



SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

AMENDED ORDINANCE NO. 09-096

AN ORDINANCE REGULATING THE USE OF MOBILE HOME PARKS;
ADOPTING AREAWIDE ZONING MAPS; AND AMENDING SCC 30.21.025, SCC 30.22.100,
SCC 30.22.130, and SCC 30.91M.140

WHEREAS, the Snohomish County Council (Council) recognizes that decent housing in a suitable living environment is essential to the pursuit of a vital economy and a healthy community; and

WHEREAS, the Growth Management Act (GMA), chapter 36.70A RCW, and the Snohomish County Comprehensive Plan (GMACP) recognize the importance of availability of housing that people can afford as a pivotal element in the success of our communities; and

WHEREAS, nationwide, about fifty-five thousand mobile and manufactured home parks are home to roughly ten million residents, or three million five hundred thousand families, of which seventy-five percent are considered low-income; and

WHEREAS, in many markets, homes in mobile and manufactured home parks tend to remain affordable, compared to homes on fee-simple land; and

WHEREAS, new mobile homes generally sell for about a quarter of the price of new single-family units, with median sales prices for new mobile homes at fifty-one thousand dollars compared to two hundred twenty thousand dollars for new stick-built single-family units, according to the 2005 United States Census; and

WHEREAS, resident-owned mobile and manufactured home parks can remain accessible to low-income families as homes in these communities gain acceptance as a home ownership asset from low-income mortgage programs like the American Downpayment Dream Initiative and the dozens of other demand-side programs; and

WHEREAS, although mobile and manufactured home park closures and resident displacement is not a new threat to their residents and families, an ever-growing number of parks are coming under threat of closure as cities, suburbs and outlying areas expand and the underlying property becomes increasingly valuable for development; and

WHEREAS, mobile home and manufactured home park residents are vulnerable to displacement because, although they own their homes, they do not own the land upon which their homes rest; and

WHEREAS, this expanding pace and scale of closures has sent thousands of mostly low- and moderate-income mobile home owners scrambling to relocate; and

WHEREAS, although they are commonly referred to as "mobile" homes, this is misleading because most mobile homes are not easily moved. In fact, most mobile homes are

1 not moved again once they leave the dealer's lot, due to the high expense of moving and the
2 potential for significant structural damage during a move, especially for older mobile homes; and
3

4 WHEREAS, even though most residents of mobile and manufactured home parks are
5 long-term members of their local communities, when a park owner decides to sell, the residents
6 usually find themselves faced with eviction and few alternative rental spaces which would allow
7 them to maintain ties with their local communities; and
8

9 WHEREAS, several factors are driving the closures, such as landowners having the
10 opportunity to make large profits because of rising land values and the cost of maintaining often-
11 deteriorating infrastructure within mobile and manufactured home parks; and
12

13 WHEREAS, on June 1, 2006, the County launched "Everyone at Home Now," a 10-year
14 strategic plan to provide safe and affordable housing to all citizens of Snohomish County and
15 end homelessness in Snohomish County by 2016; and
16

17 WHEREAS, on April 25, 2007, the Council adopted Amended Ordinance No. 07-029
18 creating the Mobile Home Park zone to promote the voluntary retention of mobile and
19 manufactured home parks as a source of affordable detached single-family and senior housing;
20 and
21

22 WHEREAS, Amended Ordinance No. 07-029 did not achieve its intended result,
23 because there were no applications for voluntary application of the Mobile Home Park zone and
24 the displacement of mobile and manufactured home park residents continues unabated; and
25

26 WHEREAS, on April 23, 2008, the Council adopted Emergency Ordinance No. 08-070,
27 enacting an interim zoning ordinance and interim official control pursuant to RCW 36.70A.390;
28 and
29

30 WHEREAS, on October 20, 2008, the Council adopted Amended Emergency Ordinance
31 No. 08-107 extending the provisions of Emergency Ordinance No. 08-070 until April 23, 2009;
32 and
33

34 WHEREAS, on April 8, 2009, the Council adopted Emergency Ordinance No. 09-017
35 extending the provisions of Emergency Ordinance No. 08-070 until October 23, 2009; and
36

37 WHEREAS, a subcommittee of the Housing and Homelessness Policy Oversight
38 Committee was appointed to review, analyze and make recommendations for amendments to
39 the comprehensive plan and development regulations deemed appropriate to serve the public
40 health, safety and welfare in Snohomish County to provide for affordable housing in the County;
41 and
42

43 WHEREAS, the subcommittee worked with a stakeholder group comprising mobile
44 home owners, mobile and manufactured home park owners, and affordable housing
45 representatives and other interested stakeholders; and
46

47 WHEREAS, based on the recommendations of the subcommittee, the Council has now
48 adopted new General Policy Plan (GPP) policies in the GMACP; and
49

1 WHEREAS, the proposed code amendments and areawide rezone implement policy
2 changes to the Land Use and Housing elements; and
3

4 WHEREAS, the proposed amendments rezone existing mobile and manufactured home
5 parks to the "Mobile Home Park (MHP)" zone to assist in the preservation of mobile and
6 manufactured home parks in residentially designated parts of the unincorporated urban growth
7 area; and
8

9 WHEREAS, the proposed areawide rezones implement and are consistent with the
10 GMACP and FLUM; and
11

12 WHEREAS, the proposed areawide rezones are necessary to achieve consistency
13 between the GMACP and development regulations; and
14

15 WHEREAS, a determination of non-significance (DNS) was issued on August 22, 2008,
16 for the adoption of Amended Emergency Ordinance No. 08-107. Addendum #16, was issued
17 on July 14, 2009, and Addendum #19, was issued on October 5, 2009, to the final
18 environmental impact statement (FEIS) for the GPP Ten-Year Update issued on December 13,
19 2005, for the proposed GPP Text and Future Land Use Map amendments and amendments to
20 Title 30 SCC and areawide rezones. These addenda will not significantly change the analysis
21 contained in the FEIS prepared in 2005 for the GPP, and will not identify new or significantly
22 different environmental impacts; and
23

24 WHEREAS, on July 28, 2009, after proper notice including individual direct mail notice to
25 affected property owners, the Snohomish County Planning Commission (planning commission)
26 held a public hearing to receive public testimony concerning the GPP Text and Future Land Use
27 Map amendments and amendments to Title 30 SCC and areawide rezones; and
28

29 WHEREAS, on August 4, 2009, the planning commission deliberated on the proposed
30 GPP Text and Future Land Use Map amendments and amendments to Title 30 SCC and
31 areawide rezones as recommended by PDS at an advertised public meeting; and
32

33 WHEREAS, at the conclusion of its deliberations the planning commission voted to
34 recommend adoption of the proposed GPP Text and Future Land Use Map amendments, with
35 certain modifications, and amendments to Title 30 SCC and areawide rezones as enumerated
36 in its recommendation letter of August 11, 2009; and
37

38 WHEREAS, on October 7, 2009, continued to October 14, 2009, the Council held public
39 hearings after proper notice, heard public testimony related to the proposed GPP Text and
40 Future Land Use Map amendments and amendments to Title 30 SCC and areawide rezones,
41 and considered the entire record, including the planning commission's recommendations on the
42 proposed GPP Text and Future Land Use Map amendments and amendments to Title 30 SCC
43 and areawide rezones and amendments proposed by the Council; and
44

45 WHEREAS, after the public hearings, the Council deliberated on the proposed areawide
46 rezones and the amendments to Title 30 SCC; and
47

48 WHEREAS, on October 14, 2009, the Council approved Amendment Sheets 1, 2, 3, 6, 8
49 and 9 as found in the record at Exhibits 3.6.002, 3.6.003, 3.6.004, 3.6.007, 3.6.009 and 3.6.012
50 respectively;
51

1
2 NOW, THEREFORE, BE IT ORDAINED
3

4 **Section 1.** The Council makes the following findings:
5

6 A. The Council adopts and incorporates the foregoing recitals as findings as if set forth fully
7 herein.
8

9 B. The Council adopts the following additional findings of fact related to the areawide rezones:

- 10 1. The proposed amendment to SCC 30.21.025 is necessary to revise the intent of the
11 Mobile Home Park (MHP) zone. The proposal adds language to clarify the applicability,
12 permitted uses and the purpose of the zone.
- 13 2. The proposed amendment to SCC 30.91M.140 is necessary to add language clarifying
14 that manufactured home parks are also included in the definition of "Mobile Home Park."
- 15 3. There has been early and continuous public participation in the review of the proposed
16 amendments.
- 17 4. The general public, various interested agencies and parties were notified of public
18 hearings by means of legal notices, including publication in a newspaper of general
19 circulation and posting of the affected properties, notice on the county website, and
20 direct mail notices to affected property owners.
- 21 5. The planning commission held public hearings on the proposed code and zoning map
22 amendments on July 28, 2009, held deliberations, and forwarded a recommendation to
23 the Council.
- 24 6. After proper notice, the Council held public hearings on October 7, 2009, continued to
25 October 14, 2009, to consider the entire record and hear public testimony on Ordinance
26 No. 09-096 adopting code and zoning map amendments to implement the FLUM.

27 C. This is a non-project action under the State Environmental Policy Act (SEPA), chapter
28 43.21C RCW, and therefore, the Department of Planning and Development Services (PDS)
29 issued an Addendum 16 on July 14, 2009, and Addendum 19 on October 5, 2009, to the
30 Final Environmental Impact Statement for the Snohomish County GMA Comprehensive Plan
31 10-Year Update.

32 D. The Council adopts and incorporates the findings of Amended Ordinance No. 09-095 as if
33 set forth fully herein.

34 E. The proposed code amendments implement GMACP Policies LU 2.D.1 and LU 2.D.2.

35 F. The proposed code amendments implement GMACP Policies HO 1.B.1 and 1.B.3.

36
37 G. The policy goal of preserving affordable home ownership through the Mobile Home Park
38 Zone is not served by preserving rental housing, where neither the home nor the underlying
39 land is owned by the resident. The Lakeview and Admiralty Way Mobile home parks are
40 wholly owned by one entity and the housing at these parks is rental housing. Placing them
41 in the Mobile Home Park zone would not further the preservation of mobile home ownership.
42 The proposed amendments to exclude the Lakeview and Admiralty Way mobile home parks
43 are necessary to remove them from the Mobile Home Park Zone.
44

- 1 H. The Washington State Attorney General is directed under RCW 36.70A.370 to advise state
2 agencies and local governments on an orderly, consistent process that better enables
3 government to evaluate proposed regulatory actions to assure that the actions do not result
4 in the unconstitutional taking of private property or violate substantive due process
5 guarantees.
6
- 7 I. The Washington State Attorney General issued an advisory memorandum in December of
8 2006 entitled Advisory Memorandum: Avoiding Unconstitutional Takings of Private Property
9 to help local governments avoid the unconstitutional taking of private property.
10
- 11 J. The 2006 advisory memorandum was used by the County in objectively evaluating the
12 regulatory changes proposed by this ordinance and by Amended Ordinance No. 09-095.
13
- 14 K. The County Council has considered and assessed potential constitutional issues related to
15 the regulations proposed by this ordinance including, but not limited to: whether the
16 proposed regulations will result in a permanent or temporary physical occupation of private
17 property; whether the proposed regulations will deprive affected property owners of all
18 economically viable uses of their properties; whether the proposed regulations will deny or
19 substantially diminish a fundamental attribute of property ownership; whether the proposed
20 regulations require a property owner to dedicate a portion of property or to grant an
21 easement; and whether the proposed regulations will have a severe impact on the property
22 owners' economic interests.
23
- 24 L. The County Council has balanced the affected property owners' economic impacts with the
25 extent to which the proposed regulations impact legitimate and long-standing expectations
26 about the use of the properties and the character of the proposed regulations.
27
- 28 M. The regulations proposed by this ordinance are reasonably related to and necessary for the
29 advancement of the GMA's goal of encouraging the availability of affordable housing to all
30 economic segments of the County.
31
- 32 N. The regulations proposed by this ordinance are reasonably related to and necessary for the
33 advancement of the GMA's goal of promoting a variety of residential densities and housing
34 types in the County.
35
- 36 O. The regulations proposed by this ordinance are reasonably related to and necessary for the
37 advancement of the GMA's goal of encouraging the preservation of existing housing stock in
38 the County.
39
- 40 P. The additional permitted, conditional, and administrative uses proposed by the amendments
41 help ensure that the County's actions do not result in an unconstitutional taking.
42
- 43 Q. The County's designation of most, but not all, existing mobile home parks to be included in
44 the MHP zone is not discriminatory because, as the record reflects, rational and legitimate
45 reasons support the exclusion of some parks including:
46
- 47 1. Existing parks in urban lands designated for commercial and industrial development
48 are not appropriate long term locations for a residential use such as mobile home
49 parks. The owners of those properties should be encouraged to convert to
50 commercial and industrial uses as planned.

- 1
2 2. Existing parks in rural areas have been excluded because it is inappropriate to allow
3 urban levels of density in rural areas. Existing parks in rural areas are allowed to
4 continue as nonconforming uses. Additionally, many residents of mobile home parks
5 are low income and/or senior citizens. Mobile home parks should be encouraged in
6 urban areas which are closer to public transit, jobs, medical providers, schools,
7 shopping and other necessary services.
8
9

10 **Section 2.** The Council makes the following conclusions, based on its findings of facts and on
11 the entire record of testimony and exhibits, including all written and oral testimony before the
12 planning commission and the Council.
13

- 14 A. The areawide rezones, as mapped in Exhibits A through U and described in Exhibit V, are
15 consistent with and implement the GMACP and FLUM.
16 B. SEPA requirements with respect to this non-project action have been satisfied through the
17 July 14, 2009, issuance of Addendum 16 and the October 5, 2009, issuance of Addendum
18 19 to the Final Environmental Impact Statement for the Snohomish County GMA
19 Comprehensive Plan 10-Year Update.
20 C. This action rezones a total of 320 acres of unincorporated properties. These areas are
21 shown in Exhibits A through U, attached hereto and incorporated herein by this reference as
22 if fully set forth.
23 D. The Council concludes that the areawide rezones comply with the GPP and Title 30 SCC,
24 the Unified Development Code (UDC).
25 E. The areawide rezones bear a substantial relationship to the public health, safety and
26 welfare.
27 F. There has been early and continuous public participation in the review of the proposed
28 areawide rezones, as required by the GMA and consistent with chapter 30.73 SCC.
29 G. The proposal has been broadly disseminated and opportunities have been provided for
30 written comments and public hearing after effective notice.
31 H. The Council adopts and incorporates the conclusions of Amended Ordinance No. 09-095 as
32 if set forth fully herein.
33
34 I. The regulations proposed by this ordinance do not result in an unconstitutional taking of
35 private property for a public purpose.
36

37 **Section 3.** The Council bases its findings and conclusions on the entire record of the planning
38 commission and the Council, including all testimony and exhibits. Any finding, which should be
39 deemed a conclusion, and any conclusion which should be deemed a finding, is hereby adopted
40 as such.
41

1 **Section 4.** Based on the foregoing findings and conclusions, the Council adopts the areawide
2 rezones as mapped on the following documents which are attached hereto and incorporated by
3 reference as if fully set forth herein:
4

5 Maps showing the rezones incorporated herein as Exhibits A through U.
6 Description of acreage incorporated herein as Exhibit V.
7

8 **Section 5.** Snohomish County Code Section 30.21.025 last amended by Amended Ord. No.
9 07-029 on April 25, 2007, is amended to read:
10

11 **30.21.025 Intent of zones.**

12 This section describes the intent of each use zone. Snohomish County's use zones are
13 categorized and implemented consistent with the comprehensive plan. The comprehensive plan
14 establishes guidelines to determine compatibility and location of use zones. The intent of each
15 zone is established pursuant to SCC Table 30.21.020 and is set forth below in SCC
16 30.21.025(1) - (4).

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

21 (a) Single Family Residential. The intent and function of single family residential zones is
22 to provide for predominantly single family residential development that achieves a minimum net
23 density of four dwelling units per net acre. These zones may be used as holding zones for
24 properties that are designated urban medium-density residential, urban high-density residential,
25 urban commercial, urban industrial, public/institutional use (P/IU), or other land uses in the
26 comprehensive plan. The official Snohomish County zoning maps prepared pursuant to SCC
27 30.21.030 shall use the suffix "P/IU" to indicate all areas in which these zones implement the
28 P/IU designation (e.g., R-7,200-P/IU). Single family residential zones consist of the following:

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

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

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

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

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

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

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

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

7 (iv) Mobile Home Park (MHP) The intent and function of the Mobile Home Park zone is
8 to provide and preserve high density, affordable residential development consisting of mobile
9 homes for existing mobile home parks as a source of affordable detached single-family and
10 senior housing. This zone is assigned to existing mobile home parks which contain rental pads,
11 as opposed to fee simple owned lots, and as such are more susceptible to future development.

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

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

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

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

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

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

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

1 may also provide for residential development where sites are large and where compatibility can
2 be assured for on-site mixed uses and for uses on adjacent properties;

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

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

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

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

21 (i) Business Park (BP). See description under SCC 30.21.025(1)(c)(vi);

22 (ii) Light Industrial (LI). See description under SCC 30.21.025(1)(c)(vii);

23 (iii) Heavy Industrial (HI). See description under SCC 30.21.025(1)(c)(viii); and

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

44 (c) Rural-5 Acre (R-5). The intent and function of the rural-5 acre zone is to maintain
45 rural character in areas that lack urban services. Land zoned R-5 and having an RA overlay,
46 depicted as R-5-RA on the official zoning map, is a Transfer of Development Rights (TDR)
47 receiving area and, consistent with the comprehensive plan, will be retained in the R-5 RA zone
48 until regulatory controls are in place which ensure that TDR certificates issued pursuant to SCC
49 30.35A.050 will be required for development approvals within the receiving area;

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

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

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

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

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

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

32 (b) Forestry and Recreation (F&R). The intent and function of the forestry and recreation
33 zone is to provide for the development and use of forest land for the production of forest
34 products as well as certain other compatible uses such as recreation, including recreation uses
35 where remote locations may be required, and to protect publicly-owned parks in UGAs;

36 (c) Agriculture-10 Acre (A-10). The intent and function of the agricultural-10 acre zone is:
37 (i) To implement the goals and objectives of the County General Policy Plan, which
38 include the goals of protecting agricultural lands and promoting agriculture as a component of
39 the County economy;

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

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

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

48 (A) Storage and refrigeration of regional agricultural products;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

43 (b) Rural Conservation (RC);

44 (c) Rural Use (RU);

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

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

47 (f) Waterfront beach (WFB).

1 **Section 6.** Snohomish County Code Section 30.22.100, last amended by Amended Ord. No.
2 08-101 on January 21, 2009, is amended to read:

TYPE OF USE	R9,600 ⁵⁵	R8,400 ⁵⁵	R7,200 ⁵⁵	T	LDMR	MR	NB ¹⁰³	PCB ¹⁰⁵	CB	GC	FS	IP ⁷⁵	BP	LI ^{65,76}	HI ⁶⁵	MHP ¹¹⁴
Accessory Apartment ⁶²	A	A	A	A	A	A	A		A	A						
Adult Entertainment Business/Use ⁶⁷												P		P	P	
Agriculture ⁴¹	P	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 ⁸⁵	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										C
Billboards ⁴⁶														P	P	
Boarding House	P ¹⁵	P ¹⁵	P ¹⁵		P	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						
Caretaker's Quarters												P	P	P	P	
Cemetery, Columbarium, Crematorium, Mausoleum ⁴¹	C	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							P	P	P	P		P	P	P	P	
Clubhouse					C	C	C	P	P	P		P	P	P	P	P

TYPE OF USE	R9,600 ⁸⁸	R8,400 ⁸⁸	R7,200 ⁸⁸	T	LDMR	MR	NB ¹⁰⁸	PCB ¹⁰⁸	CB	GC	FS	IP ¹⁶	BP	LJ ^{66,76}	HI ⁸⁵	MHP ¹¹⁶
Cold Storage										P		P	P	P	P	
Commercial Vehicle Storage Facility										P		P	P	P	P	
Community Club	C	C	C	C	C	C	C		P	P		P	P	P	P	P
Community Facilities for Juveniles ¹⁰³																
1 to 8 Resident Facility	P	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	P
Construction Contracting										P		P	P	P	P	
Country Club	C	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	C	P	P	P	P	P	P	P	P	P	A
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																
Dock & Boathouse, Private, Non-commercial ^{3,41}																
Drug Store	P	P	P	P	P	P	P	P	P	P	P ² ₂	P	P	P	P	
Dwelling, Attached Single Family	P	P	P	P	P	P	P	P	P	P						
Dwelling, Cottage Housing ¹¹⁶	A	A	A	A	A	A										
Dwelling, Duplex	P ⁴²	P ⁴²	P ⁴²	P	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						P
Dwelling, Multifamily																
Dwelling, Single Family	P	P	P	P	P	P	P	P	P	P			P ⁵¹			
Dwelling, Townhouse ⁵			A	P	P	P	P ⁴	P	P	P			P ⁵¹			P
Explosives, Manufacturing																
Explosives, Storage												P	P			P

TYPE OF USE	R9,600 ⁴⁵	R8,400 ⁴⁶	R7,200 ⁴⁷	T	LDMR	MR	NB ¹⁰⁸	PCB ¹⁰⁵	CB	GC	FS	IP ⁷¹	BP	LI ^{65,76}	HJ ⁶⁵	MHP ¹¹⁴
Extraction of Animal or Fish Fat or Oil												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	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	P	
401 to 5,000 sq ft ⁹⁹																
Farmers Market ⁹³										P			P	P	P	
Financial Institutions									P	P		P	P	P	P	
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																
Foster Home	P	P	P	P	P	P	P		P	P						P
Fuel & Coal Yard										P		P	P	P	P	

TYPE OF USE	R9,600 ⁵⁴	R8,400 ⁵⁴	R7,200 ⁵⁴	T	LDMR	MR	NB ¹⁰⁸	PCB ¹⁰⁸	CB	GC	FS	IP ⁷⁶	BP	L ^{66,76}	HI ⁶⁵	MHP ¹¹⁴
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	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	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	A
4,001 sq ft and Greater ^{41,59}	C	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 greater ^{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}																
Greenhouse, Lath House, & Nurseries: ⁵² Retail	C	C	C	C	C	C	C	P	P	P		P	P	P	P	
Greenhouse, Lath House, & Nurseries: ⁵² Wholesale							P	P	P	P						
Grocery Store							P	P	P	P		P	P	P	P	
Grooming Parlor																
Guesthouse ⁸⁵	P	P	P		P	P	P	P	P	P			P ⁸³	P	P	P
Gymnasium								P	P	P						
Hardware Store								P	P	P						
Hazardous Waste Storage & Treatment Facilities, Offsite ⁸⁶																

TYPE OF USE	R9,600 ⁸⁸	R8,400 ⁸⁴	R7,200 ⁸⁸	T	LDMR	MR	NB ¹⁰⁸	PCB ¹⁰⁸	CB	GC	FS	IP ⁷⁶	BP	LJ ^{65,76}	HJ ⁶⁵	MHP ¹¹⁴
Hazardous Waste Storage & Treatment Facilities, Onsite ⁶⁵																
Health and Social Service Facility ⁹⁰																
Level I	P	P	P	P	P	P	P	P	P	P	P	P	P			P
Level II ⁴¹	C	C	C	C	C	C	C	C	C	C	C	C	C			C
Level III																C
Home Improvement Center									P ⁸⁶	P				P	P	
Home Occupation ¹¹	P	P	P	P	P	P	P		P	P						P
Hotel/Motel					C	C		P	P	P				P ⁸⁹		
Junkyard														C ⁴⁴	P ⁴⁴	
Kennel, ⁴¹ Commercial ¹²	C	C	C						P	P		P	P	P	P	
Kennel, ⁴¹ Private-Breeding ¹³	P	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		P	P			
Laboratory																
Library ⁴¹	C	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																
Locksmith									P ⁸⁶	P		P	P	P	P	
Lumberyard																
Manufacturing, Heavy ⁸²												P				
Manufacturing-All Other Forms Not Specifically Listed ⁸³																
Massage Parlor																
Medical Clinic ²⁹									P	P		P	P	P	P	
Mini Self-Storage					C	C	P	P	P	P		P	P	P	P	
Mobile Home Park ³⁸								P								
Mobile Home & Travel Trailer Sales					C	C			C	C						P

TYPE OF USE	R9,600 ⁸⁸	R8,400 ⁸⁸	R7,200 ⁸⁸	T	LDMR	MR	NB ¹⁰³	PCB ¹⁰³	CB	GC	FS	IP ⁷⁶	BP	LJ ^{65,76}	HI ⁶⁵	MHP ¹¹⁴
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 ¹¹³		C ¹¹³	C ¹¹³	C ¹¹³	C ¹¹³	
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	
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, 105, 106}	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	C
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					C
Rendering of Fat, Tallow, or Lard												P				
Restaurant							P	P	P	P	P	P ⁴⁹	P ⁴⁹	P	P	
Retail Store							P	P	P ⁸⁶	P			P ⁵³	P	P	
Retirement Apartments				P	P	P	P	P	P	P						P

TYPE OF USE	R9,600 ⁵⁸	R8,400 ⁵⁸	R7,200 ⁵⁸	T	LDMR	MR	NB ¹⁰⁰	PCB ¹⁰⁰	CB	GC	FS	IP ⁷⁶	BP	LI ^{55,76}	HI ⁵⁶	MHP ¹¹⁴
Retirement Housing				P	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, 58}	C	C	C		C	C			P	P		P	P	P	P	
College ^{41, 58}	C	C	C		C	C			P	P		P	P	P	P	
Other ^{41, 58}					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 ⁸²												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	
Storage Structure, Accessory ⁶⁰																
Up to 2,400 sq ft	P	P	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	P	P
2,401 - 4,000 on Less than 3 acres ^{41, 59}	A	A	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	C	C

TYPE OF USE	R9,500 ⁶⁵	R8,400 ⁶⁵	R7,200 ⁶⁵	T	LDMR	MR	NB ¹⁰⁸	PCB ¹⁰⁸	CB	GC	FS	IP ⁷⁵	BP	LJ ^{65,75}	HI ⁶⁵	MHP ¹¹⁴
Storage Structure, Non-accessory ⁶⁰ Up to 2,400 sq ft	P	P	P	P	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	C	C	C	C
Studio ⁴¹	C ⁷⁷	C ⁷⁷	C ⁷⁷		C ⁷⁷	C ⁷⁷	P	P ⁸⁶	P	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	P
Tannery												P				
Tar Distillation or Manufacturing												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 ¹⁶	A	A	A	A	A	A	A	A	A	A	A					
Temporary Residential Sales Coach ⁷³	A	A	A	A												
Temporary Woodwaste Recycling ⁶³														A	A	
Temporary Woodwaste Storage ⁶³														A	A	
Tire Store							P	P	P ⁸⁶	P				P	P	
Tool Sales & Rental									P ⁸⁶	P				P	P	
Transit Center	C	C	C	C	C	C	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
Utility Facilities-All Other Structures ^{27, 41}	C	C	C	C	C	C	C	P	P ⁸⁶	P	C	P	P	P	P	C
Veterinary Clinic					C	C	P	P	P ⁸⁶	P		P	P	P	P	
Warehousing										P		P	P	P	P	

TYPE OF USE	R9,600 ⁶⁸	R8,400 ⁶⁸	R7,200 ⁶⁸	T	LDMR	MR	NB ¹⁰⁸	PCB ¹⁰⁸	CB	GC	FS	IP ⁷⁴	BP	LI ^{65,76}	HJ ⁶⁵	MHP ¹¹⁴
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	

1

1
2
3 **Section 7.** Snohomish County Code Section 30.22.130, last amended by Emergency
4 Ordinance No. 09-017, on April 8, 2009 is amended to read:
5

6 **30.22.130 Reference notes for use matrix.**

7 (1) Airport, Stage 1 Utility:

8 (a) Not for commercial use and for use of small private planes; and

9 (b) In the RU zone, they shall be primarily for the use of the resident property owner.

10 (2) Day Care Center:

11 (a) In WFB, R-7,200, R-8,400, R-9,600, R-12,500, R-20,000, and SA-1 zones, shall only
12 be permitted in connection with and secondary to a school facility or place of worship; and

13 (b) Outdoor play areas shall be fenced or otherwise controlled, and noise buffering
14 provided to protect adjoining residences.

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

16 (a) The height of any covered over-water structure shall not exceed 12 feet as measured
17 from the line of ordinary high water;

18 (b) The total roof area of covered, over-water structures shall not exceed 1,000 square
19 feet;

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

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

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

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

31 (4) Dwelling, Single family: In PCB zones, shall be allowed only if included within the same
32 structure as a commercial establishment. In the MHP zone, single family detached dwellings are
33 limited to one per existing single legal lot of record.

34 (5) Dwelling, Townhouse shall be:

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

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

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

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

42 (6) Dwelling, Mobile Home:

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

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

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

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

49 (ii) a perimeter masonry foundation;

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

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

3 (7) Fallout Shelter, Joint, by two or more property owners:
4 Side and rear yard requirements may be waived by the department along the boundaries lying
5 between the properties involved with the proposal, and zone; provided that its function as a
6 shelter is not impaired.

7 (8) Family Day Care Home:

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

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

11 (9) Farm Stand:

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

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

16 (10) Farm Worker Dwelling:

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

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

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

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

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

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

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

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

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

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

42 (c) No amusement devices for hire are permitted.

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

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

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

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

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

3 (18) Temporary Dwelling for a relative:

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

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

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

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

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

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

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

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

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

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

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

26 (19) Recreational Vehicle:

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

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

30 (c) Shall be limited in the floodways to day use only (dawn to dusk) during the flood
31 season (October 1 through March 30) with the following exceptions:

32 (i.) Recreational vehicle use associated with a legally occupied dwelling to accommodate
33 overnight guests for no more than a 21-day period;

34 (ii.) Temporary overnight use by farm workers on the farm where they are employed
35 subject to SCC 30.22.130(19)(a) and (b) above; and

36 (iii) Subject to SCC 30.22.130(19)(a) and (b) above and SCC 30.22.120(7)(b), temporary
37 overnight use in a mobile home park, which has been in existence continuously since 1970 or
38 before, that provides septic or sewer service, water and other utilities, and that has an RV flood
39 evacuation plan that has been approved and is on file with the Department of Emergency
40 Management and Department of Planning and Development Services.

41 (20) Ultralight Airpark:

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

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

47 (c) Approval shall be dependent upon a determination by the county decision maker that
48 all potential impacts such as noise, safety hazards, sanitation, traffic, and parking are
49 compatible with the site and neighboring land uses, particularly those involving residential uses
50 or livestock or small animal husbandry; and further that the proposed use can comply with

1 Federal Aviation Administration regulations (FAR Part 103), which state that ultralight vehicle
2 operations will not:

- 3 (i) create a hazard for other persons or property;
- 4 (ii) occur between sunset and sunrise;
- 5 (iii) occur over any substantially developed area of a city, town, or settlement,
6 particularly over residential areas or over any open air assembly of people; or
- 7 (iv) occur in an airport traffic area, control zone, terminal control area, or positive
8 control area without prior authorization of the airport manager with jurisdiction.

9 (21) Craft Shop:

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

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

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

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

21 (25) Rural Industry:

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

31 (26) Sawmill, Shake and Shingle Mill:

- 32 (a) Such uses shall not include the manufacture of finished wood products such as
33 furniture and plywood, but shall include lumber manufacturing;
- 34 (b) The number of employees shall not exceed 25 during any eight-hour work shift;
- 35 (c) All operations shall be carried out in a manner so as to avoid the emission or creation
36 of smoke, dust, fumes, odors, heat, glare, vibration, noise, traffic, surface water drainage,
37 sewage, water pollution, or other emissions which are unduly or unreasonably offensive or
38 injurious to properties, residents or improvements in the vicinity; and
- 39 (d) Sawmills and shakemills adjacent to a state highway in the RU zone shall provide 25
40 feet of Type A landscaping as defined in SCC 30.25.017.

41 (27) Governmental and Utility Structures and Facilities:

42 Special lot area requirements for this use are contained in SCC 30.23.200.

43 (28) Excavation and Processing of Minerals:

44 (a) This use, as described in SCC 30.31D.010(2), is allowed in the identified zones only
45 where these zones coincide with the mineral lands designation in the comprehensive plan
46 (mineral resource overlay or MRO), except for the MC zone where mineral lands designation is
47 not required.

48 (b) An Administrative Conditional Use Permit or a Conditional Use Permit is required
49 pursuant to SCC 30.31D.030.

1 (c) Excavation and processing of minerals exclusively in conjunction with forest practices
2 regulated pursuant to chapter 76.09 RCW is permitted outright in the Forestry zone.

3 (29) Medical Clinic, Licensed Practitioner: A prescription pharmacy may be permitted when
4 located within the main building containing licensed practitioner(s).

5 (30) Forest Industry Storage & Maintenance Facility (except harvesting) adjacent to property
6 lines in the RU zone shall provide 15-foot wide Type A landscaping as defined in SCC
7 30.25.017.

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

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

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

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

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

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

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

23 (32) Campground:

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

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

26 (33) Commercial Vehicle Home Basing:

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

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

30 (c) The vehicles shall be in operable conditions.

31 (34) Distillation of Alcohol:

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

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

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

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

39 (36) Mobile Home and Travel Trailer Sales:

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

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

46 (c) The conditional use permit shall include a condition requiring mandatory review by
47 the hearing examiner at intervals not to exceed five years for the express purpose of evaluating
48 the continued compatibility of the use with other IP uses. The review required herein is in
49 addition to any review which may be held pursuant to SCC 30.42B.100, SCC 30.42C.100 and
50 SCC 30.43A.100;

- 1 (d) Such use shall not be deemed to be outside storage for the purpose of SCC
2 30.25.024; and
- 3 (e) Such use shall be temporary until business or industrial development is timely on the
4 site or on nearby IP designated property.
- 5 (37) Small Animal Husbandry: There shall be a five-acre minimum site size.
- 6 (38) Mobile Home Park: Such development must fulfill the requirements of chapter 30.42E
7 SCC.
- 8 (39) Sludge Utilization: See SCC 30.28.085.
- 9 (40) Homestead Parcel: See SCC 30.28.055.
- 10 (41) Special Setback Requirements for this use are contained in SCC 30.23.110(20).
- 11 (42) Minimum Lot Size for duplexes shall be one and one-half times the minimum lot size for
12 single family dwellings. In the RU zone, this provision only applies when the minimum lot size
13 for single family dwellings is 12,500 square feet or less.
- 14 (43) Petroleum Products and Gas, Bulk Storage:
- 15 (a) All above ground storage tanks shall be located 150 feet from all property lines; and
16 (b) Storage tanks below ground shall be located no closer to the property line than a
17 distance equal to the greatest dimensions (diameter, length or height) of the buried tank.
- 18 (44) Auto Wrecking Yards and Junkyards: A sight-obscuring fence a minimum of seven feet
19 high shall be established and maintained in the LI zone. For requirements for this use, SCC
20 30.25.020 and 30.25.050 applies.
- 21 (45) Antique Shops when established as a home occupation as regulated by SCC
22 30.28.050(1); provided further that all merchandise sold or offered for sale shall be
23 predominantly "antique" and antique-related objects.
- 24 (46) Billboards: See SCC 30.27.080 for specific requirements.
- 25 (47) Nursery, Wholesale: In R-20,000 zone, a wholesale nursery is permitted on three acres
26 or more; a conditional use permit is required on less than three acres.
- 27 (48) Stockyard and Livestock Auction Facility: The minimum lot size is 10 acres.
- 28 (49) Restaurants and Personal Service Shops: Located to service principally the constructed
29 industrial park uses.
- 30 (50) Sludge Utilization: A conditional use permit is required for manufacture of materials by a
31 nongovernmental agency containing stabilized or digested sludge for a public utilization.
- 32 (51) Single Family and Multifamily Dwellings are a prohibited use, except for the following:
- 33 (a) Existing dwellings that are nonconforming as a result of a county-initiated rezone to
34 BP may make improvements or additions provided such improvements are consistent with the
35 bulk regulations contained in chapter 30.23 SCC; provided further that such improvements do
36 not increase the ground area covered by the structural portion of the nonconforming use by
37 more than 100 percent of that existing at the existing date of the nonconformance; and
38 (b) New single family and multifamily dwellings in the BP zone authorized pursuant to
39 the provisions of SCC 30.31A.140.
- 40 (52) Greenhouses, Lath Houses, and Nurseries:
- 41 (a) Incidental sale of soil, bark, fertilizers, plant nutrients, rocks, and similar plant
42 husbandry materials is permitted;
- 43 (b) The sale of garden tools and any other hardware or equipment shall be prohibited;
44 and
- 45 (c) There shall be no on-site signs advertising other than the principal use.
- 46 (53) Retail Store: See SCC 30.31A.120 for specific requirements for retail stores in the BP
47 zone.
- 48 (54) Retail Sales of Hay, Grain, and Other Livestock Feed are permitted on site in conjunction
49 with a livestock auction facility.

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

4 (56) Sludge Utilization only at a completed sanitary landfill or on a completed cell within a
5 sanitary landfill, subject to the provision of SCC 30.28.085.

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

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

8 (59) Detached accessory or non-accessory private garages and storage structures are subject
9 to the following requirements:

10 (a) Special setback requirements for these uses are contained in SCC 30.23.110(20);

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

13 (c) The following compatibility standards shall apply:

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

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

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

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

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

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

43 (ii) the site plan shall show the amount, type and spacing of proposed planting
44 materials. Plant materials, species and design shall be approved by the department.
45 Landscaping modifications, installation and maintenance requirements are regulated by SCC
46 30.25.040, SCC 30.25.043 and SCC 30.25.045. The minimum planting standards set forth at
47 SCC 30.25.015(5) and (6) shall apply;

48 (iii) at the director's discretion, existing natural vegetation or other adequate
49 visual screening located on the subject site may be approved in lieu of the requirements of SCC
50 30.22.130(59)(d)(ii) if it is determined that the existing screening or landscaping meets the intent

1 of SCC 30.22.130(59)(d). Photographs shall be submitted with the permit application and the
2 existing features shall be shown to scale on the site plan;

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

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

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

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

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

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

21 (62) Accessory Apartments: See SCC 30.28.010.

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

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

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

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

34 (67) Adult Entertainment Uses: See SCC 30.28.015.

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

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

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

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

44 (72) Equestrian Centers and Mini-equestrian Centers require the following:

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

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

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

1 (d) On sites located in RC and R-5 zones, Type A landscaping as defined in SCC
2 30.25.017 is required to screen any outside storage, including animal waste storage, and
3 parking areas from adjacent properties;

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

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

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

10 (73) Temporary Residential Sales Coach (TRSC):

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

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

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

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

19 (i) plat construction plans have been approved;

20 (ii) the fire marshal has approved the TRSC proposal;

21 (iii) proposed lot lines for the subject lot are marked on site; and

22 (iv) the site has been inspected for TRSC installation to verify compliance with all
23 applicable regulations and plat conditions, and to assure that grading, drainage, utilities
24 infrastructure, and native growth protection areas are not adversely affected.

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

28 (75) Model Hobby Park: SCC 30.28.060.

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

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

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

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

41 (c) Landscape buffers may be required to visually screen facility structures or outdoor
42 storage areas when the structures or outdoor storage areas are proposed within 100 feet of
43 adjacent residential, multiple family, and rural-zoned properties. The buffer shall be an effective
44 site obscuring screen consistent with Type A landscaping as defined in SCC 30.25.017.

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

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

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

48 (81) The construction contracting use in the Rural Business zone shall be subject to the
49 following requirements:

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

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

5 (c) In addition to the provisions of SCC 30.22.130(81)(b), not more than five commercial
6 vehicles or construction machines shall be stored outdoors and shall be screened in accordance
7 with SCC 30.25.020 and 30.25.032;

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

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

11 (82) Manufacturing, Heavy includes the following uses: Distillation of wood, coal, bones, or the
12 manufacture of their by-products; explosives manufacturing; manufacture of fertilizer; extraction
13 of animal or fish fat or oil; forge, foundry, blast furnace or melting of ore; manufacturing of acid,
14 animal black/black bone, cement or lime, chlorine, creosote, fertilizer, glue or gelatin, potash,
15 pulp; rendering of fat, tallow and lard, rolling or booming mills; tannery; or tar distillation and
16 manufacturing. See SCC 30.91M.028.

17 (83) "All other forms of manufacture not specifically listed" is a category which uses
18 manufacturing workers, as described under the Dictionary of Occupational Titles, published by
19 the US Department of Labor, to produce, assemble or create products and which the director
20 finds consistent with generally accepted practices and performance standards for the industrial
21 zone where the use is proposed. See SCC 30.91M.024 and 30.91M.026.

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

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

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

25 (87) Wedding Facility:

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

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

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

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

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

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

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

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

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

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

1 (89) Hotel/Motel uses are permitted in the Light Industrial zone when the following criteria are
2 met:

- 3 (a) The Light Industrial zone is located within a municipal airport boundary;
4 (b) The municipal airport boundary includes no less than 1000 acres of land zoned light
5 industrial; and
6 (c) The hotel/motel use is served by both public water and sewer.

7 (90) Health and social service facilities regulated under this title do not include secure
8 community transition facilities (SCTFs) proposed pursuant to chapter 71.09 RCW. See SCC
9 30.91H.095.

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

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

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

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

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

28 (93) Farmers Market: See SCC 30.28.036.

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

30 (95) Farmland Enterprise: See SCC 30.28.037.

31 (96) Public Events/Assemblies on Farmland: Such event or assembly shall:

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

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

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

35 (98) Recreational Facility Not Otherwise Listed in Ag-10 zone: See SCC 30.28.076.

36 (99) Farm Stand: See SCC 30.28.039.

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

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

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

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

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

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

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

8 (107) RESERVED for future use (R-5 w/MRO - DELETED by Ord. 07-090 effective
9 September 21, 2007)

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

14 (109) Privately operated off-road vehicle (ORV) use areas shall be allowed by conditional use
15 permit on Forestry and Recreation (F&R) zoned property designated Forest on the
16 comprehensive plan future land use map. These areas shall be identified by an F&R ORV suffix
17 on the zoning map. Privately operated ORV use areas are regulated pursuant to SCC
18 30.28.080, SCC 30.28.085 and other applicable county codes.

19 (110) Recreational Facility Not Otherwise Listed: Playing fields permitted in accordance with
20 chapter 30.33B SCC are allowed as a Permitted Use (P) when sited on designated recreational
21 land as identified on the future land use map in the county's comprehensive plan.

22 (111) Recreational Facility Not Otherwise Listed: Playing fields not permitted in accordance
23 with chapter 30.33B SCC are allowed as an Administrative Conditional Use (A) when sited on
24 designated recreational land as identified on the future land use map in the county's
25 comprehensive plan.

26 (112) Land zoned R-5 and having an RA overlay, depicted as R-5-RA on the official zoning
27 map, is a Transfer of Development Rights (TDR) receiving area and, consistent with the
28 comprehensive plan, will be retained in the R-5-RA zone until regulatory controls are in place
29 which ensure that TDR certificates issued pursuant to SCC 30.35A.050 will be required for
30 development approvals within the receiving area.

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

35 (114) ~~((Mobile Home Park zone:~~

36 ~~(a) The Mobile Home Park zone is intended to promote the retention of mobile home
37 parks as a source of affordable detached single family and senior housing. This zone is
38 assigned to certain existing mobile home parks which contain rental pads, or mobile home
39 condominium units as of April 8, 2009, as opposed to fee simple owned lots, and as such are
40 more susceptible to future development.~~

41 ~~(b) The only use permitted in the Mobile Home Park zone is mobile home parks,
42 including mobile home park condominiums for which the condominium declaration has been
43 recorded as of April 8, 2009. No other use is permitted on property zoned Mobile Home Park.
44 For any mobile home park regulated by a conditional use permit, an application for vacation of
45 the conditional use permit must be submitted for approval concurrently with rezone approval.))~~

46 RESERVED for future use (Mobile Home Park Zone - DELETED by Amended Ord. 09-096)

47 (115) This use is prohibited in the R-5 zone with the Mineral Resource Overlay (MRO). Public
48 park is a permitted use on reclaimed portions of mineral excavation sites with the MRO.

49

1 **Section 8.** Snohomish County Code Section 30.91M.140 last amended by Amended Ord. No.
2 02-064 on December 9, 2002 is amended to read:

3
4 **"Mobile home park"** means land under single ownership or control designed for the temporary
5 or permanent parking of three or more mobile homes used for human habitation where the
6 minimum lot area for each mobile home site is less than the requirements of this title for a single
7 family home and/or where an individual septic tank is not provided for each mobile home.

8 "Mobile home park" also includes a contiguous parcel of ground under single ownership or
9 control where the density of mobile homes is over three per acre. "Mobile Home Park" also
10 includes manufactured home parks. "Mobile home park" does not include land designed for the
11 display or sale of mobile homes.

12
13 **Section 9. Severability and savings.** If any section, sentence, clause, or phrase of this
14 ordinance shall be ruled to be invalid or unconstitutional by the Growth Management Hearings
15 Board or a court of competent jurisdiction, such ruling shall not affect the validity or
16 constitutionality of any other section, sentence, clause, or phrase of this ordinance, and the
17 section, sentence, clause, or phrase in effect prior to the effective date of this ordinance shall be
18 in full force and effect for that individual section, sentence, clause, or phrase as if this ordinance
19 had never been adopted.

20
21 **Section 10.** Snohomish County Emergency Ordinance No. 09-097 adopted on October 14,
22 2009, is repealed on the date this ordinance takes effect.

23
24
25 PASSED this 14th day of October, 2009.

26
27
28 SNOHOMISH COUNTY COUNCIL
29 Snohomish County, Washington

30
31 
32 _____
33 Mike Cooper
34 Chairperson

35
36 ATTEST:

37
38 
39 _____
40 Asst. Clerk of the Council

41
42
43 APPROVED AS TO FORM ONLY

44
45 _____
46 Deputy Prosecuting Attorney
47
48
49

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- APPROVED
- EMERGENCY
- VETOED

DATE: 10/30, 2009


Snohomish County Executive

ATTEST:



D-9

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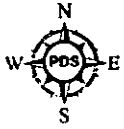
**Exhibits A-U
Amended Ordinance No. 09 - 096
Areawide Rezone Maps**

EXHIBIT A

Mobile Home Park Ordinance No. 09-096

Areawide Rezone

Avondale Mobile Home



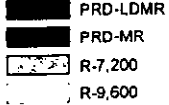
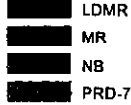
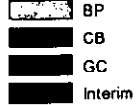
Adopted Rezones:



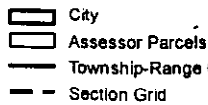
Avondale Mobile Home

Rezone Interim MHP to Mobile Home Park (MHP)

Existing Zoning:



UGA Boundary



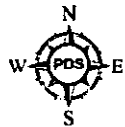
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 (\\p\gpcar\County\Council\MobileHomeParks\2009_Permanent_Rezone\Avondale_Zoning.mxd) 10/18/2009

EXHIBIT B

Mobile Home Park Ordinance No. 09-096

Areawide Rezone

Cardinal Estates Park & Frontier Mobile Manor



Adopted Rezones:



Rezone Interim MHP to
Mobile Home Park (MHP)

Existing Zoning:

- Interim MHP
- LDMR
- NB
- R-7,200
- R-7,200(PRD)
- R-9,600(PRD)

- UGA Boundary
- City
- Assessor Parcels
- Township-Range Grid
- Section Grid



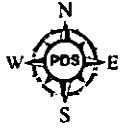
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(\\planning\carta\County\Council\MobileHomeParks\2009_Permanent_Rezone\Cardinal_Frontier_Zoning.mxd) 10/16/2009

EXHIBIT C

Mobile Home Park Ordinance No. 09-096

Areawide Rezone

Carriage Club Estates



Adopted Rezones:



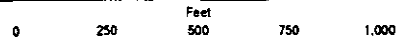
Carriage Club Estates

Rezone Interim MHP to Mobile Home Park (MHP)

Existing Zoning:

- BP
- CB
- GC
- Interim MHP
- LDMR
- LI
- MR
- PCB
- PRD-7,200
- R-7,200
- R-8,400
- R-9,600

- UGA Boundary
- City
- Assessor Parcels
- Township-Range Grid
- Section Grid



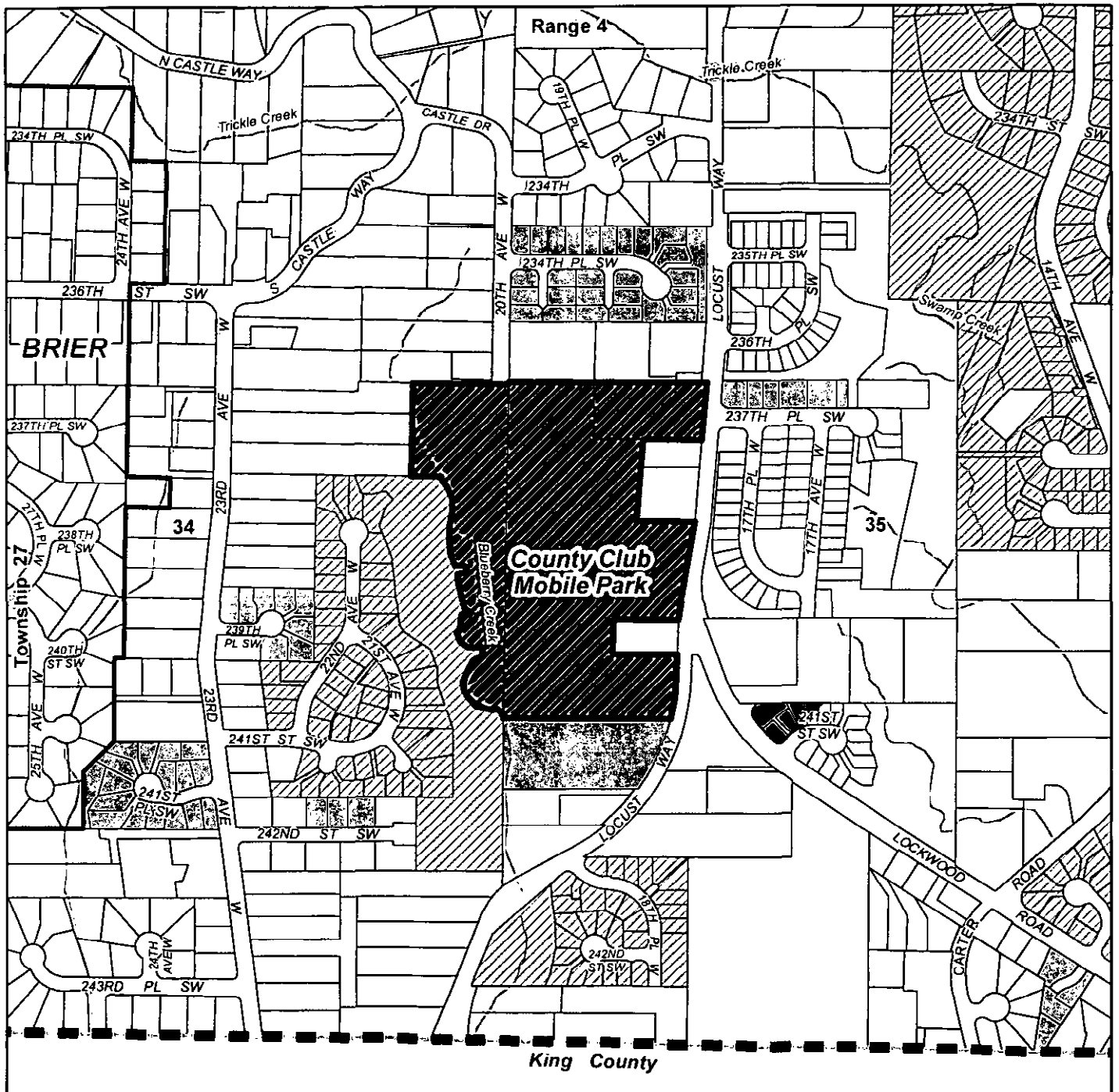
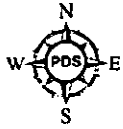
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 (\\pang\carol\County\Council\MobileHomeParks\2009_Permanent_Rezone\Carriage_Club_Zoning.mxd) 10/16/2009

EXHIBIT D

Mobile Home Park Ordinance No. 09-096

Areawide Rezone

Country Club Mobile Park



Adopted Rezones:

Country Club Mobile Park
 Rezone Interim MHP to Mobile Home Park (MHP)

Existing Zoning:

CB
 Interim MHP
 PRD-9,600
 R-7,200
 R-9,600

UGA Boundary
 City
 Assessor Parcels
 Township-Range Grid
 Section Grid

0 250 500 750 1,000
 Feet

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 (W:\p\g\carto\County\Council\Mobile Home Parks\2009_Permanent_Rezone\Country Club_Zoning.mxd) 10/16/2009

EXHIBIT E

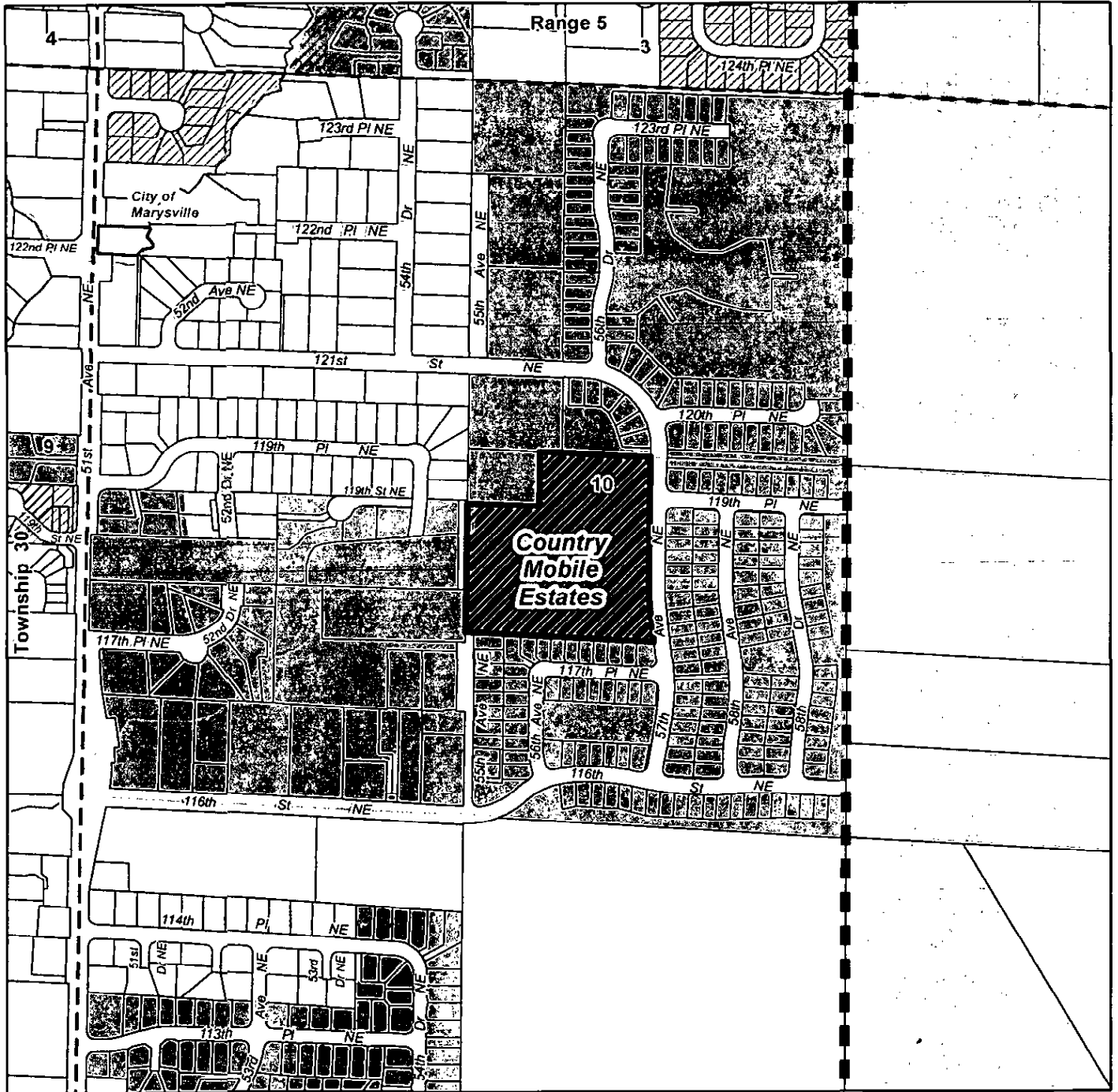
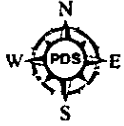
Mobile Home Park Ordinance No. 09-096

Areawide Rezone

Country Mobile Estates



Snohomish County



Adopted Rezones:



Country Mobile Estates

Rezone Interim MHP to Mobile Home Park (MHP)

Existing Zoning:

- | | | | |
|--|-------------|--|---------|
| | A-10 | | R-5 |
| | Interim MHP | | R-7,200 |
| | PRD-7,200 | | R-8,400 |
| | PRD-9,600 | | R-9,600 |

UGA Boundary

City

Assessor Parcels

Township-Range Grid

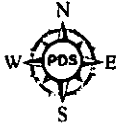


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 (W:\p\cards\County\Council\MobileHomePark\2009_Permanent_Rezone\Country Mobile_Zoning.mxd) 10/16/2009

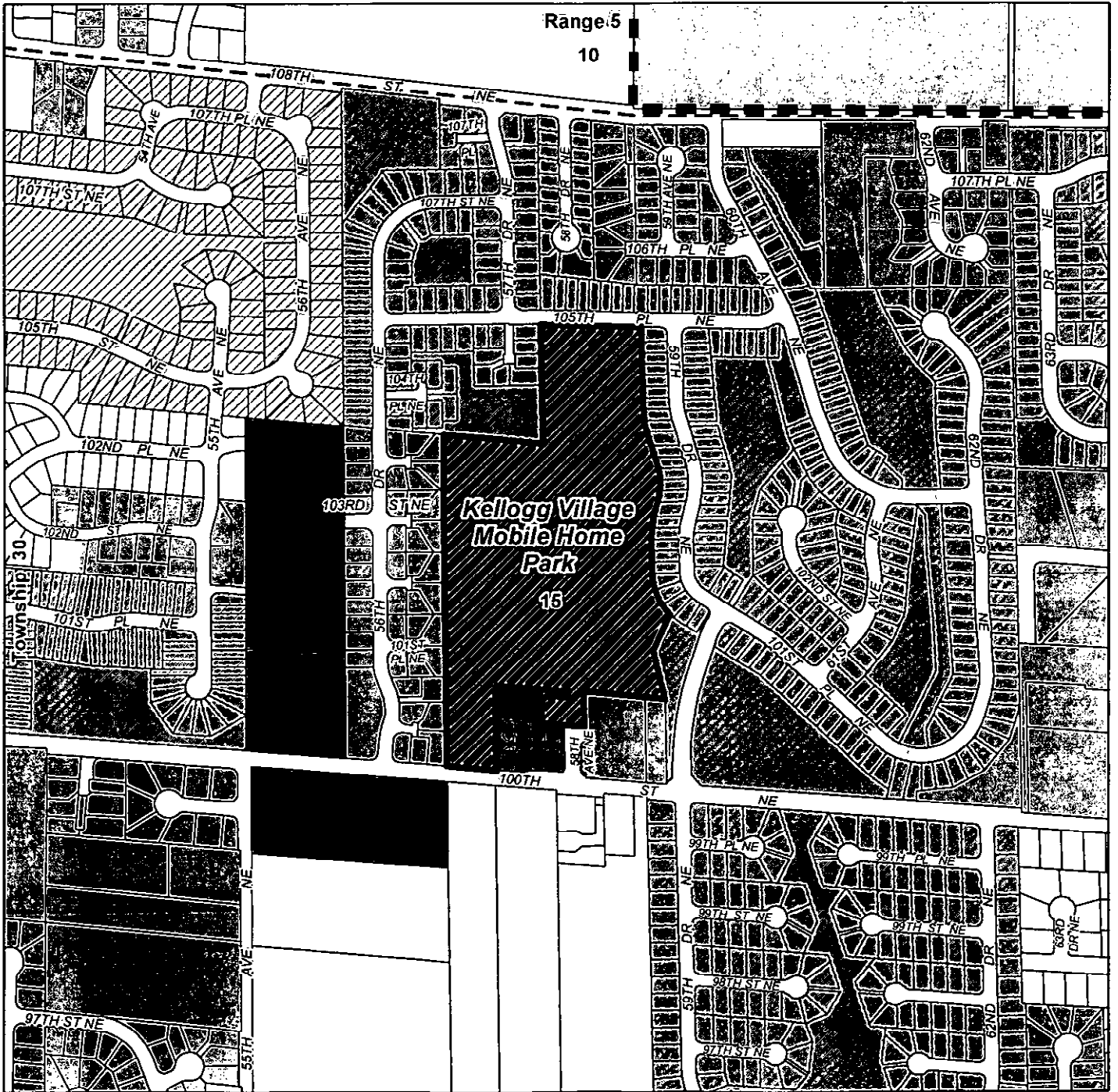
EXHIBIT F
Mobile Home Park Ordinance No. 09-096

Areawide Rezone

Kellogg Village Mobile Home Park



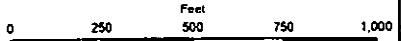
Range 5
10



Adopted Rezones:
 Kellogg Village Mobile Home Park
 Rezone Interim MHP to Mobile Home Park (MHP)

Existing Zoning:
 A-10
 Intermittent MHP
 LDMR
 PRD-7,200
 PRD-8,400
 PRD-9,600
 PRD-LDMR
 R-7,200
 R-9,600

UGA Boundary
 City
 Assessor Parcels
 Township-Range Grid
 Section Grid



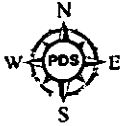
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 (W:\planning\info\County\Council\MobileHomePark\2009_Permanent_Rezone\Kellogg_Village_Zoning.mxd) 10/18/2009

EXHIBIT G

Mobile Home Park Ordinance No. 09-096

Areawide Rezone

Kennard Mobile Estates, North Creek Mobile Manor & Royal Coachman



Adopted Rezones:

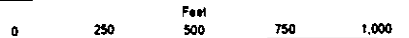
Kennard Mobile Estates, North Creek Mobile Manor, & Royal Coachman

Rezone Interim MHP to Mobile Home Park (MHP)

Existing Zoning:

- Interim MHP
- LDMR
- MR
- PCB
- PRD-7,200
- PRD-9,600
- PRD-LDMR
- R-7,200
- R-9,600

- UGA Boundary
- City
- Assessor Parcels
- Township-Range Grid
- Section Grid

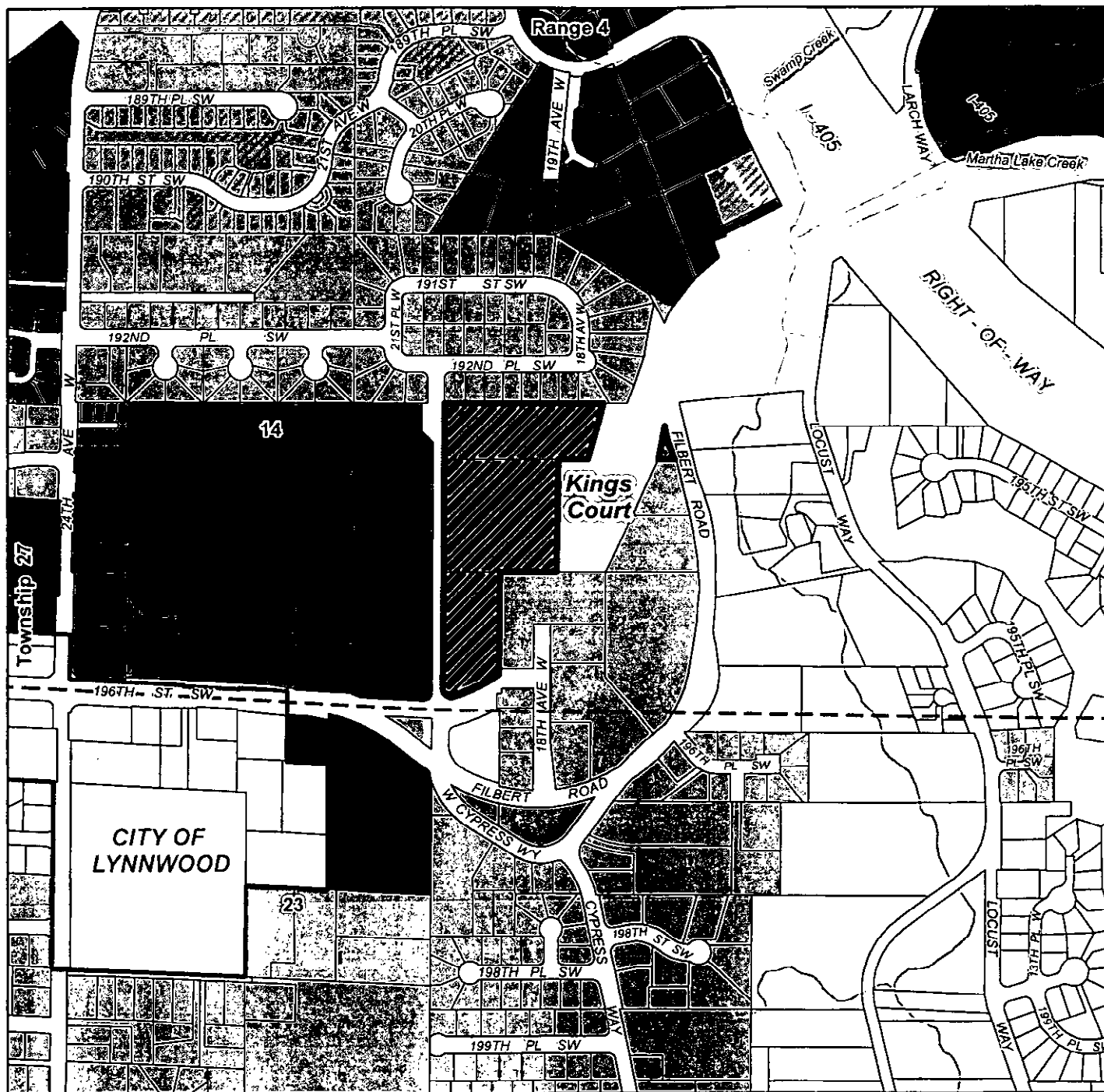
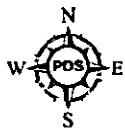


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EXHIBIT H
Mobile Home Park Ordinance No. 09-096

Areawide Rezone
Kings Court



Adopted Rezones:



Kings Court

Rezone Interim MHP to Mobile Home Park (MHP)

Existing Zoning:

- | | | |
|-------------|-----------|---------|
| BP | MR | R-7,200 |
| CB | NB | R-8,400 |
| GC | PCB | R-9,600 |
| Interim MHP | PRD-7,200 | |
| LDMR | PRD-8,400 | |

UGA Boundary

City

Assessor Parcels

Township-Range Grid

Section Grid

0 250 500 750 1,000

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EXHIBIT I

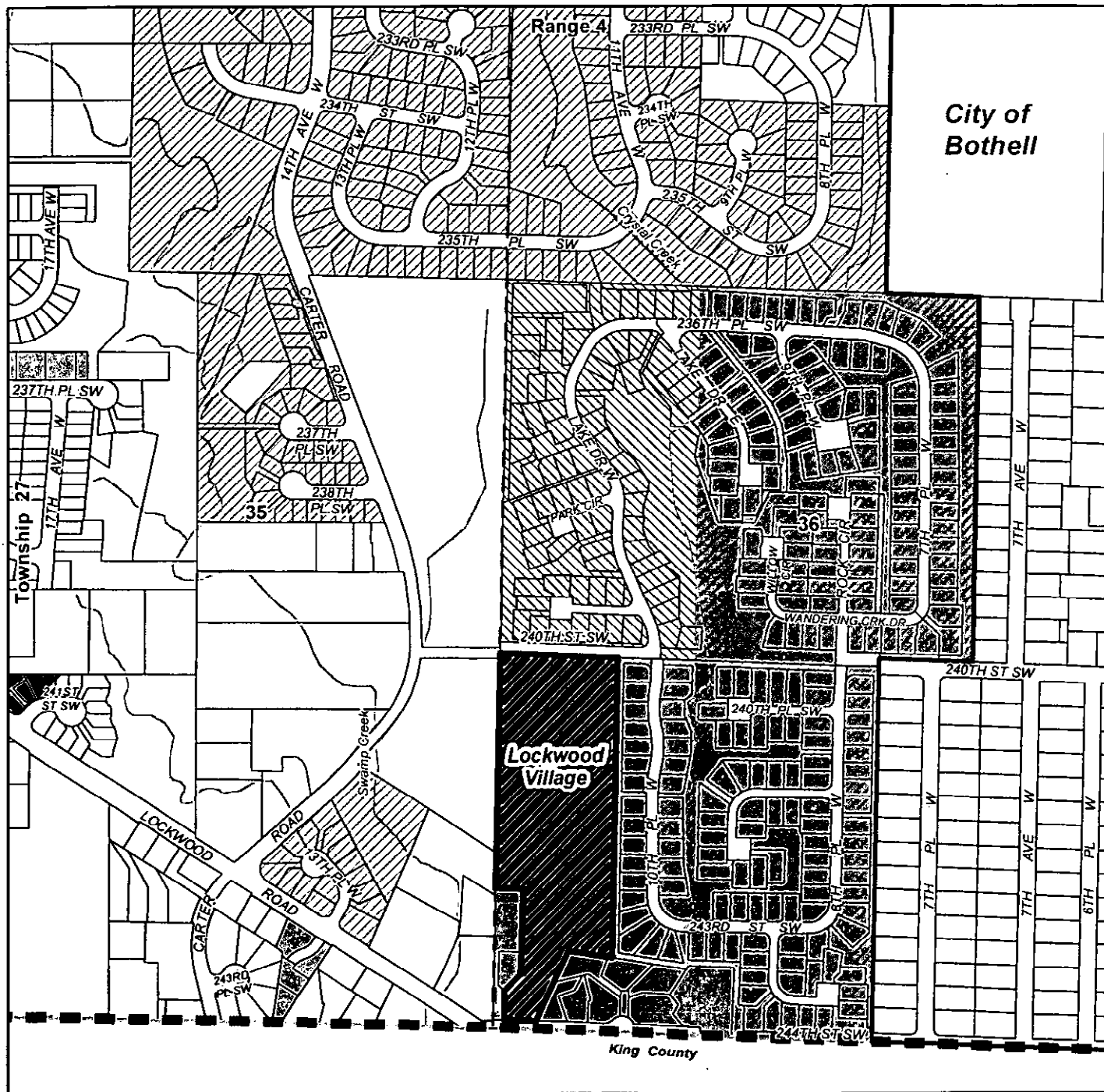
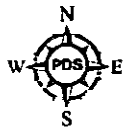
Mobile Home Park Ordinance No. 09-096

Areawide Rezone

Lockwood Village



Snohomish County



Adopted Rezones:



Lockwood Village

Rezone Interim MHP to Mobile Home Park (MHP)

Existing Zoning:

CB

PRD-12,500(Mobile)

PRD-8,400

PRD-9,600

Interim MHP

R-7,200

R-8,400

R-9,600

UGA Boundary

City

Assessor Parcels

Township-Range Grid

Section Grid

0 250 500 750 1,000

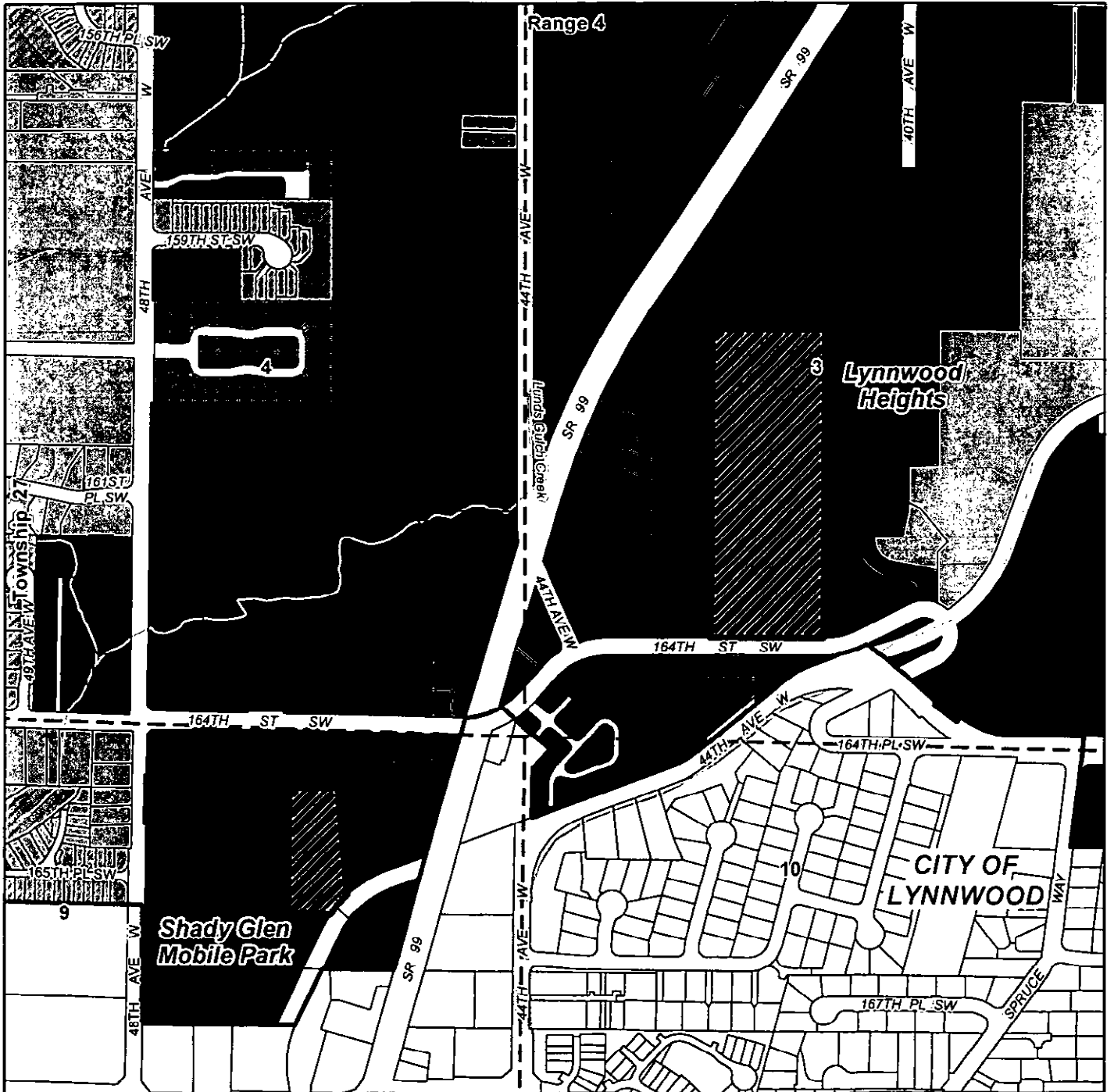
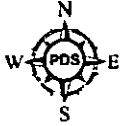
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EXHIBIT J

Mobile Home Park Ordinance No. 09-096

Areawide Rezone

Lynnwood Heights & Shady Glen Mobile Park



Adopted Rezones:

Lynnwood Heights & Shady Glen Mobile Park

Rezone Interim MHP to Mobile Home Park (MHP)

Existing Zoning:

- CB
- GC
- Interim MHP
- LDMR
- MR
- NB

- PCB
- PRD-7,200
- PRD-8,400
- R-7,200
- R-8,400

- UGA Boundary
- City
- Assessor Parcels
- Township-Range Grid
- Section Grid



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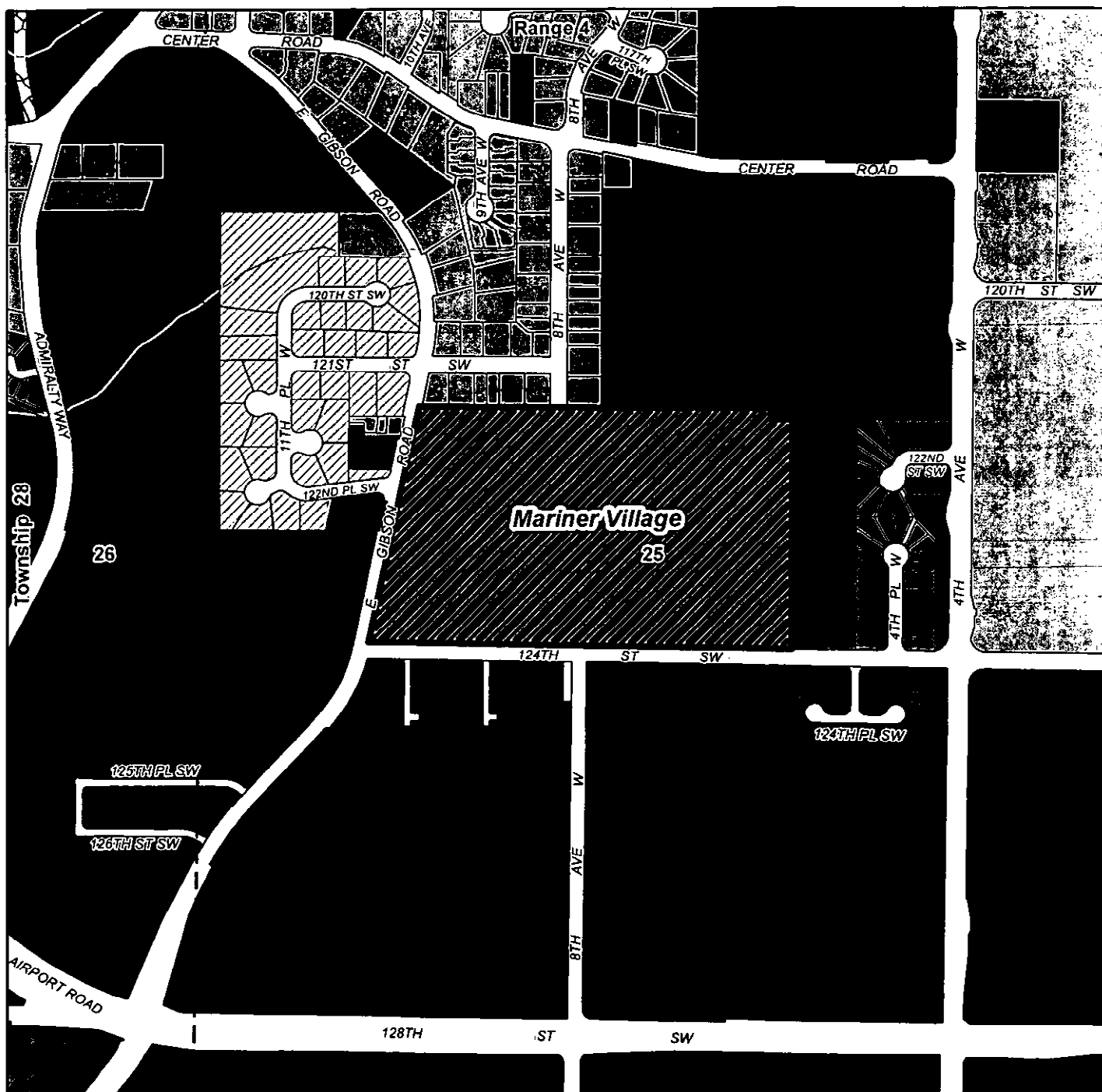
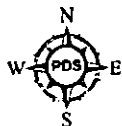
EXHIBIT K

Mobile Home Park Ordinance No. 09-096

Areawide Rezone Mariner Village



Snohomish County



Adopted Rezones:



Mariner Village

Rezone Interim MHP to Mobile Home Park (MHP)

Existing Zoning:

- Interim MHP
- LDMR
- MR
- PCB
- PRD-7,200
- PRD-9,600
- PRD-LDMR
- R-7,200
- R-9,600
- T

- UGA Boundary
- City
- Assessor Parcels
- Township-Range Grid
- Section Grid



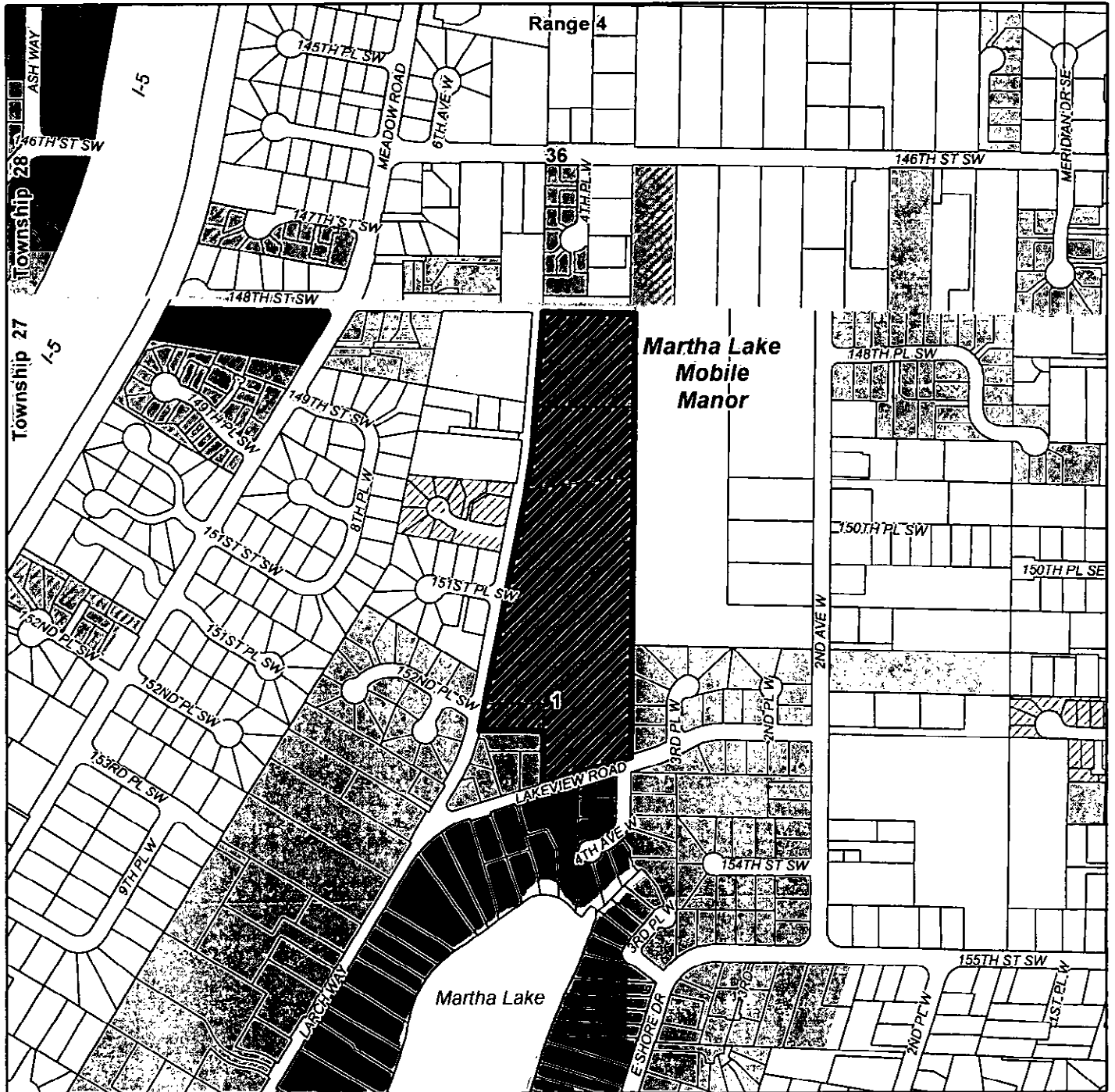
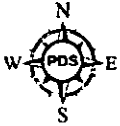
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(W:\planning\County\Council\MobileHomeParks\2009_Permanent_RezoneMariner_Village_Zoning.mxd) 10/18/2009

EXHIBIT L

Mobile Home Park Ordinance No. 09-096

Areawide Rezone

Martha Lake Mobile Manor



Adopted Rezones:



Martha Lake Mobile Manor

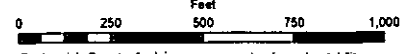
Rezone Interim MHP to Mobile Home Park (MHP)

Existing Zoning:

- Interim MHP
- LDMR
- MR
- PRD-7,200
- PRD-9,600

- R-7,200
- R-7,200(PRD)
- R-8,400
- R-9,600
- WFB

- UGA Boundary
- City
- Assessor Parcels
- Township-Range Grid
- Section Grid



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 (W:\p\carto\County\Council\MobileHomeParks\2009_Permanent_Rezone\Martha Lake_Zoning.mxd) 10/18/2009

EXHIBIT M

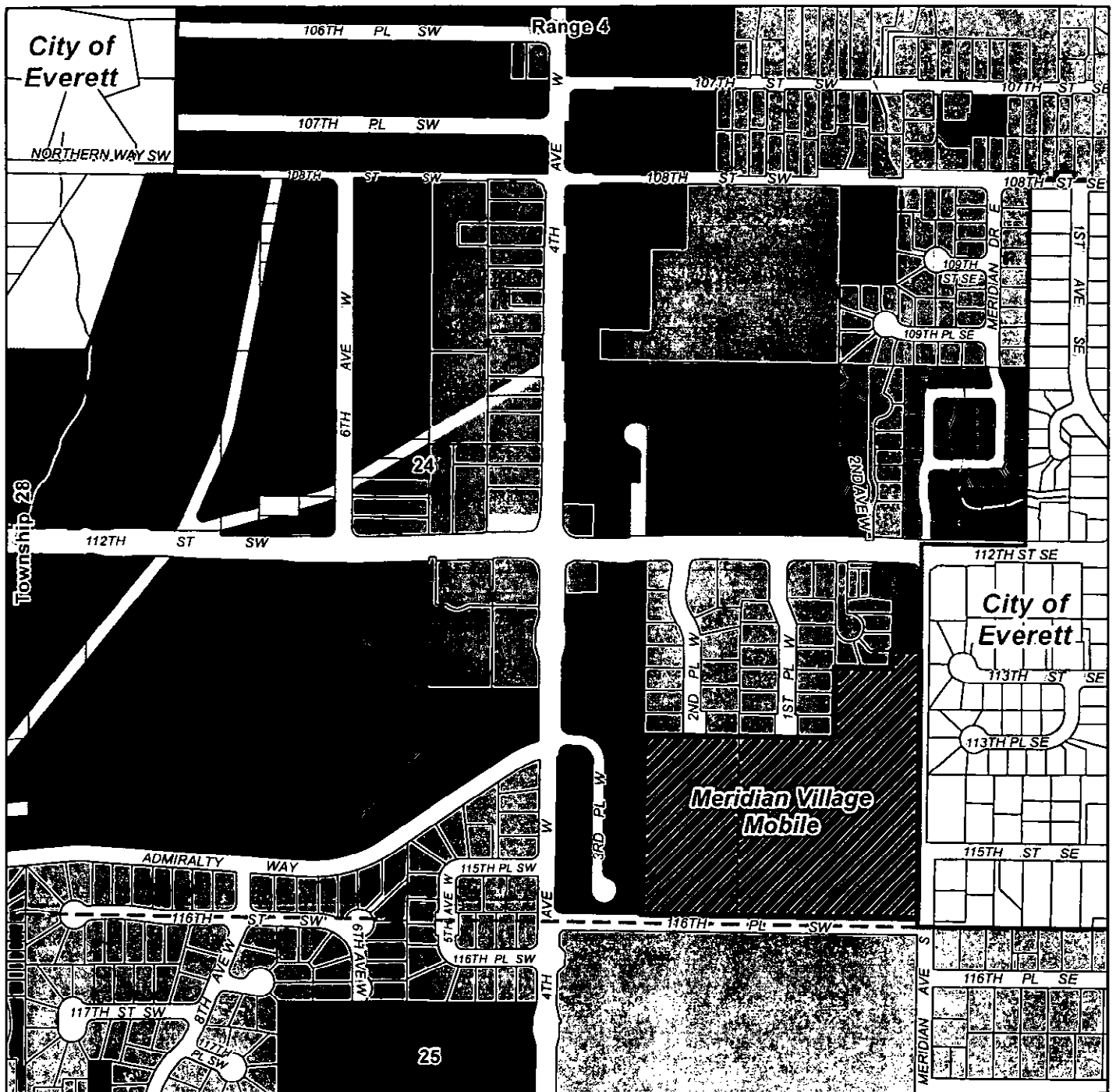
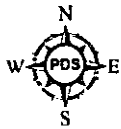
Mobile Home Park Ordinance No. 09-096

Areawide Rezone

Meridian Village Mobile



Snohomish County



Adopted Rezones:



Meridian Village Mobile

Rezone Interim MHP to Mobile Home Park (MHP)

Existing Zoning:

- CB
- Interim MHP
- LDMR
- MR
- NB
- PCB
- PRD-MR
- R-7,200
- T

- UGA Boundary
- City
- Assessor Parcels
- Township-Range Grid
- Section Grid

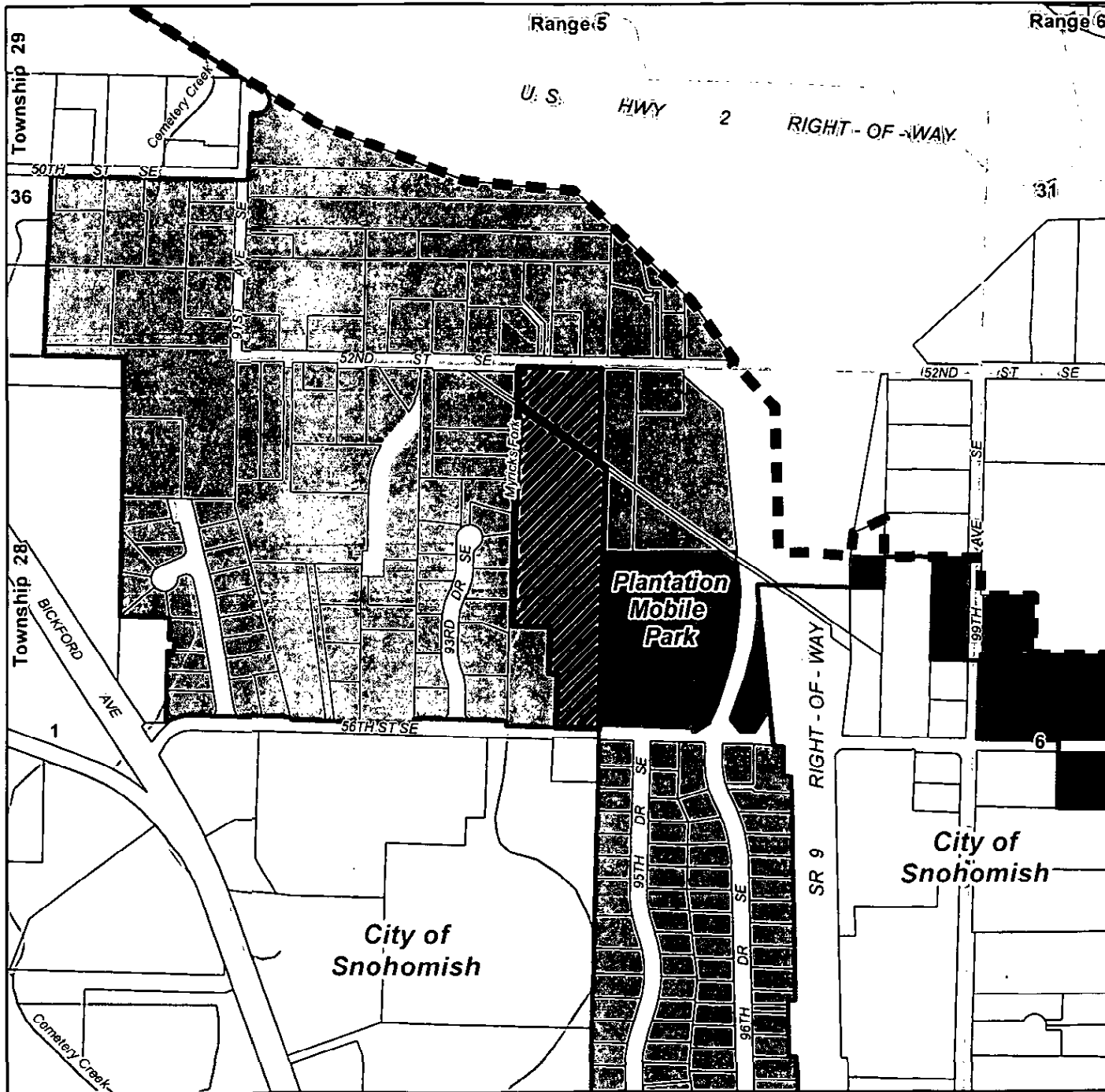
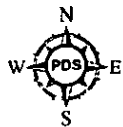


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(W:\p\g\c\c\County\Council\MobileHomeParks\2009_Permanent_Rezone\Meridian Village_Zoning.mxd) 10/18/2009

EXHIBIT N
Mobile Home Park Ordinance No. 09-096

Areawide Rezone
Plantation Mobile Park

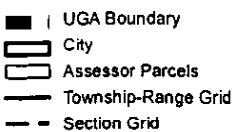
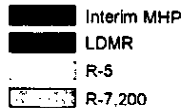


Adopted Rezones:



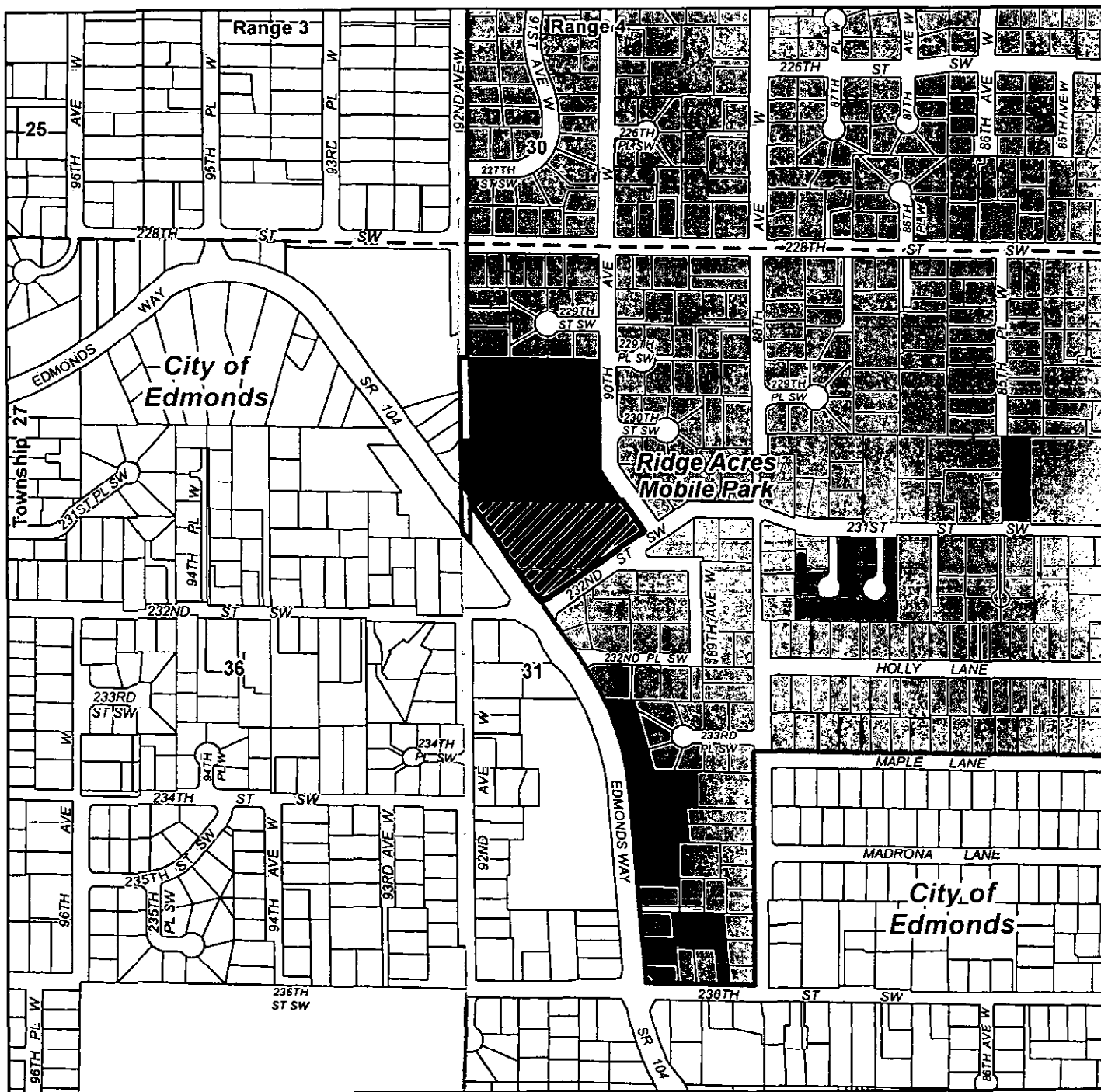
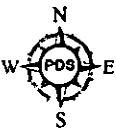
Rezone Interim MHP to Mobile Home Park (MHP)

Existing Zoning:



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EXHIBIT O
Mobile Home Park Ordinance No. 09-096
Areawide Rezone
Ridge Acres Mobile Park



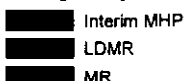
Adopted Rezones:



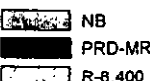
**Ridge Acres
Mobile Park**

Rezone Interim MHP to
Mobile Home Park (MHP)

Existing Zoning:

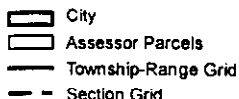


Interim MHP
LDMR
MR



NB
PRD-MR
R-8,400

UGA Boundary

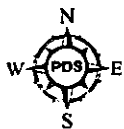


City
Assessor Parcels
Township-Range Grid
Section Grid

0 250 500 750 1,000
Feet

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EXHIBIT P
Mobile Home Park Ordinance No. 09-096
Areawide Rezone
Serene Terrace Mobile Park



Adopted Rezones:



Serene Terrace Mobile Park

Rezone Interim MHP to Mobile Home Park (MHP)

Existing Zoning:

- | | | |
|-------------|-----------|---------|
| CB | MR | R-7,200 |
| GC | PCB | R-8,400 |
| Interim MHP | PRD-7,200 | WFB |
| LDMR | PRD-CB | |
| LI | PRD-LDMR | |

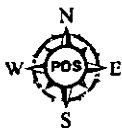
- | |
|---------------------|
| UGA Boundary |
| City |
| Assessor Parcels |
| Township-Range Grid |
| Section Grid |

0 250 500 750 1,000 Feet

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 (W:\planning\County\Council\Mobile-Home-Parks\12009_Permanent_Rezone\Serene Terrace_Zoning.mxd) 10/16/2009

EXHIBIT Q
Mobile Home Park Ordinance No. 09-096

Areawide Rezone
Sherwood Village



Adopted Rezones:



Sherwood Village

Rezone Interim MHP to
 Mobile Home Park (MHP)

Existing Zoning:

- Interim MHP
- LDMR
- MR

- PCB
- R-7,200
- R-9,600

- UGA Boundary
- City
- Assessor Parcels
- Township-Range Grid
- Section Grid



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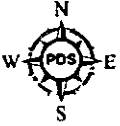
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EXHIBIT R

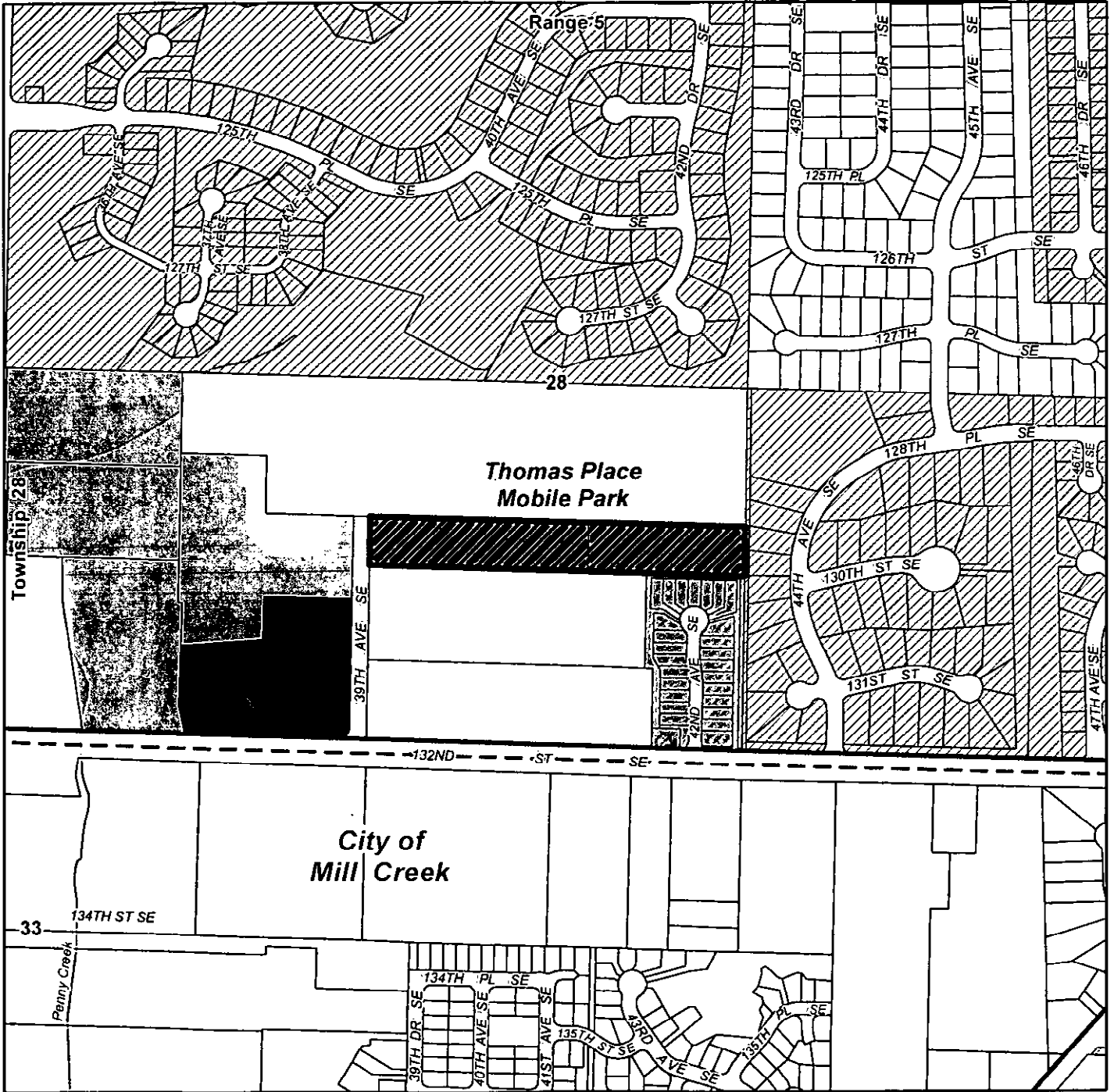
Mobile Home Park Ordinance No. 09-096

Areawide Rezone








Thomas Place Mobile Park








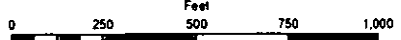
Snohomish County



Adopted Rezones:
 Thomas Place Mobile Park
 Rezone Interim MHP to Mobile Home Park (MHP)

Existing Zoning:
 Interim MHP
 PCB
 PRD-20,000
 PRD-7,200
 PRD-9,600
 R-7,200
 R-9,600

 UGA Boundary
 City
 Assessor Parcels
 Township-Range Grid
 Section Grid



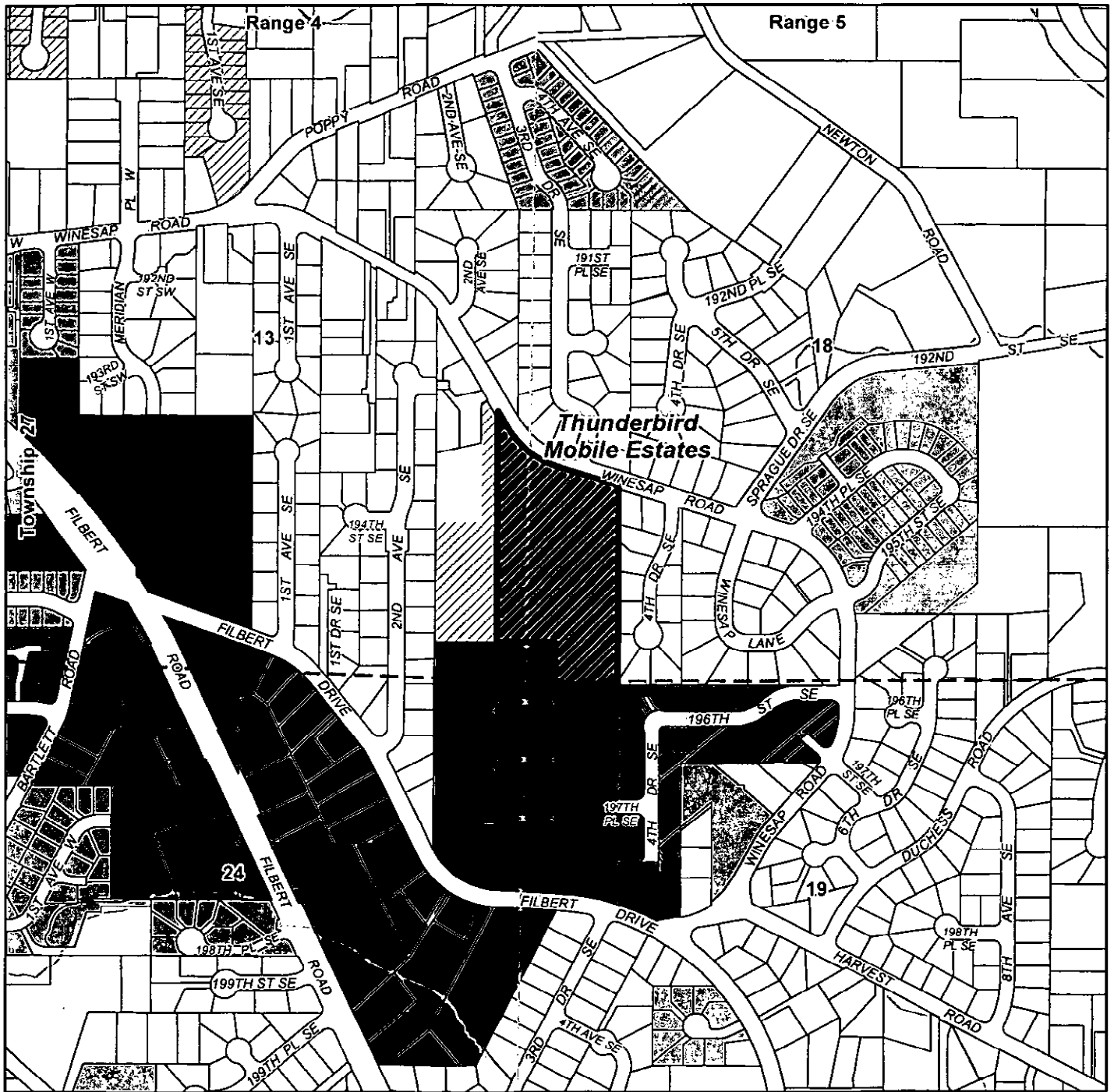
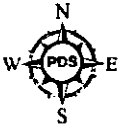
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 (W:\planning\carto\County\Council\MobileHomeParks\AllPerks\2009_Permanent_Rezone\Thomas Place_Zoning.mxd) 10/16/2009

EXHIBIT S

Mobile Home Park Ordinance No. 09-096

Areawide Rezone

Thunderbird Mobile Estates



Adopted Rezones:



Thunderbird Mobile Estates

Rezone Interim MHP to Mobile Home Park (MHP)

Existing Zoning:

- Interim MHP
- LDMR
- MR
- NB
- PRD-7,200

PRD-9,600

R-7,200

R-7,200(PR)

R-9,600

UGA Boundary

City

Assessor Parcels

Township-Range Grid

Section Grid

0 250 500 750 1,000 Feet

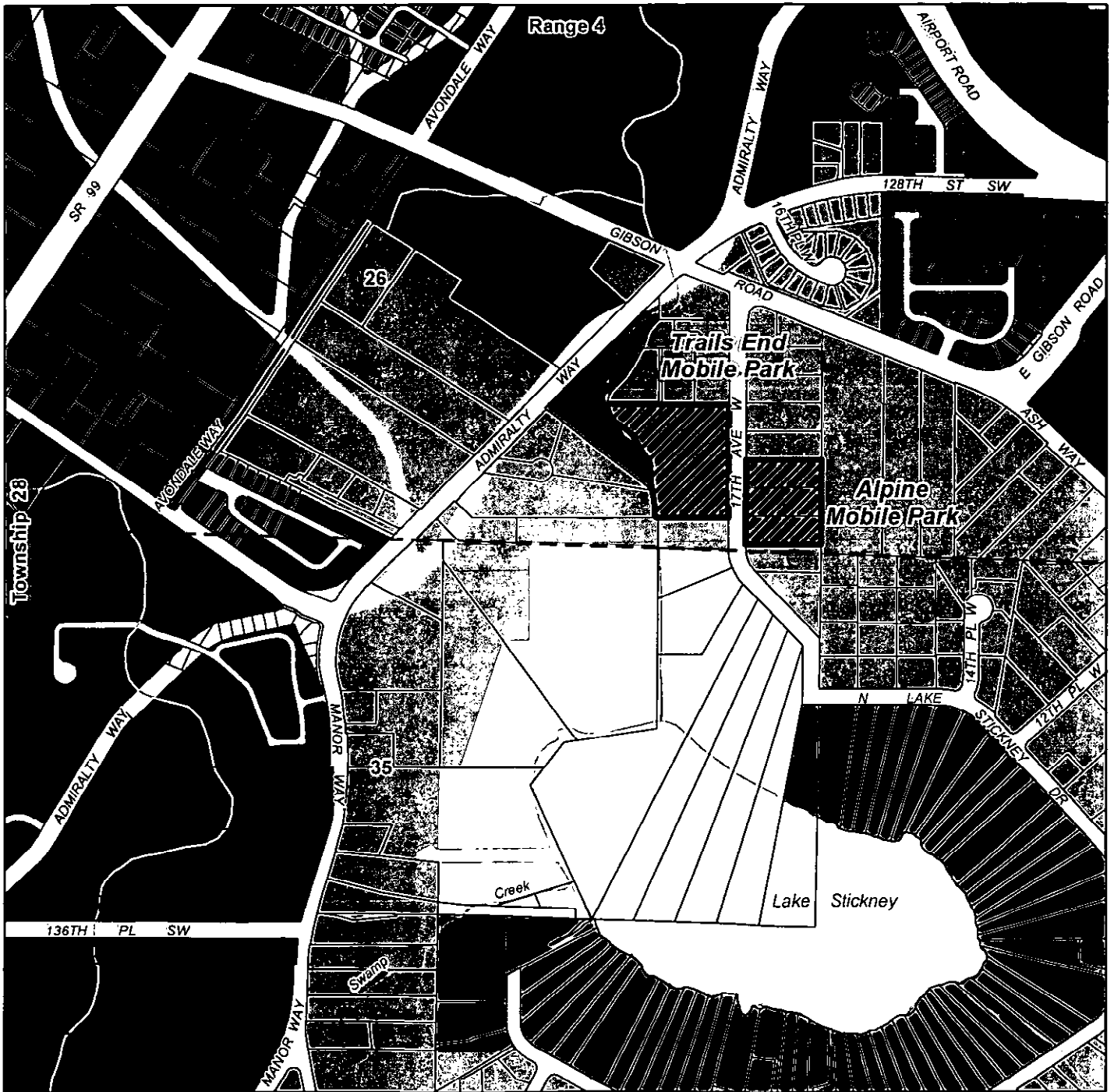
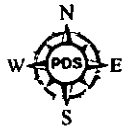
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(\\plng\carto\County\Council\MobileHomeParks\2009_Permanent_Rezone\Thunderbird_Zoning.mxd) 10/6/2009

EXHIBIT T

Mobile Home Park Ordinance No. 09-096

Proposed Areawide Rezone

Alpine Mobile Park & Trails End Mobile Park



Adopted Rezones:



Alpine Mobile Park & Trails End Mobile Park

Rezone Interim MHP to Mobile Home Park (MHP)

Existing Zoning:

- CB
- GC
- Interim MHP
- LDMR
- MR
- PCB

- PRD-7,200
- PRD-MR
- R-7,200
- RC
- WFB

- UGA Boundary
- City
- Assessor Parcels
- Township-Range Grid
- Section Grid



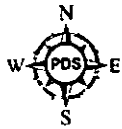
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 (W:\planning\County\Council\MobileHomeParks\2009_Permanent_Rezone\Trails_End_Alpine_Zoning.mxd) 10/16/2009

EXHIBIT U

Mobile Home Park Ordinance No. 09-096

Areawide Rezone

Twin Creek Mobile Park



Adopted Rezones:



Twin Creek Mobile Park

Rezone Interim MHP to Mobile Home Park (MHP)

Existing Zoning:

- Interim MHP
- LDMR
- PCB
- R-7,200
- R-9,600

- UGA Boundary
- City
- Assessor Parcels
- Township-Range Grid
- Section Grid



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Exhibit V
Amended Ordinance No. 09 - 096
Areawide Rezones

Existing Zone	Rezone	Acreage
Interim MHP	MHP	320
Total Acreage		320