

SNOHOMISH COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON



AMENDED ORDINANCE NO. 06-137

RELATING TO MOTOCROSS RACETRACKS;

AMENDING SNOHOMISH COUNTY CODE (SCC) SECTION 30.21.025; SECTION 30.22.100; AND SECTION 30.22.110; AMENDING SCC 30.22.130; AMENDING SCC 30.27.060; AMENDING CHAPTER 30.28 SCC TO ADD A NEW SECTION 30.28.100; AND NEW SECTION 30.28.105; AMENDING CHAPTER 30.91M SCC TO ADD NEW SECTION 30.91M.200; AND NEW SECTION 30.91M.205

WHEREAS, pursuant to the Snohomish County Charter and the Growth Management Act (GMA), chapter 36.70A RCW, the county council has adopted the Snohomish County GMA Comprehensive Plan – General Policy Plan (GPP) for the unincorporated area of Snohomish County; and

WHEREAS, pursuant to the county charter and GMA, the county council has adopted development regulations, including zoning, that are consistent with its GMA Comprehensive Plan; and

WHEREAS, the Snohomish County Code (SCC) regulates motocross racetracks as a generic racetrack use with no specific regulatory controls in the Rural Use, Rural Conservation, Rural 5-acre, General Commercial, Business Park, Industrial Park, Light Industrial and Heavy Industrial zones; and

WHEREAS, a motocross racetrack use is not allowed in the Forestry and Recreation zone or on remote commercial forest land until the zoning code is amended to allow such use; and

WHEREAS, a motocross racetrack use is a new use that requires specific siting, development, and operation standards to ensure that the use is compatible with surrounding properties; and

WHEREAS, user demand for motocross racetracks is growing; and

WHEREAS, the Snohomish County Planning Commission held a public hearing on September 26, 2006; and

WHEREAS, the Snohomish County Council held a public hearing on December 13, 2006; and

WHEREAS, the county council considered the entire hearing record, including the planning commission's recommendation, and written and oral testimony submitted during the hearing before the county council and planning commission;

ORDINANCE NO. 06-137, RELATING TO MOTOCROSS RACETRACKS; AMENDING SNOHOMISH COUNTY CODE (SCC) SECTION 30.21.025; SECTION 30.22.100; AND SECTION 30.22.110; AMENDING SCC 30.22.130; AMENDING SCC 30.27.060; AMENDING CHAPTER 30.28 SCC TO ADD A NEW SECTION 30.28.100; AND NEW SECTION 30.28.105; AMENDING CHAPTER 30.91M SCC TO ADD NEW SECTION 30.91M.200; AND NEW SECTION 30.91M.205 1

NOW, THEREFORE, BE IT ORDAINED:

Section 1. Based on the entire record before the planning commission and the county council, including all testimony and exhibits, the council adopts the foregoing recitals as findings and makes the following additional findings:

- A. The use of motocross racetracks is a growing recreational activity with many participants statewide. Snohomish County currently has no permitted private motocross racetracks. Periodic indoor races are held at the Monroe Fairgrounds. Two of the closest outdoor facilities where regional races are held are the Hannegan MX track in Whatcom County and the Washougal track in Clark County. Participants in motocross racing events may travel 100 to 200 miles to participate.
- B. Motocross racetrack competitive events can typically attract up to 2,000 to 4,000 persons (combined participants and spectators). Some larger events may attract approximately 5,000 persons. Most participants and spectators do not use the facility at the same time, but rather participate only in a portion of a week-end event.
- C. The allowance of a motocross racetrack use in the zones proposed by the ordinance will have a positive local economic impact on the county, particularly in the immediate area of the racetrack facility.
- D. The development regulations adopted by this ordinance authorize motocross racetracks in the Rural 5-acre, General Commercial (GC), Business Park (BP), Industrial Park (IP), Light Industrial (LI), and Heavy Industrial (HI) zones as a conditional use. Motocross racetracks are also authorized in the Forestry and Recreation (F&R) zone as a conditional use when located on commercial forest land. Currently, general "racetracks" are permitted uses in the IP, BP, LI, HI and are conditional uses in the GC, Rural Use (RU) and Rural Conservation (RC) zone. The proposed locational siting criteria, development standards, and operational plan requirements ensure compatibility and will make these commercial and industrial areas potentially suitable for development of motocross racetracks which may vary in scale.
- E. The development regulations adopted by this ordinance utilize the conditional use permitting process for all motocross racetracks. The conditional use permit process will protect the environment and ensure compatibility with surrounding land uses by requiring review and approval of motocross racetrack sites and operations plans, as well as, compliance with location criteria, and development and performance standards. The allowance of a motocross racetrack use on commercial forest land, together with the imposition of the development/performance standards of these regulations is compatible with forest management practices, and will help to conserve forest land by limiting the amount of forest land eligible for racetrack siting, potentially reducing development pressures on commercial forest land related to requests for change of land use designations on large acreages of Commercial

Forest Land, and diminishing the incentive for unpermitted motocross activity throughout the county.

- F. Consistent with the Growth Management Act (RCW 36.70A) and LU Objective 8.C and LU Policy 8.C.1, the development regulations adopted by this ordinance include the following specific provisions that will be effective in conserving county commercial forest lands and ensuring that the use remains a low intensity use where multiple uses are permitted in the Forestry and Recreation zone:
- (1) A requirement that any proposed motocross racetrack site be located within 4 miles of a UGA;
 - (2) A requirement that any proposed motocross racetrack site located on commercial forest land be located no less than 15 miles from any other motocross racetrack site on commercial forest land; and
 - (3) A requirement that any proposed motocross racetrack site on commercial forest land provide a 1000 foot wide perimeter buffer to be maintained for continued forest practice purposes.

These code provisions specifically limit the amount of forest land available to motocross racetrack siting/use. The maximum 4 mile distance from a UGA ensures that a racetrack could be fairly close to UGA services and not extend further into forest lands. The minimum 15 mile separation between facilities on forest land is proposed as an appropriate distance since it could be effective in limiting the potential number of racetracks on forest lands. Combined, these criteria significantly limit the amount of land available for motocross development in commercial forest lands and will be effective in preserving forest land.

There are 397 square miles of designated commercial forest land in the county. Commercial forest land does not include National Forest Lands. The locational criteria reduce the number of commercial forest land acres available for development of a motocross racetrack site. Of the 397 designated acres, approximately 149 square miles have the potential for siting a motocross racetrack. This means that approximately 37 percent of the total amount of commercial forest land has potential for siting such a facility.

Both the UGA criteria that requires a motocross racetrack to be sited within four miles of an Urban Growth Area and the 15 mile separation criteria further limits the areas available for development of such a facility; in fact, after considering both criteria, only two or possibly three general areas remain in the county where commercial forest lands would be eligible for the racetrack development. It would be extremely unlikely with the 15 mile limitation to locate more than three sites within the county on forest lands.

If two motocross sites were to be developed within a minimum of 75 acres per site, a minimum of 150 acres of forest land would be required for the two sites. As a percentage of the 397 square miles (254,080 acres) of commercial forest land, 150 acres is a de-minimus percentage of commercial forest land. If two sites were

developed, no more than .06 percent of all commercial forest lands would be affected by development of motocross racetracks. The percentage of forest lands available to be used for motocross tracks is further reduced in the Forestry and Recreation (F&R) zone when the 1000 foot buffer requirement is considered. This condition only allows approximately 20 percent of the 75 acre siting area to be developed.

These regulations impose a significant limitation on the use of forest lands to ensure preservation and conservation of forest lands and to ensure low intensity recreational use overall in the Forest and Recreation zone.

Site development requirements will also restrict the use on the 2 or 3 potential sites. Approximately 80 percent of an individual site will be retained in undisturbed Commercial Forest Land due to the 1000 foot buffer requirement. The buffer is required to remain in forest management. Additional code provisions protect significant forest lands by prohibiting development in natural area preserves, natural resource conservation areas, and old growth research areas. The proposal also requires minimization of prime forest disturbances and conversion, and requires site development on the lowest forest timber land grade. Best management practices are required for forest practice stewardship on-site in the mandatory operations plan. All of these requirements will be considered in the conditional use permitting process.

A map transmitted to the Planning Commission on their August 29 briefing depicts Commercial Forest Lands within 4 miles of UGA boundaries.

- G. County zoning provisions contained in chapter 30.22 SCC currently allow several intensive uses on commercial forest land that is zoned Forestry including: Stage I Utility Airport, Bed and Breakfast Inn, Excavation and Processing of Minerals, Equestrian Center, Government Structures and Facilities, Health and Social Services Facilities, Level II, Commercial Kennels, Park and Ride Lot, Sanitary Landfill, Transit Center, and Ultralight Airpark. The intensity of the motocross racetrack use is similar to several of these listed uses.
- H. The motocross racetrack use is consistent with the intent and function of the F&R zone. The F&R zone is well-suited for locating motocross racetracks on commercial forest land because the F&R zone is compatible with the forest land use designation, allows recreation uses, and can be located using criteria specific to the motocross racetrack use. The F&R zoning classification currently is used to locate off road vehicle use areas on commercial forest lands.
- I. While motocross tracks are an allowed use in Rural 5-acre, General Commercial (GC), Business Park (BP), Industrial Park (IP), Light Industrial (LI) and Heavy Industrial (HI) zones as a conditional use, placement of such facilities is only appropriate in such zones in locations where large parcel ownership is available.

- J. Motocross facilities may be appropriate in the Rural-5 zone. Such areas have traditionally been used for low-density residential and commercial development, the current rural land use policies provide for limited growth in these rural areas and residential development is not intense. Visual buffer requirements will help to protect the visual character of the rural area. Compatibility with surrounding rural land uses will be addressed in the conditional use permit process.
- K. Motocross facilities may be appropriate in urban zones including General Commercial (GC), Business Park (BP), Industrial Park (IP), Light Industrial (LI) and Heavy Industrial (HI) because land in these zones will have minimal residential development, such areas will have direct access to urban services, including roads, utilities and services to serve the motocross facilities and the impacts of motocross facilities are more compatible with industrial and commercial activity.
- L. A Determination of Nonsignificance was issued for this proposed non-project action on August 9, 2006, pursuant to the State Environmental Policy Act (SEPA), chapter 43.21C RCW and chapter 197-11 WAC, and chapter 30.61 SCC. Pursuant to chapter 30.61 SCC, project-level environmental review will be required in connection with individual conditional use permit applications.
- M. The county has conducted early and continuous public participation in the process of adopting this ordinance. The planning commission was briefed on August 29, 2006, and public participation included public hearings before the Snohomish County Planning Commission on September 26, 2006, and Snohomish County Council on December 13, 2006. The county published notice of the hearing and opportunity for written comments.
- N. The allowance of motocross racetracks, consistent with the regulations adopted by this ordinance, is in the best interest of Snohomish County and promotes the general public health, safety and general welfare.

Section 2. Based on the entire record before the planning commission and the county council, including all testimony and exhibits, the county council makes the following conclusions:

- A. The development regulations adopted by this ordinance are consistent with the goals and requirements of the GMA, including but not limited to:
 - 1. Enhancing recreational opportunities and developing recreational facilities pursuant to the GMA planning goal codified at RCW 36.70A.020(9).
 - 2. Maintaining and enhancing natural resource-based industries and encouraging the conservation of productive forest lands, while discouraging incompatible uses, pursuant to the GMA planning goal codified at RCW 36.70A.020(8). The proposal provides provisions that would result in approximately 80 percent retention of undisturbed Commercial Forest Land, provisions prohibiting development in natural area preserves, natural resource conservation areas, and

old growth research areas. The proposal also requires minimization of prime forest disturbances and conversion, and requires site development on the lowest forest timber land grade. Best management practices are required for forest practice stewardship on-site in the mandatory operations plan.

3. Encouraging economic development pursuant to the GMA planning goal codified at RCW 36.70A.020(5).
4. The requirement to conserve designated forest lands pursuant to RCW 36.70A.060(1) and the administrative guidelines promulgated at chapters 365-190 WAC and 365-195 WAC.

B. The development regulations adopted by this ordinance are consistent with and further the goals, objectives, and requirements of the GPP, including:

1. Objective LU 8.C, which requires establishing regulations that encourage multiple use of forest lands for a variety of activities that are especially suited to forest lands because of physical and topographical characteristics, remoteness from populated areas, and the quality of the forest environment.
2. LU Policy 8.C.1, which includes provides for recreation as a primary use of designated forest lands. The allowable scale of motocross racetrack activity on commercial forest land can be considered "low intensity use" when a primary use on forest land, provided all siting conditions and restrictions are considered. As a primary use, motocross racetracks by nature necessitate a remote location similar to a campground and ORV use area.

C. The development regulations adopted by this ordinance recognize the need to maintain an intensity of use on commercial forest lands that is compatible with the continued conservation, protection and management of the forest lands and to be consistent with policies providing for low intensity recreational use in the F & R zone. Specific ordinance provisions are proposed that will enable the motocross racetrack use to be located and operated in a manner that is compatible with commercial forest land use.

The proposed amendments will allow the potential use of commercial forest lands as defined by RCW 36.70A. The new provisions allow motocross racetracks to be located on forest lands only when Forestry and Recreation (F&R) zoning is obtained for a project site, and when a conditional use permit is also issued.

The development regulations adopted by this ordinance recognize the need to maintain an intensity of use on commercial forest lands that is compatible with the continued conservation, protection and management of the forest lands. Specific ordinance provisions are proposed that will enable the motocross racetrack use to be located and operated in a manner that is compatible with commercial forest land use.

The ordinance has demonstrated compatibility with adjacent land uses and compatibility with continuing conservation, protection, and management of forest lands (F&R zone) by setting standards that will minimize impacts of the activity on adjacent and vicinity properties. Internal compatibility with typical forest practice activities is also retained by requiring large perimeter buffer areas on the site that will retain 80% of a project site as undisturbed forest lands that continues to be used for forest practices.

LU Policy 8.C.1 provides for recreation as a primary use of designated forest lands. Intensity of use can be interpreted to apply broadly on a county wide scale. The proposal provides provisions that would result in low intensity use on commercial forest land overall. The proposed code restrictions restrict development to a de-minimum amount of forest land available. Placement of 2–3 potential motocross tracks totaling 150 acres of the 254,080 acres of commercial forest land can be considered "low intensity" when a primary use on forest land, provided all siting conditions and restrictions are considered.

The use of the F&R zone for a motocross racetrack is appropriate, and consistent with the intent of the F&R zone when used together with the siting criteria and development standards proposed for the use. The siting criteria will require substantial preservation of managed forest areas in on-site buffers. The proposed development regulations will restrict the use of the F&R zone for the motocross racetrack use to only the forest land GPP designation.

- D. The public hearings and related public notices before the planning commission and county council satisfy the public participation requirements of the GMA, including RCW 36.70A.020(11), RCW 36.70A.035, and RCW 36.70A.140, as well as the requirements chapter 30.73 SCC.
- E. The SEPA process conducted for this ordinance satisfies the requirements of the State Environmental Policy Act, codified at chapter 43.21C RCW, as implemented by chapter 197-11 WAC and 30.61 SCC.
- F. This ordinance is adopted pursuant to the GMA, the Snohomish County Charter, and the Washington State Constitution, art. XI, sec. 11.

Section 3. Snohomish County Code Section 30.21.025 Intent of zones, adopted by Amended Ordinance No. 05-101 on December 21, 2005, is amended to read:

30.21.025 Intent of zones.

This section describes the intent of each use zone. Snohomish County's use zones are categorized and implemented consistent with the comprehensive plan. The comprehensive plan establishes guidelines to determine compatibility and location of

use zones. The intent of each zone is established pursuant to SCC Table 30.21.020 and is set forth below in SCC 30.21.025(1) - (4).

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

(a) Single Family Residential. The intent and function of single family residential zones is to provide for predominantly single family residential development that achieves a minimum net density of four dwelling units per net acre. These zones may be used as holding zones for properties that are designated urban medium-density residential, urban high-density residential, urban commercial, urban industrial, public/institutional use (P/IU), or other land uses in the comprehensive plan. The official Snohomish County zoning maps prepared pursuant to SCC 30.21.030 shall use the suffix "P/IU" to indicate all areas in which these zones implement the P/IU designation (e.g., R-7,200-P/IU). Single family residential zones consist of the following:

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

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

- (i) Townhouse (T). The intent and function of the townhouse zone is to:
 - (A) provide for single family dwellings, both attached and detached, or different styles, sizes, and prices at urban densities greater than those for strictly single family detached development, but less than multifamily development;
 - (B) provide a flexible tool for development of physically suitable, skipped-over or under-used lands in urban areas without adversely affecting adjacent development; and
 - (C) provide design standards and review which recognize the special characteristics of townhouses, to ensure the development of well-planned communities, and to ensure the compatibility of such housing developments with adjacent, existing, and planned uses. Townhouses are intended to serve the housing needs of a variety of housing consumers and producers. Therefore, townhouses may be built for renter occupancy of units on a site under single ownership, owner agreements pursuant to chapters 64.32 or 64.34 RCW, or owner or renter occupancy of separately conveyed units on individual lots created through formal subdivision pursuant to chapter 58.17 RCW;

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

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

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

(i) Neighborhood Business (NB). The intent and function of the neighborhood business zone is to provide for local facilities that serve the everyday needs of the surrounding neighborhood, rather than the larger surrounding community. Urban villages implemented under chapter 30.34A SCC Urban Centers Demonstration Program are only permitted within the Neighborhood Business (NB) zone;

(ii) Planned Community Business (PCB). The intent and function of the planned community business zone is to provide for community business enterprises in areas desirable for business but having highly sensitive elements of vehicular circulation, or natural site and environmental conditions while minimizing impacts upon these elements through the establishment of performance criteria. Performance criteria for this zone are intended to control external as well as internal effects of commercial development. It is the goal of this zone to discourage "piecemeal" and strip development by encouraging development under unified control. Urban centers implemented under chapter 30.34A SCC Urban Centers Demonstration Program are only permitted within the Planned Community Business (PCB) zone;

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

(iv) General Commercial (GC). The intent and function of the general commercial zone is to provide for a wide variety of retail and nonretail commercial and business uses. General commercial sites are auto-oriented as opposed to pedestrian or neighborhood oriented. Certain performance standards, subject to review and approval of an official site plan, are contained in chapter 30.31B SCC;

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

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

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

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

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

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

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

and

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

(e) Mixed use zone. The mixed use (MU) zone shall only be applied to properties approved for an fully contained communities (FCC) in accordance with Chapter 30.33A SCC. Allowed and/or prohibited uses for the MU zone shall be administered through the FCC permit Master Plan pursuant to SCC 30.33A.100(9).

(i) Purposes. The MU zone is established to achieve the following purposes:

(A) To enable FCC development, pursuant to this chapter, with imaginative site and building design in a compatible mixture of land uses that will encourage pedestrian rather than automotive access to employment opportunities and goods and services;

(B) To ensure sensitivity in land use and design to adjacent land uses in the MU district, and avoid the creation of incompatible land uses;

(C) To ensure that all development in the FCC gives adequate consideration to and provides mitigation for the impacts it creates with respect to transportation, public utilities, open space, recreation and public facilities, and that circulation, solid waste disposal and recycling, water, sewer and storm water systems are designed to adequately serve the FCC; and

(D) To ensure that development protects and preserves the natural environment to the maximum extent possible, including but not limited to protection of the water quality of the county's rivers, contribution to the long-term solution of flooding problems, protection of wetlands and critical areas and protection of views of the county's foothills, mountains, open space areas, or other scenic resources within the county.

(ii) Objectives. Each proposal for development within the MU zone shall be in conformity with the FCC permit master plan and advance the achievement of the foregoing purposes of the MU zone and the following objectives:

(A) The preservation or creation of open space for the enjoyment of the residents of the FCC, employees of business located within the FCC and the general public;

(B) The creation of attractive, pedestrian-oriented neighborhoods with a range of housing types, densities, costs and ownership patterns;

(C) The provision of employment opportunities and goods and services in close proximity to, interspersed with, or attached to residential uses;

(D) The provision of a balanced mix and range of land uses within and adjacent to the development that minimize the necessity for the use of automobiles on a daily basis;

(E) The use of highest quality architectural design and a harmonious use of materials;

(F) The provision of a range of street sizes and designs, including narrow streets designed principally for the convenience of pedestrians as well as streets of greater width designed primarily for vehicular traffic;

(G) The provision of commons, greens, parks or civic buildings or spaces as places for social activity and assembly for the community; and

(H) The provision of clustered development to preserve open space within the FCC while still achieving an overall desired density for the FCC.

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

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

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

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

(iii) large residential lots shall be required with the intent of preserving a desirable rural lifestyle as well as preventing intensive urban- and suburban-density

development, while also protecting the quality of ground and surface water supplies and other natural resources;

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

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

(d) Rural Business (RB). The intent and function of the rural business zone is to permit the location of small-scale commercial retail businesses and personal services which serve a limited service area and rural population outside established UGAs. This zone is to be implemented as a "floating zone" and will be located where consistent with specific locational criteria. The rural business zone permits small-scale retail sales and services located along county roads on small parcels that serve the immediate rural residential population, and for a new rural business, are located two and one-half miles from an existing rural business, rural freeway service zone, or commercial designation in the rural area. Rural businesses, which serve the immediate rural population, may be located at crossroads of county roads, state routes, and major arterials;

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

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

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

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

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

(b) Forestry and Recreation (F&R). The intent and function of the forestry and recreation zone is to provide for the development and use of forest land for the production of forest products as well as certain other compatible uses such as recreation, including recreation uses where remote locations may be required, and to

protect publicly-owned parks in UGAs;

(c) Agriculture-10 Acre (A-10). The intent and function of the agricultural-10 acre zone is:

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

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

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

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

(A) Storage and refrigeration of regional agricultural products;

(B) Production, sales and marketing of value-added agricultural products derived from regional sources;

(C) Supplemental sources of on-farm income that support and sustain on-farm agricultural operations and production;

(D) Support services that facilitate the production, marketing and distribution of agricultural products;

(E) Off farm and on-farm sales and marketing of predominately regional agricultural products from one or more producers, agriculturally related experiences, products derived from regional agricultural production, products including locally made arts and crafts, and ancillary sales or service activities.

(F) Accessory commercial or retail uses which shall be accessory to the growing of crops or raising of animals and which shall sell products predominately produced on-site, agricultural experiences, or products, including arts and crafts, produced on-site. Accessory commercial or retail sales shall offer for sale a significant amount of products or services produced on-site.

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

(A) The uses shall be compatible with resource land service standards.

(B) The allowed uses shall be located, designed and operated so as not to interfere with normal agricultural practices.

(C) The uses may operate out of existing or new buildings with parking and other supportive uses consistent with the size and scale of agricultural buildings but shall not otherwise convert agricultural land to non-agricultural uses.

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

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

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

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

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

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

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

(a) Suburban Agriculture-1 Acre (SA-1);

(b) Rural Conservation (RC);

(c) Rural Use (RU);

(d) Residential 20,000 sq. ft. (R-20,000);

(e) Residential 12, 500 sq. ft. (R-12,500); and

(f) Waterfront beach (WFB).

Section 4. Snohomish County Code Section 30.22.100, Urban Zone

Categories: Use Matrix, adopted by Amended Ordinance No. 05-087 on December 21, 2005, is amended to read:

30.22.10 Urban Zone Categories: Use Matrix

Type of Use	Urban Zones														
	R9,600 ⁶⁵	R8,400 ⁶	R7,200 ⁵	T	LDMR	MR	NB ¹⁰³	PCB ¹⁰³	CB	GC	FS	IP ⁷⁸	BP	LJ ^{65, 76}	HI ⁶⁵
Accessory Apartment ⁶²	A	A	A	A	A	A	A		A	A					
Adult Entertainment Business/Use ⁶⁷															
Agriculture ⁴¹	P	P	P		P	P	P		P	P		P	P	P	P
Airport, Stage 1 Utility ¹	C	C	C						P	P		P	P	P	P
Airport-All Others												P	P	P	P
Amusement Facility ⁴¹								P	P	P		P		P	P
Antique Shop							P		P	P				P	P
Art Gallery ⁴¹	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 ⁸⁶	P	P	P	P	P	P
Auto Towing														P	P
Auto Wrecking Yard														C ⁴⁴	P ⁴⁴
Bakery							P ⁶⁹	P	P	P		P	P	P	P
Bed and Breakfast Guesthouse ⁵⁸	C	C	C	C	C	C									
Billboards ⁴⁶										P				P	P
Boarding House	P ¹⁵	P ¹⁵	P ¹⁵		P	P	P		P	P					
Boat Launch, Commercial ³¹									C	C				C	C
Boat Launch, Non-commercial ³¹	C	C	C		C	C			C	C				C	C
Boat Sales										P				P	P
Caretaker's Quarters												P	P	P	P
P - Permitted Use	A blank box indicates a use is not allowed in a specific zone.														
A - Administrative Conditional Use	Note: Reference numbers within matrix indicate special conditions apply; see SCC 30.22.130.														
C - Conditional Use	Check other matrices in this chapter if your use is not listed above. A blank box indicates a use is not allowed in a specific zone.														
S - Special Use															

ORDINANCE NO. 06-137, RELATING TO MOTOCROSS RACETRACKS; AMENDING SNOHOMISH COUNTY CODE (SCC) SECTION 30.21.025; SECTION 30.22.100; AND SECTION 30.22.110; AMENDING SCC 30.22.130; AMENDING SCC 30.27.060; AMENDING CHAPTER 30.28 SCC TO ADD A NEW SECTION 30.28.100; AND NEW SECTION 30.28.105; AMENDING CHAPTER 30.91M SCC TO ADD NEW SECTION 30.91M.200; AND NEW SECTION 30.91M.205

30.22.10 Urban Zone Categories: Use Matrix

Type of Use	Urban Zones														
	R9,600 ^{1a}	R8,400 ⁹	R7,200 ⁸	T	LDMR	MR	NB ^{10a}	PCB ^{10b}	CB	GC	FS	IP ^{7a}	BP	L ^{15a,7b}	HI ¹⁵
Cemetery, Columbarium, Crematorium, Mausoleum ⁴¹	C	C	C		C	C			P	P		P	P	P	P
Church ⁴¹	C	C	C		P	P	P	P	P	P		P	P	P	P
Cleaning Establishment															
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 ^{10j}															
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 ²¹									P ⁸⁶	P		P	P	P	P
Day Care Center ²	C	C	C		C	C	P	P	P	P	P	P	P	P	P
Department Store								P	P ⁸⁶	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 ^{3,41}	P	P	P	P	P	P	P		P	P		P	P	P	P
Drug Store							P	P	P	P	P ² ₂			P	P
P - Permitted Use	A blank box indicates a use is not allowed in a specific zone.														
A - Administrative Conditional Use	Note: Reference numbers within matrix indicate special conditions apply; see SCC 30.22.130.														
C - Conditional Use	Check other matrices in this chapter if your use is not listed above. A blank box indicates a use is not allowed in a specific zone.														
S - Special Use															

30.22.10 Urban Zone Categories: Use Matrix

Type of Use	Urban Zones														
	R9,600 ⁴⁸	R8,400 ⁵	R7,200 ⁶	T	LDMR	MR	NB ¹⁰⁰	PCB ¹⁰⁰	CB	GC	FS	IP ⁷⁸	BP	LI ^{55,78}	HI ⁵⁵
Dwelling, Duplex	P ⁴²	P ⁴²	P ⁴²	P	P	P	P		P	P					
Dwelling, Mobile Home	P ⁶	P ⁶	P ⁶	P ⁶	P	P	P ⁶		P ⁶	P ⁶					
Dwelling, Multifamily					P	P	P	P	P	P			P ⁵¹		
Dwelling, Single Family	P	P	P	P	P	P	P	P ⁴	P	P			P ⁵¹		
Dwelling, Townhouse	C, P ⁵	C, P ⁵	C, P ⁵	P ⁵	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 ⁷	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Family Day Care Home ⁸	P	P	P	P	P	P	P		P	P					
Farm Product Processing															
Up to 5000 sq ft									P	P				P	P
Over 5000 sq ft ⁹⁴									A	P				P	P
Farm Stand															
Up to 400 sq ft ⁹		P	P						P	P				P	P
401 to 5,000 sq ft ⁹⁹	P	P													
Farmers Market ⁹³													P	P	P
Financial Institutions															
P - Permitted Use									P	P		P	P	P	P
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. Check other matrices in this chapter if your use is not listed above. A blank box indicates a use is not allowed in a specific zone.														
C - Conditional Use															
S - Special Use															

30.22.10 Urban Zone Categories: Use Matrix

Type of Use	Urban Zones														
	R9,600 ⁴⁸	R8,400 ⁸	R7,200 ⁸	T	LDMR	MR	NB ¹⁰⁸	PCB ¹⁰⁸	CB	GC	FS	IP ⁷⁸	BP	LJ ^{55, 74}	HI ⁸⁵
Fish Farm												P	P	P	P
Fix-it Shop								P	P ⁸⁶	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
Garage, Detached Private Accessory ⁶⁰															
Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P	P		P	P	P	P
2,401 – 4,000 sq ft on More than 3 Acres ^{41, 59}	P	P	P	P	P	P	P	P	P	P		P	P	P	P
2,401 – 4,000 sq ft on Less than 3 acres ^{41, 59}	A	A	A	A	A	A	A	A	A	A		A	A	A	A
4,001 sq ft and Greater ^{41, 59}	C	C	C	C	C	C	C	C	C	C		C	C	C	C
Garage, Detached Private Non-accessory ⁶⁰															
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 great ^{41, 59}	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 ^{27, 41}															
P - Permitted Use	A blank box indicates a use is not allowed in a specific zone.														
A - Administrative Conditional Use	Note: Reference numbers within matrix indicate special conditions apply; see SCC 30.22.130.														
C - Conditional Use	Check other matrices in this chapter if your use is not listed above. A blank box indicates a use is not allowed in a specific zone.														
S – Special Use															

30.22.100 Urban Zone Categories: Use Matrix

Type of Use	Urban Zones														
	R9,600 ⁸⁸	R8,400 ⁸	R7,200 ⁹	T	LDMR	MR	NB ¹⁰⁸	PCB ¹⁰⁸	CB	GC	FS	IP ⁷⁸	BP	LI ^{55,76}	HI ⁶⁵
Greenhouse, Lath House, & Nurseries : ⁵² Retail							P	P	P	P				P	P
Greenhouse, Lath House, & Nurseries: ⁵² Wholesale							P	P	P	P		P	P	P	P
Grocery Store							P	P	P ⁸⁶	P	P ² ₂			P	P
Grooming Parlor							P	P	P	P			P ⁵³	P	P
Guesthouse ⁸⁵	P	P	P		P	P	P	P	P	P		P	P	P	
Gymnasium							P	P	P	P		P	P	P	P
Hardware Store							P	P	P	P				P	P
Hazardous Waste Storage & Treatment Facilities, Offsite ⁶⁶												C	C	C	C
Hazardous Waste Storage & Treatment Facilities, Onsite ⁶⁵							P	P	P	P	P	P	P	P	P
Health and Social Service Facility ⁹⁰															
Level I	P	P	P	P	P	P	P	P	P	P			P		
Level II ⁴¹	C	C	C		C	C	C	P	P	P			P		
Level III						C	C	P	P	P		P		P	P
Home Improvement Center							P	P	P ⁸⁶	P				P	P
Home Occupation ¹¹	P	P	P	P	P	P	P		P	P					
Hotel/Motel					C	C		P	P	P	P			P ⁸⁹	
Junkyard														C ⁴⁴	P ⁴⁴
Kennel, ⁴¹ Commercial ¹²	C	C	C						P	P		P	P	P	P
P - Permitted Use	A blank box indicates a use is not allowed in a specific zone.														
A - Administrative Conditional Use	Note: Reference numbers within matrix indicate special conditions apply; see SCC 30.22.130.														
C - Conditional Use	Check other matrices in this chapter if your use is not listed above. A blank box indicates a use is not allowed in a specific zone.														
S - Special Use															

30.22.10 Urban Zone Categories: Use Matrix

Type of Use	Urban Zones														
	R9,600 ⁴⁸	R8,400 ⁴⁹	R7,200 ⁴	T	LDMR	MR	NB ¹⁰⁸	PCB ¹⁰⁹	CB	GC	FS	IP ⁷⁸	BP	LJ ^{65,76}	HI ⁶⁵
Kennel, ⁴¹ Private-Breeding ¹³	P	P	P		P	P	P		P	P		P	P	P	P
Kennel, ⁴¹ Private-Non-Breeding ¹³	P	P	P		P	P	P		P	P		P			
Laboratory										P		P	P	P	P
Library ⁴¹	C	C	C		C	C	C	P	P	P		P	P	P	P
Licensed Practitioner ^{29, 41}					C	C	P	P	P	P		P	P	P	P
Livestock Auction Facility												P		P	P
Locksmith							P	P	P ⁸⁶	P		P	P	P	P
Lumberyard										P		P	P	P	P
Manufacturing, Heavy ⁸²												P			P
Manufacturing-All Other Forms Not Specifically Listed ⁸³												P	P	P	P
Massage Parlor									P	P		P	P	P	P
Medical Clinic ²⁹					C	C	P	P	P	P		P	P	P	P
Mini Self-Storage								P		P		P	P	P	P
Mobile Home Park ³⁸					C	C			C	C					
Mobile Home & Travel Trailer Sales										P		C ³⁶		P	P
Model Hobby Park ⁷⁵													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
Motocross Racetrack										C ¹⁰⁰		C ¹⁰⁰	C ¹⁰⁰	C ¹⁰⁰	C ¹⁰⁰
Motor Vehicle & Equipment Sales									P ²³	P				P	P
Museum ⁴¹	C	C	C		C	C	C	P	P	P		P	P	P	P
Office, General							P	P	P	P		P	P	P	P
P - Permitted Use	A blank box indicates a use is not allowed in a specific zone.														
A - Administrative Conditional Use	Note: Reference numbers within matrix indicate special conditions apply; see SCC 30.22.130.														
C - Conditional Use	Check other matrices in this chapter if your use is not listed above. A blank box indicates a use is not allowed in a specific zone.														
S - Special Use															

ORDINANCE NO. 06-137, RELATING TO MOTOCROSS RACETRACKS; AMENDING SNOHOMISH COUNTY CODE (SCC) SECTION 30.21.025; SECTION 30.22.100; AND SECTION 30.22.110; AMENDING SCC 30.22.130; AMENDING SCC 30.27.060; AMENDING CHAPTER 30.28 SCC TO ADD A NEW SECTION 30.28.100; AND NEW SECTION 30.28.105; AMENDING CHAPTER 30.91M SCC TO ADD NEW SECTION 30.91M.200; AND NEW SECTION 30.91M.205

30.22.10 Urban Zone Categories: Use Matrix

Type of Use	Urban Zones														
	R9,600 ⁸⁸	R8,400 ⁸	R7,200 ⁹	T	LDMR	MR	NB ¹⁰⁸	PCB ¹⁰⁸	CB	GC	FS	IP ⁷⁸	BP	LI ^{66, 76}	HI ⁶⁵
Park, Public ¹⁴	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 ⁸⁶	P		P ⁴⁹	P ⁴⁹	P	P
Personal Wireless Communications Facilities ^{27, 41, 104, 108, 106}	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P
Pet Shop							P	P	P	P			P ⁵³	P	P
Petroleum Products & Gas Storage – Bulk ⁴³										P		P	P	P	P
Petroleum Refining ⁴³												P			
Print Shop									P ⁸⁶	P		P	P	P	P
Printing Plant								P		P		P	P	P	P
Race Track ^{24, 41}										C		P	P	P	P
Railroad Right-of-way	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P
Recreational Facility Not Otherwise Listed	C	C	C		C	C	P	P	P	P		P	P	P	P
Recreational Vehicle Park									C	C	P				
Rendering of Fat, Tallow, or Lard												P			P
Restaurant								P	P	P	P	P ⁴⁹	P ⁴⁹	P	P
Retail Store								P	P ⁸⁶	P			P ⁵³	P	P
Retirement Apartments				P	P	P	P	P	P	P					
P - Permitted Use	A blank box indicates a use is not allowed in a specific zone.														
A - Administrative Conditional Use	Note: Reference numbers within matrix indicate special conditions apply; see SCC 30.22.130.														
C - Conditional Use	Check other matrices in this chapter if your use is not listed above. A blank box indicates a use is not allowed in a specific zone.														
S – Special Use															

ORDINANCE NO. 06-137, RELATING TO MOTOCROSS RACETRACKS; AMENDING SNOHOMISH COUNTY CODE (SCC) SECTION 30.21.025; SECTION 30.22.100; AND 21 SECTION 30.22.110; AMENDING SCC 30.22.130; AMENDING SCC 30.27.060; AMENDING CHAPTER 30.28 SCC TO ADD A NEW SECTION 30.28.100; AND NEW SECTION 30.28.105; AMENDING CHAPTER 30.91M SCC TO ADD NEW SECTION 30.91M.200; AND NEW SECTION 30.91M.205

30.22.10 Urban Zone Categories: Use Matrix

Type of Use	Urban Zones														
	R9,600 ⁶⁸	R8,400 ⁵	R7,200 ⁵	T	LDMR	MR	NB ¹⁰⁸	PCB ¹⁰⁸	CB	GC	FS	IP ⁷⁸	BP	L ^{65, 76}	HI ⁶⁶
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
Sawmill										P		P	P	P	P
Schools															
K-12 & Preschool ^{41, 68}	C	C	C		C	C			P	P		P	P	P	P
College ^{41, 68}	C	C	C		C	C			P	P		P	P	P	P
Other ^{41, 68}					C	C			P	P		P	P	P	P
Second Hand Store									P ⁸⁶	P				P	P
Service Station ⁴¹							P	P	P ⁸⁶	P	P			P	P
Shake & Shingle Mill										P		P	P	P	P
Shooting Range ⁹²												P	P	P	P
Sludge Utilization ³⁹	C ⁵⁶	C ⁵⁶	C ⁵⁶		C ⁵⁶	C ⁵⁶			C ⁵⁶	C ⁵⁶		C ⁵⁶		C ⁵⁶	PC ⁵⁰
Small Animal Husbandry ⁴¹	C ³⁷	C ³⁷	C ³⁷				P		P	P		P	P	P	P
Specialty Store							P	P	P ⁸⁶	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
P - Permitted Use	A blank box indicates a use is not allowed in a specific zone.														
A - Administrative Conditional Use	Note: Reference numbers within matrix indicate special conditions apply; see SCC 30.22.130.														
C - Conditional Use	Check other matrices in this chapter if your use is not listed above. A blank box indicates a use is not allowed in a specific zone.														
S - Special Use															

30.22.100 Urban Zone Categories: Use Matrix

Type of Use	Urban Zones														
	R9,600 ⁵⁸	R8,400 ⁶	R7,200 ⁵	T	LDMR	MR	NB ¹⁰⁸	PCB ¹⁰⁸	CB	GC	FS	IP ⁷²	BP	LJ ^{65, 76}	HJ ⁵⁵
Storage Structure, Accessory ⁶⁰ Up to 2,400 sq ft 2,401 – 4,000 sq ft on More than 3 Acres ^{41, 59} 2,401 – 4,000 on Less than 3 acres ^{41, 59} 4,001 sq ft and Greater ^{41, 59}	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Storage Structure, Non-accessory ⁶⁰ Up to 2,400 sq ft 2,401 sq ft and greater ^{41, 59}	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
C ⁷⁷	C ⁷⁷	C ⁷⁷	C ⁷⁷		C ⁷⁷	C ⁷⁷	P	P	P ⁸⁶	P		P	P	P	P
Swimming/Wading Pool ^{17, 41}	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 ⁴¹								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 ¹⁸	A	A	A	A	A	A	A	A	A	A	A				
Temporary Residential Sales Coach ⁷³	A	A	A												
Temporary Woodwaste Recycling ⁶³														A	A
Temporary Woodwaste Storage ⁶³														A	A
P - Permitted Use	A blank box indicates a use is not allowed in a specific zone.														
A - Administrative Conditional Use	Note: Reference numbers within matrix indicate special conditions apply; see SCC 30.22.130.														
C - Conditional Use	Check other matrices in this chapter if your use is not listed above. A blank box indicates a use is not allowed in a specific zone.														
S - Special Use															

30.22.10 Urban Zone Categories: Use Matrix

Type of Use	Urban Zones														
	R9,600 ⁴⁸	R8,400 ⁹	R7,200 ⁵	T	LDMR	MR	NB ¹⁰⁸	PCB ¹⁰⁸	CB	GC	FS	IP ⁷⁸	BP	LJ ^{45, 76}	HI ⁴⁵
Tire Store									P ⁸⁶	P				P	P
Tool Sales & Rental									P ⁸⁶	P				P	P
Transit Center	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P
Ultralight Airpark ²⁰												P			
Utility Facilities, Electromagnetic Transmission & Receiving Facility ²⁷	C	C	C	C	C	C	C	P	P ⁸⁶	P	C	P	P	P	P
Utility Facilities, Transmission Wires, Pipes & Supports ²⁷	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Utility Facilities-All Other Structures ^{27, 41}	C	C	C	C	C	C	C	P	P ⁸⁶	P	C	P	P	P	P
Veterinary Clinic					C	C	P	P	P ⁸⁶	P		P	P	P	P
Warehousing										P		P	P	P	P
Wholesale Establishment								P	P ⁸⁶	P		P	P	P	P
Woodwaste Recycling ⁵⁷														C	C
Woodwaste Storage ⁵⁷														C	C
Yacht/Boat Club												P	P	P	P
All other uses not otherwise mentioned												P	P	P	P
P - Permitted Use	A blank box indicates a use is not allowed in a specific zone.														
A - Administrative Conditional Use	Note: Reference numbers within matrix indicate special conditions apply; see SCC 30.22.130.														
C - Conditional Use	Check other matrices in this chapter if your use is not listed above. A blank box indicates a use is not allowed in a specific zone.														
S - Special Use															

Section 5. Snohomish County Code Section 30.22.110, Rural and Resource Zone Categories: Use Matrix, adopted by Amended Ordinance No. 06-004 on March 15, 2006, is amended to read:

ORDINANCE NO. 06-137, RELATING TO MOTOCROSS RACETRACKS; AMENDING SNOHOMISH COUNTY CODE (SCC) SECTION 30.21.025; SECTION 30.22.100; AND 25 SECTION 30.22.110; AMENDING SCC 30.22.130; AMENDING SCC 30.27.060; AMENDING CHAPTER 30.28 SCC TO ADD A NEW SECTION 30.28.100; AND NEW SECTION 30.28.105; AMENDING CHAPTER 30.91M SCC TO ADD NEW SECTION 30.91M.200; AND NEW SECTION 30.91M.205

30.22.1 Rural and Resource Zone Categories: Use Matrix

Type of Use	Rural Zones								Resource Zones			
	RD	RRT-10	R-5 ¹¹²	R-5 w/MRO ¹⁰⁷	RB	CRC	RFS	RI	F	F&R	A-10	MC
Accessory Apartment ⁶²	A	A	A	A	A				A	A	A	A
Agriculture ⁴¹	P	P	P	P	P	P	P	P	P	P	P	P
Airport: Stage 1 Utility ¹	C	C	C						C			
Antique Shop	C		C ⁴⁵		P ⁷⁹	P						
Art Gallery ⁴¹	C		C		P ⁷⁹	P						
Asphalt Batch Plant & Continuous Mix Asphalt Plant												P
Auto Repair, Minor					P ⁷⁸	P	P					
Auto Towing	C		C	C								
Bakery					P ⁷⁸	P						
Bakery, Farm ⁹⁷	P	P	P		P			P		P	P	
Bed and Breakfast Guesthouse ⁵⁸	C		C		P				C	C	A	
Bed and Breakfast Inn ⁵⁸	C		C		P				C	C	C	
Boarding House	P ¹⁵	P ¹⁵	P ¹⁵						P ¹⁵		P ¹⁵	
Boat Launch, Commercial ³¹		C								C		
Boat Launch, Non-commercial ³¹	C		C	C	C				C	C		
Campground										C ³²		
Caretaker's Quarters	P		C	C				P				P
Cemetery, Columbarium, Crematorium, Mausoleum ⁴¹	P		C									
Church ⁴¹	P		C		C	P						
P - Permitted Use	A blank box indicates a use is not allowed in a specific zone.											
A - Administrative Conditional Use	Note: Reference numbers within matrix indicate special conditions apply; see SCC 30.22.130.											
C - Conditional Use	Check other matrices in this chapter if your use is not listed above. A blank box indicates a use is not allowed in a specific zone.											
S - Special Use												

30.22.11 Rural and Resource Zone Categories: Use Matrix

Type of Use	Rural Zones								Resource Zones			
	RD	RRT-10	R-5 ¹¹²	R-5 w/MRO ¹⁰⁷	RB	CRC	RFS	RI	F	F&R	A-10	MC
Cold Storage								P				
Commercial Vehicle Home Basing			C ³³	C ³³								
Commercial Vehicle Storage Facility					C			P				
Community Club	P		C		P	P						
Community Facilities for Juveniles ¹⁰³												
1 to 8 residents			P ¹⁰²		P	P						
9 to 24 residents			S ¹⁰³		P	P						
Construction Contracting					P ^{80, 81}							
Country Club	C		C		P							
Craft Shop ²¹					P							
Dams, Power Plants, & Associated Uses									P			
Day Care Center ²	P		C		P	P	P					
Distillation of Alcohol	C ³⁴		C ³⁴								C ³⁴	
Dock & Boathouse, Private, Non-commercial ^{3, 41}	P	P	P	P	P				P	P	P	
Drug Store					P ⁷⁹	P						
Dwelling, Duplex	P	P	P	P					P		P	
Dwelling, Mobile Home	P	P	P	P		P ⁵			P	P	P	P
Dwelling, Single Family	P	P	P	P		P			P	P	P	P
Equestrian Center ^{41, 70, 72}	P	C	C						C	P	C ⁷⁰	
P - Permitted Use	A blank box indicates a use is not allowed in a specific zone.											
A - Administrative Conditional Use	Note: Reference numbers within matrix indicate special conditions apply; see SCC 30.22.130. Check other matrices in this chapter if your use is not listed above. A blank box indicates a use is not allowed in a specific zone.											
C - Conditional Use												
S - Special Use												

30.22.110 Rural and Resource Zone Categories: Use Matrix

Type of Use	Rural Zones								Resource Zones			
	RD	RRT-10	R-5 ¹¹²	R-5 w/MRO ¹⁰⁷	RB	CRC	RFS	RI	F	F&R	A-10	MC
Excavation & Processing of Minerals ²⁸	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 ⁷	P		P	P	P	P	P	P	P	P	P	P
Family Day Care Home ⁸	P		P		P	P			P		P	
Farm Product Processing												
Up to 5,000 sq ft	P	P	P		P			P	P		P	
Over 5,000 sq ft ⁹⁴	A	A	A	A	A			A	A		A	
Farm Support Business ⁹⁴	A	A	A		A			P			A	
Farm Stand												
Up to 400 sq ft ⁹	P	P	P ¹⁰⁰		P	P	P	P	P	P	P	P
401 – 5,000 sq ft ^{99, 100}	P	P	P, A ¹⁰⁰		P	P	P	P	P	P	P	
Farm Workers Dwelling											P ¹⁰	
Farmers Market ⁹³	P	P	P ¹⁰¹ A ¹⁰¹		P	P	P	P			P	
Famland Enterprises ⁹⁵		A	A								A	
Fish Farm	P	P	P						P	P	P	
Fix-it Shop					P ⁷⁸	P		P				
Forestry	P	P	P					P	P	P	P	P
P - Permitted Use	A blank box indicates a use is not allowed in a specific zone.											
A - Administrative Conditional Use	Note: Reference numbers within matrix indicate special conditions apply; see SCC 30.22.130.											
C - Conditional Use	Check other matrices in this chapter if your use is not listed above. A blank box indicates a use is not allowed in a specific zone.											
S – Special Use												

30.22.11 Rural and Resource Zone Categories: Use Matrix

Type of Use	Rural Zones							Resource Zones				
	RD	RRT-10	R-5 ¹¹²	R-5 w/MFO ¹⁰⁷	RB	CRC	RFS	RI	F	F&R	A-10	MC
Forestry Industry Storage & Maintenance Facility	P ³⁰	P						P	P	P		
Foster Home	P	P	P	P	P				P		P	
Garage, Detached Private Accessory ⁶⁰ Up to 2,400 sq ft 2,401 – 4,000 sq ft on More than 3 Acres ^{41, 59} 2,401- 4,000 sq ft on Less than 3 acres ^{41, 59} 4,001 sq ft and Greater ^{41, 59}	P	P	P	P	P	P	P	P	P	P		P
	P	P	P	P	P	P	P	P	P	P		P
	A	A	A	A	A	A	A	A	A	A		A
	C	C	C	C	C	C	C	C	C	C		C
Garage, Detached Private Non-accessory ⁶⁰ Up to 2,400 sq ft 2,401 sq ft and greater ^{41, 59}	P	P	P	P	P	P	P	P	P	P	P	P
	C	C	C	C	C	C	C	C	C	C	C	C
Golf Course and Driving Range	C		C								C ⁷⁴	
Government Structures & Facilities ^{27, 41}	C	C	C		C	P		C	C	C		C
Greenhouse, Lath House, Nurseries: Retail	P	P	P		P	P		P	P		P	
Greenhouse, Lath House, Nurseries: Wholesale	P	P	P		P	P		P	P		P	
Grocery Store					P ⁸⁰	P	P ⁸⁰					
Grooming Parlor						P						
Guesthouse ⁸⁵	P	P	P		P				P	P	P	
Hardware Store					P ⁸⁰	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 blank box indicates a use is not allowed in a specific zone.											
A - Administrative Conditional Use												
C - Conditional Use												
S - Special Use												

ORDINANCE NO. 06-137, RELATING TO MOTOCROSS RACETRACKS; AMENDING SNOHOMISH COUNTY CODE (SCC) SECTION 30.21.025; SECTION 30.22.100; AND 29 SECTION 30.22.110; AMENDING SCC 30.22.130; AMENDING SCC 30.27.060; AMENDING CHAPTER 30.28 SCC TO ADD A NEW SECTION 30.28.100; AND NEW SECTION 30.28.105; AMENDING CHAPTER 30.91M SCC TO ADD NEW SECTION 30.91M.200; AND NEW SECTION 30.91M.205

30.22.110 Rural and Resource Zone Categories: Use Matrix

Type of Use	Rural Zones							Resource Zones				
	RD	RRT-10	R-5 ¹¹²	R-5 ¹⁰⁷ w/MRO	RB	CRC	RFS	RI	F	F&R	A-10	MC
Hazardous Waste Storage & Treatment Facilities Onsite ⁶⁵	P				P		P		P	P		
Health and Social Service Facility ⁹⁰												
Level I												
Level II ^{41 91}	P	P	P		P	P			P	P	P	P
Level III			C		C							
Home Improvement Center					P ⁸⁰	P						
Home Occupation ^{11, 84}	P ⁶⁴	P ⁶⁴	P ⁶⁴	P ⁶⁴	P ⁶⁴	P			P ⁶⁴	P ⁶⁴	P ⁶⁴	P ⁶⁴
Homestead Parcel ⁴⁰	C		C								C	
Hotel/Motel					P		P					
Kennel, ⁴¹ Commercial ¹²	P	P	P						P		C	
Kennel, ⁴¹ Private-Breeding ¹³	P	P	P						P		P	
Kennel, ⁴¹ Private-Non-Breeding ¹³	P	P	P		P				P		P	
Kitchen, farm	P	P	P		P			P			P	
Library ⁴¹	C		C		P							
Licensed Practitioner ^{28, 41}					P ⁷⁹							
Livestock Auction Facility	C ⁴⁸		C ⁴⁸			P		P			C ⁴⁸	
Locksmith					P	P						
Log Scaling Station	C	C	C					P	P	P	P	
Lumberyard								P				
P - Permitted Use	A blank box indicates a use is not allowed in a specific zone.											
A - Administrative Conditional Use	Note: Reference numbers within matrix indicate special conditions apply; see SCC 30.22.130.											
C - Conditional Use	Check other matrices in this chapter if your use is not listed above. A blank box indicates a use is not allowed in a specific zone.											
S - Special Use												

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30.22.11 Rural and Resource Zone Categories: Use Matrix

Type of Use	Rural Zones								Resource Zones			
	RD	RRT-10	R-5 ¹¹²	R-5 ¹⁰⁷ w/MRO	RB	CRC	RFS	RI	F	F&R	A-10	MC
Manufacturing-All Other Forms Not Specifically Listed ⁸³					C			C				
Metal Working Shop					P ⁷⁸			P				
Mini-equestrian Center ^{41, 72}	P	P	P		P			P	P	P	P ⁷¹	
Model Hobby Park ⁷⁵			A								A	
Model House/Sales Office	P	P	P						P	P		
Motocross Racetrack			C ^{xx}							C ^{xxx}		
Motor Vehicle & Equipment Sales						P ²³						
Museum ⁴¹	C		C		P						C ⁶¹	
Office, General					P	P						
Off-road vehicle use area, private										C ¹⁰⁹		
Park, Public ¹⁴	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	
Personal Services Shop					P ⁷⁹	P						
Personal Wireless Communications Facilities ^{27, 41, 104, 105, 106}	C	C	C		C	C	C	C	C	C	C	C
Petroleum Products & Gas Storage – Bulk								P ⁴³				
Print shop					P							
Public Events/Assemblies on Farmland ⁹⁶											P	
Race Track ^{24, 41}			C									
Railroad Right-of-way	C	C	C			P		P	C	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; see SCC 30.22.130.											
C - Conditional Use	Check other matrices in this chapter if your use is not listed above. A blank box indicates a use is not allowed in a specific zone.											
S – Special Use												

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30.22.1 Rural and Resource Zone Categories: Use Matrix

Type of Use	Rural Zones							Resource Zones				
	RD	RRT-10	R-5 ¹¹²	R-5 w/MRO ¹⁰⁷	RB	CRC	RFS	RI	F	F&R	A-10	MC
Recreational Facility Not Otherwise Listed ⁹⁸	C		C			P		P ⁷⁹			C ¹¹⁰ P ¹¹⁰ A ¹¹¹	
Recreational Vehicle ¹⁹	P	P	P	P					P	P	P	
Recreational Vehicle Park										C		
Resort										C		
Restaurant					P ⁸⁰	P	P					
Retail Store					P ⁸⁰	P						
Rural Industries ⁴¹	P ²⁵											
Sanitary Landfill	C	C	C						C			C
Sawmill	C ²⁶	C ²⁶	C ²⁶					P	P	P		
Schools	C		C		P							
K-12 & Preschool ^{41, 68}	C		C		C			C				
College ^{41, 68}			C									
Other ^{41, 68}												
Second Hand Store					P ⁷⁸	P						
Service Station ⁴¹					P	P	P					
Shake & Shingle Mill	C ²⁶	C ²⁶	C ²⁶					P	P			
Shooting Range ⁹²	C	C	C	C					C			
Sludge Utilization ³⁹	C	C, P ⁵⁰	C						C		C	C ⁵⁶
Small Animal Husbandry ⁴¹	P		P	P		P			P	P	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 blank box indicates a use is not allowed in a specific zone.											
A - Administrative Conditional Use												
C - Conditional Use												
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ORDINANCE NO. 06-137, RELATING TO MOTOCROSS RACETRACKS; AMENDING SNOHOMISH COUNTY CODE (SCC) SECTION 30.21.025; SECTION 30.22.100; AND 32 SECTION 30.22.110; AMENDING SCC 30.22.130; AMENDING SCC 30.27.060; AMENDING CHAPTER 30.28 SCC TO ADD A NEW SECTION 30.28.100; AND NEW SECTION 30.28.105; AMENDING CHAPTER 30.91M SCC TO ADD NEW SECTION 30.91M.200; AND NEW SECTION 30.91M.205

30.22.11 Rural and Resource Zone Categories: Use Matrix

Type of Use	Rural Zones							Resource Zones				
	RD	RRT-10	R-5 ¹¹²	R-5 w/MRO ¹⁰⁷	RB	CRC	RFS	RI	F	F&R	A-10	MC
Specialty Store					P ⁷⁸	P						
Stables	P	P	P	P	P			P	P	P	P	
Stockyard or Slaughter House								C ⁴⁸				
Storage, Retail Sales Livestock Feed			P ⁵⁴		P			P			P	
Storage Structure, Accessory ⁶⁰												
Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P	P	P	P
2,401 – 4,000 sq ft on More than 3 Acres ^{41, 59}	P	P	P	P	P	P	P	P	P	P	P	P
2,401 – 4,000 sq ft on Less than 3 acres ^{41, 59}	A	A	A	A	A	A	A	A	A	A	A	A
4,001 sq ft and Greater ^{41,59}	C	C	C	C	C	C	C	C	C	C	C	C
Storage Structure, Non-accessory ⁶⁰												
Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P	P	P	P
2,401 sq ft and greater ^{41, 59}	C	C	C	C	C	C	C	C	C	C	C	C
Studio ⁴¹	C ⁷⁷		C ⁷⁷									
Swimming/Wading Pool ^{17, 41}	P	P	P						P	P	P	P
Tavern ⁴¹					P	P						
Temporary Dwelling During Construction	A	A	A	A	A	A	A	A	A	A	A	A
Temporary Dwelling For Relative ¹⁸	A	A	A	A					A	A	A	A
Temporary Logging Crew Quarters									P	P		
Temporary Residential Sales Coach ⁷³	A		A									
Temporary Woodwaste Recycling ⁶³	A							A	A			
Temporary Woodwaste Storage ⁶³	A								A			
P - Permitted Use	A blank box indicates a use is not allowed in a specific zone.											
A - Administrative Conditional Use	Note: Reference numbers within matrix indicate special conditions apply; see SCC 30.22.130.											
C - Conditional Use	Check other matrices in this chapter if your use is not listed above. A blank box indicates a use is not allowed in a specific zone.											
S – Special Use												

30.22.11 Rural and Resource Zone Categories: Use Matrix

Type of Use	Rural Zones							Resource Zones				
	RD	RRT-10	R-5 ¹¹²	R-5 w/MRO ¹⁰⁷	RB	CRC	RFS	RI	F	F&R	A-10	MC
Tire Store						P						
Tool Sales & Rental					P	P						
Transit Center	C	C	C		P		P		C	C	C	
Ultralight Airpark ²⁰	C	C	C						C			
Utility Facilities, Electromagnetic Transmission & Receiving Facilities ²⁷	C	C	C	C	C	P	C	P	C	C	C	C
Utility Facilities, Transmission Wires or Pipes & Supports ²⁷	P	P	P	P	P	P	P	P	P	P	P	P
Utility Facilities-All Other Structures ^{27, 41}	C	C	C	C	C	P	C	P	C	C	C	C
Veterinary Clinic	P		C		P	P					C	
Wedding Facility ⁸⁷		P	P								P	
Woodwaste Recycling ⁵⁷	C	C	C	C				C	C			
Woodwaste Storage ⁵⁷	C	C	C	C				C	C			
Yacht/Boat Club					P			P				
P - Permitted Use	A blank box indicates a use is not allowed in a specific zone.											
A - Administrative Conditional Use	Note: Reference numbers within matrix indicate special conditions apply; see SCC 30.22.130. Check other matrices in this chapter if your use is not listed above. A blank box indicates a use is not allowed in a specific zone.											
C - Conditional Use												
S - Special Use												

Section 6. SCC 30.22.130, last amended by Amended Ordinance No. 06-004 on March 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;

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

- (i) skirting material which is compatible with the siding of the mobile home; or
- (ii) a perimeter masonry foundation;

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

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

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

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

(8) Family Day Care Home:

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

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

(9) Farm Stand:

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

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

(10) Farm Worker Dwelling:

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

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

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

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

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

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

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

(14) Parks, Publicly-owned and Operated:

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

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

all buildings, ground circulation, and parking areas, common flight patterns, and arrival and departure routes;

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

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

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

(ii) occur between sunset and sunrise;

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

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

(21) Craft Shop:

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

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

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

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

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

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

(25) Rural Industry:

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

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

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

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

(26) Sawmill, Shake and Shingle Mill:

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

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

(c) All operations shall be carried out in a manner so as to avoid the emission or creation of smoke, dust, fumes, odors, heat, glare, vibration, noise, traffic, surface water

drainage, sewage, water pollution, or other emissions which are unduly or unreasonably offensive or injurious to properties, residents or improvements in the vicinity; and

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

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

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

(29) Medical Clinic, Licensed Practitioner: A 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.

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

(a) Special setback requirements for this use are contained in SCC 30.23.110(20);

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

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

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

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

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

- (62) Accessory Apartments: See SCC 30.28.010.
- (63) Temporary Woodwaste Recycling and Temporary Woodwaste Storage Facilities: See SCC 30.28.090.
- (64) Home Occupation: See SCC 30.28.050(2).
- (65) On-site Hazardous Waste Treatment and Storage Facilities are allowed only as an incidental use to any use generating hazardous waste which is otherwise allowed; provided that such facilities demonstrate compliance with the state siting criteria for dangerous waste management facilities pursuant to RCW 70.105.210 and WAC 173-303-282 as now written or hereafter amended.
- (66) An application for a conditional use permit to allow an off-site hazardous waste treatment and storage facility shall demonstrate compliance with the state siting criteria for dangerous waste management facilities pursuant to RCW 70.105.210 and WAC 173-303-282 as now written or hereafter amended.
- (67) Adult Entertainment Uses: See SCC 30.28.015.
- (68) Special Building Height provisions for this use are contained in SCC 30.23.050(4).
- (69) Bakery: In the NB zone, the gross floor area of the use shall not exceed 1,000 square feet and the bakery business shall be primarily retail in nature.
- (70) Equestrian Centers are allowed with a conditional use permit on all lands zoned A-10 except in that portion of the special flood hazard area of the lower Snohomish and Stillaguamish rivers designated density fringe as described in chapter 30.65 SCC.
- (71) Mini-equestrian Centers are allowed as a permitted use on all lands zoned A-10 except in that portion of the special flood hazard area of the lower Snohomish and Stillaguamish rivers designated density fringe as described in chapter 30.65 SCC.
- (72) Equestrian Centers and Mini-equestrian Centers require the following:
- (a) Five-acre minimum site size for a mini-equestrian center;
 - (b) Covered riding arenas shall not exceed 15,000 square feet for a mini-equestrian center; provided that stabling areas, whether attached or detached, shall not be included in this calculation;
 - (c) Any lighting of an outdoor or covered arena shall be shielded so as not to glare on surrounding properties or rights-of-way;
 - (d) On sites located in RC and R-5 zones, Type A landscaping as defined in SCC 30.25.017 is required to screen any outside storage, including animal waste storage, and parking areas from adjacent properties;
 - (e) Riding lessons, rentals, or shows shall only occur between 8 a.m. and 9 p.m.;
 - (f) Outside storage, including animal waste storage, and parking areas shall be set back at least 30 feet from any adjacent property line. All structures shall be set back as required in SCC 30.23.110(8); and
 - (g) The facility shall comply with all applicable county building, health, and fire code requirements.
- (73) Temporary Residential Sales Coach (TRSC):
- (a) The commercial coach shall be installed in accordance with all applicable provisions within chapter 30.54A SCC;
 - (b) The TRSC shall be set back a minimum of 20 feet from all existing and proposed road rights-of-way and five feet from proposed and existing property lines;

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

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

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

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

(75) Model Hobby Park: SCC 30.28.060.

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

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

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

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

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

(XXX) Privately operated motocross racetracks are allowed by conditional use permit, and are regulated pursuant to SCC 30.28.100, SCC 30.28.105, and other applicable county codes. Motocross racetracks are allowed in the Forestry and Recreation (F&R) zone only on commercial forest lands.

Section 7. SCC 30.27.060, adopted by Amended Ordinance No. 05-146 on January 19, 2006, is amended to read:

30.27.060 Signs for particular uses.

(1) The department may approve on-site signs for identifying residential subdivisions provided the following criteria are met:

(a) The subdivision identification sign message does not exceed six feet in height from adjacent finished grade nor have a surface area greater than 40 square feet. Surface area is measured as the smallest rectangle or circle that encloses the total message;

(b) There are a maximum of two such identification signs for each road entrance to the subdivision;

(c) Signs are located so they permit an unobstructed sight distance along road rights-of-way in accordance with the EDDS;

(d) SCC 30.23.100(3) provisions are met;

(e) Signs are stationary; and

(f) Any lighting for the sign must be indirect and may not be flashing, blinking, or of variable intensity.

(2) The hearing examiner may approve on-site or off-site subdivision identification signs in conjunction with preliminary plat approval. The hearing examiner may approve signs that do not meet the criteria in SCC 30.27.060(1) only when such sign(s) are compatible with the immediate neighborhood and surrounding property values are not adversely affected.

(3) Schools, churches, community clubs, and public structures/buildings, shall display two single- or double-faced signs for identification purposes subject to the following conditions:

(a) The signs shall not exceed 20 square feet per face and total signage shall not exceed 60 square feet of surface area;

(b) Freestanding signs shall not be more than eight feet in height and are to be stationary;

(c) Lighting which is flashing, blinking, or of variable intensity is prohibited; and

(d) A portion of the identification sign allotment may be used for activity reader boards. Reader boards shall not result in glare when viewed from surrounding properties or road rights-of-way. In no case shall a reader board or illuminated identification sign be located within 50 feet of an urban residential zone and the R-5 zone.

(4) A sign for a bed and breakfast guesthouse or inn may be allowed in conjunction with a conditional use permit if the sign is stationary and if illuminated, is lit with indirect lighting. Lighting which is flashing, blinking, or of variable intensity is prohibited.

(a) In the MR, LDMR, R-20,000, R-12,500, R-9,600, R-8,400, and R-7,200 zones, the sign shall be a single-faced sign with dimensions not exceeding four square feet in area.

(b) In the F, F&R, A-10, R-5, RC, RD, and SA-1 zones, the sign may be single- or double-faced with dimensions not exceeding 15 square feet per face. The applicant shall submit, as part of the application for a conditional use permit, sign designs and elevations that are compatible with the bed and breakfast structure and the surrounding rural character and neighborhood in which the guesthouse or inn is located.

(5) Off-road vehicle use areas and motocross racetracks shall be permitted to display two single or double-faced signs for identification purposes subject to the following conditions:

(a) The signs shall not exceed 20 square feet per face and total signage shall not exceed 60 square feet of surface area;

(b) Freestanding signs shall be no more than eight feet in height and are to be stationary;

(c) Lighting which is flashing, blinking, or of variable intensity is prohibited; and

(d) Internal boundary, interpretive, regulatory, safety and directional signage shall be permitted if approved in conjunction with a conditional use permit.

Section 8. A new section is added to Chapter 30.28 SCC to read:

30.28.100. Motocross racetracks—authorization, location and size requirements, and pre-application meeting.

(1) Motocross racetracks authorized. Subject to the requirements of this section and SCC 30.28.105, motocross racetracks are allowed as a conditional use pursuant to SCC 30.22.100, SCC 30.22.110 and chapter 30.42C SCC in the General Commercial (GC), Business Park (BP), Industrial Park (IP), Light Industrial (LI), Heavy Industrial (HI), Rural 5-acre (R-5) zones, and in the Forestry and Recreation (F&R) zone on lands designated Commercial Forest land by the Future Land Use Map (FLUM) of the comprehensive plan; provided, however, that motocross racetracks are prohibited in the following areas:

- (a) Natural area preserves identified by DNR;
- (b) Natural resource conservation areas; and
- (c) Old growth research areas identified in forest management plans.

(2) Maximum size and location restrictions. Proposed motocross racetracks must meet the following minimum requirements in order to be eligible for a conditional use permit:

(a) Motocross racetracks shall not be allowed a development activity area of more than 75 acres, exclusive of private access drives to and from private and public roadways. Perimeter vegetated areas required pursuant to SCC 30.28.105(2)(d) shall not be included in the 75 acre size limitation.

(b) Motocross racetrack sites located on Commercial Forest land shall be:
(i) located no closer than 15 miles from the boundary of another motocross racetrack located on designated forest lands, except where an existing motocross racetrack is expanded; and

(ii) located no farther than 4 miles from an Urban Growth Area.

(3) Pre-application meeting. A pre-application meeting shall be required for all motocross racetrack conditional use permit applications. The pre-application meeting shall be conducted pursuant to the provisions of SCC 30.70.020(2) through (5).

Section 9. A new section is added to Chapter 30.28 SCC to read:

30.28.105. Motocross racetracks--submittal requirements, development standards and operation plan.

(1) Submittal requirements. Conditional use permit applications for a proposed motocross racetrack are subject to the submittal requirements of SCC 30.70.030 and shall include the following additional information:

(a) A proposed motocross racetrack site plan pursuant to subsection (3) of this section, which shall be clear, precise, and drawn to scale.

(b) A proposed motocross racetrack operations plan pursuant to subsection (4) of this section.

(c) The following maps, which may be submitted separately or included with the proposed motocross racetrack site plan required by subsection (3) of this section:

- (i) a vicinity map;

ORDINANCE NO. 06-137, RELATING TO MOTOCROSS RACETRACKS; AMENDING SNOHOMISH COUNTY CODE 48 (SCC) SECTION 30.21.025; SECTION 30.22.100; AND SECTION 30.22.110; AMENDING SCC 30.22.130; AMENDING SCC 30.27.060; AMENDING CHAPTER 30.28 SCC TO ADD A NEW SECTION 30.28.100; AND NEW SECTION 30.28.105; AMENDING CHAPTER 30.91M SCC TO ADD NEW SECTION 30.91M.200; AND NEW SECTION 30.91M.205

(ii) a DNR forest grade map of the property when located on commercial forest land, if available; and

(iii) a map depicting surrounding land uses at a scale no smaller than fifty feet to one inch. Distances from existing residential dwelling units, bed and breakfast inns or guesthouses, schools, resorts, and level I and level II health and social service facilities shall be noted on the site plan. Owners of such properties located within 2,000 feet of the motocross racetrack boundaries shall be identified by name and address on a map.

(d) A signed statement agreeing to indemnify and hold harmless the county, its employees, agents, representatives, and elected and appointed officials from any and all claims made against them arising from the operation or use of the motocross racetrack. If the motocross racetrack operator designated pursuant to SCC 30.28.085(2)(a) is a person or an entity other than the applicant for the motocross racetrack permit, then that person or entity shall also submit a signed statement agreeing to indemnify and hold harmless the county, its employees, agents, representatives, and elected and appointed officials from any and all claims made against them arising from the operation or use of the motocross racetrack.

(e) A traffic study providing information on the number of new vehicle trips generated by the racetrack use (both competitive events and daily use), and the distribution and impact of these new vehicle trips on the road system consistent with the requirements of chapter 30.66B SCC.

(2) Development standards. Conditional use permits for motocross racetracks shall require compliance with the site plan and operations plan approved by the hearing examiner pursuant to subsections (3) and (4) of this section, respectively, and shall include conditions that ensure compliance with the following requirements:

(a) Motocross racetracks shall be located so as to minimize impacts to adjacent and nearby properties and other land uses. The development activity areas on motocross racetrack site shall be located no less than 500 feet from the property boundary of any existing residential dwelling unit, bed and breakfast inn or guesthouse, school, resort, or level I or level II health and social service facility, unless the conditional use permit application includes a written affidavit from the current owner of the residence or facility approving of the proposed motocross racetrack.

(b) Motocross racetracks located on commercial forest land shall be planned and designed so as to minimize the disturbance and conversion of commercial forest land. To the greatest extent possible, development activity shall be located on the lowest feasible timber land grade available on the subject property as graded by DNR or other grading system approved by the department.

(c) Motocross racetracks shall provide a minimum 100 feet wide vegetated area surrounding the development activity area of the site. Private access drives to and from private and public roadways may extend through the vegetated area. The vegetated area shall be effective in providing a visual screen from adjacent properties comparable to the Type A perimeter landscaping requirement of SCC 30.25.020(2), except as provided in SCC 30.28.105(2)(d).

(d) Motocross racetracks located on commercial forest land shall provide a perimeter buffer area with an average width of no less than 1000 feet, provided that, no

buffer shall be less than 500 feet in width. The buffer area need not provide a visual screen, but shall be retained and managed as commercial forest land.

(e) Motocross racetracks shall not exceed the maximum sound levels at the site's property boundaries as specified in Chapter 10.01 SCC. The applicant for a motocross racetrack shall submit a noise study prepared by a qualified professional that identifies projected noise levels at the site's property boundaries. The projected noise levels in the study shall be based upon the worst-case noise generation scenario for the racetrack use. When projected noise levels exceed maximum levels permitted by county code, noise mitigation measures shall be included in the proposal to reduce noise levels to acceptable levels. Noise mitigation berms may be used to reduce noise levels. Noise mitigation berms may be placed in the perimeter vegetated area required by SCC 30.28.105(2)(c). The county may request third party verification of the noise study results at the expense of the applicant.

(f) Parking shall only be allowed in approved parking areas or in campgrounds, and shall not be permitted in the rights-of-way of county access roads. The number of parking spaces to be required for all types of vehicles shall be determined pursuant to SCC 30.26.035.

(g) Signage shall be allowed pursuant to SCC 30.27.060(5).

(h) Campgrounds may be located within a motocross racetrack boundary. Campground design shall be considered in conjunction with a motocross racetrack conditional use permit review subject to all applicable regulations including, but not limited to SCC 30.22.130 (32) and chapter 7.24 SCC.

(i) Conditional use permit contact information, indemnification documentation, and required affidavits shall be kept current. Within two weeks of any transfer of ownership or responsibility, the contact information, indemnification documentation, including the agency name, contact name, address, and telephone and fax numbers, shall be submitted to the department referencing the conditional use permit file number.

(3) Motocross racetrack site plan. Site plans submitted for a proposed motocross racetrack pursuant to subsection (1) of this section shall be approved by the hearing examiner, consistent with motocross racetrack permit conditions imposed pursuant to subsection (2) of this section. A motocross racetrack site plan must include the following:

(a) One or more maps showing:

(i) the area and dimension of the proposed motocross racetrack components and perimeter vegetated areas.

(ii) all adjoining right-of-ways and access points.

(iii) the location of all existing and proposed uses, access drives and connections to public and private roads, and perimeter setbacks required by SCC 30.32A.120, as well as the dimensions of any existing or proposed structure, parking area, camping area, or special activity area.

(iv) critical areas located on the subject property pursuant to the requirements of chapter 30.62 SCC.

(v) the location of all signage, including boundary, interpretative, regulatory, safety and directional signage.

(vi) the location of all required on-site waste collection facilities.

(vii) the location and directional orientation of all lights.

(b) Narrative text addressing each of the following:

- (i) the name of the applicant and contact person(s)
- (ii) the location of the proposed motocross racetrack site and the physical characteristics of the site.
- (iii) if the proposed motocross racetrack is to be developed in phases, a description of each project phase, and a timetable for completion.
- (iv) the name of the proposed motocross racetrack.
- (v) the name of the property/track owner and operator, with address and phone numbers.
- (vi) a legal description of the proposed motocross racetrack site.
- (vii) the name, address and telephone number of the firm that prepared the site plan.

(4) Motocross racetrack operations plan. Operations plans submitted for a proposed motocross racetrack pursuant to subsection (1) of this section shall be approved by the hearing examiner, consistent with permit conditions imposed pursuant to subsection (2) of this section. A motocross racetrack operations plan must address the following:

(a) The name, address and phone number of the property owner, or an entity authorized by the property owner, that will be responsible for operation of the proposed motocross racetrack.

(b) The type and number of annual motocross competitive events that will occur at the motocross racetrack, including the anticipated number of riders and spectators at a typical competitive event.

(c) A description of the daily use of the motocross racetrack when competitive events are not scheduled.

(d) Best management practices for proposed motocross racetrack, including, construction, and maintenance, as well as forest practices stewardship for perimeter buffer areas when located on designated forest lands.

(e) Environmental monitoring to evaluate environmental impacts of the proposed motocross racetrack, including noise levels at property boundaries, as well as a description of expected impacts on critical areas, visual resources, cultural sites, wildlife and surrounding land uses.

(f) Development and management of the proposed motocross racetrack, including required or proposed insurance policies.

(g) Safety training and education for the proposed motocross racetrack users, to be coordinated with dedicated clubs, associations and user groups.

(h) Security measures to be implemented for the proposed motocross racetrack during competitive events including fencing (if any), boundary protection, accident reporting procedures, spectator management, and trespassing management plans.

(i) Motocross competitive event programming and management at the proposed motocross racetrack, including traffic/access control, sanitary facilities, fire protection devices and equipment, and crowd/spectator control, which must comply with the requirements of chapter 6.37 SCC for public events and assemblies. A separate public event/assembly permit is not required for each competitive event when the conditional use permit includes conditions that will satisfy chapter 6.37 SCC requirements, and the applicant can demonstrate that monitoring for compliance of all conditions will be accomplished for each event. Compliance with the provisions of 30.53A, Uniform Fire

Code related to fire safety including, but not limited to emergency vehicle access and water availability shall be required.

(j) Rules and regulations for the proposed motocross racetrack, which must be posted at the entrance to the racetrack. At a minimum, the rules and regulations for a motocross racetrack must address the following:

(i) hours of operation for the proposed motocross racetrack and a prohibition on racetrack use outside of those hours. Hours of operation may be limited by the hearing examiner to ensure compatibility of the facility with adjacent properties.

(ii) schedules for facility maintenance, as well as waste collection.

(iii) a prohibition on motorcycle use in or upon any waters of any stream, bog, river, creek, wetland, or marsh unless specifically permitted by the motocross racetrack permit.

(iv) a requirement that all lighting be directed away from adjoining properties.

(5) Alterations to approved motocross racetrack site plan or operations plan. Proposed alterations to a site plan or operations plan approved for an motocross racetrack pursuant to this section shall be considered a minor permit revision pursuant to SCC 30.42C.110, provided that the revision would minimize environmental damage or improve safety. All other revisions shall be considered major revisions and shall require approval pursuant to the requirements of this section.

Section 10. A new section is added to Chapter 30.91M SCC to read:

30.91M.200. Motocross racetrack

"Motocross racetrack" means the entire area of a parcel of land and approved perimeter buffer areas posted or designated for use in accordance with applicable county code. A motocross racetrack use is a permitted and managed racetrack for commercial use that accommodates motorcycles, or off-road vehicles and serves more than an immediate family living on the site. A motocross racetrack use may include parking (including RV parking), information kiosks, loading/unloading ramps, viewing areas, campgrounds, picnic areas and shelters, refuse collection areas, restroom facilities, signage, lighting, caretaker or manager's house, administrative/concession structures that do not exceed 900 square feet, maintenance storage areas, and incidental accessory features such as fencing, phone booths, water fountains, portable sanitation facilities, and admission/ticket booths.

Section 11. A new section is added to Chapter 30.91M SCC to read:

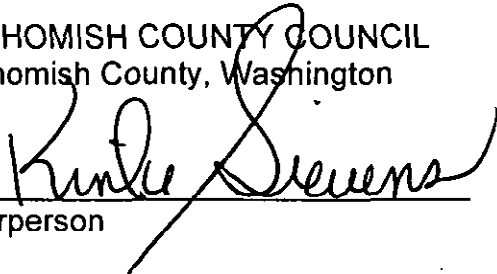
30.91M.205. Motocross competitive event

"Motocross competitive event" means any competition at a motocross racetrack, advertised in advance through written notice to organized clubs and associations, or published in local newspapers, sponsored by recognized clubs or associations, and conducted at a pre-determined time and place.

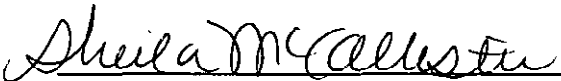
Section 12. Severability. If any provision of this ordinance is held invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remainder of this ordinance. Provided, however, that if any provision of this ordinance is held invalid or unconstitutional, then the provision in effect prior to the effective date of this ordinance shall be in full force and effect for that individual provision as if this ordinance had never been adopted.

PASSED this 13th day of December, 2006.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington



Chairperson

ATTEST:


Asst. Clerk of the Council

☒ APPROVED
☐ EMERGENCY
☐ VETOED

DATE: 12-22-06


MARK SO^{THMAN}
Deputy Executive
County Executive

ATTEST:

/s/ 

Approved as to form only:

Deputy Prosecuting Attorney

D-23

ORDINANCE NO. 06-137, RELATING TO MOTOCROSS RACETRACKS; AMENDING SNOHOMISH COUNTY CODE 53 (SCC) SECTION 30.21.025; SECTION 30.22.100; AND SECTION 30.22.110; AMENDING SCC 30.22.130; AMENDING SCC 30.27.060; AMENDING CHAPTER 30.28 SCC TO ADD A NEW SECTION 30.28.100; AND NEW SECTION 30.28.105; AMENDING CHAPTER 30.91M SCC TO ADD NEW SECTION 30.91M.200; AND NEW SECTION 30.91M.205