

1 SNOHOMISH COUNTY COUNCIL  
2 Snohomish County, Washington  
3

4 ORDINANCE NO. 15-005  
5

6 CORRECTING INADVERTENT ERRORS IN THE SNOHOMISH COUNTY CODE,  
7 AMENDING SECTIONS 2.01.040, 6.01.050, 30.10.050, 30.22.130, 30.23.110,  
8 30.28A.040, 30.66C.045, 30.66C.110, 30.67.535, 30.72.020, 30.86.100, 30.86.220,  
9 30.86.300, 30.86.310, 30.86.400 AND 30.86.525 OF THE SNOHOMISH COUNTY  
10 CODE, AND REPEALING SCC 30.91B.130, 30.91H.180, 30.91H.200, 30.91H.210,  
11 30.91H.230, 30.91H.240, 30.91I.050, 30.91P.245, 30.91P.370 AND 30.91U.080

12  
13 WHEREAS, on December 9, 2002, the county adopted title 30 of the Snohomish  
14 County Code ("SCC") to consolidate and streamline county land use and development  
15 codes to eliminate duplication, inconsistency, and ambiguity; and  
16

17 WHEREAS, the county has identified certain inadvertent errors and  
18 inconsistencies in titles 2, 6 and 30 SCC that cannot be addressed by the county code  
19 reviser through the authority established in SCC 1.02.020(2); and  
20

21 WHEREAS, the inadvertent errors and inconsistencies identified for correction in  
22 this ordinance include typographical errors, outdated or inaccurate citations and cross-  
23 references, and outdated, inaccurate or redundant language inadvertently left in the  
24 code during previous amendments; and  
25

26 WHEREAS, the county has conducted early and continuous public participation  
27 with respect to the code amendments contained in this ordinance; and  
28

29 WHEREAS, the Snohomish County Planning Commission ("planning  
30 commission") held a public hearing on December 16, 2014, to receive public testimony  
31 concerning the code amendments contained in this ordinance; and  
32

33 WHEREAS, at the conclusion of the planning commission's public hearing, the  
34 planning commission voted to recommend approval of the code corrections included in  
35 title 30 SCC with amendments contained in this ordinance, as set forth in its  
36 recommendation letter dated December 17, 2014; and  
37

38 WHEREAS, on March 18, 2015, the county council held a public hearing after  
39 proper notice, heard public testimony related to the code amendments contained in this

1 ordinance, and considered the entire record, including the planning commission's  
2 recommendations on the code amendments contained in this ordinance; and  
3

4 WHEREAS, the county council concludes that titles 2, 6 and 30 SCC should be  
5 amended as set forth herein.  
6

7 NOW, THEREFORE, BE IT ORDAINED:  
8

9 Section 1. The county council adopts the foregoing recitals as findings of fact as if set  
10 forth in full herein.  
11

12 Section 2. The county council makes the following additional findings of fact:  
13

14 A. This ordinance will amend Titles 2, 6 and 30 of the SCC.

15 1. This ordinance will amend portions of SCC 2.01.040, 6.01.050, 30.10.050,  
16 30.22.130, 30.23.110, 30.28A.040, 30.66C.045, 30.66C.110, 30.67.535,  
17 30.72.020, 30.86.100, 30.86.220, 30.86.300, 30.86.310, 30.86.400 and  
18 30.86.525, which require either correction of an obvious error or  
19 clarification of wording.  
20

21 2. This ordinance will repeal SCC sections 30.91B.130, 30.91H.180,  
22 30.91H.200, 30.91H.210, 30.91H.230, 30.91H.240, 30.91I.050,  
23 30.91P.245, 30.91P.370 and 30.91U.080 because they define terms for  
24 chapters of the SCC that have been repealed.  
25

26 B. This proposal is consistent with the following goals, objectives, and policies  
27 contained in the County's Growth Management Act ("GMA") Comprehensive  
28 Plan:

- 29 1. Goal ED 1 "Promote the maintenance and enhancement of a healthy  
30 economy."  
31
- 32 2. Goal ED 2 "Provide a planning and regulatory environment which  
33 facilitates growth of the local economy."  
34
- 35 3. Objective ED 2.A "Develop and maintain a regulatory system that is fair,  
36 understandable, coordinated and timely."  
37
- 38 4. ED Policy 2.A.1 "Snohomish County shall ensure that revisions to the  
39 Snohomish County Code result in a more understandable, accessible, and  
40 user friendly document which eliminates unnecessary and clarifies  
41 confusing code provisions."

- 1  
2 5. ED Policy 2.A.2 "Snohomish County should stress predictability but  
3 maintain enough flexibility in the Comprehensive Plan and development  
4 codes to allow for timely response to unanticipated and desirable  
5 developments."  
6

7 C. Procedural requirements.

- 8 1. Pursuant to RCW 36.70A.106(1), a notice of intent to adopt this ordinance  
9 was transmitted to the Washington State Department of Commerce for  
10 distribution to state agencies on November 3, 2014.  
11  
12 2. Pursuant to Chapter 43.21C RCW, a State Environmental Policy Act  
13 ("SEPA") threshold Determination of Nonsignificance for the code  
14 amendments contained in this ordinance was issued on October 31, 2014.  
15  
16 3. The public participation process used in the adoption of this ordinance has  
17 complied with all applicable requirements of the GMA and the SCC.  
18

19 D. These amendments are consistent with the record.

- 20 1. On December 9, 2002, the county adopted the Unified Development Code  
21 ("UDC") in Title 30 of the SCC to consolidate and streamline county land  
22 use and development codes to eliminate duplication, inconsistency, and  
23 ambiguity.  
24  
25 2. This ordinance will amend or repeal several Sections of Title 30 SCC to  
26 correct inadvertent errors, omissions and inconsistencies.  
27  
28 3. This ordinance will also amend a Section each in Title 2 and Title 6 to  
29 correct inadvertent errors, omissions and inconsistencies.  
30

31 Section 3. Based on the foregoing findings of fact, the council makes the following  
32 conclusions:  
33

- 34 A. The proposal is consistent with the goals, objectives and policies of the County's  
35 GMA Comprehensive Plan.  
36  
37 B. The proposal is consistent with Washington State law and the Snohomish County  
38 Code.  
39  
40 C. The County has complied with all SEPA requirements in respect to this non-  
41 project action.

1  
2 D. This ordinance is necessary to correct certain inadvertent errors in Titles 2, 6 and  
3 30 SCC which cannot be addressed by the county code reviser through the  
4 authority in SCC 1.02.020(2).  
5

6 Section 4. Snohomish County Code Section 2.01.040, last amended by Amended  
7 Ordinance No. 7-015 on March 21, 2007, is amended to read:  
8

9 **2.01.040 Director.**

10 (1) The director shall organize, manage and administer the activities of the department.  
11 He or she shall advise the executive and the council with regard to programs managed  
12 by or affecting the activities of the department.

13 (2) The director may, upon approval by the executive, issue rules as may be necessary  
14 to carry out the purposes of this chapter, and upon approval by the executive and/or  
15 council, enter into contracts on behalf of the county to carry out the purposes of this  
16 chapter.

17 (3) The director shall prepare and submit to the executive annual budget estimates for  
18 the department as provided in SCC 4.26.030.

19 (4) The director shall appoint all officers and employees of the department in  
20 accordance with the rules of the county personnel system and exempt personnel  
21 system and shall implement service improvements and cost reductions where possible.

22 (5) The director shall have the power to accept on behalf of the county, deeds and other  
23 conveyances or covenants of real property when such conveyances or covenants are  
24 tendered in compliance with conditions of land use or development permit, and it  
25 consistent with adopted land use, development or engineering standards and  
26 regulations.

27 (a) Right-of-Way (ROW) conveyances shall be approved and accepted by the director  
28 of the department of public works or county engineer.

29 (b) Road establishments are accepted under separate authority and procedures in  
30 accordance with chapters 36.81 RCW and 13.90 SCC.

31 (c) Dedications of real property within the boundaries of a final subdivision are accepted  
32 under separate procedure in accordance with the provisions of SCC (~~19.40.010(8))~~  
33 30.41A.650.

34 (6) The director may delegate functions, powers, and duties to other officers and  
35 employees of the department as deemed expedient to further the purposes of this  
36 chapter.



1  
2 Section 5. Snohomish County Code Section 6.01.050, last amended by Ordinance No.  
3 08-149 on November 24, 2008, is amended to read:

4  
5 **6.01.050 Fees.**

6 (1) A fee shall be paid in full at the time of application as set out in this section. An  
7 applicant who proposes to conduct activities at more than one location shall pay a  
8 separate fee for each location for which a license may be issued. A fee is not  
9 refundable.

10  
11 (2) Fees for the following licenses and permits are established as follows:

12  
13 **Standard License and Permit Fees**

14  
15 (a) Kennels, boarding facilities, animal shelters, grooming parlors, and pet shops  
16 (chapter 6.06 SCC):

17 (i) Private kennel-breeding: \$25.00 per year;

18 (ii) Private kennel-non-breeding: \$25.00 per year;

19 (iii) Commercial kennel,

20 (1) 1-15 dogs -- \$200 per year

21 (2) 16-20 dogs -- \$250 per year

22 (3) 21-25 dogs -- \$300 per year

23 (iv) Boarding facility:

24 (1) 1-15 runs -- \$200 per year

25 (2) 16-20 runs -- \$250 per year

26 (3) 21+ runs -- \$300 per year

27 (v) Animal shelter: \$300 per year

28 (vi) Grooming parlor or Pet Shop: \$200 per year

29 (vii) Combination of commercial kennel, boarding facility, or animal shelter  
30 with a grooming parlor, or pet shop -- each additional classification: \$50.00 per year.

31  
32 (b) Public bathhouse or hot tubs and public bathhouse or hot tub employees  
33 chapter 6.47 and chapter 6.49 SCC):

34 (i) Public bathhouse or hot tub: \$500.00 per year;

35 (ii) Public bathhouse or hot tub employee: \$100.00 per year.

36  
37 (c) Adult entertainment dance studios and employees (chapter 6.25 SCC):

38 (i) Adult entertainment dance studio: \$350.00 per year;

39 (ii) Adult entertainer: \$55.00 per year;

40 (iii) Adult entertainment dance studio manager: \$55.00 per year.

1  
2 (d) Pawnbrokers and secondhand dealers (chapter 6.19 SCC):

3 (i) Pawnbroker: \$300.00 per year;

4 (ii) Secondhand dealer: \$250.00 per year;

5  
6 ~~((e) Public events assemblies (chapter 6.37 SCC):~~

7 ~~(i) Public events/assemblies: \$200.00 per event filed sixty (60) days or~~  
8 ~~more prior to the event.~~

9 ~~(ii) Public events/assemblies: \$350.00 per event filed thirty (30) to fifty-~~  
10 ~~nine (59) days prior to the event.~~

11 ~~(iii) Public events/assemblies: \$500.00 per event filed less than thirty (30)~~  
12 ~~days prior to the event.))~~

13  
14 ~~((f) Fun runs and parades (chapter 6.39 SCC):~~

15 ~~(i) Fun runs: \$75.00 per event filed sixty (60) days or more prior to the~~  
16 ~~event;~~

17 ~~(ii) Fun runs: \$150.00 per event filed thirty (30) to fifty-nine (59) days prior~~  
18 ~~to the event.~~

19 ~~(iii) Fun runs: \$250.00 per event filed less than thirty (30) days prior to the~~  
20 ~~event.~~

21 ~~(iv) Parades: \$75.00 per event filed sixty (60) days or more prior to the~~  
22 ~~event;~~

23 ~~(v) Parades: \$150.00 per event filed thirty (30) to fifty-nine (59) days prior~~  
24 ~~to the event.~~

25 ~~(vi) Parades: \$250.00 per event filed less than thirty (30) days prior to the~~  
26 ~~event.))~~

27  
28 ~~((g)) (e) Boating tournaments and exhibitions (chapter 6.40 SCC):~~

29 ~~(i) Boating events: \$200.00 per event filed sixty (60) days or more prior to~~  
30 ~~the event.~~

31 ~~(ii) Boating events: \$350.00 per event filed thirty (30) to fifty-nine (59) days~~  
32 ~~prior to the event.~~

33 ~~(iii) Boating events: \$500.00 per event filed less than thirty (30) days prior~~  
34 ~~to the event.~~

35  
36 ~~((h)) (f) Application process (chapter 6.01 SCC):~~

37 ~~(i) Fingerprinting: actual cost;~~

38 ~~(ii) Advertisement of application: actual cost;~~

39 ~~(iii) Photograph: actual cost;~~

40 ~~(iv) Background check: actual cost~~

- 1            (((g))) (g) License/permit (chapter 6.01 SCC):
- 2                    (i) License or permit replacement: \$20.00 per reissue;
- 3                    (ii) License or permit information change: \$20.00 per reissue.
- 4
- 5            (((h))) (h) Approval processes of hearing examiner (chapter 6.01 SCC):
- 6                    (i) Appeal filing fee -- see SCC 2.02.125 (1);
- 7                    (ii) Appeal document reproduction: \$.25 per page.
- 8
- 9            (((k))) (i) Pawnbroker and secondhand dealer employees (chapter 6.20 SCC):
- 10                   (i) Employees: \$100.00 per year.
- 11
- 12            (((j))) (j) Adult businesses and employees (chapter 6.30):
- 13                    (i) Adult business location: \$265.00;
- 14                    (ii) Adult business employees: \$115.00;
- 15                    (iii) Adult business manager: \$115.00.

16 Section 6. Snohomish County Code Section 30.10.050, last amended by Ordinance  
 17 No. 14-031 on June 4, 2014, is amended to read:

18

19 **30.10.050     Countywide and multi-county planning policies.**

- 20 (1) Pursuant to RCW 36.70A.210(2), Snohomish County has adopted countywide
- 21 planning policies (CPPs) that establish the framework for county and city
- 22 comprehensive plans as follows:
- 23 (a) Ordinance No. 93-004, adopted on February 4, 1993 (adopting CPPs); and
- 24 (b) Ordinance No. 94-002, adopted on February 2, 1994 (amending Policies UG-4, HO-
- 25 7, OD-2); and
- 26 (c) Amended Ordinance No. 95-005, adopted on February 15, 1995 (amending Policy
- 27 UG-2); and
- 28 (d) Ordinance No. 95-110, adopted on December 20, 1995 (amending Policy UG-2,
- 29 Appendix B; and
- 30 (e) Ordinance No. 98-054, adopted on July 15, 1998 (amending Policy TR-12, adding
- 31 Policy TR-13); and
- 32 (f) Amended Ordinance No. 99-120, adopted on January 19, 2000 (adding Policy OD-
- 33 12); and
- 34 (g) Amended Ordinance No. 99-121, adopted on February 16, 2000 (amending Policies
- 35 UG-14, HO-9, and ED-3); and

- 1 (h) Amended Ordinance No. 03-071, adopted on July 9, 2003 (adopting list of  
2 reasonable measures); and
- 3 (i) Amended Ordinance No. 03-072, adopted on July 9, 2003 (amending UG-14); and
- 4 (j) Amended Ordinance No. 03-073, adopted on July 9, 2003 (amending OD-4); and
- 5 (k) Amended Ordinance No. 03-070, adopted on December 10, 2003 (amending UG-  
6 15); and
- 7 (l) Amended Ordinance No. 04-006, adopted on February 11, 2004 (amending  
8 Population Growth Targets);
- 9 (m) Amended Ordinance No. 04-007, adopted on March 31, 2004 (amending various  
10 policies and adding various new policies);
- 11 (n) Amended Ordinance No. 06-098, adopted on December 20, 2006 (amending UG-14  
12 relating to Southwest UGA expansions and technical corrections);
- 13 (o) Amended Ordinance No. 06-116, adopted on December 20, 2006 (amending  
14 Appendix B to include 2025 reconciled growth targets);
- 15 (p) Amended Ordinance No. 08-054, adopted on June 3, 2008 (amending MUGA map);
- 16 (q) Amended Ordinance No. 09-061, adopted on August 12, 2009 (amending Appendix  
17 B to reflect rural population growth target reduction);
- 18 (r) Amended Ordinance No. 09-062, adopted on Sept. 8, 2009 (amending Appendix B to  
19 reflect the removal of the population reserve for fully contained communities);
- 20 (s) Ordinance No. 10-037, adopted on July 7, 2010 (amending Appendix B and  
21 Appendix B Table 3 to reflect revised MUGA boundary between Bothell and Mill Creek);
- 22 (t) Amended Ordinance No. 11-011, adopted June 1, 2011 (repealing and adopting new  
23 CPPs);
- 24 (u) Amended Ordinance No. 11-021, adopted June 1, 2011 (amending Appendix B of  
25 the CPPs);
- 26 (v) Amended Ordinance No. 11-015, adopted June 8, 2011 (amending the Housing  
27 Chapter of the CPPs);
- 28 (w) Ordinance No. 12-070, adopted October 17, 2012 (amending Southwest Snohomish  
29 County MUGA boundaries);
- 30 (x) Ordinance No. 13-032, adopted June 12, 2013 (repealing and replacing Appendices  
31 A and B of the CPPs);
- 32 (y) Ordinance No. 14-006, adopted April 16, 2014 (repealing and replacing Appendix B  
33 of the CPPs);

1 (z) Ordinance No. 14-031, adopted June 4, 2014 (amending Economic Development  
2 and Employment Chapter of the CPPs).

3 (2) Pursuant to RCW 36.70A.210(7), Snohomish County participated with King, Pierce,  
4 and Kitsap counties in the development and adoption of multi-county planning policies.  
5 These policies were adopted by the Puget Sound Regional Council on March 11, 1993  
6 by Resolution A-93-02 and were updated by Resolution PSRC-A-95-02 on May 25,  
7 1995 and Resolution PSRC-A-08-04 on April 24, 2008.

8  
9 Section 7. Snohomish County Code Section 30.22.130, last amended by Ordinance  
10 No. 14-081 on October 29, 2014, is amended to read:

11  
12 **30.22.130 Reference notes for use matrix.**

13 (1) Airport, Stage 1 Utility:

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

15 (b) In the RU zone, they shall be primarily for the use of the resident property owner;  
16 and

17 (c) When the airport is included in an airpark, the disclosure requirements of SCC  
18 30.28.005 shall apply.

19 (2) Day Care Center:

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

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

25 (3) Dock and Boathouse, Private, Non-commercial: The following standards apply  
26 outside of shoreline jurisdiction only. If located within shoreline jurisdiction, the  
27 standards in SCC 30.67.515 apply instead.

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

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

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

34 (d) No over-water structure shall extend beyond the mean low water mark a distance  
35 greater than the average length of all preexisting over-water structures along the same

- 1 shoreline and within 300 feet of the parcel on which proposed. Where no such  
2 preexisting structures exist within 300 feet, the pier length shall not exceed 50 feet;
- 3 (e) Structures permitted hereunder shall not be used as a dwelling, nor shall any boat  
4 moored at any wharf be used as a dwelling while so moored; and
- 5 (f) Covered structures are subject to a minimum setback of three feet from any side lot  
6 line or extension thereof. No side yard setback shall be required for uncovered  
7 structures. No rear yard setback shall be required for any structure permitted hereunder.
- 8 (4) Dwelling, Single family: In PCB zones, shall be allowed only if included within the  
9 same structure as a commercial establishment. In the MHP zone, single family  
10 detached dwellings are limited to one per existing single legal lot of record.
- 11 (5) See chapter 30.31E SCC for rezoning to Townhouse zone, and chapter 30.23A SCC  
12 for design standards applicable to townhouse and attached single-family dwelling  
13 development.
- 14 (6) Dwelling, Mobile Home:
- 15 (a) Shall be multi-sectioned by original design, with a width of 20 feet or greater along  
16 its entire body length;
- 17 (b) Shall be constructed with a non-metallic type, pitched roof;
- 18 (c) Except where the base of the mobile home is flush to ground level, shall be installed  
19 either with:
- 20 (i) skirting material which is compatible with the siding of the mobile home; or  
21 (ii) a perimeter masonry foundation;
- 22 (d) Shall have the wheels and tongue removed; and
- 23 (e) In the RU zone the above only applies if the permitted lot size is less than 20,000  
24 square feet.
- 25 (7) Fallout Shelter, Joint, by two or more property owners:
- 26 Side and rear yard requirements may be waived by the department along the  
27 boundaries lying between the properties involved with the proposal, and zone; provided  
28 that its function as a shelter is not impaired.
- 29 (8) Family Day Care Home:
- 30 (a) No play yards or equipment shall be located in any required setback from a street;  
31 and
- 32 (b) Outdoor play areas shall be fenced or otherwise controlled.
- 33 (9) Farm Stand:

- 1 (a) There shall be only one stand on each lot; and
- 2 (b) At least 50 percent by farm product unit of the products sold shall be grown, raised  
3 or harvested in Snohomish County, and 75 percent by farm product unit of the products  
4 sold shall be grown, raised or harvested in the State of Washington.
- 5 (10) Farm Worker Dwelling:
- 6 (a) At least one person residing in each farm worker dwelling unit shall be employed full  
7 time in the farm operation;
- 8 (b) An agricultural farm worker dwelling unit affidavit must be signed and recorded with  
9 the county attesting to the need for such dwellings to continue the farm operation;
- 10 (c) The number of farm worker dwellings shall be limited to one per each 40 acres under  
11 single contiguous ownership to a maximum of six total dwellings, with 40 acres being  
12 required to construct the first accessory dwelling unit. Construction of the maximum  
13 number of dwelling units permitted shall be interpreted as exhausting all residential  
14 potential of the land until such time as the property is legally subdivided; and
- 15 (d) All farm worker dwellings must be clustered on the farm within a 10-acre farmstead  
16 which includes the main dwelling. The farmstead's boundaries shall be designated with  
17 a legal description by the property owner with the intent of allowing maximum flexibility  
18 while minimizing interference with productive farm operation. Farm worker dwellings  
19 may be located other than as provided for in this subsection only if environmental or  
20 physical constraints preclude meeting these conditions.
- 21 (11) Home Occupation: See SCC 30.28.050.
- 22 (12) Kennel, Commercial: There shall be a five-acre minimum lot area; except in the R-5  
23 and RD zones, where 200,000 square feet shall be the minimum lot area.
- 24 (13) Kennel, Private-breeding, and Kennel, Private Non-breeding: Where the animals  
25 comprising the kennel are housed within the dwelling, the yard or some portion thereof  
26 shall be fenced and maintained in good repair or to contain or to confine the animals  
27 upon the property and restrict the entrance of other animals.
- 28 (14) Parks, Publicly-owned and Operated:
- 29 (a) No bleachers are permitted if the site is less than five acres in size;
- 30 (b) All lighting shall be shielded to protect adjacent properties; and
- 31 (c) No amusement devices for hire are permitted.
- 32 (15) Boarding House: There shall be accommodations for no more than two persons.
- 33 (16) RESERVED for future use (Social Service Center - DELETED by Amended Ord.  
34 04-010 effective March 15, 2004)

- 1 (17) Swimming/Wading Pool (not to include hot tubs and spas): For the sole use of  
2 occupants and guests:
- 3 (a) No part of the pool shall project more than one foot above the adjoining ground level  
4 in a required setback; and
- 5 (b) The pool shall be enclosed with a fence not less than four feet high, of sufficient  
6 design and strength to keep out children.
- 7 (18) Temporary Dwelling for a Relative:
- 8 (a) The dwelling shall be occupied only by a relative, by blood or marriage, of the  
9 occupant(s) of the permanent dwelling;
- 10 (b) The relative must receive from, or administer to, the occupant of the other dwelling  
11 continuous care and assistance necessitated by advanced age or infirmity;
- 12 (c) The need for such continuous care and assistance shall be attested to in writing by a  
13 licensed physician;
- 14 (d) The temporary dwelling shall be occupied by not more than two persons;
- 15 (e) Use as a commercial rental unit shall be prohibited;
- 16 (f) The temporary dwelling shall be situated not less than 20 feet from the permanent  
17 dwelling on the same lot and shall not be located in any required yard of the principal  
18 dwelling;
- 19 (g) A land use permit binder shall be executed by the landowner, recorded with the  
20 Snohomish County auditor and a copy of the recorded document submitted to the  
21 department for inclusion in the permit file;
- 22 (h) Adequate screening, landscaping, or other measures shall be provided pursuant to  
23 SCC 30.25.028 to protect surrounding property values and ensure compatibility with the  
24 immediate neighborhood;
- 25 (i) An annual renewal of the temporary dwelling permit, together with recertification of  
26 need, shall be accomplished by the applicant through the department in the same  
27 month of each year in which the initial mobile home/building permit was issued;
- 28 (j) An agreement to terminate such temporary use at such time as the need no longer  
29 exists shall be executed by the applicant and recorded with the Snohomish County  
30 auditor; and
- 31 (k) Only one temporary dwelling may be established on a lot. The temporary dwelling  
32 shall not be located on a lot on which a detached accessory apartment is located.
- 33 (19) Recreational Vehicle:
- 34 (a) There shall be no more than one per lot;



- 1 (b) Shall not be placed on a single site for more than 180 days in any 12-month period;  
2 and
- 3 (c) Shall be limited in the floodways to day use only (dawn to dusk) during the flood  
4 season (October 1st through March 30th) with the following exceptions:
- 5 (i) Recreational vehicle use associated with a legally occupied dwelling to accommodate  
6 overnight guests for no more than a 21-day period;
- 7 (ii) Temporary overnight use by farm workers on the farm where they are employed  
8 subject to subsections (19)(a) and (b) of this section; and
- 9 (iii) Subject to subsections (19)(a) and (b) of this section, temporary overnight use in a  
10 mobile home park, which has been in existence continuously since 1970 or before, that  
11 provides septic or sewer service, water and other utilities, and that has an RV flood  
12 evacuation plan that has been approved and is on file with the department of  
13 emergency management and department of planning and development services.
- 14 (20) Ultralight Airpark:
- 15 (a) Applicant shall submit a plan for the ultralight airpark showing the location of all  
16 buildings, ground circulation, and parking areas, common flight patterns, and arrival and  
17 departure routes;
- 18 (b) Applicant shall describe in writing the types of activities, events, and flight operations  
19 which are expected to occur at the airpark; and
- 20 (c) Approval shall be dependent upon a determination by the county decision maker that  
21 all potential impacts such as noise, safety hazards, sanitation, traffic, and parking are  
22 compatible with the site and neighboring land uses, particularly those involving  
23 residential uses or livestock or small animal husbandry; and further that the proposed  
24 use can comply with Federal Aviation Administration regulations (FAR Part 103), which  
25 state that ultralight vehicle operations will not:
- 26 (i) create a hazard for other persons or property;
- 27 (ii) occur between sunset and sunrise;
- 28 (iii) occur over any substantially developed area of a city, town, or settlement,  
29 particularly over residential areas or over any open air assembly of people; or
- 30 (iv) occur in an airport traffic area, control zone, terminal control area, or positive control  
31 area without prior authorization of the airport manager with jurisdiction.
- 32 (21) Craft Shop:
- 33 (a) Articles shall not be manufactured by chemical processes;

- 1 (b) No more than three persons shall be employed at any one time in the fabricating,  
2 repair, or processing of materials; and
- 3 (c) The aggregate nameplate horsepower rating of all mechanical equipment on the  
4 premises shall not exceed two.
- 5 (22) Grocery and Drug Stores: In the FS zone, there shall be a 5,000-square foot floor  
6 area limitation.
- 7 (23) Motor Vehicle and Equipment Sales: In the CB and CRC zone, all display, storage,  
8 and sales activities shall be conducted indoors.
- 9 (24) Race Track: The track shall be operated in such a manner so as not to cause  
10 offense by reason of noise or vibration beyond the boundaries of the subject property.
- 11 (25) Rural Industry:
- 12 (a) The number of employees shall not exceed 10;
- 13 (b) All operations shall be carried out in a manner so as to avoid the emission or  
14 creation of smoke, dust, fumes, odors, heat, glare, vibration, noise, traffic, surface water  
15 drainage, sewage, water pollution, or other emissions which are unduly or unreasonably  
16 offensive or injurious to properties, residents, or improvements in the vicinity;
- 17 (c) The owner of the rural industry must reside on the same premises as the rural  
18 industry and, in the RD zone, the residence shall be considered as a caretaker's  
19 quarters; and
- 20 (d) Outside storage, loading or employee parking in the RD zone shall provide 15-foot  
21 wide Type A landscaping as defined in SCC 30.25.017.
- 22 (26) Sawmill, Shake and Shingle Mill:
- 23 (a) Such uses shall not include the manufacture of finished wood products such as  
24 furniture and plywood, but shall include lumber manufacturing;
- 25 (b) The number of employees shall not exceed 25 during any eight-hour work shift;
- 26 (c) All operations shall be carried out in a manner so as to avoid the emission or  
27 creation of smoke, dust, fumes, odors, heat, glare, vibration, noise, traffic, surface water  
28 drainage, sewage, water pollution, or other emissions which are unduly or unreasonably  
29 offensive or injurious to properties, residents or improvements in the vicinity; and
- 30 (d) Sawmills and shakemills adjacent to a state highway in the RU zone shall provide 25  
31 feet of Type A landscaping as defined in SCC 30.25.017.
- 32 (27) Governmental and Utility Structures and Facilities:
- 33 Special lot area requirements for this use are contained in SCC 30.23.200.

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

- 1 (33) Commercial Vehicle Home Basing:
- 2 (a) The vehicles may be parked and maintained only on the property wherein resides a  
3 person who uses them in their business;
- 4 (b) Two or more vehicles may be so based; and
- 5 (c) The vehicles shall be in operable conditions.
- 6 (34) Distillation of Alcohol:
- 7 (a) The distillation shall be from plant products, for the purpose of sale as fuel, and for  
8 the production of methane from animal waste produced on the premises;
- 9 (b) Such distillation shall be only one of several products of normal agricultural activities  
10 occurring on the premises; and
- 11 (c) By-products created in this process shall be used for fuel or fertilizer on the  
12 premises.
- 13 (35) RESERVED for future use (Group Care Facility - DELETED by Amended Ord. 04-  
14 010 effective March 15, 2004)
- 15 (36) Mobile Home and Travel Trailer Sales:
- 16 (a) Property shall directly front upon a principal or minor arterial in order to reduce  
17 encroachment into the interior of IP designated areas;
- 18 (b) The hearing examiner shall consider the visual and aesthetic characteristics of the  
19 use proposal and determine whether nearby business and industrial uses, existing or  
20 proposed, would be potentially harmed thereby. A finding of potential incompatibility  
21 shall be grounds for denial;
- 22 (c) The conditional use permit shall include a condition requiring mandatory review by  
23 the hearing examiner at intervals not to exceed five years for the express purpose of  
24 evaluating the continued compatibility of the use with other IP uses. The review required  
25 herein is in addition to any review which may be held pursuant to SCC 30.42B.100,  
26 SCC 30.42C.100 and SCC 30.43A.100;
- 27 (d) Such use shall not be deemed to be outside storage for the purpose of SCC  
28 30.25.024; and
- 29 (e) Such use shall be temporary until business or industrial development is timely on the  
30 site or on nearby IP designated property.
- 31 (37) Small Animal Husbandry: There shall be a five-acre minimum site size.
- 32 (38) Mobile Home Park: Such development must fulfill the requirements of chapter  
33 30.42E SCC.

- 1 (39) Sludge Utilization: See SCC 30.28.085.
- 2 (40) Homestead Parcel: See SCC 30.28.055.
- 3 (41) Special Setback Requirements for this use are contained in SCC 30.23.110 or SCC  
4 30.67.515 if within shoreline jurisdiction.
- 5 (42) Minimum Lot Size for duplexes shall be one and one-half times the minimum lot  
6 size for single family dwellings. In the RU zone, this provision only applies when the  
7 minimum lot size for single family dwellings is 12,500 square feet or less.
- 8 (43) Petroleum Products and Gas, Bulk Storage:
- 9 (a) All above ground storage tanks shall be located 150 feet from all property lines; and
- 10 (b) Storage tanks below ground shall be located no closer to the property line than a  
11 distance equal to the greatest dimensions (diameter, length or height) of the buried  
12 tank.
- 13 (44) Auto Wrecking Yards and Junkyards: A sight-obscuring fence a minimum of seven  
14 feet high shall be established and maintained in the LI zone. For requirements for this  
15 use, SCC 30.25.020 and 30.25.050 apply.
- 16 (45) Antique Shops: When established as a home occupation as regulated by SCC  
17 30.28.050(1); provided further that all merchandise sold or offered for sale shall be  
18 predominantly "antique" and antique-related objects.
- 19 (46) Billboards: See SCC 30.27.080 for specific requirements.
- 20 (47) Nursery, Wholesale: In R-20,000 zone, a wholesale nursery is permitted on three  
21 acres or more; a conditional use permit is required on less than three acres.
- 22 (48) Stockyard and Livestock Auction Facility: The minimum lot size is 10 acres.
- 23 (49) Restaurants and Personal Service Shops: Located to service principally the  
24 constructed industrial park uses.
- 25 (50) Sludge Utilization: A conditional use permit is required for manufacture of materials  
26 by a non-governmental agency containing stabilized or digested sludge for a public  
27 utilization.
- 28 (51) Single Family and Multifamily Dwellings: A prohibited use, except for the following:
- 29 (a) Existing dwellings that are nonconforming as a result of a county-initiated rezone to  
30 BP may make improvements or additions provided such improvements are consistent  
31 with the bulk regulations contained in chapter 30.23 SCC; provided further that such  
32 improvements do not increase the ground area covered by the structural portion of the  
33 nonconforming use by more than 100 percent of that existing at the existing date of the  
34 nonconformance; and

- 1 (b) New single family and multifamily dwellings in the BP zone authorized pursuant to  
2 the provisions of SCC 30.31A.140.
- 3 (52) Greenhouses, Lath Houses, and Nurseries:
- 4 (a) Incidental sale of soil, bark, fertilizers, plant nutrients, rocks, and similar plant  
5 husbandry materials is permitted;
- 6 (b) Incidental sale of garden tools and associated gardening accessories shall be  
7 permitted; however, the sale of motorized landscaping equipment such as lawn  
8 mowers, weed eaters, edgers, and rototillers shall be prohibited;
- 9 (c) There shall be no on-site signs advertising uses other than the principal use; and
- 10 (d) Incidental sales of garden tools and associated gardening accessories shall be less  
11 than 25 percent of the sales of products produced in the greenhouse, lath house, or  
12 nursery.
- 13 (53) Retail Store: See SCC 30.31A.120 for specific requirements for retail stores in the  
14 BP zone.
- 15 (54) Retail Sales of Hay, Grain, and Other Livestock Feed are permitted on site in  
16 conjunction with a livestock auction facility.
- 17 (55) Noise of Machines and Operations in the LI and HI zones shall comply with chapter  
18 10.01 SCC and machines and operations shall be muffled so as not to become  
19 objectionable due to intermittence, beat frequency, or shrillness.
- 20 (56) Sludge Utilization: Only at a completed sanitary landfill or on a completed cell  
21 within a sanitary landfill, subject to the provision of SCC 30.28.085.
- 22 (57) Woodwaste Recycling and Woodwaste Storage Facility: See SCC 30.28.095.
- 23 (58) Bed and Breakfast Guesthouses and Bed and Breakfast Inns: See SCC 30.28.020.
- 24 (59) Detached Accessory or Non-Accessory Private Garages and Storage Structures:  
25 Subject to the following requirements:
- 26 (a) Special setback requirements for these uses are contained in SCC 30.23.110(20);
- 27 (b) Artificial lighting shall be hooded or shaded so that direct outside lighting, if any, will  
28 not result in glare when viewed from the surrounding property or rights-of-way;
- 29 (c) The following compatibility standards shall apply:
- 30 (i) proposals for development in existing neighborhoods with a well-defined character  
31 should be compatible with or complement the highest quality features, architectural  
32 character and siting pattern of neighboring buildings. Where there is no discernable  
33 pattern, the buildings shall complement the neighborhood. Development of detached  
34 private garages and storage structures shall not interrupt the streetscape or dwarf the

- 1 scale of existing buildings of existing neighborhoods. Applicants may refer to the  
2 Residential Development Handbook for Snohomish County Communities to review  
3 techniques recommended to achieve neighborhood compatibility;
- 4 (ii) building plans for all proposals larger than 2,400 square feet in the Waterfront  
5 Beach, R-7,200, R-8,400, R-9,600 and R-12,500 zones and rural cluster subdivisions  
6 shall document the use of building materials compatible and consistent with existing on-  
7 site residential development exterior finishes;
- 8 (iii) in the Waterfront Beach, R-7,200, R-8,400, R-9,600 and R-12,500 zones and rural  
9 cluster subdivisions, no portion of a detached accessory private garage or storage  
10 structure shall extend beyond the building front of the existing single family dwelling,  
11 unless screening, landscaping, or other measures are provided to ensure compatibility  
12 with adjacent properties; and
- 13 (iv) in the Waterfront Beach, R-7,200, R-8,400, R-9,600 and R-12,500 zones and rural  
14 cluster subdivisions, no portion of a detached non-accessory private garage or storage  
15 structure shall extend beyond the building front of existing single family dwellings on  
16 adjacent lots where the adjacent dwellings are located within 10 feet of the subject  
17 property line. When a detached non-accessory private garage or storage structure is  
18 proposed, the location of existing dwellings on adjacent properties located within 10 feet  
19 of the subject site property lines shall be shown on the site plan;
- 20 (d) All detached accessory or non-accessory private garages and storage structures  
21 proposed with building footprints larger than 2,400 square feet shall provide screening  
22 or landscaping from adjacent properties pursuant to chapter 30.25 SCC;
- 23 (e) On lots less than 10 acres in size having no established residential use, only one  
24 non-accessory private garage and one storage structure shall be allowed. On lots 10  
25 acres or larger without a residence where the cumulative square footage of all existing  
26 and proposed non-accessory private garages and storage structures is 6,000 square  
27 feet or larger, a conditional use permit shall be required.
- 28 (f) Where permitted, separation between multiple private garages or storage structures  
29 shall be regulated pursuant to subtitle 30.5 SCC.
- 30 (60) The cumulative square footage of all detached accessory and non-accessory  
31 private garages and storage structures shall not exceed 6,000 square feet on any lot  
32 less than 5 acres, except this provision shall not apply in the LDMR, MR, T, NB, GC,  
33 PCB, CB, FS, BP, IP, LI, HI, RB, RFS, CRC and RI zones.
- 34 (61) Museums: Museums within the agriculture A-10 zone are permitted only in  
35 structures which were legally existing on October 31, 1991.
- 36 (62) Accessory Apartments: See SCC 30.28.010.

ORDINANCE NO. 15-005

CORRECTING INADVERTENT ERRORS IN THE SNOHOMISH COUNTY CODE, AMENDING SECTIONS 2.01.040,  
6.01.050, 30.10.050, 30.22.130, 30.23.110, 30.28A.040, 30.66C.045, 30.66C.110, 30.67.535, 30.72.020, 30.86.100,  
30.86.220, 30.86.300, 30.86.310, 30.86.400 AND 30.86.525 OF THE SNOHOMISH COUNTY CODE, AND REPEALING  
SCC 30.91B.130, 30.91H.180, 30.91H.200, 30.91H.210, 30.91H.230, 30.91H.240, 30.91I.050, 30.91P.245, 30.91P.370  
AND 30.91U.080 - page 19

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



- 1 (f) Outside storage, including animal waste storage, and parking areas shall be set back  
2 at least 30 feet from any adjacent property line. All structures shall be set back as  
3 required in SCC 30.23.110(8); and
- 4 (g) The facility shall comply with all applicable county building, health, and fire code  
5 requirements.
- 6 (73) Temporary Residential Sales Coach (TRSC):
- 7 (a) The commercial coach shall be installed in accordance with all applicable provisions  
8 within chapter 30.54A SCC;
- 9 (b) The TRSC shall be set back a minimum of 20 feet from all existing and proposed  
10 road rights-of-way and five feet from proposed and existing property lines;
- 11 (c) Vehicular access to the temporary residential sales coach shall be approved by the  
12 county or state; and
- 13 (d) Temporary residential sales coaches may be permitted in approved preliminary  
14 plats, prior to final plat approval, when the following additional conditions have been  
15 met:
- 16 (i) plat construction plans have been approved;
- 17 (ii) the fire marshal has approved the TRSC proposal;
- 18 (iii) proposed lot lines for the subject lot are marked on site; and
- 19 (iv) the site has been inspected for TRSC installation to verify compliance with all  
20 applicable regulations and plat conditions, and to assure that land disturbing activity,  
21 drainage, utilities infrastructure, and native growth protection areas are not adversely  
22 affected.
- 23 (74) Golf Course and Driving Range: In the A-10 zone, artificial lighting of the golf  
24 course or driving range shall not be allowed. Land disturbing activity shall be limited in  
25 order to preserve prime farmland. At least 75 percent of prime farmland on site shall  
26 remain undisturbed.
- 27 (75) Model Hobby Park: SCC 30.28.060.
- 28 (76) Commercial Retail Uses: Not allowed in the Light Industrial and Industrial Park  
29 zones when said zones are located in the Maltby UGA of the comprehensive plan, and  
30 where such properties are, or can be served by railway spur lines.
- 31 (77) Studio: Studio uses may require the imposition of special conditions to ensure  
32 compatibility with adjacent residential, multiple family, or rural-zoned properties. The  
33 hearing examiner may impose such conditions when deemed necessary pursuant to the  
34 provisions of chapter 30.42C SCC. The following criteria are provided for hearing

- 1 examiner consideration when specific circumstances necessitate the imposition of  
2 conditions:
- 3 (a) The number of nonresident artists and professionals permitted to use a studio at the  
4 same time may be limited to no more than 10 for any lot 200,000 square feet or larger in  
5 size, and limited to five for any lot less than 200,000 square feet in size;
- 6 (b) The hours of facility operation may be limited; and
- 7 (c) Landscape buffers may be required to visually screen facility structures or outdoor  
8 storage areas when the structures or outdoor storage areas are proposed within 100  
9 feet of adjacent residential, multiple family, and rural-zoned properties. The buffer shall  
10 be an effective site obscuring screen consistent with Type A landscaping as defined in  
11 SCC 30.25.017.
- 12 (78) The gross floor area of the use shall not exceed 1,000 square feet.
- 13 (79) The gross floor area of the use shall not exceed 2,000 square feet.
- 14 (80) The gross floor area of the use shall not exceed 4,000 square feet.
- 15 (81) The Construction Contracting Use in the Rural Business zone shall be subject to  
16 the following requirements:
- 17 (a) The use complies with all of the performance standards required by SCC  
18 30.31F.100 and 30.31F.110;
- 19 (b) Not more than 1,000 square feet of outdoor storage of materials shall be allowed  
20 and shall be screened in accordance with SCC 30.25.024;
- 21 (c) In addition to the provisions of subsection (81)(b) of this section, not more than five  
22 commercial vehicles or construction machines shall be stored outdoors and shall be  
23 screened in accordance with SCC 30.25.020 and 30.25.032;
- 24 (d) The on-site fueling of vehicles shall be prohibited; and
- 25 (e) The storage of inoperable vehicles and hazardous or earth materials shall be  
26 prohibited.
- 27 (82) Manufacturing, Heavy includes the following uses: Distillation of wood, coal, bones,  
28 or the manufacture of their by-products; explosives manufacturing; manufacture of  
29 fertilizer; extraction of animal or fish fat or oil; forge, foundry, blast furnace or melting of  
30 ore; manufacturing of acid, animal black/black bone, cement or lime, chlorine, creosote,  
31 fertilizer, glue or gelatin, potash, pulp; rendering of fat, tallow and lard, rolling or  
32 booming mills; tannery; or tar distillation and manufacturing. See SCC 30.91M.028.
- 33 (83) "All other forms of manufacture not specifically listed" is a category which uses  
34 manufacturing workers, as described under the Dictionary of Occupational Titles,  
35 published by the US Department of Labor, to produce, assemble or create products and

- 1 which the director finds consistent with generally accepted practices and performance  
2 standards for the industrial zone where the use is proposed. See SCC 30.91M.024 and  
3 30.91M.026.
- 4 (84) RESERVED for future use.
- 5 (85) A single family dwelling may have only one guesthouse.
- 6 (86) Outdoor display or storage of goods and products is prohibited on site.
- 7 (87) Wedding Facility:
- 8 (a) Such use is permitted only:
- 9 (i) on vacant and undeveloped land;
- 10 (ii) on developed land, but entirely outside of any permanent structure;
- 11 (iii) partially outside of permanent structures and partially inside of one or more  
12 permanent structures which were legally existing on January 1, 2001; or
- 13 (iv) entirely inside of one or more permanent structures which were legally existing on  
14 January 1, 2001;
- 15 (b) The applicant shall demonstrate that the following criteria are met with respect to the  
16 activities related to the use:
- 17 (i) compliance with the noise control provisions of chapter 10.01 SCC;
- 18 (ii) adequate vehicular site distance and safe turning movements exist at the access to  
19 the site consistent with the EDDS as defined in title 13 SCC; and
- 20 (iii) adequate sanitation facilities are provided on site pursuant to chapter 30.50 SCC  
21 and applicable Snohomish Health District provisions;
- 22 (c) Adequate on-site parking shall be provided for the use pursuant to SCC 30.26.035;
- 23 (d) A certificate of occupancy shall be obtained pursuant to chapter 30.50 SCC for the  
24 use of any existing structure;
- 25 (e) In the A-10 zone, the following additional requirements apply:
- 26 (i) the applicant must demonstrate that the use is accessory to the primary use of the  
27 site for agricultural purposes and supports, promotes or sustains agricultural operations  
28 and production;
- 29 (ii) the use must be located, designed, and operated so as to not interfere with, and to  
30 support the continuation of, the overall agricultural use of the property and neighboring  
31 properties;

- 1 (iii) the use and all activities and structures related to the use must be consistent with  
2 the size, scale, and intensity of the existing agricultural use of the property and the  
3 existing buildings on the site;
- 4 (iv) the use and all activities and structures related to the use must be located within the  
5 general area of the property that is already developed for buildings and residential uses;
- 6 (v) the use and all activities and structures related to the use shall not convert more  
7 than one acre of agricultural land to nonagricultural uses; and
- 8 (vi) any land disturbing activity required to support the use shall be limited to preserve  
9 prime farmland.
- 10 (88) Public/Institutional Use Designation (P/IU): When applied to land that is (a)  
11 included in an Urban Growth Area and (b) designated P/IU on the Snohomish County  
12 Future Land Use Map concurrent with or prior to its inclusion in a UGA, the R-7,200, R-  
13 8,400 and R-9,600 zones shall allow only the following permitted or conditional uses:  
14 churches, and school instructional facilities. All other uses are prohibited within areas  
15 that meet criteria (a) and (b), unless the P/IU designation is changed.
- 16 (89) Hotel/Motel Uses: Permitted in the Light Industrial zone when the following criteria  
17 are met:
- 18 (a) The Light Industrial zone is located within a municipal airport boundary;
- 19 (b) The municipal airport boundary includes no less than 1,000 acres of land zoned light  
20 industrial; and
- 21 (c) The hotel/motel use is served by both public water and sewer.
- 22 (90) Health and Social Service Facilities regulated under this title do not include secure  
23 community transition facilities (SCTFs) proposed pursuant to chapter 71.09 RCW. See  
24 SCC 30.91H.095.
- 25 (a) Snohomish County is preempted from regulation of SCTFs. In accordance with the  
26 requirements of state law the county shall take all reasonable steps permitted by  
27 chapter 71.09 RCW to ensure that SCTFs comply with applicable siting criteria of state  
28 law. Every effort shall be made by the county through the available state procedures to  
29 ensure strict compliance with all relevant public safety concerns, such as emergency  
30 response time, minimum distances to be maintained by the SCTF from "risk potential"  
31 locations, electronic monitoring of individual residents, household security measures  
32 and program staffing.
- 33 (b) Nothing herein shall be interpreted as to prohibit or otherwise limit the county from  
34 evaluating, commenting on, or proposing public safety measures to the state of  
35 Washington in response to a proposed siting of a SCTF in Snohomish County.

- 1 (c) Nothing herein shall be interpreted to require or authorize the siting of more beds or  
2 facilities in Snohomish County than the county is otherwise required to site for its  
3 SCTFs pursuant to the requirements of state law.
- 4 (91) Level II Health and Social Service Uses: Allowed outside the UGA only when the  
5 use is not served by public sewer.
- 6 (92) The area of the shooting range devoted to retail sales of guns, bows, and related  
7 equipment shall not exceed one-third of the gross floor area of the shooting range and  
8 shall be located within a building or structure.
- 9 (93) Farmers Market: See SCC 30.28.036.
- 10 (94) Farm Product Processing and Farm Support Business: See SCC 30.28.038.
- 11 (95) Farmland Enterprise: See SCC 30.28.037.
- 12 (96) Public Events/Assemblies on Farmland: Such event or assembly shall:
- 13 (a) Comply with the requirements of SCC 30.53A.800; and
- 14 (b) Not exceed two events per year. No event shall exceed two weeks in duration.
- 15 (97) Bakery, Farm: The gross floor area of the use shall not exceed 1,000 square feet.
- 16 (98) Recreational Facility Not Otherwise Listed in Ag-10 zone: See SCC 30.28.076.
- 17 (99) Farm Stand: See SCC 30.28.039.
- 18 (100) Farm Stand: Allowed as a Permitted Use (P) when sited on land designated  
19 riverway commercial farmland, upland commercial farmland or local commercial  
20 farmland in the comprehensive plan. Allowed as an Administrative Conditional Use (A)  
21 when sited on land not designated riverway commercial farmland, upland commercial  
22 farmland or local commercial farmland in the comprehensive plan.
- 23 (101) Farmers Market: Allowed as a Permitted Use (P) when sited on land designated  
24 riverway commercial farmland, upland commercial farmland or local commercial  
25 farmland in the comprehensive plan. Allowed as an Administrative Conditional Use (A)  
26 when sited on land not designated riverway commercial farmland, upland commercial  
27 farmland or local commercial farmland in the comprehensive plan.
- 28 (102) Community Facilities for Juveniles in R-5 zones must be located within one mile of  
29 an active public transportation route at the time of permitting.
- 30 (103) All community facilities for juveniles shall meet the performance standards set  
31 forth in SCC 30.28.025.
- 32 (104) Personal Wireless Telecommunications Service Facilities: See chapter 30.28A  
33 SCC and landscaping standards in SCC 30.25.025.

- 1 (105) Personal Wireless Telecommunications Service Facilities: Are subject to a  
2 building permit pursuant to SCC 30.28A.020 and the development standards set forth in  
3 chapter 30.28A SCC and landscaping standards in SCC 30.25.025.
- 4 (106) A building permit only is required for facilities co-locating on existing utility poles,  
5 towers, and/or antennas unless otherwise specified in chapter 30.28A SCC.
- 6 (107) Agricultural Composting Requirements:
- 7 (a) On-farm site agricultural composting operations that comply with the requirements  
8 established in this section are allowed in the A-10 zone. These composting facilities and  
9 operations shall be constructed and operated in compliance with all applicable federal,  
10 state and local laws, statutes, rules and regulations. The Nutrient Management Plan  
11 portion of the farm's Snohomish Conservation District Farm Plan or any other  
12 established nutrient management plan must be on file with the department when any  
13 application for a land use permit or approval is submitted to the department for the  
14 development of an agricultural composting facility. Farm site agricultural composting  
15 operations shall also comply with the following criteria:
- 16 (i) The composting operation shall be limited to 10 percent of the total farm site area;  
17 (ii) At least 50 percent of the composted materials shall be agricultural waste;  
18 (iii) At least 10 percent of the agricultural wastes must be generated on the farm site;  
19 (iv) A maximum of 500 cubic yards of unsuitable incidental materials accumulated in the  
20 agricultural waste such as rock, asphalt, or concrete over three inches in size may be  
21 stored at the farm composting facility until its proper removal. All incidental materials  
22 must be removed from the site yearly; and
- 23 (v) A minimum of 10 percent of the total volume of the finished compost produced  
24 annually shall be spread on the farm site annually.
- 25 (b) In all other zones except A-10 where agriculture is a permitted use, incidental  
26 agricultural composting of agricultural waste generated on a farm site is permitted. The  
27 agricultural composting facility shall be constructed and operated in compliance with all  
28 applicable federal, state and local laws, statutes, rules and regulations. The Nutrient  
29 Management Plan portion of the farm's Snohomish Conservation District Farm Plan or  
30 any other established nutrient management plan must be on file with the department  
31 when any permit application is submitted to the department for the development of an  
32 agricultural composting facility.
- 33 (108) RESERVED for future use. (Urban Center Demonstration Program projects -  
34 DELETED by Ord. 09-079)
- 35 (109) Privately Operated Off-Road Vehicle (ORV) Use Areas: Shall be allowed by  
36 conditional use permit on Forestry and Recreation (F&R) zoned property designated

1 Forest on the comprehensive plan future land use map. These areas shall be identified  
2 by an F&R ORV suffix on the zoning map. Privately operated ORV use areas are  
3 regulated pursuant to SCC 30.28.080, SCC 30.28.085 and other applicable county  
4 codes.

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

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

13 (112) RESERVED for future use. (Transfer of Development Rights receiving area  
14 overlay - DELETED by Amended Ord. 13-064)

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

19 (114) New AM Radio Towers are prohibited. AM radio towers either constructed before  
20 October 13, 2010, or with complete applications for all permits and approvals required  
21 for construction before October 13, 2010, shall not be considered nonconforming uses  
22 and they may be repaired, replaced, and reconfigured as to the number and dimensions  
23 of towers so long as the repair, replacement, or reconfiguration occurs on the parcel  
24 where the tower was originally constructed or permitted and it does not increase the  
25 number of AM radio towers constructed on the parcel.

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

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

30 (117) RESERVED for future use.

31 (118) RESERVED for future use.

32 (119) Only building mounted personal wireless communications facilities shall be  
33 permitted.

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

- 1 (121) Permitted as an incidental use with a permitted use, conditional use or  
2 administrative conditional use.
- 3 (122) Products or merchandise offered for sale or storage by a business may be located  
4 outdoors; provided, that:
- 5 (a) The area occupied by the display shall not exceed 500 square feet; and
- 6 (b) Public sidewalks shall not be enclosed as space for sales or storage by fencing or  
7 other means that effectively limits public use of the sidewalk.
- 8 (123) Such uses, except those as provided for in SCC 30.34A.010(4)(d), are permitted  
9 only in structures which are legally existing on May 29, 2010. Such uses, except those  
10 as provided for in SCC 30.34A.010(4)(d), shall also comply with subsection (122) of this  
11 section.
- 12 (124) The minimum lot size for marijuana related facilities is 100,000 square feet.  
13 Marijuana production is allowed indoors and outdoors. Marijuana processing is only  
14 allowed when there is a marijuana production facility on site. Marijuana facilities are  
15 subject to special setbacks pursuant to SCC 30.23.110(28).
- 16 (125) Marijuana production and processing is permitted indoors only; no outdoor  
17 production or processing is allowed.
- 18 (126) Notwithstanding all other provisions of this chapter, marijuana collective gardens,  
19 collective garden dispensaries, or access points in operation as of November 1, 2013,  
20 shall be permitted uses in their current locations through December 31, 2015, provided  
21 that the use complies with all state laws related to medical marijuana and maintains a  
22 current certificate of occupancy. Such uses must close or relocate to a zone where they  
23 are a permitted use on or before January 1, 2016. New marijuana collective gardens,  
24 collective garden dispensaries, or access points after November 1, 2013 shall only be  
25 permitted in the zones specified in this chapter.

26 Section 8. Snohomish County Code Section 30.23.110, last amended by Ordinance No.  
27 14-053 on August 27, 2014, is amended to read:

28

29 **30.23.110 Special setbacks for certain uses.**

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

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

34 (2) Amusement Facilities. Theaters must be at least 300 feet from the property line of  
35 any preschool or K-12 school. Other amusement facilities must be at least 500 feet from



1 the property line of any park, playground, preschool, or K-12 school. Distances shall be  
2 measured horizontally by following a straight line from the nearest point in the building  
3 in which the amusement facility will be located, to the nearest property line of a parcel  
4 which contains a park, playground, preschool, or K-12 school.

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

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

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

10 (6) Dock and Boathouse. Covered structures must be at least three feet from any side  
11 lot line or extension thereof. No setback from adjacent properties is required for any  
12 uncovered structure, and no setback from the water is required for any structure  
13 permitted hereunder, except that setbacks for docks and boathouses located in  
14 shoreline jurisdiction are regulated under SCC 30.67.515.

15 (7) Educational Institutions.

16 (a) All buildings shall be set back at least 35 feet from all external property lines; and

17 (b) All buildings shall be set back from all road network elements, except a driveway.  
18 The setback shall be the greater of either 75 feet from the centerline of a road network  
19 element, or 45 feet from the edge of a road network element.

20 (8) Equestrian Center and Mini-Equestrian Center. Open or covered arenas must be at  
21 least 50 feet from any external property line. New structures located on or adjacent to  
22 lands subject to chapter 30.32A SCC shall comply with all applicable setbacks.

23 (9) Governmental Structure or Facility. All structures must be at least 20 feet from any  
24 other lot in a residential zone.

25 (10) Health and Social Service Facility, Level II. All buildings must be at least 30 feet  
26 from all external property boundaries.

27 (11) Kennel, Commercial; Kennel, Private-Breeding; or Kennel, Private-Non-Breeding.  
28 All animal runs, and all buildings and structures devoted primarily to housing animals,  
29 must be at least 30 feet from all external property lines.

30 (12) Library. All buildings must be at least 20 feet from any other lot in a residential  
31 zone.

32 (13) Museum. All buildings must be at least 20 feet from any other lot in a residential  
33 zone.

34 (14) Office, Licensed Practitioners. All buildings must be at least 20 feet from any other  
35 lot in a residential zone.

ORDINANCE NO. 15-005

CORRECTING INADVERTENT ERRORS IN THE SNOHOMISH COUNTY CODE, AMENDING SECTIONS 2.01.040,  
6.01.050, 30.10.050, 30.22.130, 30.23.110, 30.28A.040, 30.66C.045, 30.66C.110, 30.67.535, 30.72.020, 30.86.100,  
30.86.220, 30.86.300, 30.86.310, 30.86.400 AND 30.86.525 OF THE SNOHOMISH COUNTY CODE, AND REPEALING  
SCC 30.91B.130, 30.91H.180, 30.91H.200, 30.91H.210, 30.91H.230, 30.91H.240, 30.91I.050, 30.91P.245, 30.91P.370  
AND 30.91U.080 - page 29

- 1 (15) Race Track. The track must be at least 50 feet from all external property lines.
- 2 (16) Rural Industry. All buildings and structures, storage areas, or other activities  
3 (except sales stands) occurring outside of a residential structure must be at least 20 feet  
4 from any property line.
- 5 (17) School, Preschool and K-12.
- 6 (a) All buildings shall be set back at least 35 feet from all external property lines; and  
7 (b) All buildings shall be set back from all road network elements, except a driveway.  
8 The setback shall be the greater of either 75 feet from the centerline of a road network  
9 element, or 45 feet from the edge of the road network element.
- 10 (18) Service Station Pump Island or Canopy. The following setbacks shall be applied  
11 from all road network elements, except for a driveway:
- 12 (a) The setback for a pump island, where the width of the road network element is less  
13 than 60 feet, shall be 45 feet from the centerline of the road network element.
- 14 (b) The setback for a pump island, where the road network element is 60 feet or wider,  
15 shall be one-half the width of the road network element plus 15 feet.
- 16 (c) The setback for a canopy, where the road network element is less than 60 feet, shall  
17 be 35 feet from the centerline of the road network element.
- 18 (d) The setback for a canopy, where the road network element is 60 feet or wider, shall  
19 be one-half the width of the road network element plus five feet.
- 20 (19) Small Animal Husbandry. All structures used for housing or feeding animals must  
21 be at least 30 feet from all property lines.
- 22 (20) Detached accessory or non-accessory storage structures and private garages with  
23 building footprints over 2,400 square feet must be at least 15 feet from any external  
24 property line; provided, that parcels abutting open space tracts shall have a five-foot  
25 setback from the open space. Storage structures and private garages over 4,000  
26 square feet in size must be set back at least 20 feet from any external property line;  
27 provided, that parcels abutting open space tracts shall have a five-foot setback from the  
28 open space.
- 29 (21) Stormwater Facilities.
- 30 (a) Buildings shall be set back an unobstructed 15 feet from the top of the bank of an  
31 open constructed channel or an open detention or retention pond to allow access by  
32 maintenance equipment.
- 33 (b) Buildings shall be set back 10 feet from the nearest edge of a closed drainage  
34 facility.

1 (c) If the construction of drainage facilities will require a structural setback on adjacent  
2 properties pursuant to subsection (21)(a) or (b) of this section, the owner of the  
3 drainage facility shall obtain a drainage easement or agreement from the affected  
4 adjacent property owner(s) prior to construction approval.

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

9 (23) Swimming or Wading Pool. The pool must be at least five feet from any property  
10 line.

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

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

15 (26) Personal Wireless Telecommunications Service Facilities. The setbacks of a  
16 wireless communications support structure used for a personal wireless  
17 telecommunications service facility shall be measured from the base of the structure to  
18 the property line of the parcel on which it is located. Where guy wire supports are used,  
19 setbacks shall be measured from the base of the guy wire anchored to the ground,  
20 rather than the base of the structure except as provided for in subsection (25)(a) of this  
21 section.

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

26 (b) Wireless communications support structures shall be set back from a property line  
27 with a minimum of 50 feet except as provided for in (c) through (e) of this ~~(section)~~  
28 subsection. For the purposes of this subsection, a wireless communications support  
29 structure's lease area boundaries shall not be considered property lines.

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

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

1 (e) Wireless communications support structures located on parcels adjacent to forest  
2 lands or lands designated local forest shall be set back in accordance with SCC  
3 30.32A.110.

4 (f) To minimize the potential for birds to collide into antenna support structures, personal  
5 wireless telecommunications services facilities shall not be located within the  
6 recommended construction buffer zone for birds listed as priority species by the  
7 Washington Department of Fish and Wildlife as described in its Management  
8 Recommendations for Washington's Priority Species Volume IV: Birds (May 2004), or  
9 listed as endangered or threatened species under the federal Endangered Species Act  
10 (64 CFR 14307), and as amended, unless the applicant demonstrates that the proposed  
11 location will not have a significant impact on such birds.

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

16 (27) Excavation and Processing of Minerals.

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

19 (i) Distance from property line: 50 feet;

20 (ii) Distance from any public road or right-of-way: 50 feet;

21 (iii) Distance from residences: 100 feet; provided, that the residence is located on a  
22 site(s) designated and zoned for residential use;

23 (iv) Distance from parks, schools, hospitals and/or libraries in existence at the time of  
24 permit application: one-fourth mile (1,320 ft);

25 (v) Distance from UGA boundary: one-fourth mile (1,320 ft).

26 (b) No mining, processing or permanent buildings shall be located within the setback.

27 (c) Structures or buildings associated with mineral operations shall be located at least  
28 100 feet from a developed residential property line.

29 (28) Marijuana production and marijuana processing. The minimum setback for outdoor  
30 marijuana production or marijuana processing facilities shall be at least 50 feet from any  
31 property line. The minimum setback for indoor marijuana production or marijuana  
32 processing facilities shall be at least 30 feet from any property line.

33  
34 Section 9. Snohomish County Code Section 30.28A.040, adopted by Amended  
35 Ordinance No. 05-038 on November 30, 2005, is amended to read:

1 **30.28A.040 Exemptions.**

2 The following facilities and activities are exempt from the provisions of this chapter  
3 (except for FAA notification requirements):

- 4 (1) Radar systems for military and civilian communications and navigation;
- 5 (2) Wireless radio utilized for temporary emergency communications in the event of a  
6 disaster declared by the County Executive pursuant to SCC ((~~2-36-055~~)) 2.36.030; and
- 7 (3) Temporary mobile cellular towers used for testing wireless or cellular site  
8 performance not to exceed fourteen days within a 180-day time period. The equipment  
9 for these activities shall not be located in public rights-of-way unless a right-of-way  
10 permit is obtained in accordance with Title 13 SCC.

11  
12 Section 10. Snohomish County Code Section 30.66C.045, adopted by Amended  
13 Ordinance No. 02-064 on December 9, 2002, is amended to read:

14  
15 **30.66C.045 Impact fee calculation formula.**

16 (1) **General.** The formula in this section provides the basis for the impact fee schedule  
17 for each district serving the county. District capital facilities plans shall include a  
18 calculation of its proposed impact fee schedule, by dwelling unit type as provided in  
19 SCC ((~~30.66C.105~~)) 30.66C.100(1), utilizing this formula. In addition, a detailed listing  
20 and description of the various data and factors needed to support the fee calculation is  
21 included herein.

22 (2) **Determination of projected school capacity needs.** Each district shall determine,  
23 as part of its capital facilities plan, projected school capacity needs for the current year  
24 and for not less than the succeeding five-year period. The capital facilities plan shall  
25 also include estimated capital costs for the additional capacity needs, and those costs  
26 provide the basis for the impact fee calculations set forth in this section.

27 (3) **Cost calculation by element.** The fees shall be calculated on a "per dwelling unit"  
28 basis, by "dwelling unit type" as set forth below.

29 (a) **Site acquisition cost element.**

30 
$$\{[B(2) \times B(3)] \div B(1)\} \times A(1) = \text{Site Acquisition Cost Element}$$

31 Where:

32  $B(2)$  = Site Size (in acres, to the nearest 1/10th)

33  $B(3)$  = Land Cost (Per Acre, to the nearest dollar)

34  $B(1)$  = Facility Design Capacity

35  $A(1)$  = Student Factor (for each dwelling unit type)

1 The above calculation shall be made for each of the identified grade levels (e.g.  
2 elementary, middle, junior high and/or senior high). The totals shall then be added with  
3 the result being the "Total Site Acquisition Cost Element" for purposes of the final  
4 school impact fee calculation below.

5 **(b) School construction cost element.**

6  $[C(1) \div B(1)] \times A(1) = \text{School Construction Cost Element}$

7 Where:

8  $C(1) = \text{Estimated Facility Construction Cost}$

9  $B(1) = \text{Facility Design Capacity}$

10  $A(1) = \text{Student Factor (for each dwelling unit type)}$

11 The above calculation shall be made for each of the identified grade levels (e.g.  
12 elementary, middle, junior high and/or senior high). The totals shall then be added and  
13 multiplied by the square footage of permanent facilities divided by the total square  
14 footage of school facilities, with the result being the "Total School Construction Cost  
15 Element" for purposes of the final school impact fee calculation below.

16 **(c) Relocatable facilities (portables) cost element.**

17  $[E(1) \div E(2)] \times A(1) = \text{Relocatable Facilities Cost Element}$

18 Where:

19  $E(1) = \text{Relocatable Facilities Cost}$

20  $E(2) = \text{Relocatable Facilities Student Capacity}$

21  $A(1) = \text{Student Factor (for each dwelling unit type)}$

22 The above calculation shall be made for each of the identified grade levels (e.g.  
23 elementary, middle, junior high and/or senior high). The totals shall then be added and  
24 multiplied by the square footage of relocatable facilities divided by the total square  
25 footage of school facilities, with the result being the "Total Relocatable Facilities Cost  
26 Element" for purposes of the final school impact fee calculation below.

27 **(4) Credits against cost calculation - mandatory.** The following monetary credits  
28 shall be deducted from the calculated cost elements defined above for purposes of  
29 calculating the final school impact fee below.

30 **(a) State match credit.**

31  $D(1) \times D(3) \times D(2) \times A(1) = \text{State Match Credit}$

32 Where:

33  $D(1) = \text{Boeckh Index}$

1 D<sub>(3)</sub> = Square footage of school space allowed per student, by grade  
2 span, by the Office of the Superintendent of Public Instruction

3 D<sub>(2)</sub> = State Match Percentage

4 A<sub>(1)</sub> = Student Factor (for each dwelling unit type)

5 The above calculation shall be made for each of the identified grade levels (e.g.  
6 elementary, middle, junior high and/or senior high). The totals shall then be added with  
7 the result being the "Total State Match Credit" for purposes of the final school impact  
8 fee calculation below.

9 (b) **Tax payment credit.**

10 
$$\left\{ \frac{\{(1 + F_{(1)})^{10}\} - 1}{F_{(1)}(1 + F_{(1)})^{10}} \right\} \times F_{(2)} \times F_{(3)} = \text{Tax Credit}$$

12 Where:

13 F<sub>(1)</sub> = Interest Rate

14 F<sub>(2)</sub> = District Property Tax Levy Rate

15 F<sub>(3)</sub> = Average Assessed Value (for each dwelling unit type)

16 (5) **Adjustments against cost calculation - elective by district.** Recognizing that the  
17 availability of other sources of public funds varies among districts, each district may  
18 provide an additional credit against school impact fees which the district determines will  
19 provide the best balance in system improvement funding within the district, between  
20 school impact fees and other sources of local public funds available to the district. This  
21 adjustment may reduce, but may not increase, the school impact fee from the amount  
22 determined by application of the elements identified above. The adjustment, if any,  
23 applied by the district shall be specified within the district's capital facilities plan adopted  
24 by the county.

25 (6) **Calculation of total impact fee.**

26 (a) The total school impact fee, per dwelling unit, assessed on a development  
27 activity shall be the sum of:

28 Total Site Acquisition Cost Element

29 Total School Construction Cost Element

30 Total Relocatable Facilities Cost Element minus the sum of:

31 Total State Match Credit

32 Total Tax Payment Credit

1 Elective Adjustment by District expressed in Total Dollars per Dwelling Unit,  
2 by Dwelling Unit Type.

- 3 (b) The total school impact fee obligation for each development activity pursuant  
4 to the school impact fee schedule of this ordinance shall be calculated as  
5 follows:

6 Number of Dwelling Units, by Dwelling Unit Type multiplied by  
7 School Impact Fee for Each Dwelling Unit Type less the value of any in-  
8 kind contributions proposed by the school developer and accepted by the  
9 school district, as provided in SCC 30.66C.150.

10  
11 Section 11. Snohomish County Code Section 30.66C.110, adopted by Amended  
12 Ordinance No. 02-064 on December 9, 2002, is amended to read:

13  
14 **30.66C.110 Impact fee schedule - exemptions.**

15 The council may, on a case-by-case basis, grant exemptions to the application of the  
16 fee schedule for low-income housing as defined in (~~chapter 30.94~~) SCC 30.91H.220  
17 and in accordance with the conditions specified under RCW 82.02.060(2). To qualify for  
18 the exemption, the developer shall submit a petition to the director for consideration by  
19 the council prior to application for building permit. Conditions for such approvals shall  
20 meet the requirements of RCW 82.02.060 (2) and include a requirement for a covenant  
21 to assure the project's continued use for low-income housing. The covenant shall be an  
22 obligation that runs with the land upon which the housing is located, and shall be  
23 recorded against the title of the real property.

24 Section 12. Snohomish County Code Section 30.67.535, adopted by Amended  
25 Ordinance No. 12-025 on June 6, 2012, is amended to read:

26  
27 **30.67.535 Fill.**

28 (1) The following general regulations apply to fill within shorelines:

29 (a) Fill is permitted only when used as preparation for a use or modification otherwise  
30 permitted by this SMP, except that fill is only allowed in the 100-year floodplain for the  
31 purpose of flood-proofing a structure or as part of an ecological restoration or  
32 enhancement project.

33 (b) When allowed under 30.67.535(1)(a), use of fill is subject to the following conditions:



- 1 (i) Uses and modifications shall be located and designed to minimize the amount and  
2 extent of fill necessary to accommodate the use. For example, projects should be  
3 designed with pile-supported piers, rather than piers constructed with fill;
- 4 (ii) The perimeter of all fills shall be provided with some means to control erosion.  
5 Nonstructural methods such as vegetation and soil bioengineering shall be used unless  
6 infeasible;
- 7 (iii) The source and content of fill materials to be used shall be approved by the  
8 department prior to deposition. Neither organic materials nor fill materials identified as  
9 solid waste pursuant to SCC ((~~7.25.020(32)~~)) 7.35.020(37) shall be deposited  
10 waterward of the ordinary high water mark;
- 11 (iv) Fills shall not interfere with normal public use of the waters of the state; and
- 12 (v) Dredge spoil disposal used as fill shall comply with SCC 30.67.530.
- 13 (2) In addition to the general regulations contained in SCC 30.67.535(1), the following  
14 shoreline environment designation-specific regulations for fill apply:
- 15 (a) Fill is permitted in the Urban, Rural Conservancy, Resource and Municipal  
16 Watershed Utility environments.
- 17 (b) Fill is permitted in the Urban Conservancy and Natural environments when in  
18 conjunction with an ecological restoration or enhancement project. Otherwise, fill in the  
19 Urban Conservancy and Natural environments is conditionally permitted.
- 20 (c) Fill is permitted in the Aquatic environment when in conjunction with an ecological  
21 restoration or enhancement project. Otherwise, fill in the Aquatic environment is  
22 conditionally permitted and shall be consistent with the following:
- 23 (i) Fill waterward of the ordinary high water mark shall not contain organic materials or  
24 materials identified as solid waste pursuant to SCC ((~~7.35.020(32)~~)) 7.35.020(37). The  
25 source and content of fill materials to be used waterward of the ordinary high water  
26 mark shall be approved by the department prior to deposition; and
- 27 (ii) Fill waterward of the ordinary high water mark shall only be allowed when necessary  
28 to support:
- 29 (A) A water- dependent use with no feasible alternative to fill;
- 30 (B) A transportation facility of statewide significance, an essential public facility or utility,  
31 or a navigational structure with no feasible alternative to fill;

- 1 (C) The cleanup and disposal of contaminated sediments as part of an interagency  
2 environmental cleanup plan; or
- 3 (D) The creation or enhancement of public access.

4 Section 13. Snohomish County Code Section 30.72.020, last amended by Amended  
5 Ordinance No. 13-007 on September 11, 2013, is amended to read:  
6

7 **30.72.020 Type 2 permits and decisions.**

8 The following are processed as Type 2 permits and decisions:

- 9 (1) Conditional use permit;
- 10 (2) Rezones (site-specific);
- 11 (3) Official site plan or preliminary plan approval when combined with a rezone request  
12 in FS, IP, BP, PCB, T, RB, RFS, and RI zones;
- 13 (4) Flood hazard area variance, if combined with a Type 2 application;
- 14 (5) Preliminary subdivision approval;
- 15 (6) Planned residential developments;
- 16 (7) Short subdivision with dedication of a new public road;
- 17 (8) Shoreline substantial development, conditional use, or variance permit if forwarded  
18 pursuant to SCC 30.44.210;
- 19 (9) Shoreline substantial development permit rescission pursuant to SCC (~~30.44.320~~)  
20 30.44.295;
- 21 (10) Boundary line adjustments as provided in SCC 30.41E.020; and
- 22 (11) Development applications in the UC zone as provided in SCC 30.34A.180(2).

23  
24 Section 14. Snohomish County Code Section 30.86.100, last amended by Amended  
25 Ordinance No. 10-086 on October 20, 2010, is amended to read:  
26

27 **30.86.100 Subdivision fees.**

28 **Table 30.86.100 - SUBDIVISION FEES**

29 *OTHER FEES: All necessary fees for subdivision approval/recording are not listed here.*  
30 *Examples of fees not collected by the department include: (1) Applicable private well*

- 1 and septic system approvals (Snohomish Health District); (2) right-of-way permit  
 2 (department/department of public works), see SCC 13.110.020; and (3) subdivision  
 3 recording fees (auditor).

PRE-APPLICATION CONFERENCE FEE)	\$480
PRELIMINARY SUBDIVISION FILING FEE <sup>(1), (2)</sup>	
Base fee	\$4,680
Plus \$ per lot	\$132
Plus \$ per acre	\$78
Total maximum fee	\$21,600
SUBDIVISION MODIFICATIONS	\$1,200
REVISIONS TO APPROVED PRELIMINARY SUBDIVISIONS	
Minor revision-administrative	\$312
Major revision-public hearing	\$1,248
CONSTRUCTION PLAN CHECK FEE <sup>(3)</sup>	
Per lot <del>((5))</del> <sup>(4)</sup>	\$192
Per tract or non-building lot	\$192
ROAD INSPECTION FEE	
Per lot <sup>(4)</sup>	\$192
Per tract or non-building lot	\$192
FINAL SUBDIVISION FEES	
Filing fee	\$2,400
Document check and sign installation fee	\$264/lot and unit cost/sign required
ROAD SECURITY DEVICE ADMINISTRATION FEE <sup>(5)</sup>	
Performance security option <sup>(6)</sup>	\$24.50/Lot
Maintenance security <sup>(7)</sup>	\$31.00/Lot
"MARKUP" CORRECTIONS FEE <sup>(8)</sup>	\$240

SUBDIVISION ALTERATION	PLACEHOLDER POSITION
MODEL HOME FEES <sup>(9)</sup>	
Base fee	\$360
Plus \$ per subdivision NOTE: For reference notes, see table following SCC 30.86.110.	120
PRELIMINARY SUBDIVISION EXTENSION <sup>(10)</sup>	\$500

Reference notes for subdivision and short subdivision fee tables:

(1) A preliminary filing fee consists of the sum of a base fee, a per lot fee, a per acre fee, and a supplemental fee if applicable.

(2) When a preliminary subdivision application is considered in conjunction with a rezone for the same property, the total preliminary subdivision fee shall be reduced by 25 percent. If a preliminary subdivision application is considered in conjunction with a planned residential development, with or without a rezone, the total preliminary subdivision fee shall be reduced by 50 percent. The sum of the above fees shall be limited to \$16,800.

(3) Collected when the preliminary subdivision applicant submits the construction plan.

(4) When three or more contiguous lots are to be developed with a single townhouse building (zero lot line construction), then a plan check fee of \$192.00 per building will be charged and the plan check or inspection fee will not be based on the number of lots.

(5) Paid by the applicant to cover the costs of administering security devices as provided by chapter 30.84 SCC.

(6) This fee applies if the developer elects to carry out minimum improvements using the provisions of SCC 30.41A.410(1)(b) before requesting final approval, and is in addition to subsequent subdivision road inspection fees.

(7) Collected in accordance with SCC 30.41A.410(2).

(8) This fee applies whenever an applicant fails to submit required corrections noted on "markup" final subdivision drawings or other documents during the final subdivision review.

(9) This fee is in addition to the residential building permit fees for plan check, site review and access permit.

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(10) This fee applies to preliminary subdivision approval extensions pursuant to SCC 30.41A.300.

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Section 15. Snohomish County Code Section 30.86.220, last amended by Amended Ordinance No. 12-018 on May 2, 2012, 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, Except: ACU for Expansion of a nonconforming use as provided below	\$180
ACU FOR EXPANSION OF A NONCONFORMING USE	
Base fee	\$1,200
Plus \$ per acre	\$60
Total maximum fee for expansion of a nonconforming use	\$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.	

1 Section 16. Snohomish County Code Section 30.86.300, last amended by Amended  
 2 Ordinance No. 07-108 on November 19, 2007, is amended to read:

3

4 **30.86.300 Special flood hazard areas permit fees.**

**Table 30.86.300 - SPECIAL FLOOD HAZARD AREA PERMIT FEES**

FLOOD HAZARD AREA PERMIT	\$300
FLOOD HAZARD AREA VARIANCE	See Table 30.86.230
PRE-APPLICATION CONFERENCE FEE	\$400
FLOOD HAZARD AREA PERMIT FOR PLAYING FIELDS ON DESIGNATED RECREATIONAL LAND IN ACCORDANCE WITH SCC 30.28.076 ((AND CHAPTER 30.33B SCC))	\$0
FLOOD HAZARD AREA DETERMINATION	\$200
Reference note:	

5

6 Section 17. Snohomish County Code Section 30.86.310, last amended by Amended  
 7 Ordinance No. 14-053 on August 27, 2014, is amended to read:

8

9 **30.86.310 Shoreline Permit Fees**

Shoreline variance	\$1,440
Shoreline single family residence variance	\$800
Shoreline substantial development permit or shoreline conditional use permit:	
Up to \$10,000	\$780
\$10,001 to \$100,000	\$1,560
\$100,001 to \$500,000	\$4,680
\$500,001 to \$1,000,000	\$6,240
More than \$1,000,000	\$7,800
Shoreline permit public hearing (if required)	\$1,248 <sup>(1)</sup>
Shoreline permit exemptions	\$540 <sup>(2)</sup>

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Shoreline fees for playing fields on designated recreational land in accordance with SCC 30.28.076 ((and chapter 30.33B SCC))	\$0
Shoreline permit extension	\$280
Shoreline permit revisions	\$420
Reference Notes: <sup>(1)</sup> The additional fee shall be paid prior to scheduling the proposed permit for public hearing. <sup>(2)</sup> Watershed restoration projects that meet the definition in RCW 89.08.460 are not subject to this fee.	

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2 Section 18. Snohomish County Code Section 30.86.400, last amended by Amended  
3 Ordinance No. 14-060 on August 27, 2014, is amended to read:

4

5 **30.86.400 Construction Code fees.**

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

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

17

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

19

20 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

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22



1 (4) **Commercial pre-application review.**<sup>(1)</sup>

2 **Table 30.86.400(4) - COMMERCIAL PRE-APPLICATION REVIEW**

REVIEW FEE <sup>(2)</sup>	\$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 SGC))	\$0/hour
<p>Reference notes:</p> <p>(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.</p> <p>(2) Includes a conference with only a senior planner in attendance, and does not include review of detailed construction plans and specifications.</p>	

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4 (5) **Base permit fees.**<sup>(1)</sup>

5 **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 SGC))	\$0
<p>Reference notes:</p>	



(1) Base fees shall compensate the department for preliminary application screening and the establishment and administration of the permit application file.

1  
2 (6) Plan review fees.<sup>(1)</sup>

3 **Table 30.86.400(6) - PLAN REVIEW FEES**

<b>PLAN, DRAWING, OR DOCUMENT BEING REVIEWED</b>	
• 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
<b>EXCEPTIONS</b>	
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
<b>ADDITIONAL REVIEW (4)</b>	\$200 or 25% of the plan review fee, whichever is less.
<b>PLAN REVIEW FEE FOR PLAYING FIELDS ON DESIGNATED RECREATIONAL LAND IN ACCORDANCE WITH SCC 30.28.076 ((AND CHAPTER 30.33B SCC))</b>	\$0.
<b>APPLICATION EXTENSION</b>	The fee for the permit application extension includes a percentage of the

	original plan review fee equal to the percentage of work completed plus a \$400 administration fee.
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.	

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**(7) Building permit fees.<sup>(1)</sup>**

**Table 30.86.400(7) - BUILDING PERMIT FEES**

TOTAL BUILDING/STRUCTURAL VALUATION <sup>(2)</sup>	PERMIT FEE <sup>(3)(4)</sup>
\$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
\$2001-\$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

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\$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
PERMIT EXTENSION	The fee for the permit extension includes a percentage of the original permit fee equal to the percentage of work to be completed.
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)	

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

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

<b>CERTIFICATE OF OCCUPANCY</b>	
Home occupation in detached accessory structures	\$100
Temporary or final, when applicant requests phased issuance for each structure or structures	\$100
<b>COMMERCIAL BUILDING CHANGE OF USE OR OCCUPANCY <sup>(1)</sup></b>	
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.	

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**(9) Special inspections and investigation fees.**

**Table 30.86.400(9) - SPECIAL INSPECTIONS AND INVESTIGATION FEES**

<b>BUILDING AND MOBILE HOME PRE-MOVE INSPECTIONS</b>	
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
<b>INSPECTIONS OUTSIDE NORMAL COUNTY BUSINESS HOURS</b>	\$60/hour-2 hour min
<b>INSPECTIONS FOR WHICH NO FEE IS OTHERWISE INDICATED</b>	\$60/hour -2 hour min
<b>REINSPECTION FEE <sup>(1)</sup></b>	\$60
<b>INVESTIGATION PENALTY <sup>(2)</sup></b>	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	

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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.

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(10) Miscellaneous review and permit fees. <sup>(1)</sup>

**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	50% of site review fee
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



PRE-APPLICATION DESIGN REVIEW	\$2,500
ROOFING PERMIT <sup>(2)</sup>	
11 to 25 squares	\$37
More than 25 squares	\$55
SITE REVIEW FOR NEW BUILDINGS OR ADDITIONS <sup>(3)</sup>	\$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 19. Snohomish County Code Section 30.86.525, last amended by Amended Ordinance No. 13-042 on July 10, 2013, 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)**

<u>Activity</u>	Fees
Third and subsequent reviews	50% of original fee
Additional work not covered by the fees listed below	\$96/hour
<b>SHORT SUBDIVISIONS</b>	
Critical Area Site Evaluation	\$180
Critical Area Review	\$300
<b>SINGLE FAMILY RESIDENTIAL (SFR) DWELLINGS DUPLEXES, AND ACCESSORY STRUCTURES, AND COMMERCIAL STRUCTURES 8,000 SQUARE FEET OR LESS</b>	
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
<b>ALL OTHER PERMITS <sup>(1)</sup></b>	
Critical area study (CAS) review pursuant to SCC 30.62A.140, 30.62B.140 and/or 30.62C.140	\$720
Habitat management plan (HMP) review pursuant to SCC 30.62A.460	\$720
Wetland Certification	\$2,000
<b>MITIGATION PERFORMANCE - Monitoring, inspection, and administration of the performance</b>	\$96/hour

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security required for mitigation planting pursuant to SCC 30.62A.150	
SEPA MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS) <sup>(2)</sup> <sup>(3)</sup>	SEPA MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS) <sup>(2)</sup> <sup>(3)</sup>
Review fee for wetland and related critical areas mitigation	\$720
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 SCC 30.62A.470(2)	\$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>	

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- 2 Section 20. Snohomish County Code Section 30.91B.130, adopted by Amended
- 3 Ordinance No. 02-064 on December 9, 2002, is repealed.



- 1  
2 Section 21. Snohomish County Code Section 30.91H.180, adopted by Amended  
3 Ordinance No. 02-064 on December 9, 2002, is repealed.  
4  
5 Section 22. Snohomish County Code Section 30.91H.200, adopted by Amended  
6 Ordinance No. 02-064 on December 9, 2002, is repealed.  
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8 Section 23. Snohomish County Code Section 30.91H.210, adopted by Amended  
9 Ordinance No. 02-064 on December 9, 2002, is repealed.  
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11 Section 24. Snohomish County Code Section 30.91H.230, adopted by Amended  
12 Ordinance No. 02-064 on December 9, 2002, is repealed.  
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14 Section 25. Snohomish County Code Section 30.91H.240, adopted by Amended  
15 Ordinance No. 02-064 on December 9, 2002, is repealed.  
16  
17 Section 26. Snohomish County Code Section 30.91I.050, "Innovative neighborhood  
18 design," adopted by Amended Ordinance No. 02-064 on December 9, 2002, is  
19 repealed.  
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21 Section 27. Snohomish County Code Section 30.91P.245, adopted by Amended  
22 Ordinance No. 06-004 on March 15, 2006, is repealed.  
23  
24 Section 28. Snohomish County Code Section 30.91P.370, adopted by Amended  
25 Ordinance No. 02-064 on December 9, 2002, is repealed.  
26  
27 Section 29. Snohomish County Code Section 30.91U.080, adopted by Amended  
28 Ordinance No. 02-064 on December 9, 2002, is repealed.  
29  
30 Section 30. Severability and savings. If any section, sentence, clause or phrase of this  
31 ordinance shall be held to be invalid or unconstitutional by the Growth Management  
32 Hearings Board or a court of competent jurisdiction, such invalidity or unconstitutionality  
33 shall not affect the validity or constitutionality of any other section, sentence, clause, or  
34 phrase of this ordinance. Provided, however, that if any section, sentence, clause, or  
35 phrase of this ordinance is held to be invalid by a court of competent jurisdiction, then  
36 the section, sentence, clause, or phrase in effect prior to the effective date of this  
37 ordinance shall be in full force and effect for that individual section, sentence, clause, or  
38 phrase as if this ordinance had never been adopted.  
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1 PASSED by a vote of four for and zero against, with four members, present this 18<sup>th</sup> day  
2 of March, 2015.  
3  
4

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

5  
6 ATTEST:

7   
8 \_\_\_\_\_  
9 Clerk of the Council

  
\_\_\_\_\_   
Council Chairperson

10  
11  APPROVED

12  
13 ( ) EMERGENCY

14  
15 ( ) VETOED

16 DATE: 3/23/15

17  
18  
19  
20  
21 ATTEST:   
22 \_\_\_\_\_

  
\_\_\_\_\_   
County Executive

23  
24  
25  
26  
27 Approved as to form only:  
28  
29

30  
31 \_\_\_\_\_  
32 Deputy Prosecuting Attorney  
33  
34  
35  
36  
37  
38  
39