



CO00045420

Adopted: 5/2/12
Effective: 5/21/12

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

AMENDED ORDINANCE NO. 12-018

CORRECTING INADVERTENT ERRORS AND OMISSIONS IN TITLE 30 OF THE
SNOHOMISH COUNTY CODE ("SCC"); UPDATING TITLE 30 SCC FOR
CONSISTENCY WITH STATE STATUTE; AND AMENDING CHAPTERS 30.10, 30.22,
30.23, 30.23A, 30.25, 30.31A, 30.32A, 30.32D, 30.41A, 30.41B, 30.41E, 30.42C,
30.52A, 30.53A, 30.62, 30.63A, 30.63B, 30.66A, 30.66C, 30.84, 30.85, 30.86, AND
30.91C SCC

WHEREAS, on December 9, 2002, the county adopted title 30 SCC to
consolidate and streamline county land use and development codes and to eliminate
duplication, inconsistency and ambiguity; and

WHEREAS, the county has identified certain inadvertent errors, omissions and
inconsistencies in title 30 SCC which cannot be addressed by the county code reviser
through the authority established in SCC 1.02.020(2); and

WHEREAS, the inadvertent errors, omissions and inconsistencies identified for
correction in this ordinance include (i) grammatical and typographical errors,
(ii) outdated or inaccurate citations and cross-references, (iii) outdated, inaccurate or
redundant language inadvertently left in the code during previous amendments,
(iv) missing language that was accidentally omitted or deleted during previous
amendments, and (v) provisions in need of revision for consistency with changes to
state statute; and

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

WHEREAS, as required by RCW 36.70A.106, a notice of intent to adopt the code
amendments contained in this ordinance was transmitted to the Washington State
Department of Commerce on December 21, 2011; and

WHEREAS, a State Environmental Policy Act ("SEPA") threshold Determination
of Nonsignificance for the code amendments contained in this ordinance was issued on
December 23, 2011; and

WHEREAS, the planning commission held a public hearing on January 24, 2012,
to receive public testimony concerning the code amendments contained in this
ordinance; and

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2 WHEREAS, at the conclusion of the planning commission's public hearing the
3 planning commission voted to recommend adoption of the code amendments contained
4 in this ordinance, as shown in its recommendation letter dated February 12, 2012 and
5

6 WHEREAS, on May 2, 2012, the county council held a public hearing after
7 proper notice, heard public testimony related to the code amendments contained in this
8 ordinance, and considered the entire record, including the planning commission's
9 recommendations on the code amendments contained in this ordinance; and
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11 WHEREAS, immediately following the public hearing, the county council
12 deliberated on the code amendments contained in this ordinance, and
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14 WHEREAS, the county council concludes that title 30 SCC should be amended
15 as set forth herein;
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17 NOW, THEREFORE, BE IT ORDAINED:
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19 Section 1. The county council adopts the foregoing recitals as findings of fact as
20 if set forth in full herein.
21

22 Section 2. Snohomish County Code Section 30.10.080, adopted by Amended
23 Ordinance No. 02-064 on December 9, 2002, is amended to read:
24

25 **30.10.080 GMA development regulations.**
26

27 The UDC is adopted as a development regulation under RCW 36.70A.040, except for
28 the following: subtitle 30.5 SCC (construction codes)((-)); chapter 30.61 SCC (SEPA);
29 chapter 30.86 SCC (fees); and chapter 30.44 SCC (shoreline management).
30

31 Section 3. Snohomish County Code Section 30.22.130, last amended by
32 Ordinance No. 11-076 on January 11, 2012, is amended to read:
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34 **30.22.130 Reference notes for use matrix.**
35

36 (1) Airport, Stage 1 Utility:

- 37 (a) Not for commercial use and for use of small private planes;
38 (b) In the RU zone, they shall be primarily for the use of the resident property
39 owner; and
40 (c) When the airport is included in an airpark, the disclosure requirements of SCC
41 30.28.005 shall apply.

42 (2) Day Care Center:

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

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(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

(ii) a perimeter masonry foundation;

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

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

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

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

(8) Family Day Care Home:

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

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

(9) Farm Stand:

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

(10) Farm Worker Dwelling:

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

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

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

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

(11) Home Occupation: See SCC 30.28.050.

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

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

(14) Parks, Publicly-owned and Operated:

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

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

(c) No amusement devices for hire are permitted.

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

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

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

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

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

(18) Temporary Dwelling for a relative:

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

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- (b) The relative must receive from, or administer to, the occupant of the other dwelling continuous care and assistance necessitated by advanced age or infirmity;
- (c) The need for such continuous care and assistance shall be attested to in writing by a licensed physician;
- (d) The temporary dwelling shall be occupied by not more than two persons;
- (e) Use as a commercial rental unit shall be prohibited;
- (f) The temporary dwelling shall be situated not less than 20 feet from the permanent dwelling on the same lot and shall not be located in any required yard of the principal dwelling;
- (g) A land use permit binder shall be executed by the landowner, recorded with the Snohomish County Auditor and a copy of the recorded document submitted to the department for inclusion in the permit file;
- (h) Adequate screening, landscaping, or other measures shall be provided pursuant to SCC 30.25.028 to protect surrounding property values and ensure compatibility with the immediate neighborhood;
- (i) An annual renewal of the temporary dwelling permit, together with recertification of need, shall be accomplished by the applicant through the department in the same month of each year in which the initial mobile home/building permit was issued;
- (j) An agreement to terminate such temporary use at such time as the need no longer exists shall be executed by the applicant and recorded with the Snohomish County Auditor; and
- (k) Only one temporary dwelling may be established on a lot. The temporary dwelling shall not be located on a lot on which a detached accessory apartment is located.

(19) Recreational Vehicle:

- (a) There shall be no more than one per lot;
- (b) Shall not be placed on a single site for more than 180 days in any 12-month period; and
- (c) Shall be limited in the floodways to day use only (dawn to dusk) during the flood season (October 1 through March 30) with the following exceptions:
- (((i-)))(i) Recreational vehicle use associated with a legally occupied dwelling to accommodate overnight guests for no more than a 21-day period;
- (((ii-)))(ii) Temporary overnight use by farm workers on the farm where they are employed subject to SCC 30.22.130(19)(a) and (b) above; and
- (iii) Subject to SCC 30.22.130(19)(a) and (b) above and SCC 30.22.120(7)(b), temporary overnight use in a mobile home park, which has been in existence continuously since 1970 or before, that provides septic or sewer service, water and other utilities, and that has an RV flood evacuation plan that has been approved and is on file with the Department of Emergency Management and Department of Planning and Development Services.

(20) Ultralight Airpark:

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

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

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

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

(21) Craft Shop:

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

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

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

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

(25) Rural Industry:

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

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

(26) Sawmill, Shake and Shingle Mill:

- (a) Such uses shall not include the manufacture of finished wood products such as furniture and plywood, but shall include lumber manufacturing;
- (b) The number of employees shall not exceed 25 during any eight-hour work shift;
- (c) All operations shall be carried out in a manner so as to avoid the emission or creation of smoke, dust, fumes, odors, heat, glare, vibration, noise, traffic, surface water

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

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

5 (27) Governmental and Utility Structures and Facilities:

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

7 (28) Excavation and Processing of Minerals:

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

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

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

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

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

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

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

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

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

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

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

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

38 (32) Campground:

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

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

41 (33) Commercial Vehicle Home Basing:

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

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

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

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- 1 (34) Distillation of Alcohol:
- 2 (a) The distillation shall be from plant products, for the purpose of sale as fuel,
- 3 and for the production of methane from animal waste produced on the premises;
- 4 (b) Such distillation shall be only one of several products of normal agricultural
- 5 activities occurring on the premises; and
- 6 (c) By-products created in this process shall be used for fuel or fertilizer on the
- 7 premises.
- 8 (35) RESERVED for future use (Group Care Facility - DELETED by Amended Ord.
- 9 04-010 effective March 15, 2004)
- 10 (36) Mobile Home and Travel Trailer Sales:
- 11 (a) Property shall directly front upon a principal or minor arterial in order to
- 12 reduce encroachment into the interior of IP designated areas;
- 13 (b) The hearing examiner shall consider the visual and aesthetic characteristics
- 14 of the use proposal and determine whether nearby business and industrial uses,
- 15 existing or proposed, would be potentially harmed thereby. A finding of potential
- 16 incompatibility shall be grounds for denial;
- 17 (c) The conditional use permit shall include a condition requiring mandatory
- 18 review by the hearing examiner at intervals not to exceed five years for the express
- 19 purpose of evaluating the continued compatibility of the use with other IP uses. The
- 20 review required herein is in addition to any review which may be held pursuant to SCC
- 21 30.42B.100, SCC 30.42C.100 and SCC 30.43A.100;
- 22 (d) Such use shall not be deemed to be outside storage for the purpose of SCC
- 23 30.25.024; and
- 24 (e) Such use shall be temporary until business or industrial development is timely
- 25 on the site or on nearby IP designated property.
- 26 (37) Small Animal Husbandry: There shall be a five-acre minimum site size.
- 27 (38) Mobile Home Park: Such development must fulfill the requirements of chapter
- 28 30.42E SCC.
- 29 (39) Sludge Utilization: See SCC 30.28.085.
- 30 (40) Homestead Parcel: See SCC 30.28.055.
- 31 (41) Special Setback Requirements for this use are contained in SCC 30.23.110.
- 32 (42) Minimum Lot Size for duplexes shall be one and one-half times the minimum lot
- 33 size for single family dwellings. In the RU zone, this provision only applies when the
- 34 minimum lot size for single family dwellings is 12,500 square feet or less.
- 35 (43) Petroleum Products and Gas, Bulk Storage:
- 36 (a) All above ground storage tanks shall be located 150 feet from all property
- 37 lines; and
- 38 (b) Storage tanks below ground shall be located no closer to the property line
- 39 than a distance equal to the greatest dimensions (diameter, length or height) of the
- 40 buried tank.
- 41 (44) Auto Wrecking Yards and Junkyards: A sight-obscuring fence a minimum of
- 42 seven feet high shall be established and maintained in the LI zone. For requirements
- 43 for this use, SCC 30.25.020 and 30.25.050 ((applies))apply.

(45) Antique Shops when established as a home occupation as regulated by SCC 30.28.050(1); provided further that all merchandise sold or offered for sale shall be predominantly "antique" and antique-related objects.

(46) Billboards: See SCC 30.27.080 for specific requirements.

(47) Nursery, Wholesale: In R-20,000 zone, a wholesale nursery is permitted on three acres or more; a conditional use permit is required on less than three acres.

(48) Stockyard and Livestock Auction Facility: The minimum lot size is 10 acres.

(49) Restaurants and Personal Service Shops: Located to service principally the constructed industrial park uses.

(50) Sludge Utilization: A conditional use permit is required for manufacture of materials by a non-governmental agency containing stabilized or digested sludge for a public utilization.

(51) Single Family and Multifamily Dwellings are a prohibited use, except for the following:

(a) Existing dwellings that are nonconforming as a result of a county-initiated rezone to BP may make improvements or additions provided such improvements are consistent with the bulk regulations contained in chapter 30.23 SCC; provided further that such improvements do not increase the ground area covered by the structural portion of the nonconforming use by more than 100 percent of that existing at the existing date of the nonconformance; and

(b) New single family and multifamily dwellings in the BP zone authorized pursuant to the provisions of SCC 30.31A.140.

(52) Greenhouses, Lath Houses, and Nurseries:

(a) Incidental sale of soil, bark, fertilizers, plant nutrients, rocks, and similar plant husbandry materials is permitted;

(b) The sale of garden tools and any other hardware or equipment shall be prohibited; and

(c) There shall be no on-site signs advertising other than the principal use.

(53) Retail Store: See SCC 30.31A.120 for specific requirements for retail stores in the BP zone.

(54) Retail Sales of Hay, Grain, and Other Livestock Feed are permitted on site in conjunction with a livestock auction facility.

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

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

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

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

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

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

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

3 (c) The following compatibility standards shall apply:

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

12 (ii) building plans for all proposals larger than 2,400 square feet in the
13 Waterfront Beach, (~~(R-7,200, R-8,400, R-9,600 and R-12,500)~~)R-7,200, R-8,400, R-
14 9,600 and R-12,500 zones and rural cluster subdivisions shall document the use of
15 building materials compatible and consistent with existing on-site residential
16 development exterior finishes;

17 (iii) in the Waterfront Beach, (~~(R-7,200, R-8,400, R-9,600 and R-12,500)~~)R-
18 7,200, R-8,400, R-9,600 and R-12,500 zones and rural cluster subdivisions, no portion
19 of a detached accessory private garage or storage structure shall extend beyond the
20 building front of the existing single family dwelling, unless screening, landscaping, or
21 other measures are provided to ensure compatibility with adjacent properties; and

22 (iv) in the Waterfront Beach, (~~(R-7,200, R-8,400, R-9,600 and R-12,500)~~)R-
23 7,200, R-8,400, R-9,600 and R-12,500 zones and rural cluster subdivisions, no portion
24 of a detached non-accessory private garage or storage structure shall extend beyond
25 the building front of existing single family dwellings on adjacent lots where the adjacent
26 dwellings are located within 10 feet of the subject property line. When a detached non-
27 accessory private garage or storage structure is proposed, the location of existing
28 dwellings on adjacent properties located within 10 feet of the subject site property lines
29 shall be shown on the site plan;

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

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

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

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

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

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- 1 (62) Accessory Apartments: See SCC 30.28.010.
- 2 (63) Temporary Woodwaste Recycling and Temporary Woodwaste Storage
3 Facilities: See SCC 30.28.090.
- 4 (64) RESERVED for future use.
- 5 (65) On-site Hazardous Waste Treatment and Storage Facilities are allowed only as
6 an incidental use to any use generating hazardous waste which is otherwise allowed;
7 provided that such facilities demonstrate compliance with the state siting criteria for
8 dangerous waste management facilities pursuant to RCW 70.105.210 and WAC 173-
9 303-282 as now written or hereafter amended.
- 10 (66) An application for a conditional use permit to allow an off-site hazardous waste
11 treatment and storage facility shall demonstrate compliance with the state siting criteria
12 for dangerous waste management facilities pursuant to RCW 70.105.210 and WAC
13 173-303-282 as now written or hereafter amended.
- 14 (67) Adult Entertainment Uses: See SCC 30.28.015.
- 15 (68) Special Building Height provisions for this use are contained in SCC
16 30.23.050(2)(d).
- 17 (69) Bakery: In the NB zone, the gross floor area of the use shall not exceed 1,000
18 square feet and the bakery business shall be primarily retail in nature.
- 19 (70) Equestrian Centers are allowed with a conditional use permit on all lands zoned
20 A-10 except in that portion of the special flood hazard area of the lower Snohomish and
21 Stillaguamish rivers designated density fringe as described in chapter 30.65 SCC.
- 22 (71) Mini-equestrian Centers are allowed as a permitted use on all lands zoned A-10
23 except in that portion of the special flood hazard area of the lower Snohomish and
24 Stillaguamish rivers designated density fringe as described in chapter 30.65 SCC.
- 25 (72) Equestrian Centers and Mini-equestrian Centers require the following:
- 26 (a) Five-acre minimum site size for a mini-equestrian center and a ten-acre
27 minimum site size for an equestrian center;
- 28 (b) ~~((Covered))~~ The total area of covered riding arenas shall not exceed 15,000
29 square feet ~~((for))~~ in a mini-equestrian center; provided that stabling areas, whether
30 attached or detached, shall not be included in this calculation;
- 31 (c) Any lighting of an outdoor or covered arena shall be shielded so as not to
32 glare on surrounding properties or rights-of-way;
- 33 (d) On sites located in RC and R-5 zones, Type A landscaping as defined in SCC
34 30.25.017 is required to screen any outside storage, including animal waste storage,
35 and parking areas from adjacent properties;
- 36 (e) Riding lessons, rentals, or shows shall only occur between 8 a.m. and 9 p.m.;
- 37 (f) Outside storage, including animal waste storage, and parking areas shall be
38 set back at least 30 feet from any adjacent property line. All structures shall be set back
39 as required in SCC 30.23.110(8); and
- 40 (g) The facility shall comply with all applicable county building, health, and fire
41 code requirements.
- 42 (73) Temporary Residential Sales Coach (TRSC):
- 43 (a) The commercial coach shall be installed in accordance with all applicable
44 provisions within chapter 30.54A SCC;

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

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

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

8 (i) plat construction plans have been approved;

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

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

11 (iv) the site has been inspected for TRSC installation to verify compliance with
12 all applicable regulations and plat conditions, and to assure that land disturbing activity,
13 drainage, utilities infrastructure, and native growth protection areas are not adversely
14 affected.

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

19 (75) Model Hobby Park: SCC 30.28.060.

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

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

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

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

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

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

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

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

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

43 (a) The use complies with all of the performance standards required by SCC
44 30.31F.100 and 30.31F.110;

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

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

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

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

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

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

21 (84) RESERVED for future use.

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

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

24 (87) Wedding Facility.

25 (a) Such use is permitted only:

26 (i) on vacant and undeveloped land;

27 (ii) on developed land, but entirely outside of any permanent structure;

28 (iii) partially outside of permanent structures and partially inside of one or more
29 permanent structures which were legally existing on January 1, 2001; or

30 (iv) entirely inside of one or more permanent structures which were legally
31 existing on January 1, 2001;

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

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

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

37 (iii) adequate sanitation facilities are provided on site pursuant to chapter
38 30.52A SCC and applicable Snohomish Health District provisions;

39 (c) Adequate on-site parking shall be provided for the use pursuant to SCC
40 30.26.035;

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

45 (e) In the A-10 zone, the following additional requirements apply:

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(i) the applicant must demonstrate that the use is accessory to the primary use of the site for agricultural purposes and supports, promotes or sustains agricultural operations and production;

(ii) the use must be located, designed, and operated so as to not interfere with, and to support the continuation of, the overall agricultural use of the property and neighboring properties;

(iii) the use and all activities and structures related to the use must be consistent with the size, scale, and intensity of the existing agricultural use of the property and the existing buildings on the site;

(iv) the use and all activities and structures related to the use must be located within the general area of the property that is already developed for buildings and residential uses;

(v) the use and all activities and structures related to the use shall not convert more than one acre of agricultural land to nonagricultural uses; and

(vi) any land disturbing activity required to support the use shall be limited to preserve prime farmland.

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

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

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

(b) The municipal airport boundary includes no less than ~~((4000))~~ 1,000 acres of land zoned light industrial; and

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

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

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

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

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

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

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

(93) Farmers Market: See SCC 30.28.036.

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

(95) Farmland Enterprise: See SCC 30.28.037.

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

(a) Comply with the requirements of (~~Chapter 6.37 SCC~~) SCC 30.53A.800; and
(b) Not exceed two events per year. No event shall exceed two weeks in duration.

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

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

(99) Farm Stand: See SCC 30.28.039.

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

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

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

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

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

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

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

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

(108) RESERVED for future use. (Urban Center Demonstration Program projects – DELETED by Ord. 09-079)

(109) Privately operated off-road vehicle (ORV) use areas shall be allowed by conditional use permit on Forestry and Recreation (F&R) zoned property designated Forest on the comprehensive plan future land use map. These areas shall be identified

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1 by an F&R ORV suffix on the zoning map. Privately operated ORV use areas are
2 regulated pursuant to SCC 30.28.080, SCC 30.28.085 and other applicable county
3 codes.

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

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

12 (112) Land zoned R-5 and having an RA overlay, depicted as R-5-RA on the official
13 zoning map, is a Transfer of Development Rights (TDR) receiving area and, consistent
14 with the comprehensive plan, will be retained in the R-5-RA zone until regulatory
15 controls are in place which ensure that TDR certificates issued pursuant to SCC
16 30.35A.050 will be required for development approvals within the receiving area.

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

21 (114) RESERVED for future use (Mobile Home Park Zone – DELETED by Amended
22 Ord. 09-096)

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

26 (116) See cottage housing design standard requirements in chapter 30.41G SCC.

27 (117) A drive-through either freestanding or associated with any permitted use shall
28 not be permitted.

29 (118) This use is only permitted when associated with a public or private marina.

30 (119) Only building mounted personal wireless communications facilities shall be
31 permitted.

32 (120) Allowed as a conditional use only with a Park-and-Pool Lot or a Park-and-
33 Ride Lot.

34 (121) Permitted as an incidental use with a permitted use, conditional use or
35 administrative conditional use.

36
37 Section 4. Snohomish County Code Section 30.23.030, last amended by
38 Amended Ordinance No. 10-072 on September 8, 2010, is amended to read:

39
40 **30.23.030 Bulk matrix.**

41
42 The bulk matrix contains standard setback, lot coverage, building height, and lot
43 dimension regulations for zones in unincorporated Snohomish County. Additional
44 setback and lot area requirements and exceptions are found at SCC 30.23.100 -
45 30.23.260 and chapter 30.34A SCC.

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Table 30.23.030(1)
BULK MATRIX

Category	Zone	Max. Bldg. Height (ft) ²⁷	Lot Dimension (ft) ⁵⁴			Setback Requirements From: (ft) ^{28, 53}							Water Bodies ¹²	Max. Lot Coverage ⁸
			Min. Lot Area ^{22, 29}	Min. Lot Width	Min. Corner Lot Width ⁵⁴	Public Right of Way ⁴²	Public and Private Right of Way ^{9, 11, 34, 42}	Commercial and Industrial Zones ¹¹	Residential, Multifamily, and Rural Zones ¹¹	Resource Ag ²⁰	Lands Forest ²¹			
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	100 ^{13, 33}	50	100 ³⁰	25 ¹³		35%
	F&R ^{38, 39}	30 ⁷	200,000 sf ^{2, 23}	100	100	50 ¹⁰	20	5	5 ³³	50	100 ³⁰	25		35%
	A-10 ^{37, 40, 52}	45	10 ac	none	none	50 ¹⁰	20	5	5 ³³	50	100 ³⁰	25		none
Rural	RRT-10	45	10 ac	225	225	50	20	5	5 ³³	50	100 ³⁰	25		35%
	R-5 ^{37, 38, 39, 40, 46}	45 ²⁵	200,000 sf ^{2, 24}	165 ²⁴	165 ²⁴	50 ¹⁰	20	5	5 ³³	50	100 ³⁰	25		35%
	RC ^{37, 38, 39, 40}	35	100,000 sf ²⁴	165 ²⁴	165 ²⁴	50 ¹⁰	20	5	5 ³³	50	100 ³⁰	25		35%
	RD ³⁸	45	200,000	165	165	50 ¹⁰	20	5	5 ³³	50	100 ³⁰	25		35%
	RB	35	none	none	none	55	25	none	50 ³³	50	100	none		35%
	CRC	35 ⁴³	none	none	none	25 ²⁶	25 ²⁶	none	25	50	100	none		50% ⁴⁴ 30% ⁴⁵
Other	RFS	35	none	none	none	55	25	none	50	50	100	none		35%
	RI	50	none	none	none	55	25	none	100	100	100	none		35%
	SA-1 ^{37, 39}	35	1 ac/ 43,560 sf	150	150	50 ¹⁰	20	5	5 ³³	50	100	25		35%
	RU ^{37, 39}	35		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	50	100	25		35%
	R12,500 ⁴⁰	30	12,500 sf	75	80	50 ¹⁰	20	5	5	50	100	25		35%
	WFB	30	7,200 sf ²³	60	65	50 ¹⁰	20	5	5	50	100	25		35%

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Table 30.23.030(1) (continued)

Category	Zone	Max. Bldg. Height (ft) ²⁷	Lot Dimension (ft) ⁵⁴			Setback Requirements From: (ft) ^{28, 53}						
			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 ²⁰	Water Bodies ¹²	Max. Lot Coverage ⁸
Urban	MHP	25	55	none	none	50 ³⁶	37	5	5	Ag ²⁰ 50	2.5	50%
	FS	35	none	none	none	25 ²⁵	25 ²⁶	5/15 ¹⁶	25	none	none	none
	NB ¹	40	None	none	none	10 ²⁵	10 ^{26, 38}	none	10	none	none	65%
	PCB ¹	40	none ¹⁹	none	none	55 ²⁵	25 ^{18, 26}	none	25	none	none	None
	CB ¹	35	none	none	none	25 ²⁵	25 ^{26, 38}	none	10	none	none	50%
	GC ¹	45	none	none	none	25 ²⁵	25 ^{26, 38}	none ¹⁷	10	none	none	50%
	IP	65	none	none	none	30 ^{17, 25}	25 ^{17, 26}	none ¹⁷	25 ¹⁷	none	none	50%
	BP ¹	50	none ¹⁹	none	none	30 ²⁵	25 ²⁶	none	25	none	none	35%
	L1	50	none	none	none	25 ²⁵	25 ²⁶	none	50	none	none	none
	HI	65	none	none	none	25 ²⁵	25 ²⁶	none	50	none	none	none
	UC							none	50	none	none	none

SEE CHAPTER 30.34A SCC

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 30.25, 30.31A, 30.32A, 30.32D, 30.41A, 30.41B, 30.41E, 30.42C, 30.52A, 30.53A, 30.62,
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Table 30.23.030(2)
BULK MATRIX

Urban Residential												
Zone	Lot Dimension (feet) ⁵⁴			Building Height Limits for Setback Determination ⁵⁹	Minimum Setback Requirements From (feet) ^{28, 53}						Max. Lot Coverage	
	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	10	5	5	5	See SCC 30.32B.130	See SCC 30.32A.110	See chapters 30.51A & 30.62B SCC	35%
R-8,400	8,400 ²³	65	30	NA	10	5	5	5				35%
R-7200	7,200 ²³	60	30	NA	10	5	5	5				35%
T	See SCC 30.31E.050		35	≤ 20 >20	10 15	10 20	5 10	25				See SCC 30.31E.050
LDMR ¹⁵	7,200 ⁴	60	45	≤ 20 20 - 30 >30	10 15 20	10 20 25	5 10 15	25	See SCC 30.32B.130	See SCC 30.32A.110	See chapters 30.51A & 30.62B SCC	30%
MR ^{15, 5}	7,200	60	45	≤ 20 20 - 30 >30	10 15 20	10 20 25	5 10 15	25				40%

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30.25, 30.31A, 30.32A, 30.32D, 30.41A, 30.41B, 30.41E, 30.42C, 30.52A, 30.53A, 30.62,
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Section 5. Snohomish County Code Section 30.23.040, last amended by Amended Ordinance No. 10-072 on September 8, 2010, is amended to read:

30.23.040 Reference notes for bulk matrix:

(1) MR bulk requirements shall apply for all residential development permitted in Urban Commercial zones.

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

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

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

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

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

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

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

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

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

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

(12) Greater setbacks than those listed may apply to areas subject to Shoreline Management Master Program jurisdiction or critical areas regulations in chapters 30.62A, 30.62B and 30.62C SCC. Some uses have special setbacks identified in SCC 30.23.110.

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

(14) RESERVED for future use.

(15) MR and LDMR setbacks.

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

~~((b) Other structures shall have minimum side and rear setbacks of as specified in Table 30.23.030(2). Building separation between primary structures in the MR and LDMR~~

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30.25, 30.31A, 30.32A, 30.32D, 30.41A, 30.41B, 30.41E, 30.42C, 30.52A, 30.53A, 30.62,
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1 ~~zones shall be a minimum of 15 feet. Building separation between primary structures and~~
2 ~~secondary/accessory structures, including but not limited to carports and garages, and~~
3 ~~separation between secondary structures themselves, shall be determined by the~~
4 ~~applicable sections of the construction codes.~~

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

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

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

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

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

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

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

24 (21) See additional setback provisions for structures located adjacent to forest lands,
25 and/or on lands designated Local Forest or Commercial Forest contained in SCC
26 30.32A.110.

27 (22) The minimum lot size for properties designated Rural Residential (RR) - 10
28 (Resource Transition) on the comprehensive plan shall be 10 acres.

29 (23) Minimum lot area requirements may be modified within UGAs in accordance with
30 SCC 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
33 lot 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
35 by 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
38 and/or private access easements serving lots within Commercial and Industrial zones only
39 if such waiver or modification will not have a likely impact upon future right-of-way needs
40 and/or right-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.

1 (30) SCC 30.32A.120 (Siting of new structures: Commercial Forest Land) requires an
2 application for a new structure on parcels designated Commercial Forest, but not within a
3 designated Commercial Forest-Forest Transition area, to provide a minimum 500-foot
4 setback, which shall be a Resource Protection area, from the property boundaries of
5 adjacent Commercial Forest lands except that if the size, shape, and/or physical site
6 constraints of an existing legal lot do not allow a setback of 500 feet, the new structure shall
7 maintain the maximum setback possible, as determined by the department.

8 (31) Setback requirements for mineral excavation and processing are in SCC
9 30.23.110(26). Performance standards and permit requirements are in chapter 30.31D
10 SCC.

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

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

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

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

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

21 (37) Agriculture: All structures used for housing or feeding animals, not including
22 household pets, shall be located at least 30 feet from all property lines, as provided in SCC
23 32.23.110(1).

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

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

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

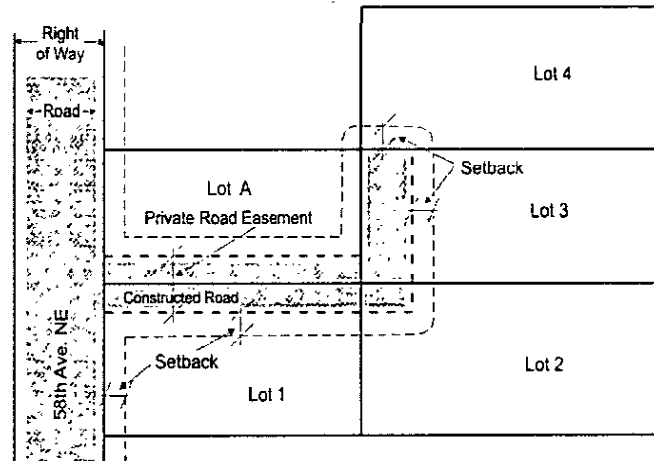
37 (40) Land designated Local Commercial Farmland shall not be divided into lots of less
38 than 10 acres unless a properly executed deed restriction which runs with the land and
39 which provides that the land divided is to be used exclusively for agricultural purposes and
40 specifically not for a dwelling(s), is recorded with the Snohomish County Auditor.

41 (41) Minimum lot area in the Rural Use zone shall be the minimum allowed by the zone
42 identified as the implementing zone by the comprehensive plan for the plan designation
43 applied to the subject property. Where more than one implementing zone is identified for

the same designation, the minimum lot size shall be that of the zone allowing the smallest lot size.

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

Figure 30.23.040(42)
EASEMENT SETBACKS PER BULK MATRIX



Setbacks are measured from edge of easement or road right-of-way, not from edge of constructed road.

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

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

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

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

(47) RESERVED for future use. (Urban Center Demonstration Program projects – DELETED by Ord. 09-079)

(48) RESERVED for future use. (Urban Center Demonstration Program projects – DELETED by Ord. 09-079)

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(49) RESERVED for future use. (Urban Center Demonstration Program projects – DELETED by Ord. 09-079)

(50) RESERVED for future use. (Urban Center Demonstration Program projects – DELETED by Ord. 09-079)

(51) RESERVED for future use. (Urban Center Demonstration Program projects – DELETED by Ord. 09-079)

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

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

(54) A split parcel may be subdivided along the UGA boundary line using one of three methods. First, a split parcel may be subdivided along the UGA boundary line into two lots, whereby one lot remains within the UGA and the other lot remains outside the UGA, pursuant to SCC 30.41B.010(5). Second, a split parcel may be subdivided as part of a short plat application, pursuant to SCC 30.41B.010(6). Finally, a split parcel may be subdivided as part of a plat application, pursuant to SCC 30.41A.010(3)

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

(56) Measured from centerline of right of way.

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

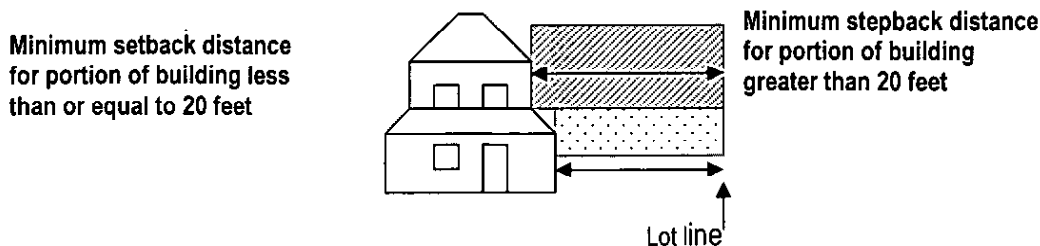
(58) Minimum setback for dwellings constructed pursuant to chapter 30.41F SCC is five feet from the pavement edge of a drive aisle, fire lane, or sidewalk, whichever is closer.

(59) Relationship of setback to building height:

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

- (a) Set the entire building back the minimum setback distance; or
- (b) Stepback those portions of the building exceeding 20 feet in height to the minimum setback distance, as illustrated in Figure 30.23.040(59).

Figure 30.23.040(59)
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))~~ director of the department 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).

Section 6. Snohomish County Code Section 30.23A.030, adopted by Amended Ordinance No. 08-101 on January 21, 2009, is amended to read:

30.23A.030 Compatibility design standards.

(1) The purpose of compatibility design standards is to require additional features to be incorporated into higher density residential development when located adjacent to properties zoned and developed or designated for lower density single-family use in order to enhance the compatibility between uses.

(2) Where residential development is subject to the provisions of this chapter, the provisions in SCC Table 30.23A.030(2) shall establish when the compatibility design standards in SCC 30.23A.030 apply. When the adjacent property is within the UGA, it must also have one of the following characteristics, in addition to a zoning classification indicated with a "yes" in Table 30.23A.030(2), before the compatibility measures are required:

(a) A lower intensity designation than the project site on the Future Land Use map of the GMA Comprehensive Plan;

(b) Platted and developed residential lots averaging 10,000 square feet in area, or less;

(c) Homes located within 50 feet of the property line that have an average age of 15 years or less.

Table 30.23A.030(2) – Zoning test for compatibility design standards

		Zoning Classification of Adjacent Property							
		R-9,600, R-8,400	R-7,200	T, LDMR, MR	FS, NB, CB, PCB	GC	LI, HI	BP, IP	ALL OTHER ZONES
Proposed Use	Dwelling, detached at less than 7 dwelling per gross acre								
	Dwelling, detached at 7 dwellings or more per gross acre ¹	Yes							Yes
	Dwelling, mobile home								
	Dwelling, duplex								
	Dwelling, attached at less than 7 dwellings per gross acre								
	Dwelling, attached at 7 dwellings or more per gross acre	Yes							Yes
	Dwelling, townhouse	Yes	Yes						Yes
	Dwelling, multifamily	Yes	Yes						Yes
<p>Note: Where "yes" is marked in the table, and one characteristic in SCC 30.23A.030(2) is present, SCC 30.23A.030(3) shall apply.</p> <p>Footnote 1: This use shall also include any subdivision or short subdivision using the lot size averaging provisions of SCC 30.23.210, and shall apply only to that portion of the site where lots 6,000 square feet or less in size are proposed.</p>									

(3) When compatibility design standards are applicable, residential development shall incorporate at least two of the following design standards:

(a) Increase the minimum building setback to 20 feet from those lot lines abutting urban zones, and 40 feet for those lot lines abutting rural zones marked "yes" in SCC Table 30.23A.030(2);

(b) Limit maximum building height to 30 feet within 50 feet of those abutting property lines to zones marked "yes" in SCC Table 30.23A.030(2);

(c) Increase the perimeter landscaping vegetation by at least 50 percent over the amount required in SCC 30.25.017, or if no perimeter landscaping is required, provide a minimum 10-foot wide perimeter Type A landscaped buffer pursuant to the standards in SCC 30.25.017;

(d) Limit townhouse and multifamily buildings located within 50 feet of abutting property lines to zones marked "yes" in SCC Table 30.23A.030(2) to a maximum of three dwelling units per building with a minimum separation of 25 feet between buildings;

(e) Separate detached single-family and duplex dwelling structures by at least 20 feet between buildings located within 50 feet of abutting property lines to zones marked "yes" in SCC Table 30.23A.030(2);

(f) Incorporate two architectural features, such as those described in SCC ~~((30.23A.040(1)(e)))~~ 30.23A.040(2) or the Snohomish County Residential Design Manual to break up blank walls greater than 500 square feet that face properties zoned where marked "yes" in SCC Table 30.23A.030(2); or

(g) Provide a decorative wall or solid and landscaped fence between buildings and adjacent properties located in zones marked "yes" in SCC Table 30.23A.030(2) that:

(i) Uses brick or stone;

(ii) Is a minimum height of five feet;

(iii) Incorporates architectural detailing such as posts, ornamental iron grillwork, or other elements prescribed in the Snohomish County Residential Design Manual; and

(iv) Incorporates landscaping, openings and other design elements that break up the continuity of a solid wall or fence at least every 10 feet unless otherwise approved by the director.

Section 7. Snohomish County Code Section 30.25.023, last amended by Amended Ordinance No. 10-026 on June 9, 2010, is amended to read:

30.25.023 Stormwater flow control or treatment facility landscaping.

(1) Vegetation and landscaping requirements for the functional components and areas of stormwater flow control or treatment facilities are regulated by chapter 30.63A SCC. These functional components and areas include, but are not limited to, earthen berms, infiltration and detention pond bottoms, filter beds, bioretention facilities, vegetated slopes and swales used for stormwater treatment or flow control, access roads for these facilities, and any other components or areas used for or required for proper function, inspection, maintenance, or repair of these facilities, as described in chapter 30.63A SCC, the EDDS, or the Drainage Manual.

(2) Landscaping in tracts or easements containing stormwater flow control or treatment facilities, excluding those areas described in SCC 30.25.023(1), shall meet or exceed the standards set forth in this section except:

(a) In the LI and HI zones, landscaping shall only be required around flow control or treatment facilities located between a public road and building; and

(b) When critical areas or their buffers are used for stormwater flow control or treatment as allowed pursuant to chapters 30.62A and 30.63A SCC, the landscaping provisions of chapters 30.62A and 30.63A SCC shall apply instead of SCC 30.25.023.

(3) The department shall review proposed landscaping plans and may require revisions and upgrades to the proposed landscaping to ensure that landscaping provides an effective visual screen for fenced facilities without compromising safety, security and maintenance

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access, is able to endure expected inundation, and enhances the overall appearance of a stormwater flow control or treatment facility.

(4) Where perimeter fencing of a stormwater flow control or treatment facility is required pursuant to ~~((chapter 30.63A SCC))~~ the EDDS, Type A landscaping at least six feet in height and six feet in width shall be installed. The landscaping shall be placed at least five feet from the fence in order to create a maintenance access pathway unless the director makes a determination based on documentation provided by the applicant that site characteristics render this setback infeasible and the proposal documents that maintenance may be otherwise provided. This decision shall be processed as a landscape modification pursuant to SCC 30.25.040. To maintain sight triangles, fenced facilities that abut public rights-of-way, shall comply with setbacks and height restrictions pursuant to SCC 30.23.100(3).

(5) Where fencing is not required for landscaping within a stormwater flow control or treatment facility, the landscaping guidelines contained in volume III, section 3.2.1 of the Drainage Manual shall be considered during the design of the facility.

(6) Where fencing is not required and the unfenced stormwater flow control or treatment facility is not completely screened pursuant to subsection (3) above, the facility shall be landscaped to improve its appearance as follows:

(a) If the stormwater flow control or treatment facility is located in, adjacent to or near a lake, wetland, or fish and wildlife habitat conservation area, or their buffers, the areas between the facilities and these critical areas shall be left in natural or near-natural conditions; and

(b) If the stormwater flow control or treatment facility features terraces or steps, landscaping in accordance with the standards set forth in volume III, section 3.2.1 of the Drainage Manual shall be used to complement the terraced edge condition.

Section 8. Snohomish County Code Section 30.25.030, last amended by Amended Ordinance No. 10-011 on March 24, 2010, is amended to read:

30.25.030 Additional landscaping requirements for PCB, BP, and IP zones.

In addition to the perimeter landscaping requirements contained in SCC 30.25.020, requirements for PCB, BP, and IP zones are as follows:

(1) In any required landscaping area, significant trees shall be preserved;

(2) Areas zoned PCB and BP shall provide additional Type B or parking lot landscaping in an amount equal to 15 percent of the area required for perimeter and parking lot landscaping; and

(3) Any development proposed on property in the IP zone ~~((proposed in))~~ that is located within the Maltby Urban Growth Area (UGA) shall provide a 50-foot wide landscaped area along the external boundary of the IP zone where it either abuts a rural zone, or where it is separated from a rural zone ~~((only))~~ by a public or private road or road right-of-way. The landscape area shall be an undeveloped area ~~((and consist of))~~ that contains a visual screen ~~((comprising))~~ that shall include dense plantings equal to or exceeding Type A

landscaping, and decorative walls, landscaped berming, and/or other buffering techniques;
and

(4) Removal of trees otherwise required to be retained is allowed when required to meet EDDS or because of public health and safety concerns as documented by a qualified arborist.((-))

Section 9. Snohomish County Code Section 30.31A.110, last amended by Amended Ordinance No. 05-087 on December 21, 2005, is amended to read:

30.31A.110 PCB and NB zone performance standards.

The PCB and NB zones may also include areas designated on the future land use map as urban center or urban village, respectively, with specific performance requirements for applications submitted under ~~((SCC 30.34A))~~chapter 30.34A SCC. ~~((The PCB-TPV subzone shall meet the minimum zoning criteria and general performance standards of this chapter and chapter 30.34A.))~~ In addition to the minimum zoning criteria and general performance standards set forth above, the following are specific performance requirements in the PCB and NB ~~((zone))~~zones:

(1) All uses permitted in ~~((this zone))~~these zones shall be entirely contained within an enclosed structure except the following:

- (a) Public utility transmission facilities;
- (b) Eating establishments where the space for outdoor public service is adjacent to the closed structure and does not disrupt vehicular traffic within or adjacent to the zone;
- (c) Permitted signing;
- (d) Parking and loading facilities;
- (e) Plant nurseries;
- (f) Outdoor storage areas, when in conjunction with an enclosed principal use; and
- (g) Public realm.

(2) No outside loading and unloading of goods and materials shall occur between the hours of 11:00 p.m. and 7:00 a.m. unless approved in writing by the director based upon a showing that any resulting impact to adjoining properties is minor.

Section 10. Snohomish County Code Section 30.32A.100, adopted by Amended Ordinance No. 02-064 on December 9, 2002, is amended to read:

30.32A.100 Subdivision restrictions:

(1) There shall be no subdivision or short subdivision of land designated commercial forest, except that subdivision or short subdivision to allow installation of communication and utility facilities may be allowed if all the following requirements are met:

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

(2) Land designated local forest shall not be divided into lots or parcels of less than 20 acres in size except through a rural cluster subdivision pursuant to chapter 30.41C SCC.

(3) Any subdivision or short subdivision of rural land adjacent to designated local or commercial forest lands shall only occur through a rural cluster subdivision as provided under chapter 30.41C SCC; except that, if such rural land is designated rural residential-RD and located outside a rural/urban transition area, rural cluster subdivisions shall not be allowed, and the subdivision or short subdivision procedures of title 30 (~~(19 SCC and Title 29)~~) SCC must be used.

Section 11. Snohomish County Code Section 30.32D.030, adopted by Amended Ordinance No. 02-064 on December 9, 2002, is amended to read:

30.32D.030 Designation of property on county register.

(1) Listing on the county register is an honorary designation denoting significant association with the historic, architectural, archaeological, engineering, or cultural heritage of the community. Property is listed individually or as properties that as a group contribute to the historical integrity of an historic district.

(2) The historic preservation commission, as established in Title 2 SCC, or any person may nominate a building, site, structure, object, or district for placement on the county register by submitting a letter to the historic preservation commission.

(3) The ~~((department))~~ county shall make a written recommendation to the historic preservation commission regarding the nomination and notify the property owner of the nomination, if necessary. If the property owner consents to the nomination, the department shall schedule a public meeting before the historic preservation commission to consider the nomination. The ~~((department))~~ county shall publish notice of the public meeting in accordance with SCC 30.70.045 and provide mailed notice to the property owner, occupant, and nominator.

(4) The historic preservation commission shall consider the nomination at the public meeting. If the commission finds that the nominated property meets the criteria for designation established in SCC 30.32D.040, the commission shall designate the property on the county register. If the property is so designated by the commission, the department shall indicate the designation on county zoning maps by placing "HR" on the property.

(5) The ~~((department))~~ county shall provide notice of the historic preservation commission's decision as required in SCC 30.32D.030.

Section 12. Snohomish County Code Section 30.41A.010, last amended by Ordinance No. 06-062 on October 4, 2006, is amended to read:

30.41A.010 Purpose and applicability.

(1) The purpose of this chapter is to:

(a) Regulate the ~~((subdivision))~~division or redivision of land into five or more lots, tracts, or parcels~~((, or sites))~~ outside of an urban growth area, or 10 or more lots, tracts, or parcels inside an urban growth area;

(b) Promote the public health, safety, and general welfare;

(c) Further the goals and objectives of the comprehensive plan;

(d) Prevent the over-crowding of land;

(e) Lessen congestion in the streets and highways;

(f) Promote effective use of land;

(g) Promote safe and convenient travel by the public on streets and highways;

(h) Provide for adequate light and air;

(i) Require that appropriate provisions are made for open space, drainage ways, streets, alleys or roads, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and sidewalks or other planning features that assure safe walking conditions for students who walk to and from school;

(j) Adequately provide for the housing and commercial needs of citizens;

(k) Provide for proper ingress and egress;

(l) Require uniform monumentation of subdivisions;

(m) Require conveyancing by accurate legal description; and

(n) Provide for expeditious review and approval of proposed subdivisions that conform to the requirements of this code.

(2) The provisions of this chapter shall apply to subdivisions as defined in this title and to every redivision of a short subdivision occurring within five years of the date of recording of the original short subdivision, except as provided in SCC 30.41B.010(2).

(3) The property owner of a split parcel may submit a plat to subdivide parcel split by a UGA boundary if one division of the parcel occurs on the UGA boundary line resulting in one lot encompassing the entire rural or resource area, even if this one lot does not meet minimum lot dimension requirements. Any additional division of the lot including lots created within the urban portion of the original parcel or additional lots created within the rural or resource area of the site must meet all applicable zoning and development standards set forth in subtitle 30.2 SCC and applicable subdivision requirements in subtitle 30.4 SCC.

Section 13. Snohomish County Code Section 30.41B.010, last amended by Ordinance No. 06-062 on October 4, 2006, is amended to read:

30.41B.010 Purpose and applicability.

(1) The purpose of this chapter is to:

(a) Regulate the division or redivision of land into nine or fewer lots, tracts, or parcels~~((, sites, or subdivisions))~~ in ~~((the))~~an urban growth area ~~((adopted by the county council pursuant to chapter 36.70A RCW))~~, and four or fewer lots, tracts, or parcels~~((, sites or subdivisions))~~ outside ~~((the))~~an urban growth area~~((adopted by the county council pursuant to chapter 36.70A RCW))~~, except as set forth in SCC 30.41B.010(2) - (4) below;

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(b) Promote the public health, safety, and general welfare;
(c) Further the goals and objectives of the comprehensive plan;
(d) Prevent the over-crowding of land;
(e) Lessen congestion in the streets and highways;
(f) Promote effective use of land;
(g) Promote safe and convenient travel by the public on streets and highways;
(h) Provide for adequate light and air;
(i) Require that appropriate provisions are made for open space, drainage ways, streets, alleys or roads, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and sidewalks, or other planning features that assure safe walking conditions for students who walk to and from school;
(j) Adequately provide for the housing and commercial needs of citizens;
(k) Provide for proper ingress and egress;
(l) Require uniform monumentation;
(m) Require conveyancing by accurate legal description; and
(n) Provide for expeditious review and approval of proposed short subdivisions that conform to the requirements of this title.

(2) Land within a short subdivision which has been recorded within the immediately preceding five years(;-)) may not be further divided in any manner, except that a final subdivision may be approved and filed for record pursuant to chapter 30.41A SCC(;-)), or the short subdivision may be altered to contain up to the maximum number of permissible lots, tracts, or parcels, as follows: When a short subdivision contains fewer than ((four parcels adopted by the county council pursuant to chapter 36.70A RCW or fewer than nine parcels when located in an urban growth area adopted by the county council pursuant to chapter 36.70A RCW,))the maximum number of permissible lots, tracts, or parcels, based on the short subdivision's location either outside or inside an urban growth area, the owner who filed the short subdivision may file an alteration within the five year period to create, within the original boundaries of the short subdivision, a greater number of lots, tracts, or parcels than were originally created, up to a total of four lots ((within the original short subdivision boundaries when located outside an urban growth area adopted by the county council pursuant to chapter 36.70A RCW)) outside an urban growth area, or a total of nine lots inside an urban growth area.

(3) After five years, further divisions may be permitted through the short subdivision process by a parcel owner when otherwise consistent with the then current regulations. PROVIDED, that when the subdivider owns more than one lot within a short subdivision, he may not divide the aggregate total into more than four lots when located outside an urban growth ((boundary adopted by the county council pursuant to chapter 36.70A RCW))area or nine lots when located in an urban growth area ((adopted by the county council pursuant to chapter 36.70A RCW)).

(4) Where there have been no sales of any lots in a short subdivision, nothing contained in this section shall prohibit an applicant from completely withdrawing the entire short subdivision and thereafter presenting a new application.

1 ~~((3))~~(5) Land within a subdivision exempted from subdivision or short subdivision
2 requirements by RCW 58.17.040(2) or SCC 30.41A.020(7), may not be further divided in
3 any manner within five years immediately following the date of exempt subdivision so as to
4 create any nonexempt lot, tract or parcel; except that a final subdivision may be approved
5 and filed for record pursuant to chapter 30.41A SCC. This prohibition shall not apply as to
6 lots, tracts, or parcels conveyed to purchasers for value. For the purpose of this
7 subsection, the phrase "date of exempt subdivision" shall mean the date of creation of an
8 exempt subdivision as shown by documents of sale or lease, filing of maps or surveys
9 thereof with the county auditor or the department, or such other similar proof as is
10 considered sufficient by the department. After five years, further divisions may be
11 permitted by a parcel owner when otherwise consistent with the current regulations.

12 ~~((4))~~(6) Any nonexempt redivision of land authorized by paragraphs (2) and (3) above
13 shall be subject to all subdivision requirements of chapter 30.41A SCC if approval would
14 result in the subdivider owning more than four contiguous lots when located outside an
15 urban growth area(~~adopted by the county council pursuant to chapter 36.70A RCW~~), or
16 more than nine contiguous lots when located in an urban growth area(~~adopted by the~~
17 ~~county council pursuant to chapter 36.70A RCW~~), regardless of whether the lots are
18 subdivided, short subdivided, or are unplatted lots.

19 ~~((5))~~(7) A split parcel may be divided into a two-lot short plat if:

- 20 (a) the parcel is divided on the UGA boundary line;
- 21 (b) both resulting parcels or lots meet all applicable subdivision requirements set
22 forth in subtitle 30.4 (~~of the-~~)SCC; and
- 23 (c) both resulting parcels or lots meet all applicable development standards set forth
24 in subtitle 30.2, except:
 - 25 (i) the urban portion of the parcel is exempt from compliance with minimum net
26 density requirements pursuant to SCC 30.23.020; and
 - 27 (ii) the rural or resource portion of the parcel is exempt from compliance with
28 minimum lot dimension requirements pursuant to SCC 30.23.010.

29 ~~((6))~~(8) A split parcel may be divided into a short plat if the original split parcel is
30 divided along the UGA boundary line creating at least one lot in the rural or resource
31 designated area, even if this one lot does not meet minimum lot dimension requirements.
32 Any additional divisions of the lot, including lots created within the urban portion of the
33 original lot or additional lots created in the rural or resource area of the site must meet all
34 applicable zoning and development standards set forth in subtitle 30.2 SCC and applicable
35 subdivision requirements in subtitle 30.4 SCC.

36
37 Section 14. Snohomish County Code Section 30.41E.020, last amended by
38 Amended Ordinance No. 05-042 on July 6, 2005, is amended to read:

39
40 **30.41E.020 Procedure and special timing requirements.**

41
42 (1) Boundary line adjustments shall be approved, approved with conditions, or denied as
43 follows:

- 44 (a) The department shall process the BLA as a Type 1 decision; or

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30.25, 30.31A, 30.32A, 30.32D, 30.41A, 30.41B, 30.41E, 30.42C, 30.52A, 30.53A, 30.62,
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(b) If accompanied by a concurrent Type 2 application, the BLA application may, at the applicant's request, be processed as a Type 2 permit application pursuant to the provisions of ~~((SCC 30.41E.100(6)))~~ SCC 30.41E.100(5). In order to be considered concurrent, the Type 2 application must be submitted to the county at the same time as the BLA application and involve the same property or adjacent property.

(c) The BLA is exempt from notice provisions set forth in ~~((SG))~~ SCC 30.70.050 and 30.70.060(2) except that the BLA shall comply with SCC 30.70.045(4)(d) when applicable.

(2) The department shall decide upon a BLA application within 45 days following submittal of a complete application or revision, unless the applicant consents to an extension of such time period.

(3) The department or hearing examiner may deny a BLA application or void a BLA approval due to incorrect or incomplete submittal information.

(4) Multiple boundary line adjustments are allowed to be submitted under a single BLA application if:

(a) the adjustments involve contiguous parcels;

(b) the application includes the signatures of every parcel owner involved in the adjustment; and

(c) the application is accompanied by a record of survey.

(5) The legal descriptions of the revised lots, tracts, or parcels, shall be certified by a licensed surveyor or title company.

(6) A boundary line adjustment shall be not approved for any property for which an exemption to the subdivision provisions set forth in SCC 30.41A.020(6) or 30.41A.020(7) or an exemption to the short subdivision provisions set forth in SCC 30.41B.020(6) or 30.41B.020(7) has been exercised within the past five years.

Section 15. Snohomish County Code Section 30.42C.100, last amended by Amended Ordinance No. 10-086 on October 20, 2010, is amended to read:

30.42C.100 Decision criteria - conditional use permit.

(1) The hearing examiner may deny, approve, or approve with conditions ~~((, or deny a))~~ an application for a conditional use permit ~~((-only when))~~. If an application for a conditional use permit satisfies all of the ~~((following-))~~ criteria ~~((are met-))~~ set forth below, the application may be approved or approved with conditions. If any of the criteria set forth below are not met, the application must be denied.

(a) The proposal is consistent with the comprehensive plan;

(b) The proposal complies with applicable requirements of this title;

(c) The proposal will not be materially detrimental to uses or property in the immediate vicinity; and

(d) The proposal is compatible with and incorporates specific features, conditions, or revisions that ensure it responds appropriately to the existing or intended character, appearance, quality of development, and physical characteristics of the site and surrounding property.

(2) As a condition of approval, the hearing examiner may impose or require any one or more of the following:

(a) Increase requirements in the standards, criteria, or policies established by this title;

(b) Stipulate the exact location as a means of minimizing hazards to life, limb, property damage, erosion, landslides, or traffic;

(c) Require structural features or equipment essential to serve the same purpose set forth in SCC 30.42C.100(2)(b);

(d) Impose conditions similar to those set forth in items SCC 30.42C.100(2)(b) and SCC 30.42C.100(2)(c) as may be deemed necessary to establish parity with uses permitted in the same zone in their freedom from nuisance generating features in matters of noise, odors, air pollution, wastes, vibration, traffic, physical hazards, and similar matters. The hearing examiner may not, in connection with action on a conditional use permit, reduce the requirements specified by this title as pertaining to any use, nor otherwise reduce the requirements of this title in matters for which a variance is the remedy provided;

(e) Assure that the degree of compatibility with the purpose of this title shall be maintained with respect to the particular use on the particular site and in consideration of other existing and potential uses, within the general area in which the use is proposed to be located;

(f) Recognize and compensate for variations and degree of technological processes and equipment as related to the factors of noise, smoke, dust, fumes, vibration, odors, and hazard or public need;

(g) Require the posting of performance and maintenance securities sufficient to secure to the county the estimated cost of construction and/or installation and maintenance of required improvements; and/or

(h) Impose any requirement that will protect the public health, safety, and welfare.

Section 16. Snohomish County Code Section 30.52A.148, last amended by Amended Ordinance No. 07-085 on September 5, 2007, is amended to read:

30.52A.148 Work exempt from permit (IBC 105.2).

Exemptions from permit requirements of the building code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of the building code or any other laws or ordinances of this jurisdiction. Permit exemptions shall not apply to flood hazard and critical areas. Permits shall not be required for the following:

(1) Building:

(a) One-story detached accessory structures accessory to residential buildings under the provisions of the IRC not used for human habitation, used as tool and storage sheds, playhouses, agricultural structures, and similar uses, provided the floor area does not exceed 200 square feet (18.6 m²) and the accessory structure is located in accordance with title 30 SCC.

1 (b) Retail stands including, but not limited to espresso stands, concession stands or
2 retail stands that do not exceed 200 square feet (18.6 m2).

3 (c) Fences not over 6 feet (1,829 mm) high. This calculation shall not include wire
4 strands on top of six foot fences when permitted under this title.

5 (d) Oil derricks.

6 (e) Retaining walls that are not over 4 feet (1,219 mm) in height measured from the
7 bottom of the footing to the top of the wall, unless supporting a surcharge or impounding
8 Class I, II or III A liquids.

9 (f) Water tanks supported directly on grade if the capacity does not exceed 5,000
10 gallons (18,925 L) and the ratio of height to diameter or width does not exceed 2:1.

11 (g) Sidewalks and driveways associated with residential buildings constructed under
12 the provisions of the building code.

13 (h) Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish
14 work.

15 (i) Temporary motion picture, television and theater stage sets and scenery.

16 (j) Prefabricated swimming pools accessory to a Group R-3 occupancy that are less
17 than 24 inches (610 mm) deep, do not exceed 5,000 gallons (18,925 L) and are installed
18 entirely above ground.

19 (k) Shade cloth structures constructed for nursery or agricultural purposes, not
20 including service systems.

21 (l) Swings and other playground equipment accessory to detached one- and two-
22 family dwellings.

23 (m) Window awnings supported by an exterior wall that do not project more than 54
24 inches (1,372 mm) from the exterior wall and do not require additional support of Group R-3
25 and U occupancies.

26 (n) Non-fixed and movable fixtures, cases, racks, counters and partitions not over 5
27 feet 9 inches (1,753 mm) in height.

28 (o) Job shacks that are placed at the job site during construction, for which a permit
29 has been issued or applied, may be allowed on a temporary basis and shall be removed
30 upon final approval of construction. A job shack is a portable structure for which the
31 primary purpose is to house equipment and supplies, and which may serve as a temporary
32 office during construction for the purposes of the construction activity.

33 (p) Membrane structures as follows:

34 (i) Membrane structures as are defined in IBC chapter 31 which do not exceed
35 200 square feet, or which do not exceed 400 square feet when two or more sides are open.
36 Such structures shall not be located in a critical area and shall not be approved as a
37 habitable space.

38 (ii) Such structures as are defined in WAC 51-50-007 which are used solely for
39 the commercial production of horticultural plants including ornamental plants, flowers,
40 vegetables, and fruits. "Temporary growing structure" means a structure that has the sides
41 and roof covered with polyethylene, polyvinyl, or similar flexible synthetic material and is
42 used to provide plants with either frost protection or increased heat retention. Such
43 structures shall not be located in a critical area and shall not be approved for other non-

1 agricultural uses including, but not limited to, office space, mercantile, manufacturing, or
2 habitable space.

3 (iii) Such structures as are defined as agricultural buildings in the IBC which have
4 the sides and roof covered with polyethylene, polyvinyl, or similar flexible synthetic material.
5 The combined aggregate total area of these structures shall not exceed 1,000 square feet
6 on a minimum five-acre lot, 2,000 square feet on a minimum 10-acre lot, 3,000 square feet
7 on a minimum 15-acre lot, 4,000 square feet on a minimum 20-acre lot, or 5,000 square
8 feet on a lot of 25 acres or larger. Such structures shall not be located in a critical area and
9 shall not be approved for other non-agricultural uses including, but not limited to, office
10 space, mercantile, manufacturing, or habitable space.

11 (2) Gas:

12 (a) Portable heating appliance.

13 (b) Replacement of any minor part that does not alter approval of equipment or
14 make such equipment unsafe.

15 (3) Mechanical:

16 (a) Portable heating appliance.

17 (b) Portable ventilation equipment.

18 (c) Portable cooling unit.

19 (d) Steam, hot or chilled water piping within any heating or cooling equipment
20 regulated by the building code.

21 (e) Replacement of any part that does not alter its approval or make it unsafe.

22 (f) Portable evaporative cooler.

23 (g) Self-contained refrigeration system containing 10 pounds (5 kg) or less of
24 refrigerant and actuated by motors of 1 horsepower (746 W) or less.

25 (4) Plumbing:

26 (a) The stopping of leaks in drains, water, soil, waste or vent pipe, except that if any
27 concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it
28 becomes necessary to remove and replace the same with new material, such work shall be
29 considered new work and a permit shall be obtained and inspection made as provided in
30 the building code.

31 (b) The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures
32 and the removal and reinstallation of water closets when such repairs do not involve or
33 require the replacement or rearrangement of valves, pipes or fixtures.

34
35 Section 17. Snohomish County Code Section 30.53A.513, adopted by Amended
36 Ordinance No. 11-024 on August 3, 2011, is amended to read:

37
38 **30.53A.513 Address identification – replaced.**

39
40 Section 505.1 of the IFC is deleted in its entirety and replaced as follows:

41 (1) New and existing buildings shall have approved address numbers, building numbers
42 or approved building identification placed in a position that is plainly legible and visible from
43 the street or road fronting the property. Address numbers shall meet the following
44 requirements:

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- (a) Contrast with their background;
(b) Arabic numerals or alphabetical letters;
(c) Sized pursuant to Table 30.53A.513(1), except the minimum size for commercial occupancies is six inches; and
(d) Minimum stroke width of 0.5 inch (12.7 mm).
(2) Where access is by means of a private road and the building ~~((can))~~ cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.

Table 30.53A.513(1) Address Numbering Size Table

Distance From Road (in feet)	Minimum Size (in inches)
0-50	4
51-100	6
101-150	8
151-200	10
201-300	12
301 and up	18

Section 18. Snohomish County Code Section 30.53A.800, adopted by Amended Ordinance No. 11-024 on August 3, 2011, is amended to read:

30.53A.800 Permit required.

(1) Any person desiring to conduct or sponsor a special event or erect temporary tents or structures for a special event on public or private property, shall first obtain a special event permit, except a permit shall not be required for any special event with 49 or less participants or where no temporary tents or structures shall be erected.

(2) Any and all other state, federal, and/or local permits required to operate the special event must be obtained prior to operation. If any portion of the special event will take place within a county-right-of way, a right-of-way use permit may be required from the department of public works.

Section 19. Snohomish County Code Section 30.62.210, adopted by Amended Ordinance No. 02-064 on December 9, 2002, is amended to read:

30.62.210 Landslide hazard areas.

(1) Development activities on landslide hazard areas shall be protected by use of generally accepted proper engineering and construction practices. Unless waived by the director, or the presentation of documentation by the director to support further geotechnical engineering analysis, a geotechnical report, or structural engineering, shall be required to determine proper protective measures.

1 (2) Structures on, or adjacent to, landslide hazard areas shall be protected by use of
2 generally accepted proper engineering and construction practices, and shall meet the
3 following requirements:

4 (a) Ascending slopes (see Figure 30.62.210(2)(a)).

5 (i) for slopes 33 percent to 100 percent, the setback from the toe of the slope shall
6 be the height of the slope divided by 2.

7 (ii) for slopes greater than 100 percent, the setback from the toe of the slope shall
8 be the height of the slope divided by 2. The toe of the slope shall be assumed to be at the
9 intersection of a horizontal plane drawn at the bottom of the foundation and a plane drawn
10 tangent to the slope at an angle of 45 (100 percent) to the horizontal.

11 (b) Descending slopes (see Figure 30.62.210(2)(b)).

12 (i) for slopes 33 percent to 100 percent, the setback from the top of the slope shall
13 be the height of the slope divided by 3.

14 (ii) for slopes greater than 100 percent, the required setback from the top of the
15 slope shall be the height of the slope divided by 3. The setback shall be measured from an
16 imaginary plane 45 degrees (100 percent) to the horizontal projected upward from the toe
17 of the slope.

18 (c) The director may approve setbacks which differ from those required by SCC
19 30.62.210(2) if the applicant submits a geotechnical report which technically demonstrates
20 and visually illustrates that the alternative setbacks provide protection which is greater than
21 or equal to that provided by the setbacks required in SCC 30.62.210(2).

22 (3) All portions of landslide hazard areas on the site which are undisturbed by
23 development activities shall be designated as native growth protection areas in accordance
24 with SCC 30.62.075.
25

LANDSLIDE HAZARD AREA - SETBACK REQUIREMENTS

Figure 30.62.210(2)

Figure 30.62.210(2)(a) Building adjacent ascending slope greater than one to one

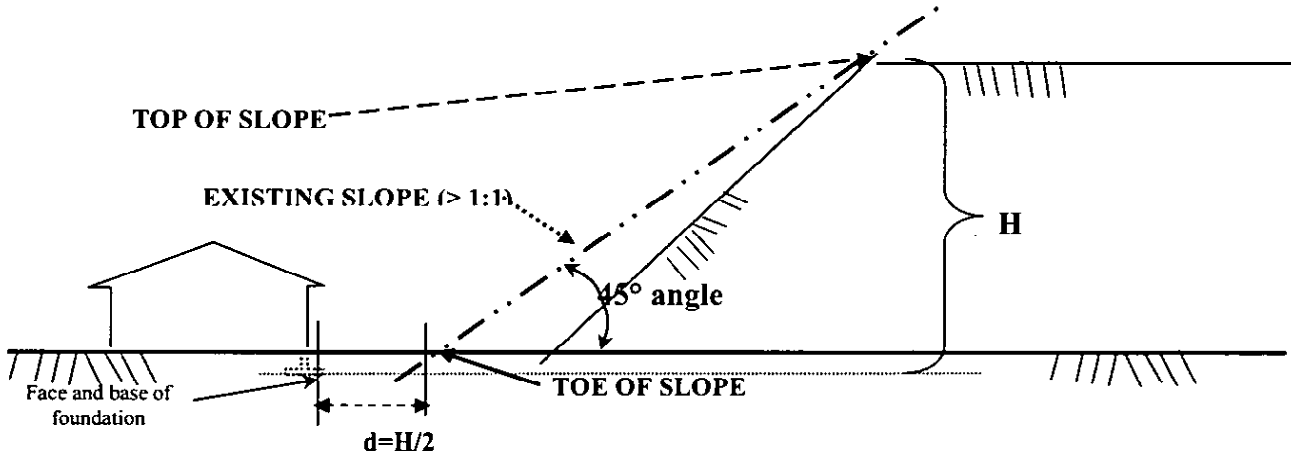
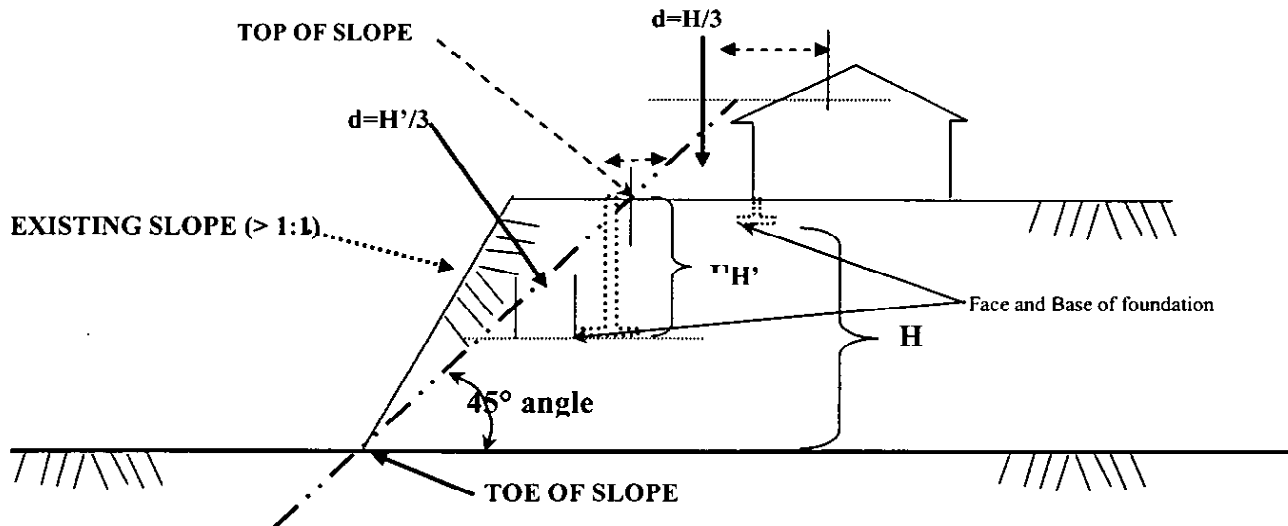


Figure 30.62.210(2)(b) Building adjacent descending slope greater than one to one



d = distance between the point where a horizontal line intercepts the slope and the point where the face of the footing meets the bearing plane. d need not exceed 15' from the toe of an ascending slope $< 45^\circ$ or 40' from a descending slope $< 45^\circ$ [$45^\circ = 1:1$ slope].

H = Vertical elevation between a line running horizontally from toe or top of first significant and regular slope, and a line drawn horizontal to the foundation, measured from the face of the footing at the bearing plane.

((**TOE OF SLOPE** = means the lowest point of the first significant and regular break in a slope (SCC 32.10.310(43))

TOP OF SLOPE = means the top highest point of the first significant and regular break in a slope (SCC 32.10.110(44))

Slope means an inclined ground surface, the inclination of which is expressed as a ratio of horizontal distance to vertical distance [SCC 17.05.310(28); also see 1997 UBC Appendix chapter 33, section 3308—Excavation and Grading, and section 1806—Footings])

AM
CO See also: 2009 International Building Code Sections 1808, 1808.7.1 and 1808.7.2

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Section 20. Snohomish County Code Section 30.63A.435, adopted by Amended Ordinance No. 10-026 on June 9, 2010, is amended to read:

30.63A.435 Minimum requirement 1: Stormwater site planning process step 6.

This section establishes the requirements of step 6 of the stormwater site planning process.

(1) The applicant shall prepare a SWPPP pursuant to SCC 30.63A.445 through 30.63A.510. For projects that result in 2,000 square feet or greater of new, replaced or new plus replaced impervious surfaces, the SWPPP shall contain sufficient information to show that the potential pollution problems have been adequately addressed for the proposed project. Projects that result in less than 2,000 square feet of impervious surfaces or disturb less than 7,000 square feet of land may utilize an abbreviated SWPPP for small project development pursuant to SCC 30.63A.810.

(2) Pursuant to SCC 30.63A.445 through 30.63A.510, the SWPPP narrative and drawings shall explain and justify the pollution prevention decisions made for the project.

(3) New development and redevelopment shall be designed to prevent erosion and discharge of sediment and other pollutants into receiving waters. Land disturbing activities for new development and redevelopment shall be permitted only if conducted pursuant to an approved stormwater site plan that establishes and ~~((delineates))~~depicts permitted areas of land disturbing activity pursuant to chapter 30.63B SCC. All clearing limits, streams, wetlands, lakes, marine waters, and fish and wildlife habitat conservation areas, and their buffers, erosion or landslide hazard areas and setbacks pursuant to chapters 30.62 and 30.62B SCC, and drainage courses shall be ~~((delineates))~~depicted and quantified in the SWPPP narrative and on the plans in square footage or acres.

(4) The twelve elements listed in this subsection shall be addressed in the development of a SWPPP unless site conditions render the element unnecessary, the applicant provides written justification in the SWPPP narrative that the element is not applicable to the site or project, and the director agrees in writing that the element is not applicable. The director's administrative determination that an element is not applicable shall not be considered a modification or waiver under SCC 30.63A.830 or 30.63A.840. The twelve SWPPP elements required by this section and SCC 30.63A.450 through 30.63A.510 are described in detail in volume 1, section 2.5.2 of the Drainage Manual. These elements address water quality protection strategies that would limit site impacts, prevent erosion and sedimentation, and manage activities and sources of pollution. The twelve elements are:

- (a) Mark clearing limits;
- (b) Establish construction access;
- (c) Control flow rates;
- (d) Install sediment controls;
- (e) Stabilize soils;
- (f) Protect slopes;
- (g) Protect drain inlets;

1 (h) Stabilize channels and outlets;

2 (i) Control pollutants;

3 (j) Control de-watering;

4 (k) Maintain BMPs; and

5 (l) Manage the project.

6 (5) On construction sites that discharge to surface water, the primary consideration in
7 the preparation of the SWPPP is compliance with state water quality standards. The step-
8 by-step procedure outlined in volume II, section 3.2 of the Drainage Manual is required for
9 the development of the SWPPP. The checklist contained in volume II, section 3.3 of the
10 Drainage Manual, or an equivalent prepared by the department, shall be used to prepare
11 and review the SWPPP. Abbreviated SWPPPs, when permitted and used pursuant to SCC
12 30.63A.810, shall comply with Appendix I-F of the Drainage Manual.

13 (6) On construction sites that infiltrate all stormwater runoff, the primary consideration in
14 the preparation of the SWPPP shall be the protection of the infiltration facilities from fine
15 sediments during the construction phase and protection of groundwater from other
16 pollutants.

17 (7) Any conflicts between this section and SCC 30.63A.445 through 30.63A.510 shall be
18 resolved in favor of SCC 30.63A.445 through 30.63A.510.

19
20 Section 21. Snohomish County Code Section 30.63A.555, adopted by Amended
21 Ordinance No. 10-026 on June 9, 2010, is amended to read:

22
23 **30.63A.555 Minimum requirement 7: Flow control thresholds.**

24
25 (1) Projects that meet the following thresholds illustrated in SCC Table 30.63A.555
26 require construction of flow control facilities and/or BMPs:

27 (a) Projects in which the total of effective impervious surfaces is 10,000 square feet
28 or more in a threshold discharge area;

29 (b) Projects that convert three-quarters of an acre or more of native vegetation to
30 lawn or landscape and from which there is a surface discharge into a natural or man-made
31 conveyance system from the site;

32 (c) Projects that convert 2.5 acres or more of native vegetation to pasture in a
33 threshold discharge area and from which there is a surface discharge into a natural or man-
34 made conveyance system from the site; and

35 (d) Projects that through a combination of effective impervious surfaces and
36 converted pervious surfaces cause a 0.1 cubic feet per second or greater increase in the
37 100-year flow frequency from a threshold discharge area as estimated using the Western
38 Washington Hydrology Model or other model approved by the Washington State
39 Department of Ecology and the department.

Table 30.63A.555
Flow Control Requirements by Threshold Discharge Area

	Flow Control Facilities Required	On-site Stormwater Management BMPs Required
Less than ¾ acres conversion to lawn/landscape, or less than 2.5 acres to pasture	No	Yes
Greater than or equal to ¾ acres conversion to lawn/landscape, or greater than or equal to 2.5 acres to pasture	Yes	Yes
Less than 10,000 square feet of effective impervious area	No	Yes
Greater than or equal to 10,000 square feet of effective impervious area	Yes	Yes
Greater than or equal to 0.1 cubic feet per second increase in the 100-year flow frequency	Yes	Yes

(2) That portion of any project in which the above thresholds are not exceeded in a threshold discharge area shall include on-site stormwater management BMPs in accordance with minimum requirement 5 pursuant to SCC 30.63A.525.

Section 22. Snohomish County Code Section 30.63A.810, adopted by Amended Ordinance No. 10-026 on June 9, 2010, is amended to read:

30.63A.810 Stormwater pollution prevention plans for small projects.

(1) A full SWPPP prepared under minimum requirement 2 (SCC 30.63A.445 through 30.63A.510) is not required for small projects as defined by SCC 30.63A.810(2). Applicants for small projects may submit an abbreviated SWPPP consistent with volume 1, Appendix I-F of the Drainage Manual to comply with minimum requirement 2.

(2) A small project for the purpose of this section consists of a project site that:

(a) ~~((Is))~~ Includes an area of land disturbance less than one acre in size and is not part of a common plan of development;

(b) Creates, adds or replaces, or any combination thereof, impervious surface area in an amount less than 2,000 square feet;

(c) Moves less than 100 cubic yards of material graded on site or 500 cubic yards of material under the foundation of a building that will be built pursuant to an approved building permit;

(d) Causes less than 7,000 square feet of land disturbing activity;

(e) Is located outside of a floodplain or shoreline designation;

(f) Will not adversely impact a wetland, stream or water of the state or change a natural drainage course; and

(g) Does not require engineering to comply with this chapter.

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(3) The abbreviated SWPPP must consider all twelve elements of the construction SWPPP described in SCC 30.63A.450 through ~~((SCC-))~~30.63A.510 as described in volume1, Appendix I-F.

Section 23. Snohomish County Code Section 30.63A.825, adopted by Amended Ordinance No. 10-026 on June 9, 2010, is amended to read:

30.63A.825 Stormwater site plan revisions.

(1) Proposed revisions to an approved stormwater site plan shall be submitted to the department prior to construction, except that requests for revisions to an approved stormwater site plan may be submitted to the department during construction if necessary to address ~~((unforeseen))~~unforeseen circumstances that occur during construction.

(2) The applicant may revise an approved stormwater site plan upon paying a revision review fee pursuant to SCC 30.86.510(2) and obtaining written approval from the department prior to construction of any proposed revision to an approved stormwater site plan. At a minimum, the revised submittal shall include substitute pages of the approved stormwater site plan, which include the proposed changes, revised drawings showing any structural changes, and any other supporting information that explains and supports the reason for the change. The department may require additional information before approving or denying the proposed revision. All revisions shall be consistent with all applicable minimum requirements 1 through 9 (SCC 30.63A.400 through 30.63A.605). Any revision shall comply with the requirements of this chapter and be shown on final record drawings.

(3) Land disturbing activity site plans prepared pursuant to chapter 30.63B SCC shall clearly indicate if they have been prepared for land disturbing activity that will be initiated or continue during the wet season work limitation period between October 1 and April 30. When approved construction plans for a project do not state that the stormwater site plans have been prepared to allow land disturbing activity between October 1 and April 30, ~~((and the work is not completed within that time period,))~~land disturbing activity shall not occur ~~((between May 1 and September 30))~~during that time period until revised construction plans addressing wet season work limitations and BMPs have been approved by the department. Only site stabilization and erosion control activities shall be allowed to occur during the wet season until a revised stormwater site plan and SWPPP are approved.

Section 24. Snohomish County Code Section 30.63B.130, adopted by Amended Ordinance No. 10-023 on June 9, 2010, is amended to read:

30.63B.130 Standard setbacks for cuts and fills.

(1) Before performing any land disturbing activity subject to a land disturbing activity permit, the applicant shall mark on the site and show on the land disturbing activity site plan the limits of all proposed land disturbing activities, trees and native vegetation to be retained, and drainage courses, so that setbacks can be determined. Cut and fill slopes

shall be set back from site boundaries in accordance with this section. Setback dimensions shall be horizontal distances measured perpendicular to the site boundary.

(2) The top of cut slopes shall not be nearer to a site boundary line than 20 percent of the vertical height of cut, and in no event nearer than two feet from the boundary line. The setback shall be increased when necessary to stabilize any required subsurface drainage or surcharge, as determined by the geotechnical engineering report, soils engineering report or engineering geology report pursuant to SCC 30.63B.220 through 30.63B.240.

(3) The toe of fill slopes shall not be made nearer to the site boundary line than 50 percent of the height of the slope, but in no event nearer than two feet from the boundary line.

(4) Cuts and fills shall be set back a minimum of two feet from the property line unless both of the following ~~((is))~~are provided:

(a) A construction easement, written agreement or letter of authorization from all of the affected property owners allowing a setback of less than two feet; ~~((or))~~and

(b) A survey by a land surveyor licensed in Washington State that ensures compliance with construction and land disturbing activity site plans prior to construction of cut, fill, rockery, or a retaining wall proposed within six inches of a property line.

Section 25. Snohomish County Code Section 30.66A.080, adopted by Amended Ordinance No. 04-016 on February 23, 2005, is amended to read:

30.66A.080 Use of fees.

(1) Park and recreation impact fees collected under this chapter shall be deposited into an interest-bearing account established for each PSA. Funds deposited into these accounts shall be expended or encumbered within ~~((six))~~ten years of receipt, unless there exists an extraordinary and compelling reason, as identified in written findings by the county council, for the funds to be held longer than ~~((six))~~ten years.

(2) All impact fees collected under this chapter shall be used to mitigate development impacts within the PSA in which the development is located through purchase or development of land and/or purchase or improvement of facilities identified in the capital facilities element and the comprehensive parks and recreation plan.

(3) Park impact fees may be used to pay debt service on such bonds or similar debt instruments to the extent that the capital facilities provided are consistent with the requirements of this title.

Section 26. Snohomish County Code Section 30.66A.220, adopted by Amended Ordinance No. 02-064 on December 9, 2002, is amended to read:

30.66C.220 Refunds.

(1) School impact fees not spent or encumbered within ~~((six))~~ten years after they were collected shall be refunded pursuant to RCW 82.02.080(1). For purposes of this chapter, "encumbered" means school impact fees identified by the district to be committed as part of

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1 the funding for capital facilities for which the publicly funded share has been assured,
2 development approvals have been sought or construction contracts have been let.

3 (2) When the county seeks to terminate any or all impact fee requirements under this
4 section, all unexpended or unencumbered funds, including interest earned, shall be
5 refunded in accordance with RCW 82.02.080(2).

6 (3) Refunds provided for under this section shall be paid only upon submission of a
7 proper claim pursuant to county claim procedures. Such claims must be submitted within
8 one year of the date the right to claim the refund arises, or the date that notice is given,
9 whichever is later.

10
11 Section 27. Snohomish County Code Section 30.84.105, adopted by Amended
12 Ordinance No. 10-086 on October 20, 2010, is amended to read:

13
14 **30.84.105 Delayed construction – Performance security.**

15
16 (1) The director, with the concurrence of the county engineer, may approve the delayed
17 construction of certain public improvements, including landscaping, in a subdivision, ~~((or))~~
18 short subdivision, commercial or multifamily development, when all of the following are met:

19 (a) The delay will not create adverse operational or safety impacts or create a threat
20 of significant adverse environmental impacts;

21 (b) The permittee provides the department with a performance security in
22 accordance with SCC 30.84.105(4);

23 (c) The request is not to delay the construction of stormwater retention or detention
24 facilities, storm water treatment facilities, stormwater conveyance systems, or erosion and
25 sedimentation control facilities; and

26 (d) The delayed facilities are constructed to a minimum level of construction as
27 determined by, and acceptable to, the director and county engineer.

28 (2) Except as approved in SCC 30.84.105(3), construction delayed pursuant to SCC
29 30.84.105(1) shall be completed within two years of issuance of the performance security.

30 (3) The director may allow construction approval of a subdivision or short subdivision
31 without the final placement of hot mix asphalt paving on new public roads. The placement
32 of hot mix asphalt paving shall be completed within one year of recording of the subdivision
33 or short subdivision.

34 (4) The performance security required by SCC 30.84.105(1) shall be in the amount of
35 150 percent of the estimated cost of all delayed improvements, as determined in good faith
36 by the director taking in to account the following:

37 (a) The costs of constructing all facilities as specified in the approved plan;

38 (b) The costs of monitoring the facilities' performance;

39 (c) The costs of designing and constructing any corrective work including other
40 mitigation measures which may be necessary to correct the effects on-site and off-site of
41 inadequate or failed workmanship, materials or design; and

42 (d) Any related incidental and consequential costs, inflation, and the cost of
43 inspection of the work by the department.

(5) The performance security shall remain in effect until final inspection and construction acceptance by the county of all facilities specified by the plans whose construction is secured with the performance security.

(6) For good cause shown, the director, with concurrence from the county engineer, may grant an extension of the deadline for completion of construction imposed by SCC 30.84.105(2) for a time period not to exceed twelve months.

(7) The performance security required pursuant to this section shall not be released or reduced until a maintenance security or performance monitoring security, if required, is accepted pursuant to this chapter.

Section 28. Snohomish County Code Section 30.85.150, adopted by Amended Ordinance No. 08-062 on October 1, 2008, is amended to read:

30.85.150 Notice of violation.

(1) All violations of Snohomish County Code, except as otherwise provided in SCC 30.85.090, shall be subject to a notice of violation.

(2) A notice of violation represents a determination by the department that a violation has been committed and monetary penalties shall be assessed pursuant to SCC 30.85.170. If the person served with a notice of violation fails to respond to it by the compliance date, the director shall note that the person failed to respond to the notice of violation within the designated appeal period and is deemed to have committed the violation identified in the notice of violation. Notation of the failure to respond shall constitute a final decision under SCC 30.85.260.

(3) The notice of violation may list corrective actions suggested to remedy the violation.

(4) Payment of a monetary penalty assessed under a notice of violation shall not relieve the person(s) named in the notice of violation of the obligation to correct, cure, abate or stop the violation(s).

(5) The notice of violation is a final determination and the person(s) named in the notice of violation shall correct the violation by the date stated in the notice of violation, unless the notice of violation is appealed.

(6) A notice of violation may be withdrawn by the department at any time if it is determined that it was issued in error.

(7) A notice of violation may be amended at any time in order to correct clerical errors or to cite additional authority for a stated violation.

(8) When an administrative or judicial appeal is pending, additional notices of violation may be issued at the same location.

(9) The director may extend the time for compliance issued in a notice of violation upon finding that substantial progress toward compliance has been made. After penalties have begun to accrue, an extension of a notice of violation may be granted by the director, based upon the efforts of the violator to achieve compliance. Such an extension allows the director to stay the accrual of additional penalties until the new compliance date stated in the extension notice. Penalties that have already accrued prior to the extension shall not be waived, but may be reduced under SCC 30.85.180. An extension of time may be

1 revoked by the director upon a finding that the conditions at the time the extension was
2 granted have changed, or the person(s) responsible are not performing corrective actions
3 required in the notice of violation. If the extension of the compliance date is revoked, a new
4 compliance date shall be set, which may be the date of revocation.
5

6 Section 29. Snohomish County Code Section 30.85.180, adopted by Amended
7 Ordinance No. 08-062 on October 1, 2008, is amended to read:
8

9 **30.85.180 Reduction of monetary penalties.**
10

11 (1) The director may reduce monetary penalties assessed in SCC 30.85.170 if the
12 violation is corrected and the correction is verified by the department.

13 (2) For reduction of monetary penalties, the person(s) named in the notice of violation
14 shall have the burden of proof that the violation has been corrected and the date of
15 correction, including verification by the department.

16 (3) Monetary penalties shall not be reduced in the case of a repeat violator or repeat
17 violation as defined in SCC 30.85.280.

18 ~~((4))~~ Maximum allowed reduction of the penalty shall not exceed 25% of the total
19 amount of the penalty.)

20 ~~((5))~~(4) The director may base the decision to reduce a monetary penalty on an
21 evaluation of individual circumstances, including, but not limited to, the severity of the
22 violation, the public interest being protected, and the cooperation of the person responsible
23 for the violation. The person(s) named in the notice of violation must submit a written
24 request for reduction of monetary penalties that includes an explanation of the
25 circumstances surrounding the commission of the violation and acts taken to correct the
26 violation. Such requests should include the code enforcement case number and be
27 addressed to the department's code enforcement division.

28 ~~((6))~~(5) Nothing in this section shall obligate the director to reduce any monetary
29 penalties.
30

31 Section 30. Snohomish County Code Section 30.86.140, last amended by Amended
32 Ordinance No. 07-108 on November 19, 2007, is amended to read:
33

34 **30.86.140 Boundary line adjustment fees.**
35

((FILING)) <u>APPLICATION FEE</u>	\$600 plus \$78 per lot for each lot over 2 lots
-----------------------------------	--

Section 31. Snohomish County Code Section 30.86.200, last amended by Amended Ordinance No. 07-108 on November 19, 2007, is amended to read:

30.86.200 Rezone fees.

Table 30.86.200 - REZONE FEES

				FEES ^{(1), (2)}		
PRE-APPLICATION CONFERENCE						
Application fee				\$480		
FINAL PLAN FILING FEE (fractions rounded to the next highest acre)						
Chapter 30.31A.SCC BP, IP, PCB Zones \$50/acre						
OFFICIAL SITE PLAN ⁽³⁾						
Application fee				\$1,440		
Minor revision request (administrative) ⁽⁴⁾				\$780		
Major revision request (public hearing) ⁽⁴⁾				\$1,248		
REZONE TYPE		Rezone Area Acreage				
		((0-<2.9)) <u>0 - < 3</u>	((3-<9.9)) <u>3 - < 10</u>	((10-<29.9)) <u>10 - <30</u>	((30-<199)) <u>30 - <200</u>	((200-<499)) <u>200 - <500</u>
		500+				
COMMERCIAL (All Commercial Zones)						
Base fee	\$5,400	\$5,940	\$7,740	\$15,840	\$24,840	\$33,840
Plus \$ per acre	\$960	\$720	\$480	\$120	\$60	\$36
INDUSTRIAL (All Industrial Zones)						
Base fee	\$7,200	\$7,740	\$9,540	\$17,640	\$35,640	\$58,140

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Plus \$ per acre	\$1,080	\$840	\$600	\$240	\$120	\$60
MULTIPLE FAMILY RESIDENTIAL (LDMR & MR Zones)						
Base fee	\$5,400	\$5,670	\$6,570	\$11,970	\$38,970	\$47,970
Plus \$ per acre	\$720	\$600	\$480	\$240	\$60	\$36
ALL OTHER RESIDENTIAL, AGRICULTURE, RECREATION & MC Zones						
Base fee	\$1,140	\$1,170	\$2,070	\$3,420	\$5,220	\$9,720
Plus \$ per acre	\$360	\$240	\$120	\$60	\$48	\$36
Reference notes: (1) The rezone fee amount is based on the highest intensity use requested being applied to the gross acreage noted on the application, and is equal to the sum of all applicable parts. Application fees for public agencies shall be the same as for nongovernmental applicants. (2) A base fee shall be increased by 25 percent when an official site plan is required or offered for rezone approval. (3) This fee is only applicable for official site plan approvals when no zoning change is requested. (4) Subsequent to initial approval of the official site plan.						

1
2

Section 32. Snohomish County Code Section 30.86.205, last amended by Amended Ordinance No. 07-108 on November 19, 2007, is amended to read:

30.86.205 PRD Fees.

Table 30.86.205 - PRD FEES

PLANNED RESIDENTIAL DEVELOPMENT (PRD) ⁽¹⁾						
	<u>PRD Area Acreage</u>					
	((0-<2.9))	((3-<9.9))	((10-<29.9))	((30-<199))	((200-<499))	500+
	<u>0 - < 3</u>	<u>3 - < 10</u>	<u>10 - < 30</u>	<u>30 - < 200</u>	<u>200 - < 500</u>	
Base fee	\$5,688	\$6,816	\$8,532	\$11,100	\$16,740	\$23,784
Plus \$ per acre	\$780	\$373	\$180	\$90	\$60	\$48
Plus \$ per unit	\$60	\$60	\$48	\$48	\$30	\$30
(1) For PRDs, when an underlying rezone is requested on the same property. (i.e.: R-9,600 to PRD-MR), the total rezone/PRD application fee shall be the rezone fee (MR) reduced by 25 percent, plus the applicable PRD fee. PRD applications without underlying zone changes (i.e.: R-9,600 to PRD-9,600) are subject to the PRD fees only.						

Section 33. Snohomish County Code Section 30.86.220, last amended by Amended Ordinance No. 07- 108 on November 19, 2007, is amended to read:

30.86.220 Administrative conditional use permit fees.

Table 30.86.220 - ADMINISTRATIVE CONDITIONAL USE PERMIT (ACU) FEES⁽¹⁾

PRE-APPLICATION CONFERENCE FEE	\$480
ADMINISTRATIVE CONDITIONAL USE (ACU) PERMIT, <u>Except: ACU for Expansion of a nonconforming use as provided below</u>	\$180
((Except: ACU for Expansion of a nonconforming use))	
<u>ACU FOR EXPANSION OF A NONCONFORMING USE</u>	
Base fee	\$1,200
Plus \$ per acre	\$60

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Total maximum fee <u>for expansion of a nonconforming use</u>	\$3,600
TIME EXTENSION REQUEST	\$120
MINOR REVISION REQUEST	\$240
MAJOR REVISION REQUEST	\$960
*TEMPORARY WOODWASTE RECYCLING PERMIT	\$600
*TEMPORARY WOODWASTE STORAGE PERMIT	\$600
ANNUAL RENEWAL FEE FOR ANY TEMPORARY USE	\$48
Reference note: (1) Administrative conditional use permit fees for playing fields on designated recreational land in accordance with SCC 30.28.076 and chapter 30.33B shall be set at \$0.	

Section 34. Snohomish County Code Section 30.86.400, last amended by Amended Ordinance No. 11-030 on August 3, 2011, is amended to read:

30.86.400 Uniform Building Code fees.

(1) **Occupancies defined.** Fees established in SCC 30.86.400 shall be assessed based on whether an occupancy type is commercial or residential. SCC Table 30.86.400(3) defines the occupancy groups in these two occupancy types.

(2) **Outstanding fees.** Any outstanding fees or portions of fees shall be added to the required fee(s) of any future plan review or permit prior to application acceptance or permit issuance. Any fee shall not relieve the applicant from a duty to obtain permits for moving buildings upon roads and/or highways from the appropriate authorities. The permit fee for construction of a new foundation, enlargement, or remodeling of the move-in building shall be in addition to the pre-move fee. The fee for any factory built structure as approved by the Washington State Department of Labor and Industries is specified in SCC 30.86.440 under mobile homes.

(3) **Commercial and residential occupancies defined.**

Table 30.86.400(3) - COMMERCIAL AND RESIDENTIAL OCCUPANCIES DEFINED

OCCUPANCY TYPES	OCCUPANCY GROUPS
COMMERCIAL	A, I, R, E, H, F, M, S, B, and U
RESIDENTIAL	R-3, U

(4) Commercial pre-application review.⁽¹⁾

Table 30.86.400(4) - COMMERCIAL PRE-APPLICATION REVIEW

REVIEW FEE ⁽²⁾	\$400
SITE REVIEW (at applicants request)	\$100
ADDED SERVICES REQUEST	\$60/hour
REVIEW FEE FOR PLAYING FIELDS ON DESIGNATED RECREATIONAL LAND IN ACCORDANCE WITH SCC 30.28.076 AND CHAPTER 30.33B SCC	\$0/hour

Reference notes:

(1) Prior to making application for a commercial building permit, an applicant may request pre-application review to learn about submittal requirements. The department will provide a written outline of requirements, and may include identification of site-specific issues when known, depending on the detail and scope of the submitted materials.

(2) Includes a conference with only a senior planner in attendance, and does not include review of detailed construction plans and specifications.

(5) **Base permit fees.**⁽¹⁾

Table 30.86.400(5) - BASE PERMIT FEES

COMMERCIAL	\$250
COMMERCIAL PLUMBING	\$125
COMMERCIAL MECHANICAL	\$125
COMMERCIAL MECHANICAL AND PLUMBING (not in conjunction with a commercial building permit)	\$125
MECHANICAL, PLUMBING, OR MECHANICAL, AND PLUMBING	\$80
RESIDENTIAL	\$80
COMMERCIAL REVIEW FEE FOR PLAYING FIELDS ON DESIGNATED RECREATIONAL LAND IN ACCORDANCE WITH SCC 30.28.076 AND CHAPTER 30.33B SCC	\$0
Reference notes: (1) Base fees shall compensate the department for preliminary application screening and the establishment and administration of the permit application file.	

(6) **Plan review fees.**⁽¹⁾

Table 30.86.400(6) - PLAN REVIEW FEES

PLAN, DRAWING, OR DOCUMENT BEING REVIEWED	
R-3 and U Occupancies for residential purposes	65% of building permit fee
A, I, R-1, R-2, R-4, E, H, F, M, S, U and B Occupancies	85% of building permit fee
EXCEPTIONS	

Successive construction ^{(2) (3)}	
R-3, U-1 and U-3 Occupancies	20% of building permit fee
R-1 Occupancies	45% of building permit fee
The plan review fee shall be supplemented for A, I, R-1, R-2, R-4, E, H, F, M, S, U and B Occupancies as follows:	
Commercial permit application for 1 or more buildings or additions requiring site review	\$640
Commercial permit application for 1 or more buildings or additions with a previously approved official site plan	\$500
Tenant improvements not requiring site plan review	\$100
ADDITIONAL REVIEW ⁽⁴⁾	\$200 or 25% of the plan review fee, whichever is less.
PLAN REVIEW FEE FOR PLAYING FIELDS ON DESIGNATED RECREATIONAL LAND IN ACCORDANCE WITH SCC 30.28.076 AND CHAPTER 30.33B SCC	\$0.
Reference notes: (1) Plan review fees shall compensate the department for the plan review necessary to determine compliance with the adopted construction codes and other county regulations. (2) A plan review fee for successive construction will be assessed where more than one building or structure is proposed to be constructed in accordance with a single basic plan for the following classifications of buildings and structures: (a) Group R occupancies. (b) Garages, carports, storage buildings, agricultural buildings, and similar structures for private use. (3) Procedures for approval of basic plans for successive construction shall be established by the director. (4) This fee is charged whenever an applicant re-submits documents failing to make county-required corrections noted on "markup" plans, drawings, or such other documents during plan review; or whenever as a result of changes, additions, or revisions to previously approved plans, drawings or such other documents, a subsequent plan review is required.	

(7) Building permit fees.⁽¹⁾

Table 30.86.400(7) - BUILDING PERMIT FEES

TOTAL BUILDING/STRUCTURAL VALUATION ⁽²⁾	PERMIT FEE ⁽³⁾⁽⁴⁾
\$1-\$500	\$23.50
\$501-\$2,000	\$23.50 for the first \$500 plus \$3.05 for each additional \$100 or fraction thereof, including \$2,000
\$2,001-\$25,000	\$69.25 for the first \$2,000 plus \$14.00 for each additional \$1,000 or fraction thereof, including \$25,000
\$25,001-\$50,000	\$391.25 for the first \$25,000 plus \$10.10 for each additional \$1,000 or fraction thereof, including \$50,000
\$50,001-\$100,000	\$643.75 for the first \$50,000 plus \$7.00 for each additional \$1,000 or fraction thereof, including \$100,000
\$100,001-\$500,000	\$993.75 for the first \$100,000 plus \$5.60 for each additional \$1,000 or fraction thereof, including \$500,000
\$500,001-\$1,000,000	\$3,233.75 for the first \$500,000 plus \$4.75 for each additional \$1,000 or fraction thereof, including \$1,000,000
Over \$1,000,000	\$5,608.75 for the first \$1,000,000 plus \$3.15 for each additional \$1,000 or fraction thereof.
FIRE SPRINKLER SYSTEM PLAN REVIEW	100% of valuation plus \$1.50/square foot
BUILDING/STRUCTURAL PERMITS INCLUDING REQUIRED FIRE SPRINKLER SYSTEM PLANS	100% of valuation plus \$1.50/square foot

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Reference notes:

(1) Permit fees shall compensate the department for inspections necessary to determine compliance with the adopted construction codes, other county regulations, and the approved plan. The fee table shall be applied separately to each building within a project and used for the calculation of all plan review and permit fees, except those for which a separate permit fee is required to be paid in accordance with title 30 SCC.

(2) The department shall use the building valuation multipliers provided in the most current building valuation data (BVD) published by the International Code Council that is in effect on January 1 of the year in which the permit is applied for by the applicant.

(3) Permit fees for playing fields on designated recreational land in accordance with SCC 30.28.076 and chapter 30.33B SCC shall be set at \$0, regardless of valuation. All buildings on the site shall be permitted on one permit.

(4) For new construction of Group R-3 occupancies, a fee of 11 percent of the building permit fee shall apply for mechanical and plumbing inspections. (See SCC 30.86.410 and 30.86.420)

(8) **Certificates of occupancy/changes of use fees.**

Table 30.86.400(8) - CERTIFICATES OF OCCUPANCY/CHANGE OF USE FEES

CERTIFICATE OF OCCUPANCY	
Home occupation in detached accessory structures	\$100
Temporary or final, when applicant requests phased issuance for each structure or structures	\$100
COMMERCIAL BUILDING CHANGE OF USE OR OCCUPANCY ⁽¹⁾	
Under 10,000 square feet	\$250
Over 10,000 square feet	\$500
Reference note:	
(1) This fee shall be deducted from the permit fee if a permit is required.	

(9) Special inspections and investigation fees.

Table 30.86.400(9) - SPECIAL INSPECTIONS AND INVESTIGATION FEES

BUILDING AND MOBILE HOME PRE-MOVE INSPECTIONS	
Snohomish County inspection	\$60/hour-2 hour min
Outside Snohomish County inspection for move to Snohomish County	\$120 plus County's standard mileage rate/mile
INSPECTIONS OUTSIDE NORMAL COUNTY BUSINESS HOURS	\$60/hour-2 hour min
INSPECTIONS FOR WHICH NO FEE IS OTHERWISE INDICATED	<u>\$60/hour-2 hour min</u>
REINSPECTION FEE ⁽¹⁾	\$60
INVESTIGATION PENALTY ⁽²⁾	100% of permit fee
Reference notes: (1) A fee assessed for work requiring an inspection or re-inspection when said work is not complete at the last inspection or re-inspection. No further inspection or re-inspection of the work will be performed until the required fees have been paid. (2) A penalty charged for work requiring a permit, which is commenced without first obtaining said permit. This penalty shall be collected regardless of whether a permit is subsequently issued or not.	

(10) Miscellaneous review and permit fees. ⁽¹⁾

TABLE 30.86.400(10) - MISCELLANEOUS REVIEW AND PERMIT FEES

PRE-APPLICATION SITE REVIEW (\$200 to be applied towards site review/permit fees at time of application)	\$250
ACCESSORY BUILDINGS LESS THAN 1000 SQUARE FEET	50% of site review fee
BUILDING ADDITIONS	<u>50% of site review fee</u>
CONVERSION OPTION HARVEST PLAN REVIEW	\$300
Sites larger than 10 acres	\$5/acre
COMPLETION PERMIT	\$50
CONDOMINIUM CONVERSION PERMIT (per unit)	\$50
DECK PERMIT	\$50
DEMOLITION PERMIT	\$50
DOCK PERMIT	\$50
FIREPLACE PERMIT	\$50
SWIMMING POOL PERMIT	\$50
TEMPORARY BUILDING PERMIT	\$50
TITLE ELIMINATION	\$30
LOT STATUS DETERMINATION	\$120 per tax parcel researched. No fee if submitted with a subdivision or building permit application

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30.25, 30.31A, 30.32A, 30.32D, 30.41A, 30.41B, 30.41E, 30.42C, 30.52A, 30.53A, 30.62,
30.63A, 30.63B, 30.66A, 30.66C, 30.84, 30.85, 30.86, AND 30.91C SCC - 59

PRE-APPLICATION DESIGN REVIEW	\$2,500
ROOFING PERMIT ⁽²⁾	
11 to 25 squares	\$37
More than 25 squares	\$55
SITE REVIEW FOR NEW BUILDINGS OR ADDITIONS ⁽³⁾	\$100
SUCCESSIVE CONSTRUCTION SET-UP FEE	\$200
Reference notes: (1) These fees are charged in addition to building/structural plan and permit fees. (2) No permit is required for use of 10 squares or less of roofing material. (3) If permits are sought for more than one lot within the same subdivision and the subdivision has been recorded within the previous year, and all the permit applications are submitted at the same time, the first lot's site review fee shall be for the full amount and the site review fee for each of the other lots shall be one-half the full fee amount.	

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Section 35. Snohomish County Code Section 30.86.430, last amended by Amended Ordinance No. 11-024 on August 3, 2011, is amended to read:

30.86.430 Fire code fees.

Table 30.86.430 - FIRE CODE FEES

ANNUAL FIRE INSPECTION FEE ⁽¹⁾			
Building size in square feet	FEE		
	B, M, R (Less than 20 Units), U Occupancies (Group 1)	A, E, R (More than 20 Units) Occupancies (Group 2)	F, H, I, S Occupancies (Group 3)
0-1,000	\$45	\$75	\$95
1,001-2,500	\$65	\$105	\$165
2,501- ((5,000)) <u>5,000</u>	\$95	\$155	\$245
5,001-7,500	\$115	\$185	\$285
7,501-10,000	\$125	\$195	\$300
10,001-12,500	\$145	\$230	\$315
12,501-15,000	\$165	\$275	\$330
15,001-17,500	\$175	\$295	\$345
17,501-20,000	\$190	\$310	\$365
20,001-30,000	\$215	\$350	\$375
30,001-40,000	\$230	\$375	\$385

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 30.63A, 30.63B, 30.66A, 30.66C, 30.84, 30.85, 30.86, AND 30.91C SCC - 61

40,001-50,000	\$245	\$400	\$400
50,001-60,000	\$260	\$425	\$425
60,001-70,000	\$275	\$450	\$450
70,001-100,000	\$300	\$475	\$475
100,001-150,000	\$350	\$500	\$500
150,001-200,000	\$400	\$525	\$525
OVER 200,000	\$450	\$550	\$550
REINSPECTION FEES			
For uncorrected violations at time of re-inspection			\$60
FIRE PLAN REVIEW AND PERMIT FEES			
Riser system			\$50 each
Fuel storage tank			<u>\$50 each</u>
Alarm system			<u>\$50 each</u>
SPECIAL EVENT PERMIT			
Special Event Type	Number of Participants	Fees	
Private	50 or more	\$430	
Public	50-99	\$430	
Public	100 or more	\$490	
PYROTECHNIC FIREWORKS			
Retail fireworks			\$100

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Wholesale fireworks	\$100
OPEN BURNING PERMITS	
Residential	\$30
Residential Annual Renewal	\$15
Land Clearing	\$300
Reference note:	
(1) ((Per SCC 30.53A.070, these)) These fees shall be charged for all inspections required by chapter 30.53A SCC ((30.53A.060,)) based upon the square footage area of inspected premises and the residential or building code classification associated with the primary use of the premises.	

Section 36. Snohomish County Code Section 30.86.440, adopted by Amended Ordinance No. 02-064 on December 9, 2002, is amended to read:

30.86.440 Mobile home/commercial coach permit fees. See also chapter 30.54A SCC.

Table 30.86.440 - MOBILE HOME/COMMERCIAL COACH PERMIT FEES

MOBILE HOMES	
On a lot outside of an approved mobile home park	\$240 each
Within an approved mobile home park	\$160 each
Temporary placement during construction of permanent single-family residence on same site ⁽¹⁾	\$100 each
Temporary dwelling (relative-per SCC 30.22.130(18))	\$200 each
Plus annual renewal fee	\$40
INVESTIGATIVE FEE (per ((SCC 30.83.200 and)) SCC 30.54A.020)	100% of permit fee ((PLACEHOLDER POSITION))
COMMERCIAL COACH	\$360 plus a plan review fee for each
INVESTIGATIVE FEE (per ((SCC 30.83.200 and)) SCC 30.54A.020)	100% of permit fee ((PLACEHOLDER POSITION))

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Reference note:

(1) The building permit for the permanent single family residence must be valid and active while the mobile home is on site.

Section 37. Snohomish County Code Section 30.86.450, last amended by Amended Ordinance No. 07-084 on September 5, 2007, is amended to read:

30.86.450 Sign fees.

Table 30.86.450 - SIGN FEES ⁽¹⁾⁽²⁾

WALL SIGN	\$50
POLE, <u>MONUMENT</u> OR ROOF SIGN	\$100
BILLBOARD	\$150

Reference notes:

(1) A permit is not required for signs four square feet or less in area.

(2) A SEPA threshold determination may be required(~~(, which includes a \$550 environmental checklist submittal fee)~~).

Section 38. Snohomish County Code Section 30.86.525, last amended by Amended Ordinance No. 07-108 on November 19, 2007, is amended to read:

30.86.525 Critical area regulation fees

Table 30.86.525 - CRITICAL AREAS REVIEW FEES

(1) This section establishes the fees required for all critical areas review, evaluations, delineations, categorization, inspections, and monitoring conducted by the county in order to compensate the department for the costs of review and services provided by the department.

(2) Fees include first and second reviews. Third and subsequent reviews shall require additional fees as listed below.

(3) Fees for work not covered in other fees shall be charged hourly.

(4) Such fees are in addition to any other fees required by law.

Table 30.86.525(5)

Activity	Fees
Third and subsequent reviews	50% of original fee
Additional work not covered by the fees listed below	\$96/hour
SHORT SUBDIVISIONS	
Critical Area Site Evaluation	\$180
Critical Area Review	\$300
SINGLE FAMILY RESIDENTIAL (SFR) DWELLINGS DUPLEXES, AND ACCESSORY STRUCTURES, AND COMMERCIAL STRUCTURES 8,000 SQUARE FEET OR LESS	
Review of complete professional critical area study and/or habitat management plan submitted at the time of application	\$250
Delineation and categorizing services provided for erosion and landslide hazard areas only	\$450
Delineation and categorizing services provided for streams and wetlands with or without erosion and landslide hazards	\$1,600
Delineation, categorizing and habitat management plan services provided for endangered or threatened critical species	\$1,600
ALL OTHER PERMITS ⁽¹⁾	
Critical area study (CAS) review pursuant to SCC 30.62.340, ((30.62A.120, 30.62B.120 and 30.62C.120) 30.62A.140, 30.62B.140 and/or 30.62C.140	\$720
Habitat management plan (HMP) review pursuant to SCC 30.62.110 or 30.62A.460	\$720
Wetland Certification	\$2,000
MITIGATION PERFORMANCE - Monitoring, inspection, and administration of the performance security required for mitigation planting pursuant to SCC 30.62.070 or 30.62A.150	\$96/hour
SEPA MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS) ⁽²⁾⁽³⁾	SEPA MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS) (2) (3)
Review fee for wetland and related critical areas mitigation	\$720

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Review fee for wetland and related critical areas mitigation for an individual single family residence	\$150
GRADING - review of earthwork proposed within critical areas	\$250 for 500 cubic yards of grading or less
PETITION FOR SPECIES AND HABITAT OF LOCAL IMPORTANCE - Submittal and review of nomination petition pursuant to <u>SCC 30.62A.470(2)</u>	\$1,000
Critical area review fees for playing fields on designated recreational land in accordance with SCC 30.28.076 and chapter 30.33B SCC	\$0
<p>Reference notes:</p> <p>(1) Fees for review of permits not listed separately in this table, including, but not limited to the following permits: shoreline, conditional use, subdivision, official site plan with rezone, PRD with rezone, and commercial.</p> <p>(2) For every mitigated threshold determination considered as provided by SCC 30.61.120 and WAC 197-11-350, one, or a combination of the following fees, shall be paid by the applicant. If after 30 days of the date an applicant receives "Notice of Payment Due" by certified mail, the required fees remain unpaid, the county shall discontinue action on the proposal, including postponement of scheduled hearings, until the fees are paid. Such fees are in addition to the initial threshold determination fees above.</p> <p>(3) The county shall collect a reasonable fee from an applicant to cover the cost of meeting the public notice requirements of this title relating to the applicant's proposal.</p>	

Section 39. Snohomish County Code Section 30.91C.131, adopted by Amended Ordinance No. 07-085 on September 5, 2007, is amended to read:

30.91C.131 (~~Commercial coach~~)Co-location.

~~("Commercial Coach" means a structure transportable in one or more sections that is built on permanent chassis and designed to be used for commercial purposes with or without a permanent foundation when connected to the required outlets and may include plumbing, heating, air conditioning, and electrical systems. A commercial coach shall not be used as a single family dwelling.)~~"Co-location" means the use of a personal wireless service telecommunications service facility or site or other structure by more than one personal wireless telecommunications services provider.

1
2 Section 40. Snohomish County Code Section 30.91C.135, last amended by
3 Amended Ordinance No. 05-038 on November 30, 2005, is amended to read:
4

5 **30.91C.135 ((Co-location))Commercial coach.**
6

7 (~~"Co-location" means the use of a personal wireless service telecommunications service~~
8 ~~facility or site or other structure by more than one personal wireless telecommunications~~
9 ~~services provider.))~~"Commercial Coach" means a structure transportable in one or more
10 sections that is built on permanent chassis and designed to be used for commercial
11 purposes with or without a permanent foundation when connected to the required outlets
12 and may include plumbing, heating, air-conditioning, and electrical systems. A commercial
13 coach shall not be used as a single family dwelling.
14

15 *This definition applies only to the building code regulations in chapter 30.52A SCC.*
16

17 Section 41. Severability. If any section, sentence, clause or phrase of this
18 ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such
19 invalidity or unconstitutionality shall not affect the validity or constitutionality of any other
20 section, sentence, clause or phrase of this ordinance. Provided, however, that if any
21 section, sentence, clause or phrase of this ordinance is held to be invalid by the court of
22 competent jurisdiction, then the section, sentence, clause or phrase in effect prior to the
23 effective date of this ordinance shall be in full force and effect for that individual section,
24 sentence, clause or phrase as if this ordinance had never been adopted.
25
26

1
2 PASSED this 2nd day of May 2012.
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5 SNOHOMISH COUNTY COUNCIL
6 Snohomish County, Washington
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14 Vice-Chairperson
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