the purpose of sale as fuel, and for the production of methane from animal waste produced on the premises;
  - (b) Such distillation shall be only one of several products of normal agricultural activities occurring on the premises; and
  - (c) By-products created in this process shall be used for fuel or fertilizer on the premises.
- (35) RESERVED for future use (Group Care Facility - DELETED by Amended Ord. 04-010 effective March 15, 2004)
- (36) Mobile Home and Travel Trailer Sales:
  - (a) Property shall directly front upon a principal or minor arterial in order to reduce encroachment into the interior of IP designated areas;
  - (b) The hearing examiner shall consider the visual and aesthetic characteristics of the use proposal and determine whether nearby business and industrial uses, existing or proposed, would be potentially harmed thereby. A finding of potential incompatibility shall be grounds for denial;
  - (c) The conditional use permit shall include a condition requiring mandatory review by the hearing examiner at intervals not to exceed five years for the express purpose of evaluating the continued compatibility of the use with other IP uses. The review required herein is in addition to any review which may be held pursuant to 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) 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(20).
- (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 30.28.085.

(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) ~~((Private))~~ Detached accessory or non-accessory private garages and storage structures are subject to the following requirements:

(a) Special setback requirements for these uses 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) For all garages and storage structures larger than 1,800 square feet, building plans shall document a residential appearance and use building materials compatible and consistent with~~

~~existing on-site or adjacent residential development exterior finishes; and ((The applicant shall propose a vegetative screening plan with the building permit or conditional use permit application which will result in a building screened from the view of neighboring property owners. Landscaping will be required ((on)) along the subject property's boundary line or lines and/or around the building sides and frontage, as necessary, to effectively accomplish this objective. At the director's discretion, existing natural vegetation or other adequate visual screening The permit shall be conditioned upon recording of the screening easement. After a site visit, the director may also determine that the vegetative screening is not warranted due to existing circumstances on the site or adjacent properties. When a vegetative screen is required, the minimum planting requirements of SCC 30.25.015(5) shall apply.))~~ The following compatibility standards shall apply:

(i) proposals for development in existing neighborhoods with a well-defined character should be compatible with or complement the highest quality features, architectural character and siting pattern of neighboring buildings. Where there is no discernable pattern, the buildings shall complement the neighborhood. Development of detached private garages and storage structures shall not interrupt the streetscape or dwarf the scale of existing buildings of existing neighborhoods. Applicants may refer to the Residential Development Handbook for Snohomish County Communities to review techniques recommended to achieve neighborhood compatibility;

(ii) building plans for all proposals larger than 2,400 square feet in the Waterfront Beach, R 7,200, R 8,400, R 9,600 and R 12,500 zones and rural cluster subdivisions shall document the use of building materials compatible and consistent with existing on-site residential development exterior finishes;

(iii) in the Waterfront Beach, R 7,200, R 8,400, R 9,600 and R 12,500 zones and rural cluster subdivisions, no portion of a detached accessory private garage or storage structure shall extend beyond the building front of the existing single family dwelling, unless screening, landscaping, or other measures are provided to ensure compatibility with adjacent properties; and

(iv) in the Waterfront Beach, R 7,200, R 8,400, R 9,600 and R 12,500 zones and rural cluster subdivisions, no portion of a detached non-accessory private garage or storage structure shall extend beyond the building front of existing single family dwellings on adjacent lots where the adjacent dwellings are located within 10 feet of the subject property line. When a detached non-accessory private garage or storage structure is proposed, the location of existing dwellings on adjacent properties located within 10 feet of the subject site property lines shall be shown on the site plan;

(d) All detached accessory or non-accessory private garages and storage structures proposed with building footprints larger than 2,400 square feet shall provide screening or landscaping from adjacent properties as follows:

(i) the permit application site plan shall depict existing and proposed screening, landscaping or other measures that ensure visual compatibility with adjacent properties;

(ii) the site plan shall show the amount, type and spacing of proposed planting materials. Plant materials, species and design shall be approved by the department. Landscaping modifications, installation and maintenance requirements are regulated by SCC 30.25.040, SCC 30.25.043 and SCC 30.25.045. The minimum planting standards set forth at SCC 30.25.015(5) and (6) shall apply;

(iii) at the director's discretion, existing natural vegetation or other adequate visual screening located on the subject site may be approved in lieu of the requirements of SCC 30.22.130(59)(d)(ii) if it is determined that the existing screening or landscaping meets the intent of SCC 30.22.130(59)(d). Photographs shall be submitted with the permit application and the existing features shall be shown to scale on the site plan;

(iv) approval of other screening measures that ensure visual compatibility shall be determined on a case by case basis at the discretion of the director; and

(v) after a site visit, the director may determine that screening or landscaping is not warranted due to existing circumstances on the site or adjacent properties and may waive the screening or landscaping requirements of SCC 30.22.130(d);

(e) On lots less than ten acres in size having no established residential use, only one non-accessory private garage and one storage structure shall be allowed. On lots 10 acres or larger without a residence where the cumulative square footage of all existing and proposed non-accessory private garages and storage structures is 6,000 square feet or larger, a conditional use permit shall be required.

(f) Where permitted, separation between multiple private garages or storage structures shall be regulated pursuant to subtitle 30.5 SCC.

(60) The cumulative square footage of all detached accessory and non-accessory private garages and storage structures shall not exceed 6,000 square feet on any lot less than 5 acres, except this provision shall not apply in the LDMR, MR, T, NB, GC, PCB, CB, FS, BP, IP, LI, HI, RB, RFS, CRC and RI zones.

(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 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.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 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

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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.

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

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

(104) Personal wireless telecommunications service facilities: See chapter 30.28A SCC and landscaping standards in SCC 30.25.025.

(105) Personal wireless telecommunications service facilities are subject to a building permit pursuant to SCC 30.28A.020 and the development standards set forth in chapter 30.28A SCC and landscaping standards in SCC 30.25.025.

(106) A building permit only is required for facilities co-locating on existing utility poles, towers, and/or antennas unless otherwise specified in 30.28A SCC.

(107) R-5 w/MRO: Uses are restricted where the Mineral Resource Overlay (MRO) coincides with the R-5 zone to prevent development which would preclude future access to the mineral resources. Residential subdivision is restricted pursuant to 30.32C.150.

(108) Projects submitted under the Urban Centers Demonstration Program (chapter 30.34A SCC) and located within the NB or PCB zones may include the permitted uses in these zones. Uses listed in SCC 30.34A.100(5) and conditional uses in the NB and PCB zones are prohibited in these projects.

(109) Privately operated off-road vehicle (ORV) use areas shall be allowed by conditional use permit on Forestry and Recreation (F&R) zoned property designated Forest on the comprehensive plan future land use map. These areas shall be identified by an F&R ORV suffix on the zoning map. Privately operated ORV use areas are regulated pursuant to SCC 30.28.080, SCC 30.28.085 and other applicable county codes.

**Section 6.** Snohomish County Code Section 30.22.110, last amended by Emergency Ordinance 06-011, on Feb. 15, 2006, is amended to read:

**30.23.110 Special setbacks for certain uses.**

This section supplements the normal setbacks required by the underlying zone for the specified use.

(1) Agriculture: All structures used for housing or feeding animals, not including household pets, shall be located at least 30 feet from all property lines.

(2) Amusement Facilities: Theaters must be at least 300 feet from the property line of any preschool or K-12 school. Other amusement facilities must be at least 500 feet from the property line of any park, playground, preschool, or K-12 school. Distances shall be measured horizontally by following a straight line from the nearest point in the building in which the amusement facility will be located, to the nearest property line of a parcel which contains a park, playground, preschool, or K-12 school.

(3) Art Gallery: All buildings must be at least 20 feet from any other lot in a residential zone.

(4) Cemetery, Mausoleum, and Crematoriums: All buildings must be at least 50 feet from external boundaries of the property.

(5) Church: All buildings must be at least 25 feet from any other lot in a residential zone.

(6) Dock and Boathouse: Covered structures must be at least three feet from any side lot line or extension thereof. No setback from adjacent properties is required for any uncovered structure, and no setback from the water is required for any structure permitted hereunder.

(7) Educational Institutions:

(a) All buildings must be at least 35 feet from all external property lines; and

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- (b) All buildings must be at least 75 feet from the centerlines of all street rights-of-way, or 45 feet from the edges of all such rights-of-way, whichever is greater.
- (8) Equestrian Center and Mini-Equestrian Center: Open or covered arenas must be at least 50 feet from any external property line. New structures located on or adjacent to lands subject to chapter 30.32A SCC shall comply with all applicable setbacks.
- (9) Governmental Structure or Facility: All structures must be at least 20 feet from any other lot in a residential zone.
- (10) Health and Social Service Facility, Level II: All buildings must be at least 30 feet from all external property boundaries.
- (11) Kennel, Commercial; Kennel, Private-Breeding; or Kennel, Private-Non-Breeding: All animal runs, and all buildings and structures devoted primarily to housing animals, must be at least 30 feet from all external property lines.
- (12) Library: All buildings must be at least 20 feet from any other lot in a residential zone.
- (13) Museum: All buildings must be at least 20 feet from any other lot in a residential zone.
- (14) Office, Licensed Practitioners: All buildings must be at least 20 feet from any other lot in a residential zone.
- (15) Race Track: The track must be at least 50 feet from all external property lines.
- (16) Rural Industry: All buildings and structures, storage areas, or other activities (except sales stands) occurring outside of a residential structure must be at least 20 feet from any property line.
- (17) School Preschool and K-12:
- (a) All buildings must be at least 35 feet from all external property lines; and
- (b) All buildings must be at least 75 feet from the centerlines of all street rights-of-way, or 45 feet from the edges of all such rights-of-way, whichever is greater.
- (18) Service Station:
- (a) Where the right-of-way is less than 60 feet, pump islands shall meet a minimum setback of 45 feet from the centerline of the right-of-way. Where the right-of-way is 60 feet or more, pump islands shall meet a minimum set-back on one-half the right-of-way plus 15 feet. Setbacks shall apply to private rights-of-way and easements.
- (b) Where the right-of-way is less than 60 feet, canopies shall meet a minimum setback of 35 feet from the centerline of the right-of-way. Where the right-of-way is 60 feet or more, canopies shall meet a minimum setback of one-half the right-of-way plus five feet. Setbacks shall apply to private rights-of-way and easements.
- (19) Small Animal Husbandry: All structures used for housing or feeding animals must be at least 30 feet from all property lines.
- (20) ((Storage)) Detached accessory or non-accessory storage structures and private garages with building footprints over ((4,804)) 2,400 square feet must be at least 15 feet from any external property line, provided that parcels abutting open space tracts shall have a five-foot setback from the open space. Storage structures and private garages over 4,000 square feet in size must be setback at least 20 feet from any external property line, provided that parcels abutting open space tracts shall have a five-foot setback from the open space.

(21) Studio: All buildings must be at least 20 feet from any other lot in a residential, multiple-family, or rural zone. The hearing examiner may require an additional setback distance when necessary to maintain compatibility of the proposed building with residential uses on adjoining properties.

(22) Swimming or Wading Pool: The pool must be at least five feet from any property line.

(23) Tavern: The use must be at least 500 feet from the external property lines of all public school grounds and public parks or playgrounds.

(24) Utility Structures: All structures must be at least 20 feet from any other lot in a residential zone.

(25) Personal Wireless Telecommunications Service Facilities: The setbacks of a wireless communications support structure used for a personal wireless telecommunications service facility shall be measured from the base of the structure to the property line of the parcel on which it is located. Where guy wire supports are used, setbacks shall be measured from the base of the guy wire anchored to the ground, rather than the base of the structure except as provided for in SCC 30.23.110(25)(a).

(a) In zones categorized as Rural or Resource under SCC 30.21.020, any road right-of-way may be included in the setback calculation. In all other zones categorized under SCC 30.21.020, road right-of-way shall not be included in the setback calculation.

(b) Wireless communications support structures shall be setback from a property line with a minimum of 50 feet except as provided for in SCC 30.23.110(25)(c) through 30.23.110(25)(e). For the purposes of this subsection, a wireless communications support structure lease area boundaries shall not be considered property lines.

(c) Setbacks may be modified by the approval authority to no less than 20 feet from a property line only if there is significant existing vegetation, topography, or some other land feature that will provide a higher level of screening of the facility. In accordance with SCC 30.25.025(2), a Native Vegetation Retention Area (NVRA) shall be established and maintained when this provision is used.

(d) Wireless communications support structures located on utility support structures shall have no specific setback requirement.

(e) Wireless communications support structures located on parcels adjacent to forest lands or lands designated local forest shall be set back in accordance with SCC 30.32A.110.

(f) To minimize the potential for birds to collide into antenna support structures, personal wireless telecommunications services facilities shall not be located within the recommended construction buffer zone for birds listed as priority species by the Washington Department of Fish and Wildlife as described in its Management Recommendations for Washington's Priority Species Volume IV: Birds (May 2004), or listed as endangered or threatened species under the federal Endangered Species Act (64 FR 14307), and as amended, unless the applicant demonstrates that the proposed location will not have a significant impact on such birds.

(g) In no case shall a wireless communications support structure be constructed so that its base is closer to an existing dwelling than a distance equal to the height of the wireless communications support structure, unless the owner of such dwelling consents in writing that a closer distance is permitted.

(26) Excavation and Processing of Minerals:

(a) Minimum setbacks, as measured from the nearest edge of active mining or processing, shall be established as follows:

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- (i) Distance from property line: 50 feet;
- (ii) Distance from any public street or right-of-way: 50 feet;
- (iii) Distance from residences: 100 feet, provided that the residence is located on a site(s) designated and zoned for residential use;
- (iv) Distance from parks, schools, hospitals and/or libraries in existence at the time of permit application: ¼ mile (1,320 ft);
- (v) Distance from UGA boundary: ¼ mile (1,320 ft)
- (b) No mining, processing or permanent buildings shall be located within the setback.
- (c) Structures or buildings associated with mineral operations shall be located at least 100 feet from a developed residential property line.

**Section 7.** Snohomish County Code Section 30.91G.010, last amended by Amended Ordinance 02-064, on December 9, 2002, is amended to read:

**30.91G.010 "Garage, detached private accessory"** ("Detached ((Private)) private accessory garage") means a building (~~(or a portion of a residential)~~) designed or used primarily for shelter or storage of vehicles or boats, but not airplanes, located on the same building site as a single-family or duplex residence. This definition shall also include carports used primarily for the storage of vehicles or boats, but not airplanes. Where any vehicles or boats are equipped for operation, repaired or kept for remuneration, hire or sale, the term "private garage" does not apply. The term garage shall not include agricultural buildings.

**Section 8.** A new section SCC 30.91G.015 is added to Snohomish County Code Chapter 30.91G to read:

**30.91G.015 "Garage, detached private non-accessory"** ("Detached private non-accessory garage") means stand-alone building designed or used primarily for the shelter or storage of vehicles or boats, but not airplanes, that is not accessory to a single-family or duplex residence on the same building site. Where any vehicles or boats are equipped for operation, repaired or kept for remuneration, hire or sale, the term "private garage" does not apply. This term shall not include agricultural buildings.

**Section 9.** Snohomish County Code Section 30.91S.590, last amended by Amended Ordinance 02-064, on December 9, 2002, is amended to read:

**30.91S.590 "Storage structure, accessory"** ("Accessory storage structure") means a structure accessory to a single-family or duplex residence located on the same building site, used for storage of belongings, not designed for human habitation, ((for storage of belongings)) and not used for remunerative purposes. This term shall not include agricultural buildings.

**Section 10.** A new section SCC 30.91G.595 is added to Snohomish County Code Chapter 30.91G to read:

**30.91S.595 "Storage structure, non-accessory"** ("Non-accessory storage structure") means a structure used for storage of belongings, not accessory to a single-family or duplex residence located on the same building site, not designed for human habitation, and not used for remunerative purposes. This term shall not include agricultural buildings.

**Section 11. Severability and Savings.** If any section, sentence, clause or phrase of this ordinance shall be held to be invalid by the Growth Management Hearings Board (Board), or invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance. Provided, however, that if any section, sentence, clause or phrase of this ordinance is held to be invalid by a 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 2nd day of August, 2006.

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

*Kenley Stevens*  
Council Chair

ATTEST:

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

- APPROVED
- VETOED
- EMERGENCY

*Attest: Cynthia A. Ringstad*

*Paul F. ...*  
County Executive

DATE: *8/4/06*

Approved as to form only:

\_\_\_\_\_  
Deputy Prosecuting Attorney

*D-23*

RELATING TO THE USE AND DEVELOPMENT OF DETACHED ACCESSORY OR NON-ACCESSORY PRIVATE GARAGES AND STORAGE STRUCTURES; AMENDING SNOHOMISH COUNTY CODE (SCC) SECTIONS 30.22.100, 30.22.110, 30.22.120, 30.22.130, 30.23.110, 30.91G.010, AND 30.91S.590; AND ADDING NEW SECTIONS SCC 30.91G.015 AND 30.91S.595  
AMENDED ORDINANCE NO. 06-057