

1 APPROVED: 05/06/15  
2 EFFECTIVE: 06/15/15

3 SNOHOMISH COUNTY COUNCIL  
4 Snohomish County, Washington

5  
6 AMENDED ORDINANCE NO. 15-009

7  
8 RELATING TO GROWTH MANAGEMENT, REVISING REGULATIONS FOR  
9 MARIJUANA BUSINESSES AND AMENDING SECTIONS 30.22.110 AND  
10 30.22.130 OF THE SNOHOMISH COUNTY CODE

11  
12 WHEREAS, chapter 69.51A RCW provides that qualifying patients or their  
13 designated care providers may create and participate in collective gardens to produce,  
14 process, transport, and deliver cannabis for medical use; and

15  
16 WHEREAS, chapter 69.50 RCW regulates production, processing, and retail  
17 sales of marijuana; and

18  
19 WHEREAS, this ordinance does not address the legality of the conduct  
20 associated with marijuana and should not be construed as approval of such uses or  
21 waiver of any applicable county, state, or federal laws; and

22  
23 WHEREAS, the Growth Management Act, Chapter 36.70A RCW (GMA), requires  
24 Snohomish County ("County") to regulate land use and development within the County's  
25 jurisdiction; and

26  
27 WHEREAS, the County Council finds a legitimate governmental interest exists in  
28 regulating the location of marijuana businesses in unincorporated Snohomish County;  
29 and

30  
31 WHEREAS, the County Council has determined that the code amendments  
32 contained in this ordinance promote a county purpose as established under RCW  
33 36.70A.130 and Chapter 30.73 SCC; and

34  
35 WHEREAS, the Snohomish County Planning Commission ("Planning  
36 Commission") held a briefing on November 18, 2014, concerning the code amendments  
37 contained in this ordinance; and

38  
39 WHEREAS, the Planning Commission held a public hearing on December 16  
40 and 17, 2014, to receive public testimony concerning the code amendments contained  
41 in this ordinance; and

42  
43 WHEREAS, at the conclusion of the Planning Commission's public hearing, the  
44 Planning Commission voted to recommend a set of recommended policy changes  
45 different from the original ordinance, as set forth in its recommendation letter dated  
46 January 13, 2015; and

1 WHEREAS, on March 4, 2015, and continued to March 25, 2015, April 15, 2015,  
2 and May 6, 2015, the County Council held a public hearing after proper notice, and  
3 considered public comments and the entire record related to the code amendments  
4 contained in this ordinance; and

5  
6 WHEREAS, following the public hearing, the County Council deliberated on the  
7 code amendments contained in this ordinance;

8  
9 NOW, THEREFORE, BE IT ORDAINED:

10  
11 Section 1. The County Council adopts the following findings in support of this  
12 ordinance:

- 13  
14 A. The foregoing recitals are adopted as findings as if set forth in full herein.  
15  
16 B. This proposal is consistent with the following goals, objectives and policies  
17 contained in the County's GMA Comprehensive Plan:  
18  
19 1. Objective LU 2.E "Provide for reasonable flexibility in land use regulation and  
20 planned mixing of uses, where appropriate, while maintaining adequate  
21 protection for existing neighborhoods."  
22  
23 2. Goal LU 6 "Protect and enhance the character, quality, and identity of rural  
24 areas."  
25  
26 3. Goal HO 2 "Ensure the vitality and character of existing residential  
27 neighborhoods."  
28  
29 4. Objective ED 1.A "Snohomish County shall endeavor to provide a good  
30 quality of life for residents and businesses – recognizing that business can  
31 thrive only in a healthy community."  
32  
33 C. Procedural requirements.  
34  
35 1. This ordinance is consistent with state law and chapter 30.73 SCC.  
36  
37 2. State Environmental Policy Act, Chapter 43.21C RCW ("SEPA"),  
38 requirements with respect to this non-project action have been satisfied through  
39 the completion of an environmental checklist and the issuance of a determination  
40 of non-significance on January 15, 2015.  
41  
42 3. Pursuant to RCW 36.70A.106(1), a notice of intent to adopt this ordinance  
43 was transmitted to the Washington State Department of Commerce for  
44 distribution to state agencies on January 2, 2015.  
45  
46 4. The public participation process used in the adoption of this ordinance has  
47 complied with all applicable requirements of the GMA and the SCC.  
48

- 1 5. Based on public testimony and written comments at the hearings on March 4  
2 and April 15, 2015, the County Council considered changes to some of the  
3 amendments that were available for review and comment prior to the public  
4 hearing. RCW 36.70A.035(2)(b)(ii) allows an amendment to be considered  
5 after the opportunity for public review and comment has passed when the  
6 proposed change is within the scope of the alternatives available for public  
7 comment. RCW 36.70A.035(2)(b)(iii) allows an amendment to be considered  
8 after the opportunity for public review and comment has passed when the  
9 proposed change corrects typographical errors, corrects cross-references,  
10 makes address or name changes, or clarifies language of a proposed  
11 ordinance or resolution without changing its effect. All amendments adopted  
12 by the County Council that were not available for review and comment prior to  
13 the public hearing satisfy one of these criteria for consideration in RCW  
14 36.70A.035(2)(b). The scope of alternatives available for public comment in  
15 advance of the hearing included prohibiting marijuana production and  
16 processing in rural areas and allowing it with some conditions. The final  
17 changes to amendments adopted by the County Council based on public  
18 review and comment fall within that range.  
19
- 20 6. As required by RCW 36.70A.370, the Washington State Attorney General last  
21 issued an advisory memorandum in December of 2006 entitled "Advisory  
22 Memorandum: Avoiding Unconstitutional Takings of Private Property" to help  
23 local governments avoid the unconstitutional taking of private property. The  
24 process outlined in the State Attorney General's 2006 advisory memorandum  
25 was used by the County in objectively evaluating the regulatory changes  
26 proposed by this ordinance.  
27

28 D. This ordinance is consistent with the record.  
29

- 30 1. This ordinance amends the regulations adopted in Amended Ordinance No.  
31 13-086. The findings, conclusions, and legislative record of that Ordinance,  
32 along with all of the new information, public input, and experience gained from  
33 the first year of the new I-502 marijuana industry and an additional year of the  
34 medical marijuana industry are part of the record that supports the revised  
35 regulations in this ordinance.  
36
- 37 2. Most of the provisions of Amended Ordinance No. 13-086 are unchanged by  
38 this ordinance. Marijuana businesses continue to be allowed in most of the  
39 zones where they have ever been allowed.  
40
- 41 3. The siting of marijuana production and processing facilities in the Rural 5-acre  
42 (R-5) zone has generated significant citizen concerns about the compatibility  
43 of such facilities with the existing rural character of the area. Additional  
44 regulations are necessary to protect rural communities.  
45
- 46 4. The number of medical marijuana collective gardens in the Clearview area  
47 has increased recently to a level that has generated significant citizen  
48 concerns about the impact that so many marijuana businesses can have on a

1 community. Any further increase in the concentration of marijuana  
2 businesses, including licensed retailers, in that area would exacerbate the  
3 problem. Additional regulations are necessary to reduce potential future  
4 impacts of overconcentration of marijuana businesses.  
5

- 6 5. Marijuana businesses licensed by the state under I-502 are prohibited from  
7 locating within 1,000 feet of sensitive uses such as schools and parks.  
8 Medical marijuana businesses are not subject to any state licensing  
9 requirements prohibiting them within 1,000 feet of those sensitive uses. The  
10 impacts of medical marijuana businesses near schools, parks, and other  
11 sensitive uses are similar to the impacts of I-502 marijuana businesses in  
12 those areas. Since the state does not address the impacts of medical  
13 marijuana businesses near sensitive uses, additional local regulations are  
14 required to do that.  
15
- 16 6. Section 8 amends SCC 30.22.110 to make marijuana processing and  
17 marijuana production prohibited uses in the R-5 zone until a future time when  
18 the impacts of these new land uses are better understood. Marijuana  
19 processing and marijuana production continue to remain permitted uses in the  
20 following urban, rural and resource zones: Industrial Park, Business Park,  
21 Light Industrial, Heavy Industrial, Agricultural 10 and Rural Industrial.  
22
- 23 7. Section 8 also amends SCC 30.22.110 to make marijuana retail and  
24 marijuana collective garden dispensaries or access points a prohibited use in  
25 the CRC zone. Marijuana retail and collective garden dispensaries or access  
26 points are similar to retail uses and liquor stores and continue to remain  
27 permitted uses in the following urban and rural zones: Neighborhood  
28 Business, Planned Community Business, Commercial Business, General  
29 Commercial, Business Park, Light Industrial, Heavy Industrial, Urban Center  
30 and Rural Business.  
31
- 32 8. Section 8 also amends SCC 30.22.110 to make marijuana collective gardens  
33 a prohibited use in the CRC zone. Marijuana collective gardens continue to  
34 remain a permitted use in the following urban and rural zones: Industrial Park,  
35 Business Park, Light Industrial, Heavy Industrial and Rural Industrial.  
36
- 37 9. Section 9 amends SCC 30.23.130 to clarify that marijuana uses in the A-10  
38 zone are subject to the same regulations as agricultural uses in the A-10 zone  
39 except as specifically provided by Title 30 and state law. Consistent with  
40 WAC 314-55-077, marijuana production includes producing, harvesting,  
41 trimming, drying, curing, and packaging marijuana into lots for sale at  
42 wholesale, and it is allowed indoors and outdoors, including in nonrigid  
43 greenhouses and other structures.  
44
- 45 10. In June of 2013, the Tulalip Tribes and the County adopted a Memorandum of  
46 Understanding aimed at improving land use coordination and cooperative  
47 problem-solving.  
48

- (a) The main objectives of the coordinated land use planning process are to reduce conflicts between the governments in land use policies, zoning and processes and achieve Comprehensive Plan alignment.
- (b) In honor of the County's government to government relationship with the Tribes and considering the progress being made toward plan alignment, the County does not wish to create any new land use conflicts.
- (c) The Tulalip Tribes have publicly stated that marijuana is illegal on the Tulalip Indian Reservation, without exception.
- (d) Therefore, the County prohibits marijuana-related facilities on all land subject to County land use regulations lying within the exterior boundaries of the Tulalip Indian Reservation.

Section 2. The County Council makes the following conclusions:

- A. The proposal is consistent with the goals, objectives and policies of the County's GMA Comprehensive Plan.
- B. The proposal is consistent with Washington State law and the Snohomish County Code.
- C. The County has complied with all SEPA requirements in respect to this non-project action.
- D. The regulations proposed by this ordinance do not result in an unconstitutional taking of private property for a public purpose.
- E. This ordinance is necessary to prevent marijuana facilities from locating in areas where they would be detrimental to the public health, safety and welfare.

Section 3. The County Council bases its findings and conclusions on the entire record of the County Council, including all testimony and exhibits. Any finding which should be deemed a conclusion, and any conclusion which should be deemed a finding, is hereby adopted as such.

Section 4. Emergency Ordinance No. 14-086, adopted on October 1, 2014, is repealed.

Section 5. Emergency Ordinance No. 14-087, adopted on September 29, 2014, is repealed.

Section 6. Ordinance No. 15-012, adopted on March 4, 2015, is repealed.

Section 7. Ordinance No. 15-013, adopted on March 4, 2015, is repealed.

Section 8. Snohomish County Code Section 30.22.110, last amended by Amended Ordinance No. 15-017 on May 6, 2015, is amended to read:

30.22.110 Rural and Resource Use Matrix

Type of Use	Rural Zones								Resource Zones				
	RD	RRT-10	R-5	RB	CRC	RFS	RI	F	F&R	A-10	MC		
Accessory Apartment <sup>62</sup>	A	A	A	A				A	A	A	A		
Agriculture <sup>41</sup>	P	P	P	P	P	P	P	P	P	P	P		
Airport: Stage 1 Utility <sup>1</sup>	C	C	C <sup>115</sup>					C					
Antique Shop	C		C <sup>45, 115</sup>	P <sup>79</sup>	P								
Art Gallery <sup>41</sup>	C		C <sup>115</sup>	P <sup>79</sup>	P						P		
Asphalt Batch Plant & Continuous Mix Asphalt Plant													
Auto Repair, Minor				P <sup>78</sup>	P	P							
Auto Towing	C		C										
Bakery				P <sup>78</sup>	P								
Bakery, Farm <sup>97</sup>	P	P	P	P		P		P	P	P			
Bed and Breakfast Guesthouse <sup>58</sup>	C		C <sup>115</sup>	P				C	C	A			
Bed and Breakfast Inn <sup>58</sup>	C		C <sup>115</sup>	P				C	C	C			
Boarding House	P <sup>15</sup>	P <sup>15</sup>	P <sup>15, 115</sup>					P <sup>15</sup>		P <sup>15</sup>			
Boat Launch, Commercial <sup>31</sup>		C							C				
Boat Launch, Non-commercial <sup>31</sup>	C		C	C				C	C				
Campground								A <sup>32, 127</sup>	C <sup>32</sup>				
Caretaker's Quarters	P		C				P				P		
Cemetery, Columbarium, Crematorium, Mausoleum <sup>41</sup>	P		C <sup>115</sup>										
Church <sup>41, 129</sup>	P		C <sup>115</sup>	C	P								
Cold Storage							P						
Commercial Vehicle Home Basing			C <sup>33</sup>										

Type of Use	Rural Zones										Resource Zones			
	RD	RRT-10	R-5	RB	CRC	RFS	RI	F	F&R	A-10	MC			
Commercial Vehicle Storage Facility				C			P							
Community Club	P		C <sup>115</sup>	P	P									
Community Facilities for Juveniles <sup>103</sup>														
1 to 8 residents			P <sup>102, 115</sup>	P	P									
9 to 24 residents			S <sup>103, 115</sup>	P	P									
Construction Contracting				P <sup>60, 81</sup>										
Country Club	C		C <sup>115</sup>	P										
Craft Shop <sup>21</sup>				P										
Dams, Power Plants, & Associated Uses									P					
Day Care Center <sup>2, 129</sup>	P		C <sup>115</sup>	P	P	P								
Distillation of Alcohol	C <sup>34</sup>		C <sup>34, 115</sup>							C <sup>34</sup>				
Dock & Boathouse, Private, Non-commercial <sup>3, 41</sup>	P	P	P	P				P	P	P				
Drug Store				P <sup>79</sup>	P									
Dwelling, Duplex	P	P	P					P		P				
Dwelling, Mobile Home	P	P	P		P <sup>6</sup>			P	P	P	P			
Dwelling, Single Family	P	P	P		P			P	P	P	P			
Equestrian Center <sup>41, 70, 72</sup>	P	C	C <sup>115</sup>					C	P	C <sup>70</sup>				
Excavation & Processing of Minerals <sup>28</sup>	A, C	A, C	A, C				A, C	A, P, C	A, C		A, C			
Explosives, Storage	C	C	C				C	P	C		C			
Fabrication Shop							P							
Fallout Shelter, Individual	P	P	P <sup>115</sup>	P	P	P	P	P	P	P	P			
Fallout Shelter, Joint <sup>7</sup>	P	P	P	P	P	P	P	P	P	P	P			
Family Day Care Home <sup>8, 130</sup>	P		P <sup>115</sup>	P	P			P		P	P			

Type of Use	Rural Zones										Resource Zones				
	RD	RRT-10	R-5	RB	CRC	RFS	RI	F	F&R	A-10	MC				
<b>Farm Product Processing</b> Up to 5,000 sq ft Over 5,000 sq ft <sup>94</sup>	P	P	P <sup>115</sup>	P			P	P		P					
	A	A	A <sup>115</sup>	A			A	A		A					
<b>Farm Support Business</b> <sup>94</sup>	A	A	A <sup>115</sup>	A			P			A					
<b>Farm Stand</b> Up to 400 sq ft <sup>9</sup> 401 - 5,000 sq ft <sup>99, 100</sup>	P	P	P <sup>100, 115</sup>	P	P	P	P	P	P	P	P				
	P	P	P, A <sup>100</sup>	P	P	P	P	P	P	P					
<b>Farm Workers Dwelling</b>										P <sup>10</sup>					
<b>Farmers Market</b> <sup>93</sup>	P	P	P <sup>101</sup>	P	P	P	P			P					
<b>Farmland Enterprises</b> <sup>95</sup>		A	A <sup>115</sup>							A					
<b>Fish Farm</b>	P	P	P <sup>115</sup>					P	P	P					
<b>Fix-it Shop</b>				P <sup>78</sup>	P		P								
<b>Forestry</b>	P	P	P				P	P	P	P	P				
<b>Forestry Industry Storage &amp; Maintenance Facility</b>	P <sup>30</sup>	P					P	P	P						
<b>Foster Home</b>	P	P	P	P				P		P					
<b>Garage, Detached Private Accessory</b> <sup>60</sup> Up to 2,400 sq ft 2,401 - 4,000 sq ft on More than 3 Acres <sup>41, 59</sup> 2,401 - 4,000 sq ft on Less than 3 acres <sup>41, 59</sup> 4,001 sq ft and Greater <sup>41, 59</sup>	P	P	P	P	P	P	P	P	P		P				
	P	P	P	P	P	P	P	P	P		P				
	A	A	A	A	A	A	A	A	A		A				
	C	C	C	C	C	C	C	C	C		C				
<b>Garage, Detached Private Non-accessory</b> <sup>60</sup> Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P	P	P				
	P	P	P	P	P	P	P	P	P	P	P				



Type of Use	Rural Zones								Resource Zones				
	RD	RRT-10	R-5	RB	CRC	RFS	RI	F	F&R	A-10	MC		
2,401 sq ft and greater <sup>41, 99</sup>	C	C	C	C	C	C	C	C	C	C	C		
Golf Course and Driving Range <sup>30</sup>	C		C <sup>115</sup>							C <sup>74</sup>			
Government Structures & Facilities <sup>27, 41</sup>	C	C	C <sup>115</sup>	C	P		C	C	C		C		
Greenhouse, Lath House, Nurseries; <sup>52</sup> Retail	P	P	P <sup>115</sup>	P	P		P	P		P			
Greenhouse, Lath House, Nurseries; <sup>52</sup> Wholesale	P	P	P <sup>115</sup>	P	P		P	P		P			
Grocery Store				P <sup>80</sup>	P	P <sup>80</sup>							
Grooming Parlor					P								
Guesthouse <sup>85</sup>	P	P	P	P				P	P				
Hardware Store				P <sup>80</sup>	P					P			
Hazardous Waste Storage & Treatment Facilities Onsite <sup>65</sup>	P			P	P	P	P	P	P				
Health and Social Service Facility <sup>90</sup>													
Level I	P	P	P <sup>115</sup>	P	P			P	P		P		
Level II <sup>41, 91, 129</sup>			C <sup>115</sup>	C									
Level III													
Home Improvement Center				P <sup>80</sup>	P								
Home Occupation <sup>11, 84</sup>	P <sup>64</sup>	P <sup>64</sup>	P <sup>64</sup>	P <sup>64</sup>	P			P <sup>64</sup>	P <sup>64</sup>	P <sup>64</sup>	P <sup>64</sup>		
Homestead Parcel <sup>40</sup>	C		C <sup>115</sup>							C			
Hotel/Motel				P		P							
Kennel, <sup>41</sup> Commercial <sup>12, 130</sup>	P	P	P <sup>115</sup>					P		C			
Kennel, <sup>41</sup> Private-Breeding <sup>13</sup>	P	P	P					P		P			
Kennel, <sup>41</sup> Private-Non-Breeding <sup>13</sup>	P	P	P	P				P		P			
Kitchen, farm	P	P	P	P			P			P			

Type of Use	Rural Zones										Resource Zones				
	RD	RRT-10	R-5	RB	CRC	RFS	RI	F	F&R	A-10	MC				
Library <sup>41</sup>	C		C <sup>115</sup>	P											
Licensed Practitioner <sup>29, 41</sup>				P <sup>79</sup>											
Livestock Auction Facility	C <sup>48</sup>		C <sup>48, 115</sup>		P		P			C <sup>48</sup>					
Locksmith				P	P										
Log Scaling Station <sup>130</sup>	C	C	C <sup>115</sup>				P	P	P	P					
Lumberyard							P								
Manufacturing - All Other Forms Not Specifically Listed <sup>83</sup>				C			C								
Marijuana Collective Garden <sup>124, 126</sup>					((P))		P								
Marijuana Collective Garden Dispensary, or Access Point <sup>124, 126</sup>				P	((P))										
Marijuana Processing <sup>124</sup>			((P <sup>115</sup> ))				P			P					
Marijuana Production <sup>124</sup>			((P <sup>115</sup> ))				P			P					
Marijuana Retail <sup>124</sup>				P	((P))										
Metal Working Shop				P <sup>78</sup>			P								
Mini-equestrian Center <sup>41, 72</sup>	P	P	P <sup>115</sup>	P			P	P	P	P <sup>71</sup>					
Model Hobby Park <sup>75, 130</sup>			A <sup>115</sup>							A					
Model House/Sales Office	P	P	P <sup>115</sup>					P	P						
Motocross Racetrack <sup>129</sup>			C <sup>113</sup>						C <sup>113</sup>						
Motor Vehicle & Equipment Sales					P <sup>23</sup>										
Museum <sup>41, 130</sup>	C		C <sup>115</sup>	P						C <sup>61</sup>					
Office, General				P	P										
Off-road vehicle use area, private									C <sup>109</sup>						
Park, Public <sup>14, 130</sup>	P	P	P	P	P		P	P	P	P	P				

Type of Use	Rural Zones										Resource Zones			
	RD	RRT-10	R-5	RB	CRC	RFS	RI	F	F&R	A-10	MC			
Park-and-Pool Lot				P	P	P	P							
Park-and-Ride Lot	C	C	C	P		P		C	C					
Personal Services Shop				P <sup>79</sup>	P									
Personal Wireless Communications Facilities <sup>27</sup> , 41, 104, 105, 106, 130	C	C	C	C	C	C	C	C	C	C	C			
Petroleum Products & Gas Storage - Bulk							P <sup>43</sup>							
Print shop				P										
Public Events/Assemblies on Farmland <sup>96</sup>										P				
Race Track <sup>24, 41, 129</sup>			C <sup>115</sup>											
Railroad Right-of-way	C	C	C <sup>115</sup>		P		P	C	C	C	C			
Recreational Facility Not Otherwise Listed <sup>98</sup>	C		C <sup>115</sup>		P		P <sup>79</sup>	A, C <sup>127</sup>	A, C <sup>127</sup>	C				
Recreational Vehicle <sup>19</sup>	P	P	P					P	P	P				
Recreational Vehicle Park									C					
Resort									C					
Restaurant				P <sup>90</sup>	P	P								
Retail Store				P <sup>90</sup>	P									
Rural Industries <sup>41</sup>	P <sup>25</sup>													
Sanitary Landfill <sup>129</sup>	C	C	C <sup>115</sup>					C			C			
Sawmill	C <sup>26</sup>	C <sup>26</sup>	C <sup>26, 115</sup>				P	P	P					
Schools														
K-12 & Preschool <sup>41, 68, 129</sup>	C		C <sup>115</sup>	P										
College <sup>41, 68</sup>	C		C <sup>115</sup>											
Other <sup>41, 68</sup>				C			C							

Type of Use	Rural Zones							Resource Zones				
	RD	RRT-10	R-5	RB	CRC	RFS	RI	F	F&R	A-10	MC	
Second Hand Store				P <sup>78</sup>	P							
Service Station <sup>41</sup>				P	P	P						
Shake & Shingle Mill	C <sup>26</sup>	C <sup>26</sup>	C <sup>26, 115</sup>				P	P				
Shooting Range <sup>92</sup>	C	C	C					C				
Sludge Utilization <sup>39</sup>	C	C, P <sup>50</sup>	C <sup>115</sup>					C		C	C <sup>56</sup>	
Small Animal Husbandry <sup>41</sup>	P		P		P			P	P	P	P	
Specialty Store				P <sup>78</sup>	P							
Stables	P	P	P	P			P	P	P	P		
Stockyard or Slaughter House <sup>129</sup>							C <sup>48</sup>					
Storage, Retail Sales Livestock Feed			P <sup>54, 115</sup>	P			P			P		
Storage Structure, Accessory <sup>80</sup>												
Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P	P	P	
2,401 - 4,000 sq ft on More than 3 Acres <sup>41, 59</sup>	P	P	P	P	P	P	P	P	P	P	P	
2,401 - 4,000 sq ft on Less than 3 acres <sup>41, 59</sup>	A	A	A	A	A	A	A	A	A	A	A	
4,001 sq ft and Greater <sup>41, 59</sup>	C	C	C	C	C	C	C	C	C	C	C	
Storage Structure, Non-accessory <sup>80</sup>												
Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P	P	P	
2,401 sq ft and greater <sup>41, 59</sup>	C	C	C	C	C	C	C	C	C	C	C	
Studio <sup>41</sup>	C <sup>77</sup>		C <sup>77, 115</sup>									
Swimming/Wading Pool <sup>17, 41</sup>	P	P	P					P	P	P	P	
Tavern <sup>41</sup>				P	P							
Temporary Dwelling During Construction	A	A	A	A	A	A	A	A	A	A	A	
Temporary Dwelling For Relative <sup>18</sup>	A	A	A					A	A	A	A	

Type of Use	Rural Zones										Resource Zones			
	RD	RRT-10	R-5	RB	CRC	RFS	RI	F	F&R	A-10	MC			
Temporary Logging Crew Quarters								P	P					
Temporary Residential Sales Coach <sup>73</sup>	A		A <sup>115</sup>											
Temporary Woodwaste Recycling <sup>63</sup>	A						A	A						
Temporary Woodwaste Storage <sup>63</sup>	A							A						
Tire Store					P									
Tool Sales & Rental				P	P									
Transit Center	C	C	C <sup>115</sup>	P		P		C	C					
Ultralight Airpark <sup>20</sup>	C	C	C <sup>115</sup>					C						
Utility Facilities, Electromagnetic Transmission & Receiving Facilities <sup>27, 129</sup>	C	C	C	C	P	C	P	C	C	C	C			
Utility Facilities, Transmission Wires or Pipes & Supports <sup>27</sup>	P	P	P	P	P	P	P	P	P	P	P			
Utility Facilities - All Other Structures <sup>27, 41, 130</sup>	C	C	C	C	P	C	P	C	C	C	C			
Veterinary Clinic	P		C <sup>115</sup>	P	P					C				
Wedding Facility <sup>87, 130</sup>		P	P <sup>115</sup>							P				
Woodwaste Recycling <sup>57</sup>	C	C	C				C	C						
Woodwaste Storage <sup>57</sup>	C	C	C				C	C						
Yacht/Boat Club				P			P							

P - Permitted Use	<p>A blank box indicates a use is not allowed in a specific zone.  Note: Reference numbers within matrix indicate special conditions apply; see SCC 30.22.130.  Check other matrices in this chapter if your use is not listed above.</p>
A - Administrative Conditional Use	
C - Conditional Use	
S - Special Use	

1  
2 Section 9. Snohomish County Code Section 30.22.130, last amended by  
3 Amended Ordinance No. 15-017 on May 6, 2015, is amended to read:  
4

5 **30.22.130 Reference notes for use matrix.**  
6

7 (1) Airport, Stage 1 Utility:

- 8 (a) Not for commercial use and for use of small private planes;  
9 (b) In the RU zone, they shall be primarily for the use of the resident property  
10 owner; and  
11 (c) When the airport is included in an airpark, the disclosure requirements of SCC  
12 30.28.005 shall apply.

13 (2) Day Care Center:

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

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

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

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

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

45 (6) Dwelling, Mobile Home:

- 46 (a) Shall be multi-sectioned by original design, with a width of 20 feet or greater  
47 along its entire body length;  
48 (b) Shall be constructed with a non-metallic type, pitched roof;

- 1 (c) Except where the base of the mobile home is flush to ground level, shall be  
2 installed either with:  
3 (i) skirting material which is compatible with the siding of the mobile home;  
4 or  
5 (ii) a perimeter masonry foundation;  
6 (d) Shall have the wheels and tongue removed; and  
7 (e) In the RU zone the above only applies if the permitted lot size is less than  
8 20,000 square feet.

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

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

13 (8) Family Day Care Home:

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

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

17 (9) Farm Stand:

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

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

22 (10) Farm Worker Dwelling:

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

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

28 (c) The number of farm worker dwellings shall be limited to one per each 40  
29 acres under single contiguous ownership to a maximum of six total dwellings,  
30 with 40 acres being required to construct the first accessory dwelling unit.

31 Construction of the maximum number of dwelling units permitted shall be  
32 interpreted as exhausting all residential potential of the land until such time as  
33 the property is legally subdivided; and

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

41 (11) Home Occupation: See SCC 30.28.050.

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

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

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

- 1 (a) No bleachers are permitted if the site is less than five acres in size;  
2 (b) All lighting shall be shielded to protect adjacent properties; and  
3 (c) No amusement devices for hire are permitted.
- 4 (15) Boarding House: There shall be accommodations for no more than two persons.  
5 (16) RESERVED for future use (Social Service Center - DELETED by Amended Ord.  
6 04-010 effective March 15, 2004)
- 7 (17) Swimming/Wading Pool (not to include hot tubs and spas): For the sole use of  
8 occupants and guests:  
9 (a) No part of the pool shall project more than one foot above the adjoining  
10 ground level in a required setback; and  
11 (b) The pool shall be enclosed with a fence not less than four feet high, of  
12 sufficient design and strength to keep out children.
- 13 (18) Temporary Dwelling for a relative:  
14 (a) The dwelling shall be occupied only by a relative, by blood or marriage, of the  
15 occupant(s) of the permanent dwelling;  
16 (b) The relative must receive from, or administer to, the occupant of the other  
17 dwelling continuous care and assistance necessitated by advanced age or  
18 infirmity;  
19 (c) The need for such continuous care and assistance shall be attested to in  
20 writing by a licensed physician;  
21 (d) The temporary dwelling shall be occupied by not more than two persons;  
22 (e) Use as a commercial rental unit shall be prohibited;  
23 (f) The temporary dwelling shall be situated not less than 20 feet from the  
24 permanent dwelling on the same lot and shall not be located in any required yard  
25 of the principal dwelling;  
26 (g) A land use permit binder shall be executed by the landowner, recorded with  
27 the Snohomish County auditor and a copy of the recorded document submitted  
28 to the department for inclusion in the permit file;  
29 (h) Adequate screening, landscaping, or other measures shall be provided  
30 pursuant to SCC 30.25.028 to protect surrounding property values and ensure  
31 compatibility with the immediate neighborhood;  
32 (i) An annual renewal of the temporary dwelling permit, together with  
33 recertification of need, shall be accomplished by the applicant through the  
34 department in the same month of each year in which the initial mobile  
35 home/building permit was issued;  
36 (j) An agreement to terminate such temporary use at such time as the need no  
37 longer exists shall be executed by the applicant and recorded with the  
38 Snohomish County auditor; and  
39 (k) Only one temporary dwelling may be established on a lot. The temporary  
40 dwelling shall not be located on a lot on which a detached accessory apartment  
41 is located.
- 42 (19) Recreational Vehicle:  
43 (a) There shall be no more than one per lot;  
44 (b) Shall not be placed on a single site for more than 180 days in any 12-month  
45 period; and  
46 (c) Shall be limited in the floodways to day use only (dawn to dusk) during the  
47 flood season (October 1st through March 30th) with the following exceptions:  
48 (i) Recreational vehicle use associated with a legally occupied dwelling to



1 accommodate overnight guests for no more than a 21-day period;  
2 (ii) Temporary overnight use by farm workers on the farm where they are  
3 employed subject to subsections (19)(a) and (b) of this section; and  
4 (iii) Subject to subsections (19)(a) and (b) of this section, temporary  
5 overnight use in a mobile home park, which has been in existence  
6 continuously since 1970 or before, that provides septic or sewer service,  
7 water and other utilities, and that has an RV flood evacuation plan that has  
8 been approved and is on file with the department of emergency  
9 management and department of planning and development services.

10 (20) Ultralight Airpark:

- 11 (a) Applicant shall submit a plan for the ultralight airpark showing the location of  
12 all buildings, ground circulation, and parking areas, common flight patterns, and  
13 arrival and departure routes;  
14 (b) Applicant shall describe in writing the types of activities, events, and flight  
15 operations which are expected to occur at the airpark; and  
16 (c) Approval shall be dependent upon a determination by the county decision  
17 maker that all potential impacts such as noise, safety hazards, sanitation, traffic,  
18 and parking are compatible with the site and neighboring land uses, particularly  
19 those involving residential uses or livestock or small animal husbandry; and  
20 further that the proposed use can comply with Federal Aviation Administration  
21 regulations (FAR Part 103), which state that ultralight vehicle operations will not:  
22 (i) create a hazard for other persons or property;  
23 (ii) occur between sunset and sunrise;  
24 (iii) occur over any substantially developed area of a city, town, or  
25 settlement, particularly over residential areas or over any open air  
26 assembly of people; or  
27 (iv) occur in an airport traffic area, control zone, terminal control area, or  
28 positive control area without prior authorization of the airport manager with  
29 jurisdiction.

30 (21) Craft Shop:

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

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

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

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

42 (25) Rural Industry:

- 43 (a) The number of employees shall not exceed 10;  
44 (b) All operations shall be carried out in a manner so as to avoid the emission or  
45 creation of smoke, dust, fumes, odors, heat, glare, vibration, noise, traffic,  
46 surface water drainage, sewage, water pollution, or other emissions which are  
47 unduly or unreasonably offensive or injurious to properties, residents, or  
48 improvements in the vicinity;

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

4 (d) Outside storage, loading or employee parking in the RD zone shall provide  
5 15-foot wide Type A landscaping as defined in SCC 30.25.017.

6 (26) Sawmill, Shake and Shingle Mill:

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

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

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

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

18 (27) Governmental and Utility Structures and Facilities:

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

20 (28) Excavation and Processing of Minerals:

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

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

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

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

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

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

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

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

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

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

47 (e) Safety buoys shall be installed and maintained separating boating activities  
48 from other water-oriented recreation and uses where this is reasonably required

1 for public safety, welfare, and health; and

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

4 (32) Campground:

5 (a) The maximum overall density shall be seven camp or tent sites per acre in  
6 Forestry and Recreation (F&R) zoning and two camp or tent sites per acre in  
7 Forestry (F) zoning;

8 (b) The minimum site size shall be 10 acres; and

9 (c) Campgrounds in Forestry (F) zoning may not provide utility hookups (e.g.  
10 water, electric, sewage) to individual campsites; such hookups are allowed in  
11 campgrounds with Forestry and Recreation (F&R) zoning.

12 (33) Commercial Vehicle Home Basing:

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

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

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

17 (34) Distillation of Alcohol:

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

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

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

24 (35) RESERVED for future use (Group Care Facility - DELETED by Amended Ord. 04-  
25 010 effective March 15, 2004)

26 (36) Mobile Home and Travel Trailer Sales:

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

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

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

38 (d) Such use shall not be deemed to be outside storage for the purpose of SCC  
39 30.25.024; and

40 (e) Such use shall be temporary until business or industrial development is timely  
41 on the site or on nearby IP designated property.

42 (37) Small Animal Husbandry: There shall be a five-acre minimum site size.

43 (38) Mobile Home Park: Such development must fulfill the requirements of chapter  
44 30.42E SCC.

45 (39) Sludge Utilization: See SCC 30.28.085.

46 (40) Homestead Parcel: See SCC 30.28.055.

47 (41) Special Setback Requirements for this use are contained in SCC 30.23.110 or SCC  
48 30.67.515 if within shoreline jurisdiction.

- 1 (42) Minimum Lot Size for duplexes shall be one and one-half times the minimum lot  
2 size for single family dwellings. In the RU zone, this provision only applies when the  
3 minimum lot size for single family dwellings is 12,500 square feet or less.
- 4 (43) Petroleum Products and Gas, Bulk Storage:
  - 5 (a) All above ground storage tanks shall be located 150 feet from all property  
6 lines; and
  - 7 (b) Storage tanks below ground shall be located no closer to the property line  
8 than a distance equal to the greatest dimensions (diameter, length or height) of  
9 the buried tank.
- 10 (44) Auto Wrecking Yards and Junkyards: A sight-obscuring fence a minimum of seven  
11 feet high shall be established and maintained in the LI zone. For requirements for this  
12 use, SCC 30.25.020 and 30.25.050 apply.
- 13 (45) Antique Shops when established as a home occupation as regulated by SCC  
14 30.28.050(1); provided further that all merchandise sold or offered for sale shall be  
15 predominantly "antique" and antique-related objects.
- 16 (46) Billboards: See SCC 30.27.080 for specific requirements.
- 17 (47) Nursery, Wholesale: In R-20,000 zone, a wholesale nursery is permitted on three  
18 acres or more; a conditional use permit is required on less than three acres.
- 19 (48) Stockyard and Livestock Auction Facility: The minimum lot size is 10 acres.
- 20 (49) Restaurants and Personal Service Shops: Located to service principally the  
21 constructed industrial park uses.
- 22 (50) Sludge Utilization: A conditional use permit is required for manufacture of materials  
23 by a non-governmental agency containing stabilized or digested sludge for a public  
24 utilization.
- 25 (51) Single Family and Multifamily Dwellings are a prohibited use, except for the  
26 following:
  - 27 (a) Existing dwellings that are nonconforming as a result of a county-initiated  
28 rezone to BP may make improvements or additions provided such improvements  
29 are consistent with the bulk regulations contained in chapter 30.23 SCC;  
30 provided further that such improvements do not increase the ground area  
31 covered by the structural portion of the nonconforming use by more than 100  
32 percent of that existing at the existing date of the nonconformance; and
  - 33 (b) New single family and multifamily dwellings in the BP zone authorized  
34 pursuant to the provisions of SCC 30.31A.140.
- 35 (52) Greenhouses, Lath Houses, and Nurseries:
  - 36 (a) Incidental sale of soil, bark, fertilizers, plant nutrients, rocks, and similar plant  
37 husbandry materials is permitted;
  - 38 (b) The incidental sale of garden tools and associated gardening accessories  
39 shall be permitted; however, the sale of motorized landscaping equipment such  
40 as lawn mowers, weed eaters, edgers, and rototillers shall be prohibited;
- 41

1 (c) There shall be no on-site signs advertising uses other than the principal use;  
2 and

3 (d) Incidental sales of garden tools and associated gardening accessories shall  
4 be less than 25 percent of the sales of products produced in the greenhouse, lath  
5 house, or nursery.

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

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

10 (55) Noise of Machines and Operations in the LI and HI zones shall comply with chapter  
11 10.01 SCC and machines and operations shall be muffled so as not to become  
12 objectionable due to intermittence, beat frequency, or shrillness.

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

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

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

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

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

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

24 (c) The following compatibility standards shall apply:

25 (i) proposals for development in existing neighborhoods with a well-  
26 defined character should be compatible with or complement the highest  
27 quality features, architectural character and siting pattern of neighboring  
28 buildings. Where there is no discernable pattern, the buildings shall  
29 complement the neighborhood. Development of detached private garages  
30 and storage structures shall not interrupt the streetscape or dwarf the  
31 scale of existing buildings of existing neighborhoods. Applicants may refer  
32 to the Residential Development Handbook for Snohomish County  
33 Communities to review techniques recommended to achieve  
34 neighborhood compatibility;

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

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

46 (iv) in the Waterfront Beach, R-7,200, R-8,400, R-9,600 and R-12,500  
47 zones and rural cluster subdivisions, no portion of a detached non-  
48 accessory private garage or storage structure shall extend beyond the

1 building front of existing single family dwellings on adjacent lots where the  
2 adjacent dwellings are located within 10 feet of the subject property line.  
3 When a detached non-accessory private garage or storage structure is  
4 proposed, the location of existing dwellings on adjacent properties located  
5 within 10 feet of the subject site property lines shall be shown on the site  
6 plan;

7 (d) All detached accessory or non-accessory private garages and storage  
8 structures proposed with building footprints larger than 2,400 square feet shall  
9 provide screening or landscaping from adjacent properties pursuant to chapter  
10 30.25 SCC;

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

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

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

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

25 (62) Accessory Apartments: See SCC 30.28.010.

26 (63) Temporary Woodwaste Recycling and Temporary Woodwaste Storage Facilities:  
27 See SCC 30.28.090.

28 (64) RESERVED for future use.

29 (65) On-site Hazardous Waste Treatment and Storage Facilities are allowed only as an  
30 incidental use to any use generating hazardous waste which is otherwise allowed;  
31 provided that such facilities demonstrate compliance with the state siting criteria for  
32 dangerous waste management facilities pursuant to RCW 70.105.210 and WAC 173-  
33 303-282 as now written or hereafter amended.

34 (66) An application for a conditional use permit to allow an off-site hazardous waste  
35 treatment and storage facility shall demonstrate compliance with the state siting criteria  
36 for dangerous waste management facilities pursuant to RCW 70.105.210 and WAC  
37 173-303-282 as now written or hereafter amended.

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

39 (68) Special Building Height provisions for this use are contained in SCC  
40 30.23.050(2)(d).

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

43 (70) Equestrian Centers are allowed with a conditional use permit on all lands zoned A-  
44 10 except in that portion of the special flood hazard area of the lower Snohomish and  
45 Stillaguamish rivers designated density fringe as described in chapter 30.65 SCC.

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

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

- 2 (a) Five-acre minimum site size for a mini-equestrian center;
- 3 (b) Covered riding arenas shall not exceed 15,000 square feet for a mini-  
4 equestrian center; provided that stabling areas, whether attached or detached,  
5 shall not be included in this calculation;
- 6 (c) Any lighting of an outdoor or covered arena shall be shielded so as not to  
7 glare on surrounding properties or rights-of-way;
- 8 (d) On sites located in RC and R-5 zones, Type A landscaping as defined in SCC  
9 30.25.017 is required to screen any outside storage, including animal waste  
10 storage, and parking areas from adjacent properties;
- 11 (e) Riding lessons, rentals, or shows shall only occur between 8 a.m. and 9 p.m.;
- 12 (f) Outside storage, including animal waste storage, and parking areas shall be  
13 set back at least 30 feet from any adjacent property line. All structures shall be  
14 set back as required in SCC 30.23.110(8); and
- 15 (g) The facility shall comply with all applicable county building, health, and fire  
16 code requirements.

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

- 18 (a) The commercial coach shall be installed in accordance with all applicable  
19 provisions within chapter 30.54A SCC;
- 20 (b) The TRSC shall be set back a minimum of 20 feet from all existing and  
21 proposed road rights-of-way and five feet from proposed and existing property  
22 lines;
- 23 (c) Vehicular access to the temporary residential sales coach shall be approved  
24 by the county or state; and
- 25 (d) Temporary residential sales coaches may be permitted in approved  
26 preliminary plats, prior to final plat approval, when the following additional  
27 conditions have been met:
  - 28 (i) plat construction plans have been approved;
  - 29 (ii) the fire marshal has approved the TRSC proposal;
  - 30 (iii) proposed lot lines for the subject lot are marked on site; and
  - 31 (iv) the site has been inspected for TRSC installation to verify compliance  
32 with all applicable regulations and plat conditions, and to assure that land  
33 disturbing activity, drainage, utilities infrastructure, and native growth  
34 protection areas are not adversely affected.

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

39 (75) Model Hobby Park: SCC 30.28.060.

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

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

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

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

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

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

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

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

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

16 (a) The use complies with all of the performance standards required by SCC  
17 30.31F.100 and 30.31F.110;

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

20 (c) In addition to the provisions of subsection (81)(b) of this section, not more  
21 than five commercial vehicles or construction machines shall be stored outdoors  
22 and shall be screened in accordance with SCC 30.25.020 and 30.25.032;

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

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

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

32 (83) "All other forms of manufacture not specifically listed" is a category which uses  
33 manufacturing workers, as described under the Dictionary of Occupational Titles,  
34 published by the US Department of Labor, to produce, assemble or create products and  
35 which the director finds consistent with generally accepted practices and performance  
36 standards for the industrial zone where the use is proposed. See SCC 30.91M.024 and  
37 30.91M.026.

38 (84) RESERVED for future use.

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

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

41 (87) Wedding Facility:

42 (a) Such use is permitted only:

43 (i) on vacant and undeveloped land;

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

45 (iii) partially outside of permanent structures and partially inside of one or  
46 more permanent structures which were legally existing on January 1,  
47 2001; or

48 (iv) entirely inside of one or more permanent structures which were legally



- 1 existing on January 1, 2001;
- 2 (b) The applicant shall demonstrate that the following criteria are met with  
3 respect to the activities related to the use:
- 4 (i) compliance with the noise control provisions of chapter 10.01 SCC;  
5 (ii) adequate vehicular site distance and safe turning movements exist at  
6 the access to the site consistent with the EDDS as defined in title 13 SCC;  
7 and  
8 (iii) adequate sanitation facilities are provided on site pursuant to chapter  
9 30.50 SCC and applicable Snohomish Health District provisions;
- 10 (c) Adequate on-site parking shall be provided for the use pursuant to SCC  
11 30.26.035; and  
12 (d) A certificate of occupancy shall be obtained pursuant to chapter 30.50 SCC  
13 for the use of any existing structure.

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

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

- 22 (a) The Light Industrial zone is located within a municipal airport boundary;  
23 (b) The municipal airport boundary includes no less than 1,000 acres of land  
24 zoned light industrial; and  
25 (c) The hotel/motel use is served by both public water and sewer.

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

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

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

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

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

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

- 1 (93) Farmers Market: See SCC 30.28.036.
- 2 (94) Farm Product Processing and Farm Support Business: See SCC 30.28.038.
- 3 (95) Farmland Enterprise: See SCC 30.28.037.
- 4 (96) Public Events/Assemblies on Farmland: Such event or assembly shall:
- 5 (a) Comply with the requirements of SCC 30.53A.800; and
- 6 (b) Not exceed two events per year. No event shall exceed two weeks in
- 7 duration.
- 8 (97) Bakery, Farm: The gross floor area of the use shall not exceed 1,000 square feet.
- 9 (98) Recreational Facility Not Otherwise Listed in Ag-10 zone, Forestry (F), or Forestry
- 10 and Recreation (F&R) zones: See SCC 30.28.076.
- 11 (99) Farm Stand: See SCC 30.28.039.
- 12 (100) Farm Stand: Allowed as a Permitted Use (P) when sited on land designated
- 13 riverway commercial farmland, upland commercial farmland or local commercial
- 14 farmland in the comprehensive plan. Allowed as an Administrative Conditional Use (A)
- 15 when sited on land not designated riverway commercial farmland, upland commercial
- 16 farmland or local commercial farmland in the comprehensive plan.
- 17 (101) Farmers Market: Allowed as a Permitted Use (P) when sited on land designated
- 18 riverway commercial farmland, upland commercial farmland or local commercial
- 19 farmland in the comprehensive plan. Allowed as an Administrative Conditional Use (A)
- 20 when sited on land not designated riverway commercial farmland, upland commercial
- 21 farmland or local commercial farmland in the comprehensive plan.
- 22 (102) Community Facilities for Juveniles in R-5 zones must be located within one mile of
- 23 an active public transportation route at the time of permitting.
- 24 (103) All community facilities for juveniles shall meet the performance standards set
- 25 forth in SCC 30.28.025.
- 26 (104) Personal wireless telecommunications service facilities: See chapter 30.28A SCC
- 27 and landscaping standards in SCC 30.25.025.
- 28 (105) Personal wireless telecommunications service facilities are subject to a building
- 29 permit pursuant to SCC 30.28A.030 and the development standards set forth in chapter
- 30 30.28A SCC and landscaping standards in SCC 30.25.025.
- 31 (106) A building permit only is required for facilities co-locating on existing utility poles,
- 32 towers, and/or antennas unless otherwise specified in chapter 30.28A SCC.
- 33 (107) Agricultural composting requirements:
- 34 (a) On-farm site agricultural composting operations that comply with the
- 35 requirements established in this section are allowed in the A-10 zone. These
- 36 composting facilities and operations shall be constructed and operated in
- 37 compliance with all applicable federal, state and local laws, statutes, rules and
- 38 regulations. The Nutrient Management Plan portion of the farm's Snohomish
- 39 Conservation District Farm Plan or any other established nutrient management
- 40 plan must be on file with the department when any application for a land use
- 41 permit or approval is submitted to the department for the development of an
- 42 agricultural composting facility. Farm site agricultural composting operations shall
- 43 also comply with the following criteria:
- 44 (i) The composting operation shall be limited to 10 percent of the total farm
- 45 site area;
- 46 (ii) At least 50 percent of the composted materials shall be agricultural
- 47 waste;
- 48 (iii) At least 10 percent of the agricultural wastes must be generated on the

1 farm site;

2 (iv) A maximum of 500 cubic yards of unsuitable incidental materials  
3 accumulated in the agricultural waste such as rock, asphalt, or concrete  
4 over three inches in size may be stored at the farm composting facility  
5 until its proper removal. All incidental materials must be removed from the  
6 site yearly; and

7 (v) A minimum of 10 percent of the total volume of the finished compost  
8 produced annually shall be spread on the farm site annually.

9 (b) In all other zones except A-10 where agriculture is a permitted use, incidental  
10 agricultural composting of agricultural waste generated on a farm site is  
11 permitted. The agricultural composting facility shall be constructed and operated  
12 in compliance with all applicable federal, state and local laws, statutes, rules and  
13 regulations. The Nutrient Management Plan portion of the farm's Snohomish  
14 Conservation District Farm Plan or any other established nutrient management  
15 plan must be on file with the department when any permit application is  
16 submitted to the department for the development of an agricultural composting  
17 facility.

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

20 (109) Privately operated off-road vehicle (ORV) use areas shall be allowed by  
21 conditional use permit on Forestry and Recreation (F&R) zoned property designated  
22 Forest on the comprehensive plan future land use map. These areas shall be identified  
23 by an F&R ORV suffix on the zoning map. Privately operated ORV use areas are  
24 regulated pursuant to SCC 30.28.080, SCC 30.28.086 and other applicable county  
25 codes.

26 (110) RESERVED for future use.

27 (111) RESERVED for future use.

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

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

34 (114) New AM radio towers are prohibited. AM radio towers either constructed before  
35 October 13, 2010, or with complete applications for all permits and approvals required  
36 for construction before October 13, 2010, shall not be considered nonconforming uses  
37 and they may be repaired, replaced, and reconfigured as to the number and dimensions  
38 of towers so long as the repair, replacement, or reconfiguration occurs on the parcel  
39 where the tower was originally constructed or permitted and it does not increase the  
40 number of AM radio towers constructed on the parcel.

41

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

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

5 (117) RESERVED for future use.

6 (118) RESERVED for future use.

7 (119) Only building mounted personal wireless communications facilities shall be  
8 permitted.

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

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

13 (122) Products or merchandise offered for sale or storage by a business may be located  
14 outdoors; provided, that:

15 (a) The area occupied by the display shall not exceed 500 square feet; and

16 (b) Public sidewalks shall not be enclosed as space for sales or storage by  
17 fencing or other means that effectively limits public use of the sidewalk.

18 (123) Such uses, except those as provided for in SCC 30.34A.010(4)(d), are permitted  
19 only in structures which are legally existing on May 29, 2010. Such uses, except those  
20 as provided for in SCC 30.34A.010(4)(d), shall also comply with subsection (122) of this  
21 section.

22 (124) The minimum lot size for marijuana related facilities is 100,000 square feet.

23 Marijuana production ((is allowed indoors and outdoors.)) and marijuana processing are  
24 allowed indoors and outdoors, including in greenhouses and other structures pursuant  
25 to chapter 314-55 WAC. In the A-10 zone, marijuana uses shall be subject to the same  
26 regulations that apply to agricultural uses and not subject to any more restrictive  
27 regulations except as specifically provided in this Title and in state law. Marijuana  
28 processing is only allowed when there is a marijuana production facility on site.  
29 Marijuana facilities are subject to special setbacks pursuant to SCC 30.23.110(28).  
30 Marijuana-related facilities are prohibited within the exterior boundaries of the Tulalip  
31 Indian Reservation.

32 (125) Marijuana production and processing is permitted indoors only; no outdoor  
33 production or processing is allowed.

34 (126) Notwithstanding all other provisions of this chapter, marijuana collective gardens,  
35 collective garden dispensaries, or access points in operation as of November 1, 2013,  
36 shall be permitted uses in their current locations through December 31, 2015, provided  
37 that the use complies with all state laws related to medical marijuana and maintains a  
38 current certificate of occupancy. Such uses must close or relocate to a zone where they  
39 are a permitted use on or before January 1, 2016. New marijuana collective gardens,  
40 collective garden dispensaries, or access points after November 1, 2013 shall only be  
41 permitted in the zones specified in this chapter.

42 (127) Campgrounds and Recreational Facilities Not Otherwise Listed are not allowed on  
43 land designated Local Forest in the comprehensive plan.

44 (128) Development applications for all non-tribally owned, fee-simple properties  
45 designated Reservation Commercial on the Snohomish County Future Land Use Map  
46 must include an archaeology site report pursuant to SCC 30.32D.200(3)(b) or relocate  
47 the project to avoid impacts to any archaeological resources.

48 (129) Development within an airport compatibility area is subject to the requirements of

1 chapter 30.32E SCC.

2 (130) On land designated as riverway commercial farmland, upland commercial  
3 farmland or local commercial farmland or land zoned A-10 the following additional  
4 requirements apply:

5 (a) the applicant must demonstrate that the use is incidental to the primary use of  
6 the site for agricultural purposes and supports, promotes or sustains agricultural  
7 operations and production;

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

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

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

17 (e) where the property is less than 10 acres in size, the use and all structures  
18 and activities related to the use shall not convert more than 10 percent of  
19 agricultural land to nonagricultural uses;

20 (f) where the property is 10 acres in size or more, the use and all structures and  
21 activities related to the use shall not convert more than 1 acre of agricultural land  
22 to nonagricultural uses; and

23 (g) any land disturbing activity required to support the use shall be limited to  
24 preserve prime farmland.  
25

26 Section 10. Severability and Savings. If any section, sentence, clause or phrase  
27 of this ordinance shall be held to be invalid by the Growth Management Hearings Board  
28 (Board), or unconstitutional by a court of competent jurisdiction, such invalidity or  
29 unconstitutionality shall not affect the validity or constitutionality of any other section,  
30 sentence, clause or phrase of this ordinance. Provided, however, that if any section,  
31 sentence, clause or phrase of this ordinance is held to be invalid by the Board or  
32 unconstitutional by a court of competent jurisdiction, then the section, sentence, clause  
33 or phrase in effect prior to the effective date of this ordinance shall be in full force and  
34 effect for that individual section, sentence, clause or phrase as if this ordinance had  
35 never been adopted.  
36


37 Section 11. Effective Date. Sections 1, 2, 3, 4, 5, 6 and 7 take effect June 15,  
38 2015. The remaining sections take effect June 15, 2015, immediately after Sections 1,  
39 2, 3, 4, 5, 6 and 7 take effect.  
40

41 PASSED this 6<sup>th</sup> day of May, 2015.  
42

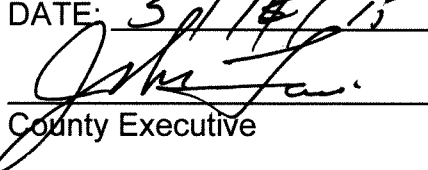
43 SNOHOMISH COUNTY COUNCIL  
44 Snohomish County, Washington

45   
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47  
48 Dave Somers, Council Chair

1 ATTEST:

2  
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4 \_\_\_\_\_  
5 Debbie Eco  
6 Clerk of the Council

7  
8  APPROVED  
9  EMERGENCY  
10  VETOED

DATE: 5/14/15  
  
\_\_\_\_\_  
County Executive

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13 ATTEST:  
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18 Approved as to form only:

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21 Deputy Prosecuting Attorney

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