



1 Adopted: September 8, 2010
2 Effective: October 3, 2010

3
4 SNOHOMISH COUNTY COUNCIL
5 Snohomish County, Washington

6
7 AMENDED ORDINANCE NO. 10-072

8
9 CORRECTING INADVERTENT ERRORS IN THE UNIFIED DEVELOPMENT CODE,
10 AMENDING CHAPTERS 30.22, 30.23, 30.23A, 30.28, 30.31A, 30.32A, 30.41C,
11 30.41F, 30.42B, 30.61, 30.66B, AND 30.91L OF THE SNOHOMISH COUNTY CODE,
12 AND REPEALING SCC 30.41F.070
13
14

15 WHEREAS, on December 9, 2002, the county adopted the Unified Development Code
16 (the "UDC") in Title 30 of the Snohomish County Code (the "SCC") to consolidate and
17 streamline county land use and development codes to eliminate duplication, inconsistency, and
18 ambiguity; and

19
20 WHEREAS, the county has identified certain inadvertent errors in Title 30 SCC which
21 cannot be addressed by the county code reviser through the authority in SCC 1.02.020(2); and

22
23 WHEREAS, the county has conducted early and continuous public participation with
24 respect to the code amendments contained in this ordinance; and

25
26 WHEREAS, as required by RCW 36.70A.106, a notice of intent to adopt the code
27 amendments contained in this ordinance was transmitted to the Washington State Department
28 of Commerce on June 11, 2010; and

29
30 WHEREAS, a State Environmental Policy Act ("SEPA") threshold Determination of
31 Nonsignificance for the code amendments contained in this ordinance was issued on June 14,
32 2010; and

33
34 WHEREAS, the planning commission held a public hearing on June 22, 2010, to receive
35 public testimony concerning the code amendments contained in this ordinance; and

36
37 WHEREAS, at the conclusion of the planning commission's public hearing the planning
38 commission voted to recommend adoption of the code amendments contained in this ordinance,
39 as shown in its recommendation letter dated July 14, 2010; and

40
41 WHEREAS, on September 8, 2010, the county council held a public hearing after proper
42 notice, heard public testimony related to the code amendments contained in this ordinance, and
43 considered the entire record, including the planning commission's recommendations on the
44 code amendments contained in this ordinance; and

45
46 WHEREAS, immediately following the public hearing, the county council deliberated on
47 the code amendments contained in this ordinance.
48
49
50

1 NOW, THEREFORE, BE IT ORDAINED:
2

3 Section 1. The county council adopts the foregoing recitals as findings of fact as if set
4 forth in full herein.
5

6 Section 2. The county council makes the following additional findings of fact in support
7 of this ordinance:
8

- 9 A. The inadvertent errors and inconsistencies identified for amendment in this ordinance
10 include inconsistent citations, inconsistencies created by failure to delete outdated code
11 provisions, restoration of inadvertently deleted code provisions, redundant code provisions,
12 deletion of items inadvertently left in code during previous legislative drafting and incorrect
13 cross-references.
14
- 15 B. Amendments to SCC 30.22.100 are necessary to add a superscript to the "P" listed for the
16 use "dwelling, single family" in the Mobile Home Park (the "MHP") zone to cross-reference
17 note 4 in SCC 30.22.130 that was not included in Ordinance No. 09-096.
18
- 19 C. Amendments to SCC 30.22.110 and SCC 30.22.120 are necessary to consolidate reference
20 notes 11, 64 and 84 into one reference note, reference note 11, and change the cross
21 reference to the entire section SCC 30.28.050. Notes 11, 64 and 84 all reference
22 subsections of SCC 30.28.050.
23
- 24 D. Amendments to SCC 30.22.130 are necessary to correct incorrect cross-references in SCC
25 30.22.130(18)(h) and SCC 30.22.130(41). SCC 30.22.130(64) and SCC 30.22.130(84) are
26 consolidated into SCC 30.22.130(11). SCC 30.22.130(11) is amended to change the cross-
27 reference from SCC 30.28.050(1) to SCC 30.28.050.
28
- 29 E. Amendments to SCC 30.23.030 are necessary to restore reference note 22 to the "Minimum
30 Lot Area" column heading that was incorrectly deleted by Ordinance No. 05-094.
31
- 32 F. Amendments to SCC Figure 30.23.040(59) are necessary to change "stepback" to "setback"
33 to correct terms.
34
- 35 G. Amendments to SCC 30.23.050(2) are necessary add turrets to the list of architectural
36 features or structures exempt from the maximum building height. Amendments to SCC
37 30.23.050(4) are necessary to clarify the use of fill in establishing building height provisions
38 that are difficult to interpret and implement and add new subsections (5) and (6).
39 Amendments to SCC 30.23.050(7) are necessary to re-number the subsection due the
40 addition of subsections (5) and (6). Amendments to add a subsection SCC 30.23.050(8) are
41 necessary to restore a code subsection that was inadvertently excluded from Ordinance No.
42 08-101.
43
- 44 H. Amendments to SCC 30.23A.020(1) are necessary to clarify the list of exemptions and
45 eliminate confusing code language regarding applicability of chapter 30.23A SCC to
46 townhomes, attached single family and multiple family structures that are destroyed and
47 applicability of the provisions to remodels of existing single family detached and duplex
48 structures.
49

- 1 I. Amendments to SCC 30.23A.080(1) and (4) are necessary to clarify that the term "tract"
2 applies to subdivisions and short subdivisions as the provisions of the section apply not only
3 to platted lots but to single family detached unit development and multiple family
4 development which do not have lot lines that allow for the creation of tracts. Amendments
5 are also necessary to clarify that individual privately owned yards may not be counted
6 towards on-site recreation requirements.
7
- 8 J. Amendments to SCC 30.23A.100(1) are necessary to clarify that a site plan submitted under
9 chapters 30.41F and 30.42B SCC shall be combined with an administrative site plan
10 required under chapter 30.23A SCC.
11
- 12 K. An amendment to SCC 30.28.010(2) is necessary to address an inconsistency between
13 subsections (2) and (10). Amendments to SCC 30.28.010(5) and (6) are necessary to
14 correct an incorrect code cross-reference to chapter 30.25 SCC. Deleting SCC
15 30.23.010(10) is necessary to resolve a conflict with the provisions in subsection (2).
16
- 17 L. Amendments to SCC 30.32A.010(2)(b) are necessary to correct the notification distance
18 from 300 to 500 feet to be consistent with SCC 30.32A.210.
19
- 20 M. Amendments to SCC 30.41C.080(4) are necessary to change a cross-reference from SCC
21 30.41A.210 to chapter 30.24 SCC.
22
- 23 N. SCC 30.41F.040(4) is added to clarify that an SFDU administrative site plan does expire
24 consistent with an administrative site plan under chapter 30.23A SCC.
25
- 26 O. SCC 30.41F.070 is repealed as it is superseded by the open space requirements in SCC
27 30.23A.080 and retention of the section creates confusion as to the applicable standard.
28
- 29 P. Amendments to SCC 30.42B.020(3) are necessary to correct an incorrect cross-reference to
30 a policy contained in the county's Growth Management Act Comprehensive Plan (the
31 "GMACP") that was changed as part of the Ten Year Update.
32
- 33 Q. Amendments to SCC 30.61.230 are necessary to remove references to documents that no
34 longer are in effect or were repealed through prior council actions.
35
- 36 R. Amendments to SCC 30.66B.035, SCC 30.66B.160, SCC 30.66B.177, SCC 30.66B.710
37 and SCC 30.66B.720 are necessary to change a cross-reference from SCC 30.61.230(9) to
38 SCC 30.61.230(6) due to the amendments in SCC 30.61.230 which result in a renumbering
39 of the subsection.
40
- 41 S. Amendments to SCC 30.91L.170 are necessary to correct a typographical error in the figure
42 showing front lot lines with respect to shared driveways.
43
- 44 T. Amendments to SCC 30.31A.200 are necessary to: 1) correct a sentence that is split
45 between subsections 3 and 4 and should be entirely in subsection 3 and 2) correct an
46 incorrect cross-reference related to county-initiated area wide rezones to BP, IP and PCB
47 from chapter 30.71 and a Type 2 process to 30.73 and a Type 3 process.
48
49
50

1 Section 3. The county council makes the following conclusions:
2

- 3 A. The code amendments and revisions adopted by this ordinance are consistent with the
4 goals and requirements of the GMACP.
5
- 6 B. The amendments to chapters 30.22, 30.23, 30.23A, 30.28, 30.31A, 30.32A, 30.41C, 30.41F,
7 30.42B, 30.61, 30.66B and 30.91L SCC adopted by this ordinance are consistent with the
8 Countywide Planning Policies for Snohomish County and with the multi-county policies
9 adopted by the Puget Sound Regional Council.
10
- 11 C. The amendments are consistent with the goals and requirements of the GMA.
12
- 13 D. SEPA requirements, with respect to this non-project action, have been satisfied through the
14 completion of an environmental checklist and the issuance of a Determination of
15 Nonsignificance (DNS) on June 14, 2010.
16
- 17 E. The public participation process related to the adoption of this ordinance has complied with
18 all applicable requirements, including but not limited to, RCW 36.70A.140, chapter 30.73
19 SCC, and the Snohomish County Charter.
20
- 21 F. This ordinance is adopted pursuant to the Snohomish County Charter and the Washington
22 State Constitution, Article XI, Section 11.
23

24 Section 4. Snohomish County Code Section 30.22.100, last amended by Amended
25 Ordinance No. 09-079 on May 12, 2010, is amended to read:
26

27 **30.22.100 Urban zone categories use matrix**

TYPE OF USE	R9,600 ³⁸	R8,400 ³⁸	R7,200 ³⁸	T	LDMR	MR	NB	PCB	CB	GC	FS	IP ⁷⁶	BP	L ^{95,76}	H ⁹⁵	MHP ¹¹⁴	UC ¹⁷
Accessory Apartment ⁶²	A	A	A	A	A	A	A		A	A							
Adult Entertainment Business/Use ⁶⁷												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		P
Antique Shop							P		P	P				P	P		P
Art Gallery ⁴¹	C	C	C		C	C	P	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		P ⁸⁶
Auto Repair, Minor							P	P	P ⁸⁶	P	P	P	P	P	P		P ⁸⁶
Auto Towing														P	P		
Auto Wrecking Yard																	
Bakery														C ⁴⁴	P ⁴⁴		
Bed and Breakfast Guesthouse ⁵⁶	C	C	C	C	C	C						P	P	P	P		P
Billboards ⁴⁸																	
Boarding House																	
Boat Launch, Commercial ³¹																	
Boat Launch, Non-commercial ³¹	C	C	C		C	C			C	C				C	C		P ¹¹⁸
Boat Sales																	
Caretaker's Quarters																	
Cemetery, Columbarium, Crematorium, Mausoleum ⁴¹	C	C	C		C	C			P	P		P	P	P	P		P
Church ⁴¹	C	C	C		P	P	P	P	P	P		P	P	P	P		P
Cleaning Establishment																	
Clubhouse																	
Cold Storage																	
Commercial Vehicle Storage Facility																	

TYPE OF USE	R9,600 ⁸⁸	R8,400 ⁸⁸	R7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB	GC	FS	IP ⁷⁶	BP	L ^{55,76}	HJ ⁵⁵	MHP ¹¹⁴	UC ¹¹⁷
Community Club	C	C	C		C	C	C		P	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	P
9 to 24 Resident Facility	S	S	S	S	S	P	P	P	P	P		P	P	P	P	P	P
Construction Contracting									P	P		P	P	P	P		
Country Club	C	C	C									P	P	P	P		P
Craft Shop ²¹									P ⁸⁶	P		P	P	P	P		P ⁸⁶
Day Care Center ²	C	C	C		C	C	P	P	P	P	P	P	P	P	P	A	P
Department Store								P	P ⁸⁶	P				P	P		P
Distillation of Alcohol												P	P	P	P		P ⁸⁶
Distillation of Wood, Coal, Bones or Manufacturing of Their By-products																	
Dock & Boathouse, Private, Non-commercial ^{3, 41}	P	P	P	P	P	P	P		P	P		P	P	P	P		
Drug Store							P	P	P	P	P ²²			P	P		P
Dwelling, Attached Single Family ⁵	P	P	P	P	P	P	P	P	P	P							
Dwelling, Cottage Housing ¹¹⁶	A	A	A	A	A												
Dwelling, Duplex	P ⁴²	P ⁴²	P ⁴²	P	P	P	P		P	P							
Dwelling, Mobile Home	P ⁶	P ⁶	P ⁶	P ⁶	P	P	P ⁶		P ⁶	P ⁶						P	
Dwelling, Multifamily					P	P	P	P	P	P			P ⁸¹				P
Dwelling, Single Family	P	P	P	P	P	P	P	P ⁴	P	P			P ⁸¹			P ⁴	
Dwelling, Townhouse ⁵			A	P	P	P	P	P	P	P							P
Explosives, Manufacturing												P					
Explosives, Storage												P					
Extraction of Animal or Fish Fat or Oil												P					
Fabrication Shop										P				P	P		
Fairgrounds										P				P	P		
Fallout Shelter, Individual	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P

TYPE OF USE	R9,600 ⁸⁸	R8,400 ⁸⁸	R7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB	GC	FS	IP ⁷⁶	BP	LPS ⁷⁸	HPS	MHP ¹¹⁴	UC ¹¹⁷
Fallout Shelter, Joint 7	P	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	P		
Over 5000 sq ft ⁹⁴								A	P	P				P	P		
Farm Stand Up to 400 sq ft ⁹	P	P	P					P	P	P				P	P		
401 to 5,000 sq ft ⁹⁹																	
Farmers Market ⁹³										P			P	P	P		P
Financial Institutions							P	P	P	P		P	P	P	P		P
Fish Farm																	
Fix-it Shop								P	P ⁸⁶	P		P	P	P	P		P ⁸⁶
Forestry												P		P	P		
Forge, Foundry, Blast Furnace for Melting of Ore																	
Foster Home	P	P	P	P	P	P	P	P	P	P						P	
Fuel & Coal Yard										P			P	P	P		
Garage, Detached Private Accessory ⁸⁰ Up to 2,400 sq ft																	
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}	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	
4,001 sq ft and Greater ^{41,59}	A	A	A	A	A	A	A	A	A	A		A	A	A	A	A	
	C	C	C	C	C	C	C	C	C	C		C	C	C	C	C	
Garage, Detached Private Non- accessory ⁸⁰ Up to 2,400 sq ft	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							

TYPE OF USE	R9,600 ³⁸	R8,400 ³⁸	R7,200 ³⁸	T	LDMR	MR	NB	PCB	CB	GC	FS	IP ⁷⁶	BP	LJ ^{75,76}	HJ ⁸⁵	MHP ¹⁴⁴	UC ¹¹⁷
Golf Course and Driving Range	C	C	C						P	P		P	P	P	P		
Government Structures & Facilities 27, 41	C	C	C	C	C	C	C	P	P	P							P
Greenhouse, Lath House, & Nurseries : ⁵² Retail							P	P	P	P				P	P		P ⁸⁶
Greenhouse, Lath House, & Nurseries: ⁵² Wholesale							P	P	P	P				P	P		
Grocery Store							P	P	P ⁸⁶	P	P ²²			P	P		P
Grooming Parlor							P	P	P	P			P ⁵³	P	P		P
Guesthouse ⁶⁵	P	P	P		P	P	P	P	P	P						P	
Gymnasium							P	P	P	P				P	P		P
Hardware Store							P	P	P	P				P	P		P
Hazardous Waste Storage & Treatment Facilities, Offsite ⁶⁶												C	C	C	C		
Hazardous Waste Storage & Treatment Facilities, Onsite ⁶⁵							P	P	P	P	P	P	P	P	P		
Health and Social Service Facility ⁹⁰																	
Level I	P	P	P	P	P	P	P	P	P	P			P			P	P
Level II ⁴¹	C	C	C	C	C	C	C	P	P	P						C	P
Level III							C	P	P	P				P	P	C	P
Home Improvement Center							P	P	P ⁸⁶	P				P	P		P
Home Occupation ¹¹	P	P	P	P	P	P	P	P	P	P						P	P
Hotel/Motel					C	C	C	P	P	P	P			P ⁸⁹			P
Junkyard														C ⁴⁴	P ⁴⁴		
Kennel, ⁴¹ Commercial ¹²	C	C	C						P	P			P	P	P		
Kennel, ⁴¹ Private-Breeding ¹³	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							
Laboratory																	P ⁸⁶
Library ⁴¹	C	C	C	C	C	C	C	P	P	P				P	P		P

TYPE OF USE	R9,600 ²⁸	R8,400 ²⁴	R7,200 ²⁸	T	LDMR	MR	NB	PCB	CB	GC	FS	JP ⁷⁶	BP	LJ ^{5,76}	HJ ⁵⁵	MHP ¹¹⁴	UC ¹¹⁷
Licensed Practitioner ^{29, 41}					C	C	P	P	P	P		P	P	P	P		P
Livestock Auction Facility												P		P	P		
Locksmith							P	P	P ¹⁰⁸	P		P	P	P	P		P
Lumberyard										P		P	P	P	P		
Manufacturing, Heavy ⁴²												P			P		
Manufacturing-All Other Forms Not Specifically Listed ⁴³												P	P	P	P		
Massage Parlor									P	P		P	P	P	P		P
Medical Clinic ²⁹					C	C	P	P	P	P		P	P	P	P		P
Mini Self-Storage								P		P		P	P	P	P		
Mobile Home Park ³⁸					C	C		C	C	C						P	
Mobile Home & Travel Trailer Sales										P	C ³⁶			P	P		
Model Hobby Park ⁷⁵													A	A	A		
Model House/Sales Office	P	P	P	P	P	P	P	P	P	P							P
Mortuary					C	C			P	P		P	P	P	P		P
Motocross Racetrack										C ¹³	C ¹³	C ¹³	C ¹³	C ¹³	C ¹³		
Motor Vehicle & Equipment Sales									P ²³	P				P	P		P ²³
Museum ⁴¹	C	C	C	C	C	C	C	P	P	P		P	P	P	P		P
Office, General							P	P	P	P		P	P	P	P		P
Park, Public ¹⁴	P	P	P	P	P	P	P	P	P	P		P	P	P	P		P
Park-and-Pool Lot	C	C	C	C	C	C	P	P	P	P		P	P	P	P		P
Park-and-Ride Lot	C	C	C	C	C	C	P	P	P	P		P	P	P	P		P
Personal Services Shop							P	P	P ¹⁰⁸	P		P ⁴⁹	P ⁴⁹	P	P		P
Personal Wireless Communications Facilities ^{27, 41, 104, 105, 106}	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	C	P ¹¹⁹
Pet Shop							P	P	P	P			P ⁵³	P	P		P
Petroleum Products & Gas Storage - Bulk ⁴³										P		P	P	P	P		
Petroleum Refining ⁴³												P					

TYPE OF USE	R9,600 ²⁸	R8,400 ²⁸	R7,200 ²⁸	T	LDMR	MR	NB	PCB	CB	GC	FS	IP ¹⁶	BP	LP ^{16, 71}	MHP ¹¹⁴	UC ¹¹⁷
Print Shop									P ⁸⁶	P		P	P	P		P ⁸⁶
Printing Plant								P		P		P	P	P		
Race Track ^{24, 41}										C		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 ⁸³	P		P
Retirement Apartments							P	P	P	P					P	P
Retirement Housing							P	P	P	P					P	P
Rolling or Blooming Mills												P				
Sanitary Landfill	C	C	C						C	C	C	C	C	C		
Sawmill										P		P	P	P		
Schools																
K-12 & Preschool ^{41, 68}	C	C	C		C	C			P	P		P	P	P		P
College ^{41, 68}	C	C	C		C	C			P	P		P	P	P		P
Other ^{41, 68}					C	C			P	P		P	P	P		P
Second Hand Store									P ⁸⁶	P				P		P
Service Station ⁴¹							P	P	P ⁸⁶	P	P			P		P
Shake & Shingle Mill										P		P	P	P		
Shooting Range ⁹²												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 ³⁰	
Small Animal Husbandry ⁴¹	C ³⁷	C ³⁷	C ³⁷				P		P	P		P	P	P		
Specialty Store							P	P	P ⁸⁶	P				P		P
Stables							P	P	P	P		P	P	P		
Stockyard or Slaughter House	P	P	P													
Storage, Retail Sales Livestock Feed									P	P				P		

TYPE OF USE	R9,600 ⁴⁸	R8,400 ⁴⁸	R7,200 ⁴⁸	T	LDMR	MR	NB	PCB	CB	GC	FS	IP ⁷⁶	BP	LJ ^{75, 76}	HJ ⁵³	MHP ¹¹⁴	UC ¹¹⁷
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	
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	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	P
Tannery												P			P		
Tar Distillation or Manufacturing												P			P		
Tavern ⁴¹								P	P	P				P	P		P
Television/Radio Stations														P	P		
Temporary Dwelling During Construction																	A
Temporary Dwelling For Relative ¹⁸	A	A	A	A	A	A	A	A	A	A	A						
Temporary Residential Sales Coach ⁷³	A	A	A	A	A	A	A	A	A	A	A						A
Temporary Woodwaste Recycling ⁴³																	
Temporary Woodwaste Storage ⁴³														A	A		
Tire Store							P	P	P ⁸⁶	P				P	P		P ⁸⁶
Tool Sales & Rental									P ⁸⁶	P				P	P		P ⁸⁶
Transit Center	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P
Ultralight Airpark ²⁰												P					
Utility Facilities, Electromagnetic																	
Transmission & Receiving Facility ²⁷	C	C	C	C	C	C	C	P	P ⁸⁶	P	C	P	P	P	P		

TYPE OF USE	R9,600 ²⁸	R8,400 ²⁸	R7,200 ²⁸	T	LDMR	MR	NB	PCB	CB	GC	FS	IP76	BP	LI ^{85,76}	H1 ⁸⁵	MHP 114	UC17
Utility Facilities, Transmission Wires, Pipes & Supports ²⁷	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Utility Facilities-All Other Structures ^{27, 41}	C	C	C	C	C	C	C	P	P ⁸⁶	P	C	P	P	P	P	C	P
Veterinary Clinic					C	C	P	P	P ⁸⁶	P		P	P	P	P		P
Warehousing										P		P	P	P	P		
Wholesale Establishment								P	P ⁸⁶	P		P	P	P	P		
Woodwaste Recycling ⁵⁷														C	C		
Woodwaste Storage ⁵⁷														C	C		
Yacht/Boat Club												P	P	P	P		P
All other uses not otherwise mentioned												P	P	P	P		

1 Section 5. Snohomish County Code Section 30.22.110, last amended by Ordinance No.
 2 07-090 on September 5, 2007, is amended to read:

3 **30.22.110 Rural and resource zone categories--Use matrix.**
 4
 5

P - Permitted Use	A blank box indicates a use is not allowed in a specific zone. Note: Reference numbers within matrix indicate special conditions apply; see SCC 30.22.130. Check other matrices in this chapter if your use is not listed above.										
A - Administrative Conditional Use	Rural Zones							Resource Zones			
C - Conditional Use	RD	RRT-10	R-5 ¹¹²	RB	CRC	RFS	RI	F	F&R	A-10	MC
S - Special Use											
Accessory Apartment ⁶²	A	A	A	A				A	A	A	A
Agriculture ⁴¹	P	P	P	P	P	P	P	P	P	P	P
Airport: Stage 1 Utility ¹	C	C	C ¹¹⁵					C			
Antique Shop	C		C ^{45, 115}	P ⁷⁹	P						
Art Gallery ⁴¹	C		C ¹¹⁵	P ⁷⁹	P						
Asphalt Batch Plant & Continuous Mix Asphalt Plant											P
Auto Repair, Minor				P ⁷⁸	P	P					
Auto Towing	C		C								
Bakery				P ⁷⁸	P						
Bakery, Farm ⁹⁷	P	P	P	P			P		P	P	
Bed and Breakfast Guesthouse ⁵⁸	C		C ¹¹⁵	P				C	C	A	
Bed and Breakfast Inn ⁵⁸	C		C ¹¹⁵	P				C	C	C	
Boarding House	P ¹⁵	P ¹⁵	P ^{15, 115}					P ¹⁵		P ¹⁵	
Boat Launch, Commercial ³¹		C							C		
Boat Launch, Non-commercial ³¹	C		C	C				C	C		
Campground									C ³²		
Caretaker's Quarters	P		C				P				P
Cemetery, Columbarium, Crematorium, Mausoleum ⁴¹	P		C ¹¹⁵								

Church ⁴¹	P		C ¹¹⁵	C	P						
Cold Storage							P				
Commercial Vehicle Home Basing			C ³³								
Commercial Vehicle Storage Facility				C			P				
Community Club	P		C ¹¹⁵	P	P						
Community Facilities for Juveniles ¹⁰³											
1 to 8 residents			P ^{102, 115}	P	P						
9 to 24 residents			S ^{103, 115}	P	P						
Construction Contracting				P ^{80, 81}							
Country Club	C		C ¹¹⁵	P							
Craft Shop ²¹				P							
Dams, Power Plants, & Associated Uses								P			
Day Care Center ²	P		C ¹¹⁵	P	P	P					
Distillation of Alcohol	C ³⁴		C ^{34, 115}							C ³⁴	
Dock & Boathouse, Private, Non-commercial ^{3, 41}	P	P	P	P				P	P	P	
Drug Store				P ⁷⁹	P						
Dwelling, Duplex	P	P	P					P		P	
Dwelling, Mobile Home	P	P	P		P ⁶			P	P	P	P
Dwelling, Single Family	P	P	P		P			P	P	P	P
Equestrian Center ^{41, 70, 72}	P	C	C ¹¹⁵					C	P	C ⁷⁰	
Excavation & Processing of Minerals ²⁸	A, C	A, C	A, C				A, C	A, P, C	A, C		A, C
Explosives, Storage	C	C	C				C	P	C		C
Fabrication Shop							P				
Fallout Shelter, Individual	P	P	P ¹¹⁵	P	P	P	P	P	P	P	P
Fallout Shelter, Joint ⁷	P		P	P	P	P	P	P	P	P	P
Family Day Care Home ⁸	P		P ¹¹⁵	P	P			P		P	
Farm Product Processing											
Up to 5,000 sq ft	P	P	P ¹¹⁵	P			P	P		P	
Over 5,000 sq ft ⁹⁴	A	A	A ¹¹⁵	A			A	A		A	
Farm Support Business ⁹⁴	A	A	A ¹¹⁵	A			P			A	
Farm Stand											

Up to 400 sq ft ⁹	P	P	P ^{100, 115}	P	P	P	P	P	P	P	P
401--5,000 sq ft ^{99, 100}	P	P	P, A ^{100, 115}	P	P	P	P	P	P	P	
Farm Workers Dwelling										P ¹⁰	
Farmers Market ⁹³	P	P	P ^{101, 115} A ^{101, 115}	P	P	P	P			P	
Farmland Enterprises ⁹⁵		A	A ¹¹⁵							A	
Fish Farm	P	P	P ¹¹⁵					P	P	P	
Fix-it Shop				P ⁷⁸	P		P				
Forestry	P	P	P				P	P	P	P	P
Forestry Industry Storage & Maintenance Facility	P ³⁰	P					P	P	P		
Foster Home	P	P	P	P				P		P	
Garage, Detached Private Accessory ⁶⁰											
Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P		P
2,401--4,000 sq ft on More than 3 Acres ^{41, 59}	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
4,001 sq ft and Greater ^{41, 59}	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
2,401 sq ft and Greater ^{41, 59}	C	C	C	C	C	C	C	C	C	C	C
Golf Course and Driving Range	C		C ¹¹⁵							C ⁷⁴	
Government Structures & Facilities ^{27, 41}	C	C	C ¹¹⁵	C	P		C	C	C		C
Greenhouse, Lath House, Nurseries: Retail ⁵²	P	P	P ¹¹⁵	P	P		P	P		P	
Greenhouse, Lath House, Nurseries: Wholesale ⁵²	P	P	P ¹¹⁵	P	P		P	P		P	
Grocery Store				P ⁸⁰	P	P ⁸⁰					
Grooming Parlor					P						
Guesthouse ⁶⁵	P	P	P	P				P	P	P	
Hardware Store				P ⁸⁰	P						
Hazardous Waste Storage & Treatment Facilities Onsite ⁶⁵	P			P		P	P	P	P		

Health and Social Service Facility ⁹⁰											
Level I	P	P	P	P	P			P	P	P	P
Level II ^{41, 91}			C ¹¹⁵	C							
Level III			C ¹¹⁵								
Home Improvement Center				P ⁸⁰	P						
Home Occupation ¹¹⁽⁽⁶⁴⁾⁾	P((64))	P((64))	P((64))	P((64))	P			P((64))	P((64))	P((64))	P((64))
Homestead Parcel ⁴⁰	C		C ¹¹⁵							C	
Hotel/Motel				P		P					
Kennel, Commercial ^{41, 12}	P	P	P ¹¹⁵					P		C	
Kennel, Private-Breeding ^{41, 13}	P	P	P					P		P	
Kennel, Private-Non-Breeding ^{41, 13}	P	P	P	P				P		P	
Kitchen, farm	P	P	P	P			P			P	
Library ⁴¹	C		C ¹¹⁵	P							
Licensed Practitioner ^{29, 41}				P ⁷⁹							
Livestock Auction Facility	C ⁴⁸		C ^{48, 115}		P		P			C ⁴⁸	
Locksmith				P	P						
Log Scaling Station	C	C	C ¹¹⁵				P	P	P	P	
Lumberyard							P				
Manufacturing-All Other Forms Not Specifically Listed ⁸³				C			C				
Metal Working Shop				P ⁷⁸			P				
Mini-equestrian Center ^{41, 72}	P	P	P ¹¹⁵	P			P	P	P	P ⁷¹	
Model Hobby Park ⁷⁵			A ¹¹⁵							A	
Model House/Sales Office	P	P	P ¹¹⁵					P	P		
Motocross Racetrack			C ¹¹³							C ¹¹³	
Motor Vehicle & Equipment Sales					P ²³						
Museum ⁴¹	C		C ¹¹⁵	P						C ⁶¹	
Office, General				P	P						
Off-road vehicle use area, private										C ¹⁰⁹	
Park, Public ¹⁴	P	P	P	P	P		P	P	P	P	P

Park-and-Pool Lot				P	P	P	P				
Park-and-Ride Lot	C	C	C	P		P		C	C	C	
Personal Services Shop				P ⁷⁹	P						
Personal Wireless Communications Facilities ^{27, 41, 104, 105, 106}	C	C	C	C	C	C	C	C	C	C	C
Petroleum Products & Gas Storage--Bulk							P ⁴³				
Print shop				P							
Public Events/Assemblies on Farmland ⁹⁶										P	
Race Track ^{24, 41}			C ¹¹⁵								
Railroad Right-of-way	C	C	C ¹¹⁵		P		P	C	C	C	C
Recreational Facility Not Otherwise Listed ⁹⁸	C		C ¹¹⁵		P		P ⁷⁹			C, P ^{110, A¹¹¹}	
Recreational Vehicle ¹⁹	P	P	P					P	P	P	
Recreational Vehicle Park									C		
Resort									C		
Restaurant				P ⁸⁰	P	P					
Retail Store				P ⁸⁰	P						
Rural Industries ⁴¹	P ²⁵										
Sanitary Landfill	C	C	C ¹¹⁵					C			C
Sawmill	C ²⁶	C ²⁶	C ^{26, 115}				P	P	P		
Schools											
K-12 & Preschool ^{41, 68}	C		C ¹¹⁵	P							
College ^{41, 68}	C		C ¹¹⁵								
Other ^{41, 68}				C			C				
Second Hand Store				P ⁷⁸	P						
Service Station ⁴¹				P	P	P					
Shake & Shingle Mill	C ²⁶	C ²⁶	C ^{26, 115}				P	P			
Shooting Range ⁹²	C	C	C					C			
Sludge Utilization ³⁹	C	C, P ⁵⁰	C ¹¹⁵					C		C	C ⁵⁶
Small Animal Husbandry ⁴¹	P		P		P			P	P	P	P
Specialty Store				P ⁷⁸	P						
Stables	P	P	P	P			P	P	P	P	
Stockyard or Slaughter							C ⁴⁸				

House											
Storage, Retail Sales Livestock Feed			P ^{54, 115}	P			P			P	
Storage Structure, Accessory ⁶⁰											
Up to 2,400 sq ft	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
2,401--4,000 sq ft on Less than 3 Acres ^{41, 59}	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
Storage Structure, Non- accessory ⁶⁰											
Up to 2,400 sq ft	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
Studio ⁴¹	C ⁷⁷		C ^{77, 115}								
Swimming/Wading Pool ^{17, 41}	P	P	P					P	P	P	P
Tavern ⁴¹				P	P						
Temporary Dwelling During Construction	A	A	A	A	A	A	A	A	A	A	A
Temporary Dwelling For Relative ¹⁸	A	A	A					A	A	A	A
Temporary Logging Crew Quarters								P	P		
Temporary Residential Sales Coach ⁷³	A		A ¹¹⁵								
Temporary Woodwaste Recycling ⁶³	A						A	A			
Temporary Woodwaste Storage ⁶³	A							A			
Tire Store					P						
Tool Sales & Rental				P	P						
Transit Center	C	C	C ¹¹⁵	P		P		C	C	C	
Ultralight Airpark ²⁰	C	C	C ¹¹⁵					C			
Utility Facilities, Electromagnetic Transmission & Receiving Facilities ²⁷	C	C	C	C	P	C	P	C	C	C	C
Utility Facilities,	P	P	P	P	P	P	P	P	P	P	P

Transmission Wires or Pipes & Supports ²⁷											
Utility Facilities-All Other Structures ^{27, 41}	C	C	C	C	P	C	P	C	C	C	C
Veterinary Clinic	P		C ¹¹⁵	P	P					C	
Wedding Facility ⁸⁷		P	P ¹¹⁵							P	
Woodwaste Recycling ⁵⁷	C	C	C				C	C			
Woodwaste Storage ⁵⁷	C	C	C				C	C			

1
2
3
4
5
6

Section 6. Snohomish County Code Section 30.22.120, last amended by Amended Ordinance No. 08-101 on January 21, 2009, is amended to read:

30.22.120 Other zone categories use matrix.

P--Permitted Use	A blank box indicates a use is not allowed in a specific zone. Note: Reference numbers within matrix indicate special conditions apply; see SCC 30.22.130. Check other matrices in this chapter if your use is not listed above.					
A--Administrative Conditional Use						
C--Conditional Use						
S--Special Use						
	Other Zones					
Type of Use	SA-1	RC	RU	R20,000	R12,500	WFB
Accessory Apartment ⁶²	A	A	A	A	A	A
Agriculture ⁴¹	P	P	P	P	P	P
Airport, Stage 1 Utility ¹	C	C	C	C	C	C
Antique Shop			C ⁴⁵			
Art Gallery ⁴¹	C	C	P	C	C	C
Bakery, Farm ⁹⁷		P				
Bed and Breakfast Guesthouse ⁵⁸	C	C	C	C	C	C
Bed and Breakfast Inn ⁵⁸		C				
Boarding House	P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵
Boat Launch, Non-commercial ³¹	C	C	C	C	C	C
Caretaker's Quarters		C				
Cemetery, Columbarium, Crematorium, Mausoleum ⁴¹	C	C	C	C	C	C
Church ⁴¹	C	C	P	C	C	C
Community Club	C	C	P	C	C	C
Community Facilities for Juveniles ¹⁰³						
1 to 8 residents	P	P	P	P	P	P

9 to 24 residents	S	S	S	S	S	S
Country Club	C	C	C	C	C	C
Day Care Center ²	C	C	P	C	C	C
Distillation of Alcohol		C ³⁴	C ³⁴			
Dock & Boathouse, Private, Non-commercial ^{3, 42}	P	P	P	P	P	P
Dwelling, Duplex	P	P	P ⁴²	P	P ⁴²	P ⁴²
Dwelling, Mobile Home	P	P	P ⁶	P	P ⁶	P ⁶
Dwelling, Single Family	P	P	P	P	P	P
Equestrian Center ^{41, 70, 72}		P				
Excavation & Processing of Minerals ²⁸		A, C				
Explosives Storage		C	C			
Fallout Shelter, Individual	P	P	P	P	P	P
Fallout Shelter, Joint ⁷	P	P	P	P	P	P
Family Day Care Home ⁸	P	P	P	P	P	P
Farm Product Processing						
Up to 5,000 sq ft		P	A			
Over 5,000 sq ft ⁹⁴		P				
Farm Support Businesses ⁹⁴		A				
Farm Stand						
Up to 400 sq ft ⁹	P	P	P	P	P	P
401 to 5,000 sq ft ⁹⁹		P ¹⁰⁰ A ¹⁰⁰				
Farmers Market ⁹³		P ¹⁰¹ A ¹⁰¹				
Farmland Enterprises ⁹⁵		A				
Fish Farm	P	P	P			
Forestry	P	P	P			
Foster Home	P	P	P	P	P	P
Garage, Detached Private Accessory ⁶⁰						
Up to 2,400 sq ft	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
2,401--4,000 sq ft on Less than 3 Acres ^{41, 59}	A	A	A	A	A	A
4,001 sq ft and Greater ^{41, 59}	C	C	C	C	C	C
Garage, Detached Private Non-						

accessory ⁶⁰						
Up to 2,400 sq ft	P	P	P	P	P	P
2,401 sq ft and Greater ^{41, 59}	C	C	C	C	C	C
Golf Course and Driving Range	C	C	C	C	C	C
Government Structures & Facilities ^{27, 41}	C	C	C	C	C	C
Greenhouse, Lath House, Nurseries: ⁵²						
Retail	P					
Greenhouse, Lath House, Nurseries: ⁵²						
Wholesale	P		P	C ⁴⁷		
Guesthouse ⁶⁵	P	P	P	P	P	P
Health and Social Service Facility ⁹⁰						
Level I						
Level II ^{41, 91}	P	P	P	P	P	P
Level III	C	C	C	C	C	C
Home Occupation ¹¹	P ((64, 84))	P ((64, 84))	P ((64, 84))	P	P	P
Homestead Parcel ⁴⁰		C				
Kennel, Commercial ⁴¹	C	C	P	C	C	C
Kennel, Private-Breeding ^{41, 13}	C	P	P	P	P	P
Kennel, Private-Non-Breeding ^{41, 13}	P	P	P	P	P	P
Kitchen, Farm		P	P			
Library ⁴¹	C	C	P	C	C	C
Livestock Auction Facility		C ⁴⁸	C ⁴⁸			
Log Scaling Station		C				
Mini-equestrian Center ^{41, 72}		P				
Model House/Sales Office	P	P	P	P	P	P
Museum ⁴¹	C	C	P	C	C	C
Park, Public ¹⁴	P	P	P	P	P	P
Park-and-Pool Lot				C	C	
Park-and-Ride Lot	C	C	C	C	C	
Personal Wireless Communications Facilities ^{27, 41, 104, 105, 106}	C	C	C	C	C	C
Petroleum Products & Gas Storage--Bulk			C ⁴³			
Race Track ^{29, 41}		C	C			

Railroad Right-of-way	C	C	C	C	C	C
Recreational Facility Not Otherwise Listed	C	C	P	C	C	C
Recreational Vehicle ¹⁹	P	P	P			
Sanitary Landfill	C	C	C	C	C	C
Sawmill			C ²⁶			
Schools						
K-12 & Preschool ^{41, 68}	C	C	C	C	C	C
College ^{41, 68}	C	C	C	C	C	C
Shake & Shingle Mill			C ²⁶			
Shooting Range ⁹²		C	C			
Sludge Utilization ³⁹	C	C	C	C	C ⁵⁶	C ⁵⁶
Small Animal Husbandry ⁴¹	P	P	P	C ³⁷	C ³⁷	C ³⁷
Stables	P	P	P	P	P	P
Stockyard or Slaughter House			C ⁴⁸			
Storage, Retail Sales Livestock Feed		P ⁵⁴				
Storage Structure, Accessory ⁶⁰						
Up to 2,400 sq ft	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
2,401--4,000 sq ft on Less than 3 acres ^{41, 59}	A	A	A	A	A	A
4,001 sq ft and Greater ^{41, 59}	C	C	C	C	C	C
Storage Structure, Non-accessory ⁶⁰						
Up to 2,400 sq ft	P	P	P	P	P	P
2,401 sq ft and Greater ^{41, 59}	C	C	C	C	C	C
Studio ⁴¹	C ⁷⁷	C ⁷⁷	P	C ⁷⁷	C ⁷⁷	C ⁷⁷
Swimming/Wading Pool ^{17, 41}	P	P	P	P	P	P
Temporary Dwelling During Construction	A	A	A	A	A	A
Temporary Dwelling For Relative ¹⁸	A	A	A	A	A	A
Temporary Residential Sales Coach ⁷³	A	A	A	A	A	A
Transit Center	C	C	C	C	C	
Ultralight Airpark ²⁰		C				

Utility Facilities, Electromagnetic Transmission & Receiving Facilities ²⁷	C	C	C	C	C	C
Utility Facilities, Transmission Wires, Pipes & Supports ²⁷	P	P	P	P	P	P
Utility Facilities-All Other Structures ^{27,41}	C	C	C	C	C	C
Veterinary Clinic	C	C	P			
Yacht/Boat Club						C

Section 7. Snohomish County Code Section 30.22.130, last amended by Amended Ordinance No. 09-079 on May 12, 2010, is amended to read:

30.22.130 Reference notes for use matrix.

(1) Airport, Stage 1 Utility:

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

(2) Day Care Center:

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

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

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

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

(5) See chapter 30.31E SCC for rezoning to Townhouse zone, and chapter 30.23A SCC for design standards applicable to townhouse and attached single-family dwelling development.

(6) Dwelling, Mobile Home:

- (a) Shall be multi-sectioned by original design, with a width of 20 feet or greater along its entire body length;
- (b) Shall be constructed with a non-metallic type, pitched roof;
- (c) Except where the base of the mobile home is flush to ground level, shall be installed either with:
 - (i) skirting material which is compatible with the siding of the mobile home; or

- 1 (ii) a perimeter masonry foundation;
- 2 (d) Shall have the wheels and tongue removed; and
- 3 (e) In the RU zone the above only applies if the permitted lot size is less than 20,000
- 4 square feet.
- 5 (7) Fallout Shelter, Joint, by two or more property owners:
- 6 Side and rear yard requirements may be waived by the department along the boundaries lying
- 7 between the properties involved with the proposal, and zone; provided that its function as a
- 8 shelter is not impaired.
- 9 (8) Family Day Care Home:
- 10 (a) No play yards or equipment shall be located in any required setback from a street; and
- 11 (b) Outdoor play areas shall be fenced or otherwise controlled.
- 12 (9) Farm Stand:
- 13 (a) There shall be only one stand on each lot; and
- 14 (b) At least 50% by farm product unit of the products sold shall be grown, raised or
- 15 harvested in Snohomish County, and 75% by farm product unit of the products sold shall be
- 16 grown, raised or harvested in the State of Washington.
- 17 (10) Farm Worker Dwelling:
- 18 (a) At least one person residing in each farm worker dwelling unit shall be employed full
- 19 time in the farm operation;
- 20 (b) An agricultural farm worker dwelling unit affidavit must be signed and recorded with the
- 21 county attesting to the need for such dwellings to continue the farm operation;
- 22 (c) The number of farm worker dwellings shall be limited to one per each 40 acres under
- 23 single contiguous ownership to a maximum of six total dwellings, with 40 acres being required to
- 24 construct the first accessory dwelling unit. Construction of the maximum number of dwelling
- 25 units permitted shall be interpreted as exhausting all residential potential of the land until such
- 26 time as the property is legally subdivided; and
- 27 (d) All farm worker dwellings must be clustered on the farm within a 10-acre farmstead
- 28 which includes the main dwelling. The farmstead's boundaries shall be designated with a legal
- 29 description by the property owner with the intent of allowing maximum flexibility while minimizing
- 30 interference with productive farm operation. Farm worker dwellings may be located other than
- 31 as provided for in this subsection only if environmental or physical constraints preclude meeting
- 32 these conditions.
- 33 (11) Home Occupation: See SCC 30.28.050(((4))).
- 34 (12) Kennel, Commercial: There shall be a five-acre minimum lot area; except in the R-5 and
- 35 RD zones, where 200,000 square feet shall be the minimum lot area.
- 36 (13) Kennel, Private-breeding, and Kennel, Private Non-breeding: Where the animals
- 37 comprising the kennel are housed within the dwelling, the yard or some portion thereof shall be
- 38 fenced and maintained in good repair or to contain or to confine the animals upon the property
- 39 and restrict the entrance of other animals.
- 40 (14) Parks, Publicly-owned and Operated:
- 41 (a) No bleachers are permitted if the site is less than five acres in size;
- 42 (b) All lighting shall be shielded to protect adjacent properties; and
- 43 (c) No amusement devices for hire are permitted.
- 44 (15) Boarding House: There shall be accommodations for no more than two persons.
- 45 (16) RESERVED for future use (Social Service Center--DELETED by Amended Ord. 04-010
- 46 effective March 15, 2004)
- 47 (17) Swimming/Wading Pool (not to include hot tubs and spas): For the sole use of
- 48 occupants and guests:
- 49 (a) No part of the pool shall project more than one foot above the adjoining ground level in a
- 50 required setback; and

1 (b) The pool shall be enclosed with a fence not less than four feet high, of sufficient design
2 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 pursuant to SCC
18 ((30.25.045)) 30.25.028 to protect surrounding property values and ensure compatibility with the
19 immediate neighborhood;

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

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

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

27 (19) Recreational Vehicle:

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

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

30 (c) Shall be limited in the floodways to day use only (dawn to dusk) during the flood season
31 (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 all
48 potential impacts such as noise, safety hazards, sanitation, traffic, and parking are compatible
49 with the site and neighboring land uses, particularly those involving residential uses or livestock
50 or small animal husbandry; and further that the proposed use can comply with Federal Aviation
51 Administration regulations (FAR Part 103), which state that ultralight vehicle operations will not:

- 1 (i) create a hazard for other persons or property;
2 (ii) occur between sunset and sunrise;
3 (iii) occur over any substantially developed area of a city, town, or settlement, particularly
4 over residential areas or over any open air assembly of people; or
5 (iv) occur in an airport traffic area, control zone, terminal control area, or positive control
6 area without prior authorization of the airport manager with jurisdiction.
- 7 (21) Craft Shop:
8 (a) Articles shall not be manufactured by chemical processes;
9 (b) No more than three persons shall be employed at any one time in the fabricating, repair,
10 or processing of materials; and
11 (c) The aggregate nameplate horsepower rating of all mechanical equipment on the
12 premises shall not exceed two.
- 13 (22) Grocery and Drug Stores: In the FS zone, there shall be a 5,000-square foot floor area
14 limitation.
- 15 (23) Motor Vehicle and Equipment Sales: In the CB and CRC zone, all display, storage, and
16 sales activities shall be conducted indoors.
- 17 (24) Race Track: The track shall be operated in such a manner so as not to cause offense by
18 reason of noise or vibration beyond the boundaries of the subject property.
- 19 (25) Rural Industry:
20 (a) The number of employees shall not exceed 10;
21 (b) All operations shall be carried out in a manner so as to avoid the emission or creation of
22 smoke, dust, fumes, odors, heat, glare, vibration, noise, traffic, surface water drainage, sewage,
23 water pollution, or other emissions which are unduly or unreasonably offensive or injurious to
24 properties, residents, or improvements in the vicinity;
25 (c) The owner of the rural industry must reside on the same premises as the rural industry
26 and, in the RD zone, the residence shall be considered as a caretaker's quarters; and
27 (d) Outside storage, loading or employee parking in the RD zone shall provide 15-foot wide
28 Type A landscaping as defined in SCC 30.25.017.
- 29 (26) Sawmill, Shake and Shingle Mill:
30 (a) Such uses shall not include the manufacture of finished wood products such as furniture
31 and plywood, but shall include lumber manufacturing;
32 (b) The number of employees shall not exceed 25 during any eight-hour work shift;
33 (c) All operations shall be carried out in a manner so as to avoid the emission or creation of
34 smoke, dust, fumes, odors, heat, glare, vibration, noise, traffic, surface water drainage, sewage,
35 water pollution, or other emissions which are unduly or unreasonably offensive or injurious to
36 properties, residents or improvements in the vicinity; and
37 (d) Sawmills and shakemills adjacent to a state highway in the RU zone shall provide 25
38 feet of Type A landscaping as defined in SCC 30.25.017.
- 39 (27) Governmental and Utility Structures and Facilities:
40 Special lot area requirements for this use are contained in SCC 30.23.200.
- 41 (28) Excavation and Processing of Minerals:
42 (a) This use, as described in SCC 30.31D.010(2), is allowed in the identified zones only
43 where these zones coincide with the mineral lands designation in the comprehensive plan
44 (mineral resource overlay or MRO), except for the MC zone where mineral lands designation is
45 not required.
46 (b) An Administrative Conditional Use Permit or a Conditional Use Permit is required
47 pursuant to SCC 30.31D.030.
48 (c) Excavation and processing of minerals exclusively in conjunction with forest practices
49 regulated pursuant to chapter 76.09 RCW is permitted outright in the Forestry zone.
- 50 (29) Medical Clinic, Licensed Practitioner: A prescription pharmacy may be permitted when
51 located within the main building containing licensed practitioner(s).

- 1 (30) Forest Industry Storage & Maintenance Facility (except harvesting) adjacent to property
2 lines in the RU zone shall provide 15-foot wide Type A landscaping as defined in SCC
3 30.25.017.
- 4 (31) Boat Launch Facilities, Commercial or Non-commercial:
- 5 (a) The hearing examiner may regulate, among other factors, required launching depth,
6 lengths of existing docks and piers;
- 7 (b) Off-street parking shall be provided in an amount suitable to the expected usage of the
8 facility. When used by the general public, the guideline should be 32 to 40 spaces capable of
9 accommodating both a car and boat trailer for each ramp lane of boat access to the water;
- 10 (c) A level vehicle-maneuvering space measuring at least 50 feet square shall be provided;
- 11 (d) Pedestrian access to the water separate from the boat launching lane or lanes may be
12 required where it is deemed necessary in the interest of public safety;
- 13 (e) Safety buoys shall be installed and maintained separating boating activities from other
14 water-oriented recreation and uses where this is reasonably required for public safety, welfare,
15 and health; and
- 16 (f) All site improvements for boat launch facilities shall comply with all other requirements of
17 the zone in which it is located.
- 18 (32) Campground:
- 19 (a) The maximum overall density shall be seven camp or tent sites per acre; and
- 20 (b) The minimum site size shall be 10 acres.
- 21 (33) Commercial Vehicle Home Basing:
- 22 (a) The vehicles may be parked and maintained only on the property wherein resides a
23 person who uses them in their business;
- 24 (b) Two or more vehicles may be so based; and
- 25 (c) The vehicles shall be in operable conditions.
- 26 (34) Distillation of Alcohol:
- 27 (a) The distillation shall be from plant products, for the purpose of sale as fuel, and for the
28 production of methane from animal waste produced on the premises;
- 29 (b) Such distillation shall be only one of several products of normal agricultural activities
30 occurring on the premises; and
- 31 (c) By-products created in this process shall be used for fuel or fertilizer on the premises.
- 32 (35) RESERVED for future use (Group Care Facility--DELETED by Amended Ord. 04-010
33 effective March 15, 2004)
- 34 (36) Mobile Home and Travel Trailer Sales:
- 35 (a) Property shall directly front upon a principal or minor arterial in order to reduce
36 encroachment into the interior of IP designated areas;
- 37 (b) The hearing examiner shall consider the visual and aesthetic characteristics of the use
38 proposal and determine whether nearby business and industrial uses, existing or proposed,
39 would be potentially harmed thereby. A finding of potential incompatibility shall be grounds for
40 denial;
- 41 (c) The conditional use permit shall include a condition requiring mandatory review by the
42 hearing examiner at intervals not to exceed five years for the express purpose of evaluating the
43 continued compatibility of the use with other IP uses. The review required herein is in addition to
44 any review which may be held pursuant to SCC 30.42B.100, SCC 30.42C.100 and SCC
45 30.43A.100;
- 46 (d) Such use shall not be deemed to be outside storage for the purpose of SCC 30.25.024;
47 and
- 48 (e) Such use shall be temporary until business or industrial development is timely on the
49 site or on nearby IP designated property.
- 50 (37) Small Animal Husbandry: There shall be a five-acre minimum site size.

- 1 (38) Mobile Home Park: Such development must fulfill the requirements of chapter 30.42E
2 SCC.
- 3 (39) Sludge Utilization: See SCC 30.28.085.
- 4 (40) Homestead Parcel: See SCC 30.28.055.
- 5 (41) Special Setback Requirements for this use are contained in SCC 30.23.110(~~((20))~~).
- 6 (42) Minimum Lot Size for duplexes shall be one and one-half times the minimum lot size for
7 single family dwellings. In the RU zone, this provision only applies when the minimum lot size
8 for single family dwellings is 12,500 square feet or less.
- 9 (43) Petroleum Products and Gas, Bulk Storage:
- 10 (a) All above ground storage tanks shall be located 150 feet from all property lines; and
11 (b) Storage tanks below ground shall be located no closer to the property line than a
12 distance equal to the greatest dimensions (diameter, length or height) of the buried tank.
- 13 (44) Auto Wrecking Yards and Junkyards: A sight-obscuring fence a minimum of seven feet
14 high shall be established and maintained in the LI zone. For requirements for this use, SCC
15 30.25.020 and 30.25.050 applies.
- 16 (45) Antique Shops when established as a home occupation as regulated by SCC
17 30.28.050(1); provided further that all merchandise sold or offered for sale shall be
18 predominantly "antique" and antique-related objects.
- 19 (46) Billboards: See SCC 30.27.080 for specific requirements.
- 20 (47) Nursery, Wholesale: In R-20,000 zone, a wholesale nursery is permitted on three acres
21 or more; a conditional use permit is required on less than three acres.
- 22 (48) Stockyard and Livestock Auction Facility: The minimum lot size is 10 acres.
- 23 (49) Restaurants and Personal Service Shops: Located to service principally the constructed
24 industrial park uses.
- 25 (50) Sludge Utilization: A conditional use permit is required for manufacture of materials by a
26 non-governmental agency containing stabilized or digested sludge for a public utilization.
- 27 (51) Single Family and Multifamily Dwellings are a prohibited use, except for the following:
- 28 (a) Existing dwellings that are nonconforming as a result of a county-initiated rezone to BP
29 may make improvements or additions provided such improvements are consistent with the bulk
30 regulations contained in chapter 30.23 SCC; provided further that such improvements do not
31 increase the ground area covered by the structural portion of the nonconforming use by more
32 than 100 percent of that existing at the existing date of the nonconformance; and
33 (b) New single family and multifamily dwellings in the BP zone authorized pursuant to the
34 provisions of SCC 30.31A.140.
- 35 (52) Greenhouses, Lath Houses, and Nurseries:
- 36 (a) Incidental sale of soil, bark, fertilizers, plant nutrients, rocks, and similar plant husbandry
37 materials is permitted;
- 38 (b) The sale of garden tools and any other hardware or equipment shall be prohibited; and
39 (c) There shall be no on-site signs advertising other than the principal use.
- 40 (53) Retail Store: See SCC 30.31A.120 for specific requirements for retail stores in the BP
41 zone.
- 42 (54) Retail Sales of Hay, Grain, and Other Livestock Feed are permitted on site in
43 conjunction with a livestock auction facility.
- 44 (55) Noise of Machines and Operations in the LI and HI zones shall comply with chapter
45 10.01 SCC and machines and operations shall be muffled so as not to become objectionable
46 due to intermittence, beat frequency, or shrillness.
- 47 (56) Sludge Utilization only at a completed sanitary landfill or on a completed cell within a
48 sanitary landfill, subject to the provision of SCC 30.28.085.
- 49 (57) Woodwaste Recycling and Woodwaste Storage Facility: See SCC 30.28.095.
- 50 (58) Bed and Breakfast Guesthouses and Bed and Breakfast Inns: See SCC 30.28.020.

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

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

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

6 (c) The following compatibility standards shall apply:

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

15 (ii) building plans for all proposals larger than 2,400 square feet in the Waterfront Beach, R
16 7,200, R 8,400, R 9,600 and R 12,500 zones and rural cluster subdivisions shall document the
17 use of building materials compatible and consistent with existing on-site residential development
18 exterior finishes;

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

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

31 (d) All detached accessory or non-accessory private garages and storage structures
32 proposed with building footprints larger than 2,400 square feet shall provide screening or
33 landscaping from adjacent properties pursuant to chapter 30.25 SCC.

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

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

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

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

47 (62) Accessory Apartments: See SCC 30.28.010.

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

50 (64) (~~Home Occupation: See SCC 30.28.050(5)~~) RESERVED for future use.

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

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

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

11 (68) Special Building Height provisions for this use are contained in SCC 30.23.050(2)(d).

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

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

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

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

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

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

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

27 (d) On sites located in RC and R-5 zones, Type A landscaping as defined in SCC
28 30.25.017 is required to screen any outside storage, including animal waste storage, and
29 parking areas from adjacent properties;

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

31 (f) Outside storage, including animal waste storage, and parking areas shall be set back at
32 least 30 feet from any adjacent property line. All structures shall be set back as required in SCC
33 30.23.110(8); and

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

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

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

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

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

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

45 (i) plat construction plans have been approved;

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

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

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

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

4 (75) Model Hobby Park: SCC 30.28.060.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

46 (84) ~~((Home Occupations: See SCC 30.28.050(4)))~~ RESERVED for future use.

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

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

49 (87) Wedding Facility:

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

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

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

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

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

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

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

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

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

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

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

25 (a) The Light Industrial zone is located within a municipal boundary;

26 (b) The municipal airport boundary includes no less than 1000 acres of land zoned light
27 industrial; and

28 (c) The hotel/motel use is served by both public water and sewer.

29 (90) Health and social service facilities regulated under this title do not include secure
30 community transition facilities (SCTFs) proposed pursuant to chapter 71.09 RCW. See SCC
31 30.91H.095.

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

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

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

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

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

50 (93) Farmers Market: See SCC 30.28.036.

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

- 1 (95) Farmland Enterprise: See SCC 30.28.037.
- 2 (96) Public Events/Assemblies on Farmland: Such event or assembly shall:
- 3 (a) Comply with the requirements of Chapter 6.37 SCC; and
- 4 (b) Not exceed two events per year. No event shall exceed two weeks in duration.
- 5 (97) Bakery, Farm: The gross floor area of the use shall not exceed 1,000 square feet.
- 6 (98) Recreational Facility Not Otherwise Listed in Ag-10 zone: See SCC 30.28.076.
- 7 (99) Farm Stand: See SCC 30.28.039.
- 8 (100) Farm Stand: Allowed as a Permitted Use (P) when sited on land designated riverway
- 9 commercial farmland, upland commercial farmland or local commercial farmland in the
- 10 comprehensive plan. Allowed as an Administrative Conditional Use (A) when sited on land not
- 11 designated riverway commercial farmland, upland commercial farmland or local commercial
- 12 farmland in the comprehensive plan.
- 13 (101) Farmers Market: Allowed as a Permitted Use (P) when sited on land designated
- 14 riverway commercial farmland, upland commercial farmland or local commercial farmland in the
- 15 comprehensive plan. Allowed as an Administrative Conditional Use (A) when sited on land not
- 16 designated riverway commercial farmland, upland commercial farmland or local commercial
- 17 farmland in the comprehensive plan.
- 18 (102) Community Facilities for Juveniles in R-5 zones must be located within one mile of an
- 19 active public transportation route at the time of permitting.
- 20 (103) All community facilities for juveniles shall meet the performance standards set forth in
- 21 SCC 30.28.025.
- 22 (104) Personal wireless telecommunications service facilities: See chapter 30.28A SCC and
- 23 landscaping standards in SCC 30.25.025.
- 24 (105) Personal wireless telecommunications service facilities are subject to a building permit
- 25 pursuant to SCC 30.28A.020 and the development standards set forth in chapter 30.28A SCC
- 26 and landscaping standards in SCC 30.25.025.
- 27 (106) A building permit only is required for facilities co-locating on existing utility poles,
- 28 towers, and/or antennas unless otherwise specified in 30.28A SCC.
- 29 (107) RESERVED for future use (R-5 w/MRO--DELETED by Ord. 07-090 effective
- 30 September 21, 2007)
- 31 (108) RESERVED for future use.
- 32 (109) Privately operated off-road vehicle (ORV) use areas shall be allowed by conditional
- 33 use permit on Forestry and Recreation (F&R) zoned property designated Forest on the
- 34 comprehensive plan future land use map. These areas shall be identified by an F&R ORV suffix
- 35 on the zoning map. Privately operated ORV use areas are regulated pursuant to SCC
- 36 30.28.080, SCC 30.28.085 and other applicable county codes.
- 37 (110) Recreational Facility Not Otherwise Listed: Playing fields permitted in accordance with
- 38 chapter 30.33B SCC are allowed as a Permitted Use (P) when sited on designated recreational
- 39 land as identified on the future land use map in the county's comprehensive plan.
- 40 (111) Recreational Facility Not Otherwise Listed: Playing fields not permitted in accordance
- 41 with chapter 30.33B SCC are allowed as an Administrative Conditional Use (A) when sited on
- 42 designated recreational land as identified on the future land use map in the county's
- 43 comprehensive plan.
- 44 (112) Land zoned R-5 and having an RA overlay, depicted as R-5-RA on the official zoning
- 45 map, is a Transfer of Development Rights (TDR) receiving area and, consistent with the
- 46 comprehensive plan, will be retained in the R-5-RA zone until regulatory controls are in place
- 47 which ensure that TDR certificates issued pursuant to SCC 30.35A.050 will be required for
- 48 development approvals within the receiving area.
- 49 (113) Privately operated motocross racetracks are allowed by conditional use permit, and are
- 50 regulated pursuant to SCC 30.28.100, SCC 30.28.105, and other applicable country codes.

1 Motocross racetracks are allowed in the Forestry and Recreation (F&R) zone only on
2 commercial forest lands.
3 (114) RESERVED for future use (Mobile Home Park Zone - DELETED by Amended Ord. 09-
4 096)
5 (115) This use is prohibited in the R-5 zone with the Mineral Resource Overlay (MRO).
6 Public park is a permitted use on reclaimed portions of mineral excavation sites with the MRO.
7 (116) See cottage housing design standard requirements in chapter 30.41G SCC.
8
9 Section 8. Snohomish County Code Section 30.23.030, last amended by Amended
10 Ordinance No. 09-079 on May 12, 2010, is amended to read:
11
12 **30.23.030 Bulk matrix.**
13
14 The bulk matrix contains standard setback, lot coverage, building height, and lot dimension
15 regulations for zones in unincorporated Snohomish County. Additional setback and lot area
16 requirements and exceptions are found at SCC 30.23.100 – 30.23.260.

Table 30.23.030(1)
BULK MATRIX

Category	Zone	Lot Dimension (ft) ³⁴				Setback Requirements From: (ft) ^{28, 33}							Max. Lot Coverage ^{8, 51}	
		Max. Bldg. Height (ft) ²⁷	Min. Lot Area ^{22, 29}	Min. Lot Width	Min. Corner Lot Width	Public Right of Way under 60' ^{34, 42}	Public and Private Right of Way ^{9, 11, 34, 42}	Commercial and Industrial Zones ¹¹	Residential, Multifamily, and Rural Zones ¹¹	Resource Lands Ag ²⁰ Forest ²¹	Water Bodies ¹²			
Resource	MC ³¹		10 ac ³²			50	50		100 ³³					
	F ³⁸	45 ⁶	20 ac ³	300	300	130 ^{10, 13}	100 ¹³	100 ^{13, 33}	50	100 ³⁰	25 ¹³	35%		
	F & R ^{38, 39}	30 ⁷	200,000 sf ^{2, 23}	100	100	50 ¹⁰	5	5 ³³	50	100 ³⁰	25	35%		
	A-10 ^{37, 40, 52}	45	10 ac	none	none	50 ¹⁰	5	5 ³³	50	100 ³⁰	25	none		
	RRT-10	45	10 ac	225	225	50	5	5 ³³	50	100 ³⁰	25	35%		
Rural	R-5 ^{37, 38, 39, 40, 46}	45 ²⁵	200,000 sf ^{2, 24}	165 ²⁴	165 ²⁴	50 ¹⁰	5	5 ³³	50	100 ³⁰	25	35%		
	RC ^{37, 38, 39, 40}	35	100,000 sf ²⁴	165 ²⁴	165 ²⁴	50 ¹⁰	5	5 ³³	50	100 ³⁰	25	35%		
	RD ³⁸	45	200,000	165	165	50 ¹⁰	5	5 ³³	50	100 ³⁰	25	35%		
	RB	35	none	none	none	55	25	none	50 ³³	100	none	35%		
	CRC	35 ⁴³	none	none	none	25 ²⁶	25 ²⁶	none	25	100	none	50% ⁴⁴ 30% ⁴⁵		
Town	RFS	35	none	none	none	55	25	none	50	100	none	35%		
	RI	50	none	none	none	55	25	none	100	100	none	35%		
	SA-1 ^{37, 39}	35	1 ac/ 43,560 sf	150	150	50 ¹⁰	5	5 ³³	50	100	25	35%		

AMENDED ORDINANCE NO. 10-072
CORRECTING INADVERTENT ERRORS IN THE UNIFIED DEVELOPMENT
CODE, AMENDING CHAPTERS 30.22, 30.23, 30.23A, 30.28, 30.31A, 30.32A,
30.41C, 30.41F, 30.42B, 30.61, 30.66B AND 30.91L OF THE
SNOHOMISH COUNTY CODE, AND REPEALING SCC 30.41F.070 - Page 35

RU ^{37, 39}	35	41	60	65	50 ¹⁰	20	5	5	33	50	100	25	35%
R20,000 ^{37, 39}	25	20,000 sf	85	90	50 ¹⁰	20	5	5	5	50	100	25	35%
R12,500 ⁴⁰	30	12,500 sf	75	80	50 ¹⁰	20	5	5	5	50	100	25	35%
WFB	30	7,200 sf ²³	60	65	50 ¹⁰	20	5	5	5	50	100	25	35%

1
2
3

Table 30.23.030(1) (continued)
BULK MATRIX

Category	Zone	Max. Bldg. Height (ft) ²⁷	Lot Dimension (ft) ³⁴				Setback Requirements From: (ft) ^{28, 33}							Water Bodies ¹²	Max. Lot Coverage ⁸		
			Min. Lot Area ²⁹	Min. Lot Width	Min. Corner Lot Width	Public Right of Way under 60' ^{34, 42}	Public and Private Right of Way ^{9, 11, 34, 42}	Commercial and Industrial Zones ¹¹	Residential, Multiple Family, and Rural Zones ¹¹	Resource Lands		Forest ²¹					
Urban	FS	35	none	none	none	25 ²⁵	25 ²⁶	25 ^{26, 58}	5/15 ¹⁶	25	25	none	100	Forest ²¹	100	none	none
	NB ¹	40	None	none	none	10 ²⁵	10 ^{26, 58}	25 ^{18, 26}	none	10	10	none	100	Forest ²¹	100	none	65%
	PCB ¹	40	none ¹⁹	none	none	55 ²⁵	25 ^{18, 26}	25 ^{26, 58}	none	25	25	none	100	Forest ²¹	100	none	none
	CB ¹	35	none	none	none	25 ²⁵	25 ^{26, 58}	25 ^{26, 58}	none	10	10	none	100	Forest ²¹	100	none	50%
	GC ¹	45	none	none	none	25 ²⁵	25 ^{26, 58}	25 ^{26, 58}	none	10	10	none	100	Forest ²¹	100	none	50%
	IP	65	none	none	none	30 ^{17, 25}	25 ^{17, 26}	25 ^{17, 26}	none ¹⁷	25 ¹⁷	25	25	none	100	100	none	50%
	BP ¹	50	none ¹⁹	none	none	30 ²⁵	25 ²⁶	25 ²⁶	none	25	25	none	100	100	100	none	35%
	LI	50	none	none	none	25 ²⁵	25 ²⁶	25 ²⁶	none	50	50	none	100	100	100	none	none
	HI	65	none	none	none	25 ²⁵	25 ²⁶	25 ²⁶	none	50	50	none	100	100	100	none	none
	UC																

SEE CHAPTER 30.34A SCC.

Table 30.23.030(2)
BULK MATRIX

Zone	Lot Dimension (feet) ⁵⁴			Building Height Limits for Setback Determination ⁵⁹	Minimum Setback Requirements From (feet) ^{28, 53}										Max. Lot Coverage ⁵¹
	Min. Lot Area ²⁹ (sq ft)	Min. Lot Width	Max. Bldg Height ²⁷		Public or Private Easement or Front Lot Line ^{34, 42, 60}	Side and Rear Lot Lines Adjacent to:					Resource Lands		Seismic Hazards		
						Commercial & Industrial zones	R-9,600 & R-8,400	Other Urban Residential zones	Rural zones	Ag	Forest				
R-9,600	9,600 ²³	70	30	NA	15	10	5	5	5	5	5	5	35%		
R-8,400	8,400 ²³	65	30	NA	15	10	5	5	5	5	5	5	35%		
R-7200	7,200 ²³	60	30	NA	15	10	5	5	5	5	5	5	35%		
T	See SCC 30.31E.050		35	≤ 20 >20	15 20	10 15	10 20	5 10	5 10	25	See SCC 30.32A.110	See chapters 30.51A & 30.62B SCC	See SCC 30.31E.050		
LDMR ¹⁵	7,200 ⁴	60	45	≤ 20 20 - 30 >30	15 20 20	10 10 15	10 20 25	5 10 15	5 10 15	25	See SCC 30.32B.130	See chapters 30.51A & 30.62B SCC	30%		
MR ¹⁵	7,200	60	45	≤ 20 20 - 30 >30	15 20 20	10 10 15	10 20 25	5 10 15	5 10 15	25	See SCC 30.32B.130	See chapters 30.51A & 30.62B SCC	40%		

1
2
3

4

1 Section 9. Snohomish County Code Section 30.23.040, last amended by Amended
2 Ordinance No. 09-079 on May 12, 2010, is amended to read:

3
4 **30.23.040 Reference notes for bulk matrix.**

5
6 (1) MR bulk requirements shall apply for all residential development permitted in urban
7 commercial zones.

8 (2) When subdivisionally described, the minimum lot area shall be 1/128th of a section.

9 (3) When subdivisionally described, the minimum lot area shall be 1/32nd of a section.

10 (4) In the LDMR zone, the maximum density shall be calculated based on 4,000 square feet
11 of land per dwelling unit.

12 (5) In the MR zone, the maximum density shall be calculated based on 2,000 square feet of
13 land per dwelling unit.

14 (6) Commercial forestry structures shall not exceed 65 feet in height.

15 (7) Non-residential structures shall not exceed 45 feet in height.

16 (8) Lot coverage includes all buildings on the given lot.

17 (9) Includes public rights-of-way 60 feet and wider; public rights-of-way under 60 feet in a
18 recorded plat with curbs and gutters; and private roads and easements. These setbacks shall
19 be measured from the edge of the right-of-way.

20 (10) Applies to public rights-of-way under 60 feet. These setbacks shall be measured from
21 the center of the right-of-way.

22 (11) These setbacks shall be measured from the property line.

23 (12) Greater setbacks than those listed may apply to areas subject to Shoreline Management
24 Master Program jurisdiction. Some uses have special setbacks. See SCC 30.23.110 for
25 specifics.

26 (13) The listed setbacks apply where the adjacent property is zoned F. In all other cases,
27 setbacks are the same as in the R-8,400 zone. In the F zone, the setbacks for residential
28 structures on 10 acres or less which were legally created prior to being zoned to F shall be the
29 same as in the R-8,400 zone.

30 (14) RESERVED for future use.

31 (15) MR and LDMR setbacks.

32 (a) Single family detached structures and duplexes shall have the minimum setbacks
33 required in the R-8,400 zone. Building separation between single family detached structures or
34 duplexes shall be a minimum of 10 feet. For single family detached structures over two stories
35 that have a third-story side yard ingress/egress window, the building separation shall be
36 increased to 15 feet; provided, however, that (i) the building separation shall not be increased if
37 the three-story units with side-yard ingress/egress windows are equipped with approved NFPA
38 13D automatic sprinkler systems, or (ii) where it is shown that due to topography of the
39 particular site a building separation of less than 15 feet (but not less than the minimum 10 feet)
40 can provide the necessary geometric prism for fire fighters to set a ladder reaching the third-
41 story yard ingress/egress window at no greater than a 75 degree angle.

42 (b) Other structures shall have minimum side and rear setbacks as specified in Table
43 30.23.030(2). Building separation between primary structures in the MR and LDMR zones shall
44 be a minimum of 15 feet. Building separation between primary structures and
45 secondary/accessory structures, including but not limited to carports and garages, and

1 separation between secondary structures themselves, shall be determined by the applicable
2 sections of the construction codes.

3 (c) Multi-story structures other than single family detached structures shall increase all
4 setbacks by three feet and building separations by five feet for each additional story over two
5 stories.

6 (d) In order to provide fire access to a side yard ingress/egress window on the third floor of
7 a single family detached structure, either (i) unit boundaries should be drawn with a "zero lot
8 line" on one side of the unit, (ii) fencing between units shall be prohibited (at least in the area
9 that is within five feet of the third story ingress/egress window) so as not to impede ladder
10 access to the third floor window, or (iii) fencing between units shall be limited to either
11 vegetative fencing or hard fences (e.g. wood or metal) not exceeding three feet, six inches (3'6")
12 in height.

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

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

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

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

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

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

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

29 (23) Minimum lot area requirements may be modified within UGAs in accordance with SCC
30 30.23.020.

31 (24) In rural cluster subdivisions approved in accordance with the provisions of chapter
32 30.41C SCC, the minimum lot area shall be as provided in SCC 30.23.220. The maximum lot
33 area shall be 20,000 square feet or less when located in rural/urban transition areas.

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

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

41 (27) See SCC 30.23.050 for height limit exceptions.

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

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

44 (30) SCC 30.32A.120 (Siting of new structures--Commercial forest land) requires an
45 application for a new structure on parcels designated commercial forest, but not within a
46 designated commercial forest--forest transition area, to provide a minimum 500-foot setback,

1 which shall be a resource protection area, from the property boundaries of adjacent commercial
2 forest lands except that if the size, shape, and/or physical site constraints of an existing legal lot
3 do not allow a setback of 500 feet, the new structure shall maintain the maximum setback
4 possible, as determined by the department.

5 (31) Setback requirements for mineral excavation and processing are in SCC 30.23.110(26).
6 Performance standards and permit requirements are in chapter 30.31D SCC.

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

10 (33) See SCC Table 30.28.050(4)(i) for setback requirements for structures containing a
11 home occupation.

12 (34) See SCC 30.23.120 for other setback exceptions.

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

15 (36) RESERVED for future use (MR and LDMR setbacks--DELETED by Ord. 05-094,
16 effective September 29, 2005)

17 (37) Agriculture: All structures used for housing or feeding animals, not including household
18 pets, shall be located at least 30 feet from all property lines and dwellings, as provided in SCC
19 32.23.110(1).

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

23 (a) The facility cannot suitably be located on undesignated land;

24 (b) The installation cannot be accomplished without subdivision;

25 (c) The facility is to be located on the lowest feasible grade of forest land; and

26 (d) The facility removes as little land as possible from timber production.

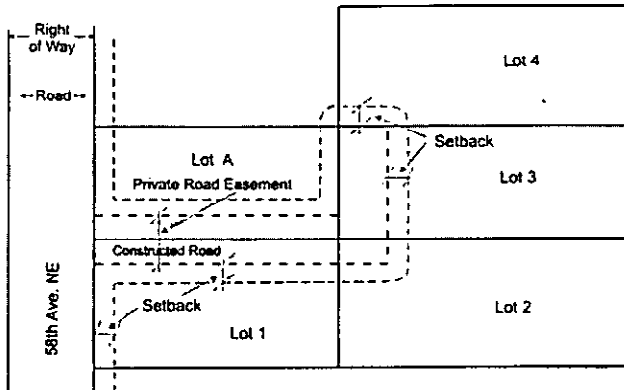
27 (39) On parcels designated commercial forest, but not within a designated commercial forest-
28 -forest transition area, establish and maintain a minimum 500-foot setback, which shall be a
29 resource protection area, from the property boundaries of adjacent commercial forest lands
30 except when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

33 (40) Land designated local commercial farmland shall not be divided into lots of less than 10
34 acres unless; a properly executed deed restriction which runs with the land and which provides
35 that the land divided is to be used exclusively for agricultural purposes and specifically not for a
36 dwelling(s), is recorded with the Snohomish County auditor.

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

1 (42) Figure 30.23.040(42) EASEMENT SETBACKS PER BULK MATRIX.
2
3
4
5

Figure 30.23.040(42)
EASEMENT SETBACKS PER BULK MATRIX



6
7
8 (43) Additional bulk requirements may apply. Refer to SCC 30.31F.100 and 30.31F.140.

9 (44) The 50% maximum lot coverage limitation applies solely to the portion of the area within
10 the CRC comprehensive plan designation and zone that is centered at 180th Street SE and SR
11 9, generally extending between the intersection of 172nd Street/SR 9 to just south of 184th
12 Street/SR 9, as indicated on the County's FLUM and zoning map.

13 (45) The 30% maximum lot coverage limitation applies solely to the portion area located
14 within the CRC comprehensive plan designation and zone that is centered at State Route (SR)
15 9 and 164th Street SE, as indicated on the County's Future Land Use Map (FLUM) and zoning
16 map.

17 (46) Additional setbacks may apply to development within a rural cluster subdivision. Refer to
18 SCC 30.41C. Residential subdivision is restricted pursuant to 30.32C.150. Uses are restricted
19 where the R-5 zone coincides with the Mineral Resource Overlay (MRO) to prevent
20 development which would preclude future access to the mineral resources.

21 (47) RESERVED for future use.

22 (48) RESERVED for future use.

23 (49) RESERVED for future use.

24 (50) RESERVED for future use.

25 (51) RESERVED for future use.

26 (52) See SCC 30.33B.020 for bulk regulations related to existing playing fields on designated
27 recreational land.

28 (53) This provision is not applicable to single-family and duplex dwellings and their accessory
29 structures. Subject to chapter 30.51A SCC, all development activities and actions requiring
30 project permits for buildings or structures located within a seismic hazard area and listed in SCC
31 30.51A.020 require a fifty (50) foot setback from the closest edge of an identified active fault
32 trace.

33 (54) A split parcel may be subdivided along the UGA boundary line using one of three
34 methods. First, a split parcel may be subdivided along the UGA boundary line into two lots,
35 whereby one lot remains within the UGA and the other lot remains outside the UGA, pursuant to

1 SCC 30.41B.010(5). Second, a split parcel may be subdivided as part of a short plat application,
2 pursuant to SCC 30.41B.010(6). Finally, a split parcel may be subdivided as part of a plat
3 application, pursuant to SCC 30.41A.010(3).

4 (55) See SCC 30.42E.100(9)(c).

5 (56) Measured from centerline of right of way.

6 (57) See SCC 30.42E.100(5)(a)(iv).

7 (58) Minimum setback for dwellings constructed pursuant to chapter 30.41F SCC is five feet
8 from the pavement edge of a drive aisle, fire lane, or sidewalk, whichever is closer.

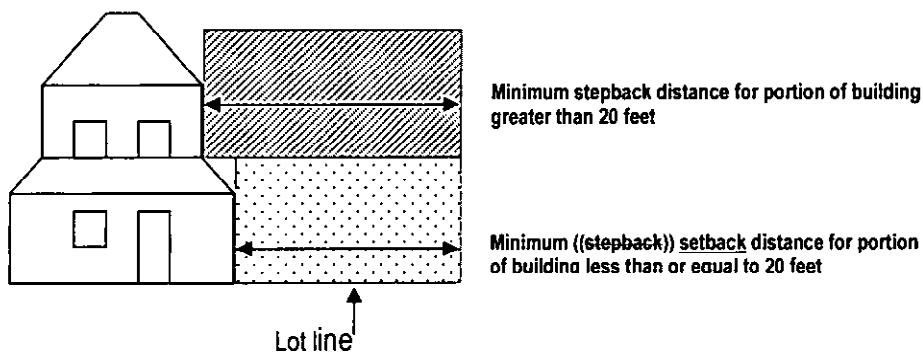
9 (59) Relationship of setback to building height:

10 The minimum setback requirements are dependent on the heights of the building as
11 specified in this column. To meet the setback requirements, buildings over 20 feet in height
12 must either:

13 (a) Set the entire building back the minimum setback distance; or

14 (b) Stepback those portions of the building exceeding 20 feet in height to the minimum
15 setback distance, as illustrated in Figure 30.23.040(59).

16
17 **Figure 30.23.040(59)**
18 **Example of relationship of building height to setback**



(c) Those portions of a building or structure allowed to exceed the maximum building height pursuant to SCC 30.23.050(3) for low impact development shall have the minimum side and rear yard setbacks increased by one foot for each additional 2 feet of building height.

(60) Lots adjoining a right-of-way that is less than 50 feet in width, or is otherwise determined by the Director of Public Works to be of inadequate width for future roadway needs, as determined by the comprehensive plan arterial circulation map or an adopted design report, roadway design or right-of-way plan, shall have the following minimum setback from the front lot line:

(a) The minimum setback shall be increased by an amount determined by the director to be sufficient to ensure that future roadway needs can be met without the need for public acquisition and demolition of structures; or

(b) The front lot line setback shall be measured from the reservation line as determined in SCC 30.24.070(2).

1 Section 10. Snohomish County Code Section 30.23.050, adopted by Amended
2 Ordinance No. 08-101 on January 21, 2009, is amended to read:

3
4 **30.23.050 Height requirements, exceptions and measuring height.**
5

6 (1) The maximum height of buildings and structures shall be pursuant to the height standards
7 in SCC Table 30.23.030(1) and Table 30.23.030(2), except as provided in SCC 30.23.050(2)
8 and SCC 30.23.050(3).

9 (2) The following shall be exempt from the maximum height standards:

10 (a) Tanks and bunkers, ~~turrets~~, church spires, belfries, domes, monuments, chimneys,
11 water towers, fire and hose towers, observation towers, stadiums, smokestacks, flag poles,
12 towers and masts used to support commercial radio and television antennae, bulkheads, water
13 tanks, scenery lofts, cooling towers, grain elevators, gravel and cement tanks and bunkers, and
14 drive-in theater projection screens, provided they are set back at least 50 feet from any
15 adjoining lot line;

16 (b) Towers and masts used to support private antennas, provided they meet the minimum
17 setback of the zoning district in which they are located, and the horizontal array of the antennae
18 does not intersect the vertical plane of the property line;

19 (c) Towers, masts or poles supporting electric utility, telephone or other communication
20 lines;

21 (d) Schools and educational institutions provided that:

22 (i) The use was approved as part of a conditional use permit;

23 (ii) A maximum building height of 45 feet is not exceeded; and

24 (iii) Any portion of any building exceeding the underlying zoning maximum height standard
25 is set back at least 50 feet from all of the site's perimeter lot lines; and

26 (e) Aircraft hangars located within any industrial zone provided that the hanger is set back at
27 least 100 feet from any non-industrial zone.

28 (3) Applicants proposing height modifications pursuant to SCC 30.63C.040(1)(a) to
29 incorporate low impact development techniques into site design and planning, may exceed the
30 maximum height of the underlying zoning district provided that:

31 (a) The maximum height is not increased if the property is located in R-9600, R-8400, R-
32 7200, T, LDMR, and MR zones; and the maximum height is not increased by more than 14 feet
33 if the property is located in FS, NB, PCB, CB, GC, IP, BP, LI and HI zones;

34 (b) The property is located within an urban growth area;

35 (c) The maximum lot coverage is reduced by one percentage point for each foot of
36 additional height (example: one foot of additional height means a 35 percent maximum lot
37 coverage will be reduced to 34 percent); and

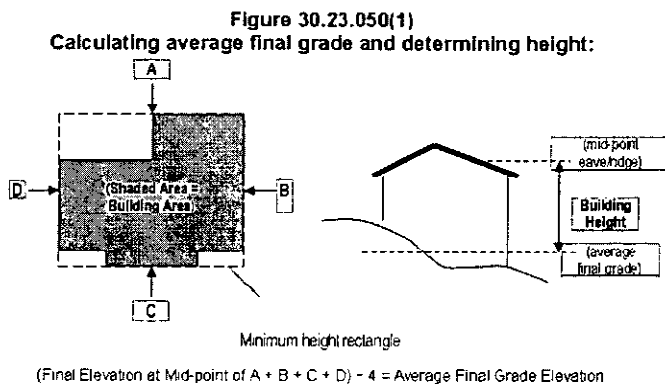
38 (d) If the zone does not have a maximum lot coverage requirement then at least 40 percent
39 of the site shall contain pervious surfaces.

40 (4) Building height shall be measured as the vertical distance from the average final grade to
41 the highest point of the coping of a flat roof, or to the deck line of a mansard roof, or to the
42 average height of the highest gable of a pitch or hip roof(~~(-subject to the following:)~~).

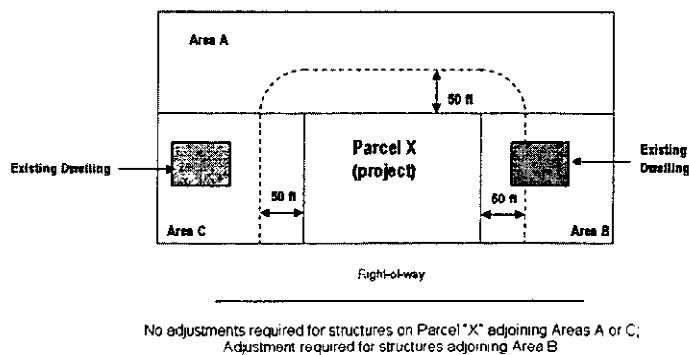
43 ~~((a))~~(5) Calculation of the average final grade shall be made by drawing the smallest
44 rectangle possible that encompasses the entire building area as shown in Figure 30.23.050(1)
45 and averaging the elevations at the midpoint of each side of the rectangle(~~(-and)~~).

1 ~~(((b) Where fill or grading is proposed at the perimeter of the property that will raise the~~
 2 ~~elevation of a structure above existing grade and where dwelling units are present within 50 feet~~
 3 ~~of the project boundary on any adjoining properties, the average final grade for measuring~~
 4 ~~height of dwellings adjacent to these properties shall not exceed by more than 10 feet the~~
 5 ~~average existing grade of the area of the adjoining property within 50 feet of the abutting lot~~
 6 ~~lines, not to include roads, or public or private rights-of-way)) (6) Fill shall not be used to raise~~
 7 ~~the average final grade more than five feet above the existing grade of any dwelling located~~
 8 ~~within 50 feet on adjoining properties. (Figure 30.23.050(2)).~~

9
10
11 Figure 30.23.050(1)
Calculating average final grade and determining height:



12
13
14
15 Figure 30.23.050(2)
Adjustments for measuring height
where an adjoining dwelling(s) exist:



16
17
18 ~~(((5))) (7) The measurement of height under this section does not apply to buildings~~
 19 ~~regulated by the Snohomish County Shoreline Management Master Program, nor does it~~
 20 ~~replace the definitions of height in the construction codes, which are specific to the provisions in~~
 21 ~~those chapters.~~

22 (8) Rooftop heating, ventilation and air conditioning (HVAC) and similar systems, when
 23 located on commercial, industrial or multifamily structures. The systems shall not exceed the
 24 maximum building height of the underlying zone by more than 30 percent or 15 feet, whichever

1 is less. Sight-obscuring screening shall be required unless otherwise approved by the director
2 of the department.

3
4 Section 11. Snohomish County Code Section 30.23A.020, adopted by Amended
5 Ordinance No. 08-101 on January 21, 2009, is amended to read:

6
7 **30.23A.020 Applicability.**

8
9 (1) Urban residential design standards of this chapter shall apply to all new residential
10 development located within urban growth areas, excluding the following:

11 (a) Mobile homes and manufactured homes within mobile home parks;

12 (b) Construction of a ~~((single))~~ detached single family dwelling or duplex structure on a lot
13 created prior to April 21, 2009;

14 (c) Residential development or mixed use development subject to chapters 30.34A or
15 30.41G SCC; ~~((and))~~

16 (d) Any ~~((residential))~~ remodel of an existing ~~((residential))~~ single family detached, duplex, or
17 attached single family structure ~~((, except a remodel of townhouses, attached single family~~
18 ~~dwelling or multifamily development shall be subject to this chapter when:~~

19 ~~———— (i) A building is intentionally destroyed and the restoration cost exceeds 75 percent~~
20 ~~of the assessed value of record when the destruction occurred; or~~

21 ~~———— (ii) A building is not intentionally destroyed, a building permit for restoration is not~~
22 ~~submitted within one year of the destruction, and the restoration cost exceeds 75 percent of the~~
23 ~~assessed value of record when the destruction occurred.));~~

24 (e) Any remodel of a townhouse or multiple family structure that has been destroyed where
25 the restoration cost does not exceed 75 percent of the assessed value of record when the
26 destruction occurred; and

27 ~~((e))~~ (f) See SCC 30.42E for design standards for new mobile home parks.

28 (2) When a development proposal has multiple uses or dwelling types, the most intensive use
29 or dwelling type shall determine which provisions of this chapter shall apply.

30
31 Section 12. Snohomish County Code Section 30.23A.080, adopted by Amended
32 Ordinance No. 08-101 on January 21, 2009, is amended to read:

33
34 **30.23A.080 On-site recreation space.**

35
36 (1) On-site recreation space shall be required for residential development that is subject to the
37 provisions of this chapter and containing seven or more dwellings, except this section shall not
38 apply to projects submitted under chapter 30.42B SCC.

1 (2) On-site recreation space shall be provided in accordance with SCC Table 30.23A.080(2)
2 below:

3 **Table 30.23A.080(2)—**
4 **On-site recreation space requirements**

Number of dwelling units	Amount of on-site recreation open space required per each dwelling
Units 7 to 40	200 sq ft
Units 41 to 100	150 sq ft
Units Over 100	100 sq ft

5
6 (3) The requirements in SCC Table 30.23A.080(2) may be reduced by up to 50 percent for
7 residential development that is located within one-quarter mile walking distance of a public park
8 or public school containing a playground or outdoor recreational facilities. The director shall
9 determine the amount of reduction based on the following:

10 (a) The availability of safe pedestrian facilities connecting the development to the
11 park/school;

12 (b) The ability of the park/school facilities to accommodate additional usage by residents of
13 the development; and

14 (c) The number of parks and school facilities located within one-quarter mile distance.

15 (4) On-site recreation open space shall be designed as follows:

16 (a) On-site recreation open space shall be located in a separate tract for subdivisions and
17 short subdivisions, from the residential dwellings and shall have an undivided ownership interest
18 by owners of the development;

19 (b) At least 40 percent of the total required on-site recreation open space shall be ~~((located in~~
20 a single tract)) consolidated in one location within the development;

21 (c) At least 75 percent of the total required on-site recreation open space shall be located
22 outside of critical areas other than buffers identified in chapters 30.62 and 30.62A;

23 (d) No on-site recreation open space tract shall contain less than 700 square feet in area;

24 (e) On-site recreation open space shall be developed for active and passive uses. At least 50
25 percent of the on-site recreation open space shall be designed and improved for one or more
26 active uses. When an area of on-site recreation open space is designed and improved for active
27 uses other than improved pedestrian or bicycle paths with hard surfaces, the average width of
28 the area shall be at least equal to half of the average length of the area. Active uses include, but
29 are not limited to:

30 (i) Playgrounds developed with children's play equipment;

31 (ii) Improved pedestrian or bicycle paths with hard surfaces;

32 (iii) Sports fields (such as soccer or softball fields), with associated improvements;

33 (iv) Indoor or outdoor sports courts (such as volleyball, basketball or tennis courts),
34 swimming pools, and similar facilities;

35 (v) Picnic areas with permanent tables, benches or gazebos;

36 (vi) Community club house and meeting facilities;

37 (vii) Community gardens for use by the residents;

38 (viii) Plazas with lighting, artwork, and sitting space for pedestrians at four or more spaces
39 for every required 100 square feet of area; and

- 1 (ix) Other similar uses approved by the director;
- 2 (f) Passive uses include critical areas that cannot be developed, nature interpretive areas,
3 bird watching facilities, unimproved trails, and similar uses approved by the director;
- 4 (g) Stormwater facilities may be counted as an on-site passive recreation space if the facility
5 meets the following requirements:
- 6 (i) Stormwater facilities, such as detention, infiltration and wet ponds, and stormwater
7 treatment wetlands, shall not have side slopes that exceed 33 percent unless they are existing,
8 natural and covered with vegetation;
- 9 (ii) The ponds and wetland facilities shall include a forebay(s) that meets the minimum
10 requirement for access road load established in SCC 30.63.780 for maintenance purposes;
- 11 (iii) Pond and wetland facilities shall be graded and blended with the topography of the site;
- 12 (iv) An earthen bench that meets the EDDS standards surrounding the permanent pool of
13 the pond or wetland facility is required when the pool depth exceeds three feet at the pond
14 overflow elevation;
- 15 (v) If the pond or wetland facility is located near a lake, wetland, or fish and wildlife habitat
16 conservation area or their buffers, these areas shall be left in natural or near-natural conditions;
- 17 (vi) A pond or wetland facility shall be landscaped in a manner consistent with SCC
18 30.25.023 and capable of successfully enduring the expected inundation; ~~((and))~~
- 19 (h) The on-site recreation space shall have pedestrian access adjoining all dwellings within
20 the development through trails, sidewalks, pathways and other similar means of access
21 pursuant to SCC 30.24.080((-)); and
- 22 (i) On-site recreation space shall not include privately owned yards.

23
24 Section 13. Snohomish County Code Section 30.23A.100, adopted by Amended
25 Ordinance No. 08-101 on January 21, 2009, is amended to read:

26
27 **30.23A.100 Administrative site plan review.**

28
29 (1) An administrative site development plan shall be required for all residential development
30 subject to the requirements of this chapter. The elements of an administrative or official site
31 plan required by chapters 30.41F and 30.42B SCC shall be combined with the administrative
32 site plan required by this chapter.

33 (2) Administrative site plan review.

34 (a) Administrative site plan review is a Type 1 decision and is subject to the review
35 procedures in chapter 30.71 SCC, except that consolidated permit review shall be granted if
36 requested by the applicant pursuant to SCC 30.70.120(2). When an administrative site plan is
37 consolidated with a Type 2 decision, notwithstanding subsection (2)(b) of this section, the
38 administrative site plan shall be processed as a Type 2 decision concurrent with the Type 2
39 decision with which it is consolidated.

40 (b) When residential development requires both an administrative site plan approval
41 pursuant to this section and a Type 2 decision issued by the hearing examiner after an open
42 record hearing, the administrative site plan shall not be approved until the hearing examiner has
43 issued a decision.

44 (c) To approve an administrative site plan pursuant to this section, the director must find that
45 the administrative site plan is consistent with the applicable requirements of Subtitle 30.2. The

1 director's decision on the administrative site plan shall be consistent with any hearing examiner
2 decision issued for the residential development.

3 (3) The administrative site plan application shall meet the submittal requirements established
4 by SCC 30.70.030 and shall include the following:

5 (a) The building envelope of all structures and the location of all on-site recreation open
6 space areas, buffers, points of egress, ingress, and internal circulation, pedestrian facilities and
7 parking;

8 (b) Existing and proposed topography at contour intervals of five or less feet;

9 (c) Name, address, and phone number of the owner and plan preparer(s);

10 (d) Calculations showing acreage of the site, number of dwelling units proposed, zoning, site
11 density and on-site recreation open space acreage;

12 (e) Scale and north arrow;

13 (f) Vicinity sketch (drawn to approximately 1" = 2,000' scale) showing sufficient area and
14 detail to clearly locate the project in relation to arterial streets, natural features, landmarks and
15 municipal boundaries; and

16 (g) Natural drainage courses and probable alterations which will be necessary to handle the
17 expected drainage from the proposal, and the general method proposed to comply with chapter
18 30.63A SCC.

19 (4) An administrative site shall also meet the submittal requirements established by SCC
20 30.70.030, and shall be subject to the notice requirements for a notice of application in chapter
21 30.70 SCC.

22 (5) Revisions to an administrative site plan that have been approved by the department are
23 allowed according to the following:

24 (a) Minor revisions may be approved by an administrative action of the department.

25 (b) Major revisions shall be considered a new application and shall be reviewed pursuant to
26 SCC 30.23A.100(2).

27 (c) The determination of whether a proposed revision is major or minor shall be made by the
28 director based on the following criteria:

29 (i) Any proposed change which causes an increase in traffic generated by the development
30 or relocates a point of access shall be determined to be a major or minor revision pursuant to
31 SCC 30.66B.075;

32 (ii) Any proposed change to the type of residential development, such as changing from
33 detached single-family to townhouse construction, shall constitute a major revision;

34 (iii) Any proposed change that increases the total lot coverage by more than 10 percent
35 shall constitute a major revision; and

36 (iv) Any proposed change that the director determines significantly modifies any of the
37 conditions of approval for the administrative site plan shall constitute a major revision.

38 (6) Approval expiration.

39 (a) Administrative site plan approval expires when construction has not commenced within
40 five years after the date an approved administrative site plan becomes final.

41 (b) For the purpose of this section, construction shall mean actual construction begun on
42 some permanent structure, utility or facility on the site.

43 (c) An applicant may request an extension of an approved administrative site plan pursuant
44 to the procedures established for extension of applications in SCC 30.70.140(2) and (3).

45

1 Section 14. Snohomish County Code Section 30.28.010, last amended by Amended
2 Ordinance No. 08-101 on January 21, 2009, is amended to read:

3
4 **30.28.010 Accessory apartments.**

5
6 (1) An owner-occupant of a single family dwelling unit may establish only one accessory
7 apartment, which may be either attached to, or detached from, the single family dwelling. A
8 detached accessory apartment may not be located on a lot on which a temporary dwelling is
9 located.

10 (2) ~~((The single family dwelling unit to which an attached accessory apartment is to be
11 added, or which is located on the same lot as the detached accessory apartment, must be
12 owner-occupied and remain owner-occupied for as long as the attached or detached accessory
13 apartment exists))~~ The owner-occupant(s) shall reside in either the single family dwelling unit,
14 the accessory apartment, or both.

15 (3) The minimum floor area for an attached or detached accessory apartment shall be 360
16 square feet, but in no case shall the original single family dwelling unit be reduced below 900
17 square feet. These floor areas shall be exclusive of garages, porches, or unfinished basements.
18 The floor area of an attached accessory apartment shall not exceed the following percentage of
19 floor area of the single family dwelling unit to which it is accessory, or the following fixed
20 amount, whichever is applicable:

21
22 **Table 30.28.010(1)**
23 **ACCESSORY APARTMENTS-MAXIMUM FLOOR AREA**

24
25 TABLE INSET:

26

If the floor area of the single family dwelling unit is:	The floor area of the attached accessory apartment shall not exceed:
Under 2,000 sq. ft.	40%
2,000 sq. ft. or more, but less than 3,000 sq. ft.	35% or 800 sq. ft., whichever is greater
3,000 sq. ft. or more, but less than 5,000 sq. ft.	30% or 1,050 sq. ft., whichever is greater
Over 5,000 sq. ft.	20% or 1,500 sq. ft., whichever is greater

27
28 The floor area of a detached accessory apartment shall not exceed 40 percent of the
29 floor area of the single family dwelling unit to which it is accessory, or 850 square feet,
30 whichever is less. The square footage of a mobile home allowed as a detached accessory
31 apartment pursuant to SCC 30.91A.050 may exceed this limitation; provided, that the floor area
32 remains less than the square footage of the existing owner-occupied home.

33 (4) For an attached accessory apartment, the architectural character of the single family
34 dwelling shall be preserved. Exterior materials, roof form, and window spacing and proportions
35 shall match that of the existing single family dwelling. Only one main entrance shall be permitted

1 on the front (street face) of the dwelling. Entrances for the attached accessory apartment shall
2 be on the side or in the rear of the dwelling.

3 (5) The exterior materials, roof form, and window spacing and proportions of a proposed
4 detached accessory apartment structure shall approximate those of the existing single family
5 dwelling. A detached accessory apartment proposed for location within an existing structure, is
6 not required to approximate the exterior features of the existing single family dwelling. A mobile
7 home, where allowed as a detached accessory apartment pursuant to SCC 30.91A.050, is not
8 required to approximate the exterior features of the existing single family dwelling if the existing
9 owner occupied home is a mobile home or if the minimum planting standards for screening set
10 forth at SCC (~~(30.25.015)~~) 30.25.028 are incorporated in the building permit application.

11 (6) In zones categorized as residential, multiple-family or commercial, no portion of a
12 detached accessory apartment shall extend beyond the building front of the existing single
13 family dwelling, unless screening, landscaping, or other measures are provided to ensure
14 compatibility with the immediate neighborhood. Where a proposed detached accessory
15 apartment extends beyond the building front of the existing single family dwelling as described
16 above, the building permit application site plan shall depict the existing and proposed screening,
17 landscaping or other measures to ensure visual compatibility with the immediate neighborhood.
18 The location of existing or proposed structures on the subject property and surrounding
19 structures in the immediate vicinity shall be shown on the site plan. The site plan shall show the
20 amount, type and spacing of proposed planting materials. Plant materials, species and design
21 shall be approved by the department. Landscaping modifications, installation and maintenance
22 requirements and minimum planting standards set forth at SCC (~~(30.25.015)~~)30.25.028 shall
23 apply.

24 (7) An applicant must provide documentation that the water supply is potable and of
25 adequate flow and that the existing or proposed sewage or septic system is capable of handling
26 the additional demand placed upon it by the attached or detached accessory apartment.

27 (8) One off-street parking space shall be provided and designated for the attached or
28 detached accessory apartment (in addition to the two off-street parking spaces required for the
29 primary single family dwelling unit). Additional spaces shall be provided to accommodate any
30 additional vehicles owned and/or used by occupants of the attached or detached accessory
31 apartment. Driveways may be counted as one parking space but no parking areas other than
32 driveways shall be created in front yards.

33 (9) An owner-occupant of a single family dwelling with an attached or detached accessory
34 apartment shall file, on a form available from the department, a declaration of owner occupancy
35 with the department prior to issuance of the building permit for the attached or detached
36 accessory apartment. The initial declaration of owner occupancy shall be recorded with the
37 county auditor prior to filing the declaration with the department. If the department receives
38 information calling into question the owner-occupied status of the property, the department may
39 request a renewed recording of the owner-occupancy declaration. This renewal shall be
40 submitted to the department upon request. Within 30 days of a sale or transfer of the property,
41 the new property owner(s) shall record a declaration of owner-occupancy with the county
42 auditor. *A copy of this recorded declaration shall be submitted to the department referencing the*
43 *assessor's tax parcel number.*

44 (~~((10) The owner-occupant(s) may reside in the single-family dwelling unit, the accessory~~
45 ~~apartment, or both.))~~)
46

1 Section 15. Snohomish County Code Section 30.31A.200, adopted by Amended
2 Ordinance No. 02-064 on December 9, 2002, is amended to read:

3
4 **30.31A.200 Rezone procedures.**

5
6 (1) General Procedures. Rezone applications for the PCB, BP, and IP zones are considered
7 for approval by the hearing examiner through the normal rezone process, pursuant to chapter
8 30.42A SCC and require site plan approval as follows:

9 (a) For sites that are five acres or larger, a preliminary site plan shall be considered for
10 approval by the hearing examiner together with the rezone application. A preliminary site plan is
11 not required for sites less than five acres in size; and

12 (b) A final plan is required for all sites and is reviewed administratively by the department
13 after rezone approval, or when applicable, after rezone and preliminary site plan approval. No
14 development permits shall be issued until a final plan has been approved in accordance with the
15 provisions of this chapter.

16 (2) Alternative Procedure - Concurrent Rezone, Short Subdivision or Subdivision, and Final
17 Plan. Concurrent applications for rezone, short subdivision or subdivision, and final plans may
18 be made. All items required by SCC 30.31A.210 for a preliminary site plan shall be submitted for
19 the entirety of the rezone site at the time application is made. The rezone application, short
20 subdivision or subdivision, and final plans shall be processed concurrently pursuant to chapter
21 30.42A SCC and chapter 30.72 SCC.

22 (3) County-Initiated Rezone Alternative Procedure for BP, IP, and PCB. When recommended
23 by the comprehensive plan, Snohomish County may initiate rezoning to BP, IP, and PCB as part
24 of the comprehensive plan implementation process pursuant to ~~((chapter 30.74))~~ chapter 30.73
25 SCC as a Type ~~((2))~~ 3 Process. When this alternative is exercised, the provisions of SCC
26 30.31A.020(1), (2), and (3) ~~((, and (4) Shall))~~ shall be waived, including the portion that
27 establishes minimum lot size for BP and PCB. Prior to development of any BP, IP, or PCB site
28 five acres or larger in size, the developer shall submit a preliminary site plan and fees as
29 required by chapter 30.86 SCC for hearing examiner review and approval. Prior to the approval
30 of a preliminary site plan the hearing examiner shall hold a public hearing conducted pursuant to
31 chapter 30.71 SCC. Notice of the hearing shall be provided in accordance with the notice
32 requirements described in SCC 30.71.060.

33
34
35 Section 16. Snohomish County Code Section 30.32A.010, adopted by Amended
36 Ordinance No. 02-064 on December 9, 2002, is amended to read:

37
38 **30.32A.010 Purpose and applicability.**

39
40 (1) The purpose of this chapter is to regulate development on and adjacent to designated
41 forest lands in order to conserve forest resources and ensure compatibility between forest lands
42 and adjacent uses. An additional purpose of this chapter is to help assure that the use of lands
43 adjacent to designated forest land does not interfere with the continued use, in the accustomed
44 manner, of the designated forest land for the production of timber and other forest products, as
45 required by the state Growth Management Act (chapter 36.70A RCW). This chapter establishes
46 that forest management activities conducted in compliance with current Washington forest

1 practice rules and regulations (Title 222 WAC) on designated forest lands are accepted
2 activities which should be protected from nuisance complaints and lawsuits. A further purpose is
3 to encourage a good neighbor relationship between forest landowners and residential and other
4 landowners. The chapter promotes greater awareness of forest management activities through
5 notification and disclosure requirements.

6 (2) The provisions of this chapter shall apply to:

7 (a) All subdivisions, short subdivisions, building permits, or any other development permits
8 on designated forest land; and

9 (b) The sale or transfer of real property designated forest land or land adjacent to or within
10 ~~((300))~~ 500 feet of designated forest land.

11
12 Section 17. Snohomish County Code Section 30.41C.080, adopted by Amended
13 Ordinance No. 08-087 on February 4, 2009, is amended to read:

14
15 **30.41C.080 Site design standards--roads, gates and pedestrian pathways.**

16
17 The following standards shall apply to the design of roads in a rural cluster subdivision or short
18 subdivision.

19 (1) All roads, whether public or private, shall be designed and constructed in accordance with
20 county engineering design and development standards (EDDS).

21 (2) Access to the internal roads of a rural cluster subdivision by a private road may be
22 permitted pursuant to SCC 30.41A.210.

23 (3) Access to the existing public roadway system shall be limited to no more than 2 points
24 per cluster unless specifically approved or required by the county engineer.

25 (4) Internal roads shall be provided in accordance with the EDDS and with ~~((SCG~~
26 ~~30.41A.210))~~chapter 30.24 SCC.

27 (5) Connect clusters with pedestrian trails or pathways when feasible.

28 (6) Pedestrian facilities shall be physically separate from vehicular roadways. Use of
29 pervious materials for pedestrian facilities is encouraged where conditions allow.

30 (7) If entrance gates are used, they shall be constructed to accommodate emergency vehicle
31 access in accordance with SCC 30.53A.512. Gate locations and width shall be approved by the
32 fire marshal and the county engineer. Gates serving 2 or fewer dwelling units may be exempt
33 from these requirements if approved by the local fire district.
34

35 Section 18. Snohomish County Code Section 30.41F.040, last amended by Amended
36 Ordinance No. 08-101 on January 21, 2009, is amended to read:

37
38 **30.41F.040 Approvals.**

39
40 (1) Administrative site plan. In order to approve an administrative site plan, the department
41 must find:

42 (a) the site plan is consistent with the requirements of this chapter and other applicable
43 regulations as determined by the department; and

44 (b) no significant trees other than hazardous trees were removed after January 7, 2009, and
45 within six years prior to the date of the submission of the application, pursuant to SCC
46 30.25.016(3).

1 (2) Final inspection and occupancy shall not be completed until the following requirements
2 are met for those units included in the inspection:

3 (a) Fire lane signs and/or striping is completed for all access ways to the units;

4 (b) Address signs, street signs and unit addressing is completed;

5 (c) All landscaping, site amenities, fencing, pedestrian facilities, lighting, and other
6 requirements for the units, pursuant to this chapter, are installed and approved; and

7 (d) Parking restrictions, common facilities, drive aisles, fire lanes and other vehicle and
8 pedestrian facilities, and all other commonly-owned and operated property shall be protected in
9 perpetuity by a recorded covenant, in a form approved by the director.

10 (3) Director's discretion. For the purpose of achieving greater innovation and design flexibility,
11 the director and Public Works director shall have the authority to grant modifications or
12 deviations as follows:

13 (a) Modifications or deviations may be granted to the following provisions of the county code
14 if the applicant demonstrates that its proposal is consistent with the requirements of this chapter
15 and the requested modification or deviation is consistent with the intent and purpose of this
16 chapter and its provisions:

17 (i) Chapter 30.24 ;

18 (ii) Chapter 30.25 ;

19 (iii) Chapter 30.26, except no reduction in the required number of parking spaces; and

20 (iv) Chapter 30.27.

21 (b) The director shall retain administrative authority over the request. The director's decision
22 shall be final and not subject to appeal to the hearing examiner. If the underlying permit is
23 appealed to the hearing examiner, the approved modification may be reviewed as part of the
24 staff recommendation for the permit.

25 (c) Nothing in this section limits the director's or Public Works directors' authority to grant
26 modifications as provided in chapter 30.63C SCC if an applicant incorporates low impact
27 development techniques into the design of single family detached units.

28 (4) An approved administrative site plan shall expire pursuant to SCC 30.23A.100(6).

29
30 Section 19. Snohomish County Code Section 30.41F.070, adopted by Amended
31 Ordinance No. 07-022 on April 23, 2007, is repealed.

32
33 Section 20. Snohomish County Code Section 30.42B.020, last amended by Amended
34 Ordinance No. 08-101 on January 21, 2009, is amended to read:

35
36 **30.42B.020 Applicability.**

37
38 (1) A PRD is permitted only within UGAs in the R-9,600, R-8,400, R-7,200, LDMR, and MR
39 zones.

40 (2) A retirement apartment or retirement housing PRD is permitted only within the LDMR,
41 MR, NB, PCB, CB, and GC zones.

42 (3) A PRD is not permitted in the rural area, except in the R-5 zone when consistent with
43 Policy LU ((6.A.7)) 6.A.3 of the comprehensive plan.

44 (4) A PRD is not permitted on any site where any significant trees other than hazardous trees
45 were removed after January 7, 2009, and within six years prior to the date of the submission of
46 the application, pursuant to SCC 30.25.016(3).

1 (5) Except for the retirement apartment and retirement housing PRDs, the density of a PRD
2 shall be consistent with the land use designation identified in the comprehensive plan.
3

4 Section 21. Snohomish County Code Section 30.61.230, adopted by Amended
5 Ordinance No. 02-064 on December 9, 2002, is amended to read:
6

7 **30.61.230 SEPA policies.**
8

9 The county designates and adopts by reference the following SEPA policies as currently
10 adopted or hereafter amended as the basis for the county's exercise of authority pursuant to this
11 chapter:
12

- 13 (1) The comprehensive plan;
- 14 (2) Shoreline management master program;
- 15 ~~((3) Agricultural preservation plan;))~~
- 16 ~~((4))~~(3) Unified development code, Title 30 SCC;
- 17 ~~((5))~~(4) Noise ordinance (chapter 10.01 SCC);
- 18 ~~((6))~~(5) SR-527 Traffic Impact Mitigation Policy; and
- 19 ~~((7) Interim Forest Land Conservation Plan (Motion No. 92-283);~~
- 20 ~~(8) Interim Agricultural Conservation Plan (Motion No. 93-145); and))~~
- 21 ~~((9))~~(6) The formally designated SEPA policies of other affected agencies or jurisdictions
22 when there is an agreement with the affected agency or jurisdiction which specifically addresses
23 impact identification, documentation, and mitigation and which references the environmental
24 policies formally designated by the agency or jurisdiction for the exercise of SEPA authority.
25

26 Section 22. Snohomish County Code Section 30.66B.035, last amended by Amended
27 Ordinance No. 05-083 on December 31, 2005, is amended to read:
28

29 **30.66B.035 Traffic study—when required.**
30

31 (1) A development adding more than fifty peak-hour trips shall be required to provide a traffic
32 study to enable the department of public works to make a concurrency determination in
33 accordance with SCC 30.66B.125, unless the department determines at the pre-submittal
34 conference that a study is not required.

35 (2) Applicants for mineral operations submitted in accordance with chapter 30.31D SCC shall
36 be required to provide a traffic study to enable the department of public works to analyze and
37 assess appropriate mitigation for impacts to the road system resulting from the activity.

38 (3) A traffic study may be required of a developer to analyze a potential inadequate road
39 condition pursuant to SCC 30.66B.210.

40 (4) A developer shall provide a traffic study for developments that add three or more peak-
41 hour trips when the department of public works determines there is a need for additional
42 information on:

43 (a) Impacts of the development on any arterial units in arrears and/or designated ultimate
44 capacity arterial units;

45 (b) A development's traffic distribution;

46 (c) A possible inadequate road condition;

1 (d) Adequacy of any road system impact fee required pursuant to this chapter, in
2 representing reasonable and/or adequate mitigation for that particular development; or

3 (e) A suspected traffic impact that may warrant mitigation beyond that provided through the
4 road system impact fee payment system.

5 (5) The traffic study will consist of at least a traffic generation and distribution analysis but
6 may be as extensive as analyzing all arterial units on the road system wherever three or more
7 peak-hour trips from the development are added.

8 (6) A traffic study or other additional information may be required as a result of changes in the
9 development proposal.

10 (7) The director of public works may waive the requirement for a traffic study and so state the
11 finding in the pre-submittal conference-scoping sheet, if the director finds there is sufficient
12 information known about a development's road system from previous traffic studies. In such
13 cases, the existing information will be used to establish any necessary traffic mitigation
14 requirements to be recommended in the review of the development.

15 (8) Developments impacting roads under the jurisdiction of the WSDOT, a city or another
16 county, shall provide a traffic study to address impacts of the development, as may be required
17 in an interlocal agreement pursuant to SCC (~~30.61.230(9)~~) 30.61.230(6) with the WSDOT, city
18 or other county.

19
20 Section 23. Snohomish County Code Section 30.66B.160, last amended by Amended
21 Ordinance No. 05-092 on December 21, 2005, is amended to read:

22
23 **30.66B.160 Concurrency determination—arterial unit in arrears or at ultimate capacity.**
24

25 (1) If a development is proposed within a transportation service area which contains one or
26 more arterial units in arrears and/or designated ultimate capacity arterial units, then the
27 development may only be determined to be concurrent based on a trip distribution to determine
28 the impacts of the development. The director of public works shall not determine concurrent any
29 development generating more than fifty peak-hour trips which would likely impact an arterial unit
30 in arrears or likely cause any arterial unit to fall into arrears, except when the developer
31 proposes to remedy any arterial unit in arrears in accordance with SCC 30.66B.167.

32 (2) Impacts shall be determined based on each of the following:

33 (a) If the trip distribution indicates that the development will not place three or more peak-
34 hour trips on any arterial units in arrears and/or designated ultimate capacity arterial units then
35 the development shall be deemed concurrent.

36 (b) If the trip distribution indicates that the development will place three or more peak-hour
37 trips on any arterial unit in arrears, then the development shall not be determined concurrent
38 except in accordance with SCC 30.66B.167.

39 (c) If the trip distribution indicates that the development will place three or more peak-hour
40 trips on any designated ultimate capacity arterial unit, then the development shall be determined
41 concurrent only if the development proposes to mitigate its road system impact by making
42 access management and circulation provisions for the arterial unit consistent with any access
43 management and circulation plan adopted pursuant to SCC 30.66B.110(1)(a) and will be
44 required to provide additional mitigation through either of the following:

1 (i) by providing sufficient transportation demand management (TDM) measures under SCC
2 30.66B.610—.650 to indicate the potential for removing a minimum of ten percent of the
3 development's peak-hour trips from the road system, or

4 (ii) by meeting the department of public works' criteria for transit compatibility in accordance
5 with the director of public works' administrative rules, provided that under this option the
6 impacted ultimate capacity arterial unit must also meet the criteria for transit supportive design.

7 (d) If the trip distribution indicates that the development will place three or more peak-hour
8 trips on any designated ultimate capacity arterial unit that directly connects a state highway with
9 a city, and there is an interlocal agreement as specified in (~~30.61.230(9)~~) 30.61.230(6)
10 between the county and the city addressing the designated ultimate capacity arterial unit, then
11 the development shall be determined concurrent only if proposed mitigation is consistent with
12 the terms of the interlocal agreement. If there is no interlocal agreement between the county
13 and the city addressing the designated ultimate capacity arterial unit, then this requirement shall
14 not apply.
15

16
17 Section 24. Snohomish County Code Section 30.66B.177, adopted by Amended
18 Ordinance No. 02-064 on December 09, 2002, is amended to read:
19

20 **30.66B.177 Interlocal agreement with state, cities, and counties.**

21
22 (1) Any level-of-service standards and concurrency requirements established in accordance
23 with RCW 36.70A.070 for state highways will be addressed by a letter of understanding or an
24 interlocal agreement as specified in SCC (~~30.61.230(9)~~) 30.61.230(6), between the county and
25 the Washington state department of transportation (WSDOT). A development will be required to
26 *mitigate impacts on roads under the jurisdiction of the WSDOT that are part of the road system,*
27 in accordance with SCC 30.66B.710. The mitigating measures recommended by WSDOT will
28 be imposed as a condition of development approval to the extent that such requirements are
29 reasonably related to the impact of the proposed development and consistent with the terms of
30 an interlocal agreement as specified in SCC (~~30.61.230(9)~~) 30.61.230(6) between the county
31 and the WSDOT.

32 (2) Any level-of-service standards and concurrency requirements established in accordance
33 with RCW 36.70A.070 for roads under the jurisdiction of a city or another county will be
34 addressed by an interlocal agreement as specified in SCC counties that are part of the road
35 system, in accordance with SCC 30.66B.720. The mitigating measures recommended by the
36 city or other county will be imposed as a condition of development approval to the extent that
37 such requirements are reasonably related to the impact of the proposed development and
38 consistent with the terms of an interlocal agreement as specified in SCC
39 (~~30.61.230(9)~~)30.61.230(6) between the county and the other agency.
40
41
42

1 Section 25. Snohomish County Code Section 30.66B.710, adopted by Amended
2 Ordinance No. 02-064 on December 09, 2002, is amended to read:

3
4 **30.66B.710 Mitigation requirements for impacts to state highways.**

5
6 When a development's road system includes a state highway:

7 (1) Mitigation requirements for impacts on state highways and at intersections of county roads
8 with state highways will be established consistent with the terms of an inter-local agreement as
9 authorized by SCC (~~((30.61.230(9)))~~) 30.61.230(6), between the county and the WSDOT, rather
10 than by the provisions of this chapter;

11 (2) The director of public works will submit to the WSDOT the traffic study and/or any other
12 information relating to the traffic impact of the development, and request a review under the
13 WSDOT's mitigation policy. The WSDOT may review the material and recommend mitigation to
14 the director of public works.

15 (3) The director of public works will review the WSDOT determined mitigation requests and,
16 to the extent that such requirements are reasonably related to the impact of the proposed
17 development, the director shall, as part of the director's recommendation under SCC
18 30.66B.050, recommend that the requirements be imposed. The approving authority will impose
19 such mitigation measures as a condition of approval of the development in conformance with
20 the terms of the interlocal agreement as specified in SCC (~~((30.61.230(9)))~~)30.61.230(6),
21 between the county and the WSDOT;

22 (4) A development which takes access from or has frontage on a state highway will be
23 required to meet the WSDOT requirements for dedication or deeding of additional right-of-way,
24 provision of access and construction of frontage improvements on the state highway as
25 determined necessary by the WSDOT;

26 (5) Any payment to mitigate impacts on state highways must be made at the time specified in
27 SCC 30.66B.340;

28 (6) Construction of improvements to mitigate impacts on state highways is required at the
29 time specified by SCC 30.66B.440; and

30 (7) Right-of-way required for state highways shall be dedicated or deeded at the time
31 specified by SCC 30.66B.540.

32
33 Section 26. Snohomish County Code Section 30.66B.720, adopted by Amended
34 Ordinance No. 02-064 on December 09, 2002, is amended to read:

35
36 **30.66B.720 Mitigation requirements for impacts to city streets and roads in another
37 county.**

38
39 When a development's road system includes city streets or another county's roads:

40 (1) Mitigation requirements for impacts to city streets and roads in another county will be
41 established consistent with the terms of an interlocal agreement as authorized by SCC
42 (~~((30.61.230(9)))~~) 30.61.230(6), between the county and the appropriate jurisdiction.

43 (2) The director of public works shall forward to the representative of the appropriate
44 jurisdiction the traffic study and any other information on traffic impact for any development

1 whose road system includes that jurisdiction's streets or roads. The jurisdiction may review the
2 material and recommend mitigation to the director of public works;

3 (3) The director of public works will review the jurisdiction's recommended mitigating
4 measures and to the extent that such requirements are reasonably related to the impact of the
5 proposed development and consistent with the terms of the interlocal agreement, the director of
6 public works shall, as part of the director's recommendation under SCC 30.66B.050,
7 recommend that those requirements be imposed. The approving authority will impose such
8 measures as a condition of approval of the development in conformance with the terms of the
9 interlocal agreement;

10 (4) A development which takes access from or has frontage on a city street or another
11 county's road will be required to meet the city's or county's requirements for dedication or
12 deeding of additional right-of-way, provision of access and construction of frontage
13 improvements on the city's street or county's road as determined necessary by the city or
14 county;

15 (5) Any payment to mitigate impacts on city streets or another county's roads must be made
16 at the time specified in SCC 30.66B.340;

17 (6) Construction of improvements to mitigate impacts on city streets or another county's roads
18 is required at the time specified by SCC 30.66B.440; and

19 (7) Right-of-way required for cities' streets or other counties' roads shall be dedicated or
20 deeded at the time specified by SCC 30.66B.540.

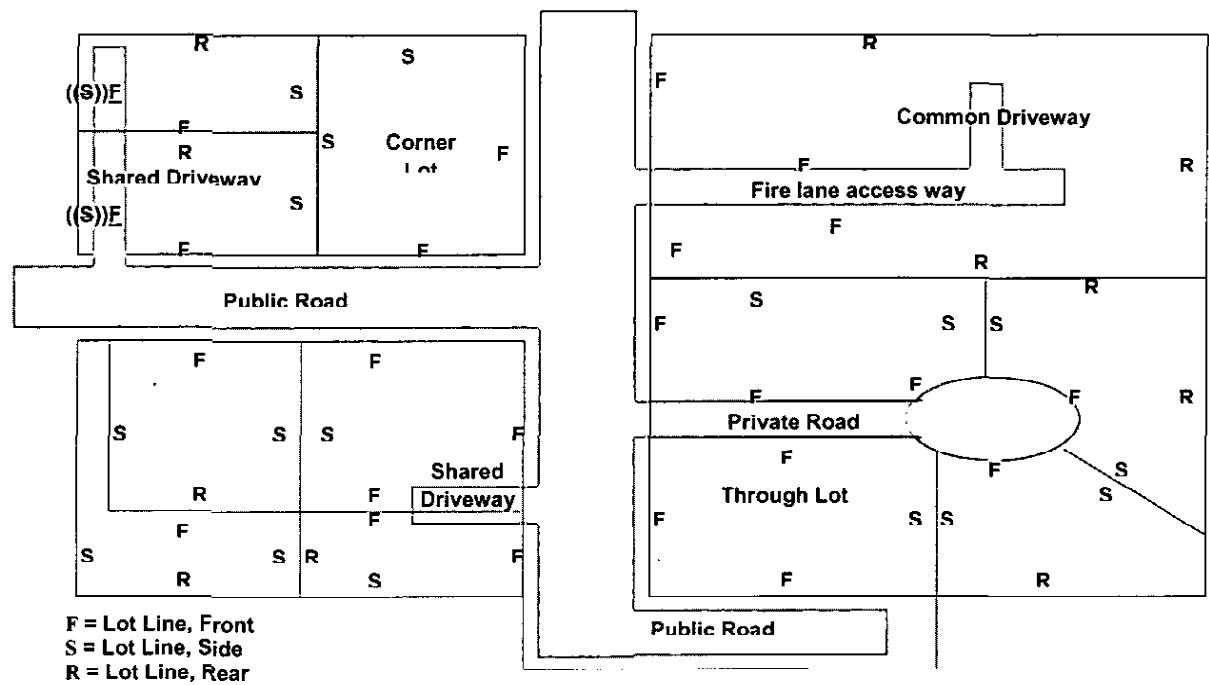
21
22 Section 27. Snohomish County Code Section 30.91L.170, last amended by Amended
23 Ordinance No. 08-101 on January 21, 2009, is amended to read:

24
25 **30.91L.170 Lot line, front (Front lot line).**

26
27 "Lot line, front" ("Front lot line") means the lot line separating the lot from the street, or
28 private road, or drive aisles, excluding alleys. Corner lots have front lot lines along each street,
29 or private road or drive aisle. (See Figure 30.91L.170 for illustration.)
30
31

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38

Figure 30.91L.170 - Lot Lines, Front, Rear and Side




Section 28. Severability and Savings. If any section, sentence, clause or phrase of this ordinance is held invalid or unconstitutional by the Growth Management Hearings Board (the "Board"), or a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance. Provided, however, that if any section, sentence, clause or phrase of this ordinance is held to be invalid or unconstitutional by the Board or a court of competent jurisdiction, then the section, sentence, clause or phrase in effect prior to the effective date of this ordinance shall be in full force and effect for that individual section, sentence, clause or phrase as if this ordinance had never been adopted.

[The remainder of this page is intentionally left blank.]

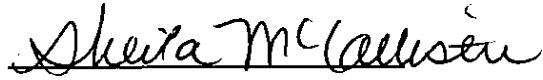
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34

PASSED this 8th day of September, 2010.

SNOHOMISH COUNCIL
Snohomish, Washington



Council Chair

ATTEST:



Asst. Clerk of the Council

- APPROVED
- EMERGENCY
- VETOED

DATE: 9/23/10


County Executive

ATTEST:



Approved as to form only:

Deputy Prosecuting Attorney

D-4