

1 Adopted: 05/06/15  
2 Effective: 05/24/15

3  
4 SNOHOMISH COUNTY COUNCIL  
5 Snohomish County, Washington

6  
7 AMENDED ORDINANCE NO. 15-017

8  
9 RELATING TO GROWTH MANAGEMENT; ADOPTING DEVELOPMENT  
10 REGULATIONS REGARDING NONAGRICULTURAL ACCESSORY USES ON LAND  
11 DESIGNATED RIVERWAY COMMERCIAL FARMLAND, UPLAND COMMERCIAL  
12 FARMLAND, LOCAL COMMERCIAL FARMLAND AND PROPERTY ZONED A-10;  
13 AMENDING SECTIONS 30.28.037, 30.22.110, 30.22.130 AND 30.91F.145 OF THE  
14 SNOHOMISH COUNTY CODE (SCC)  
15

16 WHEREAS, the Growth Management Act, chapter 36.70A RCW (“GMA”), requires  
17 Snohomish County (the “County”) to regulate land use and development within the County’s  
18 jurisdiction; and

19  
20 WHEREAS, RCW 36.70A.130 directs counties planning under GMA to take legislative  
21 action to review and, if needed revise its comprehensive plan and development regulations to  
22 ensure the plan and regulations comply with the requirements in chapter 36.70A RCW; and

23  
24 WHEREAS, in 2006 RCW 36.70A.177, Agricultural lands – Innovative zoning  
25 techniques – Accessory uses, was amended to address agricultural and nonagricultural  
26 accessory uses and activities on designated farmland. The 2006 revisions to RCW 36.70A.177  
27 impose a new GMA obligation that occurred since the County’s last compliance update; and

28  
29 WHEREAS, RCW 36.70A.177(3)(b)(ii) allows nonagricultural accessory uses and  
30 activities subject to several limitations; and

31  
32 WHEREAS, on September 9, 2014, the Agricultural Advisory Board held a meeting and  
33 voted to recommend approval of the code amendments, as set forth in its recommendation letter  
34 dated September 30, 2014; and

35  
36 WHEREAS, the Snohomish County Planning Commission (“Planning Commission”)  
37 held several briefings in 2014; and

38  
39 WHEREAS, the Planning Commission held a public hearing on October 28, 2014, to  
40 receive public testimony concerning the code amendments contained in this ordinance; and

41  
42 WHEREAS, at the conclusion of the Planning Commission’s public hearing, the  
43 Planning Commission voted to recommend approval of the code amendments contained in this  
44 ordinance, as set forth in its recommendation letter dated November 19, 2014; and

AMENDED ORDINANCE NO. 15-017  
RELATING TO GROWTH MANAGEMENT; ADOPTING DEVELOPMENT REGULATIONS REGARDING  
NONAGRICULTURAL ACCESSORY USES ON LAND DESIGNATED RIVERWAY COMMERCIAL FARMLAND,  
UPLAND COMMERCIAL FARMLAND, LOCAL COMMERCIAL FARMLAND AND PROPERTY ZONED A-10;  
AMENDING SECTIONS 30.28.037, 30.22.110, 30.22.130 AND 30.91F.145 OF THE SNOHOMISH COUNTY CODE  
(SCC).



1  
2 WHEREAS, following the Planning Commission process, concerns were raised related to  
3 proposed restrictions that would be imposed on existing public park properties, both developed  
4 and undeveloped, and a revision was made to proposed reference note 130 to exempt properties  
5 held by government entities for recreation, public park and/or trail purposes, prior to the date of  
6 adoption of this Ordinance; and  
7

8 WHEREAS, on May 6, 2015, the County Council held a public hearing after proper  
9 notice, and considered public comments and the entire record related to the proposal contained in  
10 this ordinance; and  
11

12 WHEREAS, following the public hearing, the County Council deliberated on the code  
13 amendments contained in this ordinance;  
14

15 NOW, THEREFORE, BE IT ORDAINED:  
16

17 Section 1. The County Council adopts the following findings in support of this  
18 ordinance:  
19

20 A. The foregoing recitals are adopted as findings as set forth in full herein.  
21

22 B. This ordinance will amend Title 30 SCC. The proposal makes the existing farmland  
23 enterprises regulations in SCC 30.28.037 more consistent with RCW 36.70A.177 by allowing the  
24 construction of new buildings and the conversion of up to one acre of prime farmland. The  
25 proposal adds a new reference note to SCC 30.22.130 placing certain limitations on some of the  
26 uses allowed, and removing several uses allowed on agriculturally designated land and modifies  
27 footnote SCC 30.22.130(87).  
28

29 C. This ordinance is consistent with the requirements of RCW 36.70A.177, titled  
30 Agricultural lands – Innovative zoning techniques – Accessory uses, and maintains consistency  
31 with the following GMA goals:  
32

33 1. “GMA Planning Goal 5 (RCW 36.70A.020(5)): “Economic development. Encourage  
34 economic development throughout the state that is consistent with adopted  
35 comprehensive plans, promote economic opportunity for all citizens of this state,  
36 especially for unemployed and for disadvantaged persons, promote the retention and  
37 expansion of existing businesses and recruitment of new businesses, recognize regional  
38 differences impacting economic development opportunities, and encourage growth in  
39 areas experiencing insufficient economic growth, all within the capacities of the state's  
40 natural resources, public services, and public facilities.” The proposal allows  
41 nonagricultural uses on designated agricultural land in order to supplement the  
42 agricultural income and support and provide flexibility to the agricultural economy.  
43

44 2. “GMA Planning Goal 8 (RCW 36.70A.020(8)): Natural resource industries. Maintain  
45 and enhance natural resource-based industries, including productive timber, agricultural,

1 and fisheries industries. Encourage the conservation of productive forest lands and  
2 productive agricultural lands, and discourage incompatible uses.” The proposal allows  
3 nonagricultural uses on designated agricultural land to support and enhance the agricultural  
4 industry with limitations that also protect agricultural land from incompatible uses.  
5

6 3. “GMA Planning Goal 9 (RCW 36.70A.020(9)): Open space and recreation. Retain  
7 open space, enhance recreational opportunities, conserve fish and wildlife habitat,  
8 increase access to natural resource lands and water, and develop parks and recreation  
9 facilities.” The proposal implements this policy by allowing use and development of  
10 public park properties, which were owned by a government entity prior to date of  
11 adoption of this ordinance, and provides as a permitted use future public parks that do not  
12 impact agricultural practices.  
13

14 4. The Shoreline Management Act of 1971 (chapter 90.58 RCW) (SMA) encourages  
15 increased public access to publicly owned areas of the shorelines and increased  
16 recreational opportunities for the public in the shoreline jurisdiction. RCW 90.58.020.  
17 These goals are added as one of the goals of the GMA under RCW 36.70A.480(1). This  
18 proposal implements the goals of the SMA by allowing development of public park  
19 properties, and providing access to park lands and shorelines which were owned by a  
20 government entity prior to the effective date of this ordinance for recreational, park or  
21 trail purposes. This proposal balances potentially competing policy goals relating to the  
22 need to conserve agricultural land and the need for public recreation in the shoreline and  
23 public access to the shorelines.  
24

25 5. This ordinance makes the existing farmland enterprises regulations more consistent  
26 with RCW 36.70A.177 by allowing the construction of new buildings and the conversion  
27 of up to one acre of prime farmland. The use would continue to be an administrative  
28 accessory use. This benefits the property owner by adding more flexibility to the  
29 regulations while protecting the agricultural use.  
30

31 6. Removing health and social service facility, park-and-ride lot and transit center as  
32 permitted uses in the A-10 zone provides greater consistency with RCW 36.70A.177.  
33

34 7. Adding limitations to commercial kennel, family day care, golf course and driving  
35 ranges, model hobby park, log scaling station, museums, public park, wireless  
36 communication facilities, utility facilities, and wedding facilities with new reference note  
37 SCC 30.22.130(130), provides greater consistency with RCW 36.70A.177.  
38

39 D. This ordinance is consistent with the following goals, objectives and policies contained in  
40 the County’s GMA Comprehensive Plan:  
41

42 1. Goal LU 7 “Conserve agriculture and agricultural land through a variety of planning  
43 techniques, regulations, incentive and acquisition methods.” Farmland enterprises are an  
44 innovative planning regulation that supports agriculture by allowing a supplemental  
45 income. The limitations help conserve agricultural land.



1  
2 2. Objective LU 7.B “Conserve designated farmland and limit the intrusion of non-  
3 agricultural uses into designated areas.” The restrictions imposed by this ordinance limit  
4 the intrusion of non-agricultural uses into designated agricultural land while supporting the  
5 agricultural economy.  
6

7 3. Policy LU 7.B.5 “Recreational uses that do not preclude future agriculture use shall be  
8 allowed consistent with the Growth Management Act, as now exists or hereafter  
9 amended, through implementing development regulations, which incorporate conditions  
10 ensuring compatibility with surrounding agricultural uses and limiting loss of prime  
11 agricultural soils.” The restrictions imposed by this ordinance limit the intrusion of non-  
12 agricultural uses into designated agricultural land while supporting the agricultural  
13 economy.  
14

15 4. Objective LU 7.C “Enhance and encourage the agricultural industry through the  
16 development and adoption of supporting programs and code amendments.” The code  
17 amendments in this ordinance enhance and encourage the agricultural industry by  
18 allowing nonagricultural uses that support, sustain and diversify the agricultural  
19 economy.  
20

21 5. Policy LU 7.C.1 “The Agricultural Advisory Board shall provide advice on and  
22 recommendations for goals, policies, programs incentives and regulations related to  
23 agriculture and agricultural conservation.” The Agricultural Advisory Board provided a  
24 recommendation on the code amendments contained in this ordinance.  
25

26 6. Policy LU 7.C.3 “The county shall promote the expansion of agricultural enterprises,  
27 such as agri-tourism, specialty and niche agriculture, and specialty greenhouses and  
28 hydroponic farming on Local and Upland Commercial Farmland and Rural Residential  
29 areas.” The code revisions contained in this ordinance help ensure that farmland  
30 enterprises do not adversely impact farming activities and help ensure that the use is  
31 incidental to the primary use of the site for agricultural purposes.  
32

33 7. Policy LU 7.C.8 “The county shall expand opportunities for the agriculture  
34 community to participate in economic development, code development and public policy  
35 initiatives related to agriculture and agricultural practices.” The code revisions contained  
36 in this ordinance support agricultural economic development by allowing for  
37 nonagricultural uses that support, sustain and diversify the agricultural economy.  
38

39 8. Goal ED 6 “Encourage sustainable use of resource areas for economic development.”  
40 The code revisions contained in this ordinance support the agricultural economy and  
41 encourage sustainable use of resource areas by limiting the size, scale and intensity of the  
42 nonagricultural use.  
43

44 9. Objective ED 6.A “Provide policies and programs to help ensure the sustainable  
45 economic use of timber, agricultural, and mineral resources as well as recycled



1 resources.” Allowing a variety of uses in the A-10 zone helps sustain the economic use  
2 of agricultural resources.

3  
4 10. Policy ED 6.A.2 “The county shall conserve and enhance existing agriculture efforts  
5 and support innovative farming approaches as an essential part of the local and regional  
6 economy and food and farm product supply.” The code revisions contained in this  
7 ordinance conserve and enhance the agricultural economy by allowing nonagricultural  
8 uses that support overall agricultural operations, are consistent with the size, scale, and  
9 intensity of the existing agricultural use of the property, are located within the general  
10 area that is already developed, and do not convert more than one acre of agricultural land  
11 to a nonagricultural use, consistent with RCW 36.70A.177.

12  
13 11. Objective LU 10.C “Preserve and enhance public access and recreational  
14 opportunities through the Shoreline Master Program. See Shoreline Master Program for  
15 Goals and Policies related to areas of Snohomish County subject to the Shoreline  
16 Management Act.” This ordinance implements this policy and balances the goals of the  
17 Shoreline Master Program and GMA by allowing public park properties, which were  
18 owned by a governmental entity prior to the effective date of this ordinance to be used for  
19 recreational purposes and shoreline access.

20  
21 12. Goal CF 7 “Continue to develop and maintain a system of parks to meet the needs of  
22 current and future residents for both community and regional recreational opportunities.”  
23 This ordinance supports this goal and supports development of public park properties  
24 owned by a governmental entity prior to the effective date of this ordinance and allows  
25 future public parks, as long as they complement and support agricultural practices in the  
26 area. The exemption from certain provisions of proposed reference note SCC  
27 30.22.130(130) on properties held by a governmental entity as of the date of this  
28 ordinance adoption is necessary to honor past efforts to acquire land for recreational  
29 purposes, planning processes completed for those properties, public expectations that  
30 those properties will be developed and funding source requirements.

31  
32 E. Procedural requirements.

- 33  
34 1. This ordinance is consistent with state law and chapter 30.73 SCC.  
35  
36 2. Pursuant to RCW 36.70A.106(1), a notice of intent to adopt this ordinance was  
37 transmitted to the Washington State Department of Commerce for distribution to state  
38 agencies on January 8, 2014.  
39  
40 3. The public participation process used in the adoption of this ordinance has complied  
41 with all applicable requirements of the GMA and the SCC.  
42  
43 4. As required by RCW 36.70A.370, the Washington State Attorney General last issued  
44 an advisory memorandum in December of 2006 entitled “Advisory Memorandum:  
45 Avoiding Unconstitutional Takings of Private Property” to help local governments avoid

1 the unconstitutional taking of private property. The process outlined in the State  
2 Attorney General's 2006 advisory memorandum was used by the County in objectively  
3 evaluating the regulatory changes proposed by this ordinance.  
4

5 5. State Environmental Policy Act (SEPA) requirements with respect to this non-project  
6 action have been satisfied through the completion of an environmental checklist and the  
7 issuance of a determination of non-significance on February 5, 2014.  
8

9 F. This ordinance is consistent with the record.  
10

11 1. The County has designated agricultural resource land under three Future Land Use  
12 Map designations: Riverway Commercial Farmland; Upland Commercial Farmland; and  
13 Local Commercial Farmland. Land with these agricultural resource designations have a  
14 variety of implementing zoning designations that allow a wide range of uses. The  
15 majority of this land has an implementing zone of A-10.  
16

17 2. It is necessary to amend SCC 30.28.037(1)(b) so that the amendments apply to all  
18 designated farmland regardless of the zoning designation.  
19

20 3. It is necessary to amend SCC 30.28.037(2) and (7) to allow for new buildings and  
21 limiting the conversion of farmland to no more than one acre consistent with RCW  
22 36.70A.177. The proposal does not change the requirement for wedding facilities to  
23 utilize structures which were legally existing on or before January 1, 2001.  
24

25 4. The A-10 zone allows uses that are generally compatible with agriculture. There are  
26 some nonagricultural uses allowed, such as health and social service facility, park-and-  
27 ride lot and transit center, that would be prohibited in the A-10 zone by this ordinance. It  
28 is unlikely that these uses could meet the limitations in new reference note SCC  
29 30.22.130(130).  
30

31 5. New reference note SCC 30.22.130(130) places certain limitations on nonagricultural  
32 accessory uses on designated farmlands, consistent with RCW 36.70A.177. These  
33 limitations protect farmland and support agricultural uses and the agricultural economy.  
34 The footnote adds criteria that will sufficiently mitigate impacts and make the uses more  
35 consistent with RCW 36.70A.177.  
36

37 6. Commercial kennel, family day care, golf course and driving ranges, model hobby  
38 park, log scaling station, museums, public park, wireless communication facilities, utility  
39 facilities, and wedding facilities would be subject to limitations in the new SCC  
40 30.22.130(127).  
41

42 7. The amendments allow nonagricultural accessory uses and activities on designated  
43 farmland, provided those nonagricultural accessory uses and activities support overall  
44 agricultural operations, are consistent with the size, scale, and intensity of the existing  
45 agricultural use of the property, are located within the general area that is already



1 developed, and do not convert more than one acre of agricultural land to a nonagricultural  
2 use, consistent with RCW 36.70A.177.

3  
4 8. The amendments limit nonagricultural accessory uses and activities (other than  
5 residential) on designated farmland to no more than one acre.

6  
7 9. The amendments allow flexibility in allowing nonagricultural accessory uses on  
8 designated farmland, protects farmland, and supports the agricultural economy.

9  
10 10. Residential uses are allowed as provided for in chapter 30.22 SCC (Uses allowed in  
11 zones), and are further regulated through minimum lot size and development standards  
12 consistent with GMA. Therefore, the proposal does not place further restrictions on  
13 residential uses.

14  
15 11. The amendments are consistent with the existing definitions in Title 30 SCC and  
16 avoid the need to further define what an agricultural activity is and what is accessory to  
17 agriculture.

18  
19 12. Agricultural and farm uses and activities are defined in Title 30 SCC, including but  
20 not limited to: SCC 30.91A.090 and .091 (Agricultural activities), SCC 30.91A.097  
21 (Agricultural equipment and facilities), SCC 30.91A.100 and 102 (Agricultural land),  
22 SCC 30.91A.105 and 107 (Agricultural products), SCC 30.91A.092 (Agriculture), SCC  
23 30.91F.120 (Farm), SCC 30.91F.140 (Farmland), SCC 30.91F.165 (Farm site) and SCC  
24 30.91F.175 ( Farm support business).

25  
26 13. The amendments further implement SCC 30.21.025(3)(c) Intent of zones, Agriculture  
27 10 Acre (A-10). This section generally describes the intent of the A-10 zone, the types of  
28 uses allowed, and outlines general standards relating to compatibility with agricultural  
29 activities and limiting the conversion of agricultural land to nonagricultural uses.

30  
31 14. Regulations regarding wedding facilities were amended with the adoption of  
32 Ordinance No. 11-076 on January 12, 2012. It is necessary to amend SCC 30.22.130(87)  
33 to ensure consistency with the new reference note SCC 30.22.130(130).

34  
35 15. It is necessary to amend SCC 30.91F.145 Farmland enterprise to allow for conversion  
36 of farmland for consistency with amendments to SCC 30.28.037 Farmland enterprise.

37  
38 16. This ordinance is consistent with the record as set forth in the Planning and  
39 Development (PDS) staff reports dated September 8, 2014 and October 14, 2014.

40  
41 17. This proposal supports and balances GMA Planning Goal 9 Open Space and  
42 Recreation, GMA Planning Goal 8 Natural Resource Industries, GPP Goal CF 7, GPP  
43 Policy ED 3.A.7, GPP Policy ED 6.B.2, and the County's Shoreline Management  
44 Program, while still aligning with RCW 30.70A.177.

- 1 (a) This balance is achieved by exempting public parks, which were owned prior to  
2 the effective date of this ordinance, from certain provisions of proposed reference  
3 note SCC 30.22.130(130). This allows those public park properties to be  
4 developed for the purpose for which they were acquired, allowing public access to  
5 shorelines and by retaining requirements that public parks protect agricultural  
6 activities and farmland.
- 7 (b) This exemption also honors past acquisitions and planning efforts. Public park  
8 properties that are exempted will continue to be restricted and protect agriculture  
9 through reference note SCC 30.22.130(14) and existing shoreline restrictions.
- 10 (c) SCC 30.22.130(14) currently restricts bleachers on sites less than five acres,  
11 requires shielding of lights and bans amusement devices for hire. SCC  
12 30.67.565(2)(b) restricts golf courses, playing fields and other large areas devoted  
13 to athletic activities in the Resource environment. The restriction requiring  
14 limited disturbance of prime farmland will also apply to public park projects  
15 (SCC 30.22.130(130)(g)).
- 16 (d) The unique geography of Snohomish County limits public access to the upper  
17 reaches of the major rivers, allowing greater public access to these shorelines in  
18 the agricultural lowlands, which are closer to urbanized areas. Allowing public  
19 parks in these areas with limitations to protect farmland in the A-10 zone can  
20 provide additional outdoor recreation opportunities which help promote  
21 agricultural tourism and provide economic development.

22  
23 Section 2. The County Council makes the following conclusions:

- 24  
25 A. The amendments are consistent with the goals, objectives and policies of the County's  
26 GMA Comprehensive Plan.
- 27  
28 B. The amendments are consistent with Washington State law and the Snohomish County  
29 Code.
- 30  
31 C. The actions of this ordinance do not result in an unconstitutional taking of private  
32 property for a public purpose.
- 33  
34 D. The amendments provide consistency with RCW 30.70A.177, protect farmland, provide  
35 flexibility and are supportive of the agricultural economy.

36  
37 Section 3. The County Council bases its findings and conclusions on the entire record of  
38 the County Council, including all testimony and exhibits. Any finding which should be deemed  
39 a conclusion, and any conclusion which should be deemed a finding, is hereby adopted as such.

40  
41 Section 4. Snohomish County Code Section 30.22.110, last amended by Amended  
42 Ordinance No. 15-025 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									
Asphalt Batch Plant & Continuous Mix Asphalt Plant											P			
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				
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			
Cemetary, 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>											
Commercial Vehicle Storage Facility				C			P							

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Type of Use	Rural Zones							Resource Zones			
	RD	RRT-10	R-5	RB	CRC	RFS	RI	F	F&R	A-10	MC
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>80, 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
Family Day Care Home <sup>8, 130</sup>	P		P <sup>115</sup>	P	P			P		P	
Farm Product Processing											

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Type of Use	Rural Zones								Resource Zones			
	RD	RRT-10	R-5	RB	CRC	RFS	RI	F	F&R	A-10	MC	
Up to 5,000 sq ft	P	P	P <sup>115</sup>	P			P	P		P		
Over 5,000 sq ft <sup>94</sup>	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>	P	P	P <sup>100, 115</sup>	P	P	P	P	P	P	P	P	
401 - 5,000 sq ft <sup>99, 100</sup>	P	P	P, A <sup>100</sup>	P	P	P	P	P	P	P		
<b>Farm Workers Dwelling</b>												
<b>Farmers Market</b> <sup>93</sup>	P	P	P <sup>101</sup>	P	P	P	P			P <sup>10</sup>		
			A <sup>101, 115</sup>							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	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	
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	
4,001 sq ft and Greater <sup>41, 59</sup>	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	
2,401 sq ft and greater <sup>41, 59</sup>	C	C	C	C	C	C	C	C	C	C	C	

AMENDED ORDINANCE NO. 15-017

RELATING TO GROWTH MANAGEMENT; ADOPTING DEVELOPMENT REGULATIONS REGARDING NONAGRICULTURAL ACCESSORY USES ON LAND

DESIGNATED RIVERWAY COMMERCIAL FARMLAND, UPLAND COMMERCIAL FARMLAND, LOCAL COMMERCIAL FARMLAND AND PROPERTY ZONED A-10;

AMENDING SECTIONS 30.28.037, 30.22.110, 30.22.130 AND 30.91F.145 OF THE SNOHOMISH COUNTY CODE (SCC).

Type of Use	Rural Zones								Resource Zones				
	RD	RRT-10	R-5	RB	CRC	RFS	RI	F	F&R	A-10	MC		
Golf Course and Driving Range <sup>130</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	P			
Hardware Store				P <sup>80</sup>	P								
Hazardous Waste Storage & Treatment Facilities Onsite <sup>65</sup>	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))	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			
Library <sup>41</sup>	C		C <sup>115</sup>	P									

AMENDED ORDINANCE NO. 15-017  
RELATING TO GROWTH MANAGEMENT; ADOPTING DEVELOPMENT REGULATIONS REGARDING NONAGRICULTURAL ACCESSORY USES ON LAND  
DESIGNATED RIVERWAY COMMERCIAL FARMLAND, UPLAND COMMERCIAL FARMLAND, LOCAL COMMERCIAL FARMLAND AND PROPERTY ZONED A-10;  
AMENDING SECTIONS 30.28.037, 30.22.110, 30.22.130 AND 30.91F.145 OF THE SNOHOMISH COUNTY CODE (SCC).



Type of Use	Rural Zones										Resource Zones			
	RD	RRT-10	R-5	RB	CRC	RFS	RI	F	F&R	A-10	MC			
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				P
Lumberyard							P							
Manufacturing - All Other Forms Not Specifically Listed <sup>83</sup>				C			C							
Marijuana Collective Garden <sup>124, 126</sup>							P							
Marijuana Collective Garden Dispensary, or Access Point <sup>126</sup>				P										
Marijuana Processing <sup>124</sup>							P							P
Marijuana Production <sup>124</sup>							P							P
Marijuana Retail				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				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														
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														
Park, Public <sup>14, 130</sup>	P	P	P	P	P	P	P	P	P	P				P

AMENDED ORDINANCE NO. 15-017  
RELATING TO GROWTH MANAGEMENT; ADOPTING DEVELOPMENT REGULATION REGARDING NONAGRICULTURAL ACCESSORY USES ON LAND  
DESIGNATED RIVERWAY COMMERCIAL FARMLAND, UPLAND COMMERCIAL FARMLAND, LOCAL COMMERCIAL FARMLAND AND PROPERTY ZONED A-10;  
AMENDING SECTIONS 30.28.037, 30.22.110, 30.22.130 AND 30.91F.145 OF THE SNOHOMISH COUNTY CODE (SCC).

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	((E))	
Personal Services Shop				P <sup>79</sup>	P						
Personal Wireless Communications Facilities <small>27, 41, 104, 105, 106, 130</small>	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 <small>24, 41, 129</small>			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>80</sup>	P	P					
Retail Store				P <sup>80</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				

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DESIGNATED RIVERWAY COMMERCIAL FARMLAND, UPLAND COMMERCIAL FARMLAND, LOCAL COMMERCIAL FARMLAND AND PROPERTY ZONED A-10;  
AMENDING SECTIONS 30.28.037, 30.22.110, 30.22.130 AND 30.91F.145 OF THE SNOHOMISH COUNTY CODE (SCC).



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							
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>60</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>60</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	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	A	A	A	A	

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AMENDING SECTIONS 30.28.037, 30.22.110, 30.22.130 AND 30.91F.145 OF THE SNOHOMISH COUNTY CODE (SCC).

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	((E))					
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	

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AMENDING SECTIONS 30.28.037, 30.22.110, 30.22.130 AND 30.91F.145 OF THE SNOHOMISH COUNTY CODE (SCC).



1 Section 5. Snohomish County Code Section 30.22.130, last amended by Amended  
2 Ordinance No. 15-025 on May 6, 2015, is amended to read:  
3

4 **30.22.130 Reference notes for use matrix.**

5 (1) Airport, Stage 1 Utility:

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

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

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

10 (2) Day Care Center:

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

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

15 (3) Dock and Boathouse, Private, Non-commercial: The following standards apply outside of  
16 shoreline jurisdiction only. If located within shoreline jurisdiction, the standards in SCC  
17 30.67.515 apply instead.

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

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

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

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

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

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

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

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

37 (6) Dwelling, Mobile Home:

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

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

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

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

44 (ii) a perimeter masonry foundation;

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

- 1 (e) In the RU zone the above only applies if the permitted lot size is less than 20,000 square  
2 feet.
- 3 (7) Fallout Shelter, Joint, by two or more property owners:  
4 Side and rear yard requirements may be waived by the department along the boundaries lying  
5 between the properties involved with the proposal, and zone; provided that its function as a  
6 shelter is not impaired.
- 7 (8) Family Day Care Home:  
8 (a) No play yards or equipment shall be located in any required setback from a street; and  
9 (b) Outdoor play areas shall be fenced or otherwise controlled.
- 10 (9) Farm Stand:  
11 (a) There shall be only one stand on each lot; and  
12 (b) At least 50 percent by farm product unit of the products sold shall be grown, raised or  
13 harvested in Snohomish County, and 75 percent by farm product unit of the products sold  
14 shall be grown, raised or harvested in the State of Washington.
- 15 (10) Farm Worker Dwelling:  
16 (a) At least one person residing in each farm worker dwelling unit shall be employed full  
17 time in the farm operation;  
18 (b) An agricultural farm worker dwelling unit affidavit must be signed and recorded with the  
19 county attesting to the need for such dwellings to continue the farm operation;  
20 (c) The number of farm worker dwellings shall be limited to one per each 40 acres under  
21 single contiguous ownership to a maximum of six total dwellings, with 40 acres being  
22 required to construct the first accessory dwelling unit. Construction of the maximum number  
23 of dwelling units permitted shall be interpreted as exhausting all residential potential of the  
24 land until such time as the property is legally subdivided; and  
25 (d) All farm worker dwellings must be clustered on the farm within a 10-acre farmstead  
26 which includes the main dwelling. The farmstead's boundaries shall be designated with a  
27 legal description by the property owner with the intent of allowing maximum flexibility  
28 while minimizing interference with productive farm operation. Farm worker dwellings may  
29 be located other than as provided for in this subsection only if environmental or physical  
30 constraints preclude meeting these conditions.
- 31 (11) Home Occupation: See SCC 30.28.050.
- 32 (12) Kennel, Commercial: There shall be a five-acre minimum lot area; except in the R-5 and  
33 RD zones, where 200,000 square feet shall be the minimum lot area.
- 34 (13) Kennel, Private-breeding, and Kennel, Private Non-breeding: Where the animals  
35 comprising the kennel are housed within the dwelling, the yard or some portion thereof shall  
36 be fenced and maintained in good repair or to contain or to confine the animals upon the  
37 property and restrict the entrance of other animals.
- 38 (14) Parks, Publicly-owned and Operated:  
39 (a) No bleachers are permitted if the site is less than five acres in size;  
40 (b) All lighting shall be shielded to protect adjacent properties; and  
41 (c) No amusement devices for hire are permitted.
- 42 (15) Boarding House: There shall be accommodations for no more than two persons.
- 43 (16) RESERVED for future use (Social Service Center - DELETED by Amended Ord. 04-  
44 010 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 in a  
4 required setback; and
  - 5 (b) The pool shall be enclosed with a fence not less than four feet high, of sufficient design  
6 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 department  
21 for inclusion in the permit file;
  - 22 (h) Adequate screening, landscaping, or other measures shall be provided pursuant to SCC  
23 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 month of  
27 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 exists  
29 shall be executed by the applicant and recorded with the Snohomish County auditor; and
  - 30 (k) Only one temporary dwelling may be established on a lot. The temporary dwelling shall  
31 not be located on a lot on which a detached accessory apartment is located.
- 32 (19) Recreational Vehicle:
- 33 (a) There shall be no more than one per lot;
  - 34 (b) Shall not be placed on a single site for more than 180 days in any 12-month period; and
  - 35 (c) Shall be limited in the floodways to day use only (dawn to dusk) during the flood season  
36 (October 1st through March 30th) with the following exceptions:
    - 37 (i) Recreational vehicle use associated with a legally occupied dwelling to accommodate  
38 overnight guests for no more than a 21-day period;
    - 39 (ii) Temporary overnight use by farm workers on the farm where they are employed  
40 subject to subsections (19)(a) and (b) of this section; and
    - 41 (iii) Subject to subsections (19)(a) and (b) of this section, temporary overnight use in a  
42 mobile home park, which has been in existence continuously since 1970 or before, that  
43 provides septic or sewer service, water and other utilities, and that has an RV flood  
44 evacuation plan that has been approved and is on file with the department of emergency  
45 management and department of planning and development services.

- 1 (20) Ultralight Airpark:  
2 (a) Applicant shall submit a plan for the ultralight airpark showing the location of all  
3 buildings, ground circulation, and parking areas, common flight patterns, and arrival and  
4 departure routes;  
5 (b) Applicant shall describe in writing the types of activities, events, and flight operations  
6 which are expected to occur at the airpark; and  
7 (c) Approval shall be dependent upon a determination by the county decision maker that all  
8 potential impacts such as noise, safety hazards, sanitation, traffic, and parking are compatible  
9 with the site and neighboring land uses, particularly those involving residential uses or  
10 livestock or small animal husbandry; and further that the proposed use can comply with  
11 Federal Aviation Administration regulations (FAR Part 103), which state that ultralight  
12 vehicle operations will not:  
13 (i) create a hazard for other persons or property;  
14 (ii) occur between sunset and sunrise;  
15 (iii) occur over any substantially developed area of a city, town, or settlement,  
16 particularly over residential areas or over any open air assembly of people; or  
17 (iv) occur in an airport traffic area, control zone, terminal control area, or positive control  
18 area without prior authorization of the airport manager with jurisdiction.  
19 (21) Craft Shop:  
20 (a) Articles shall not be manufactured by chemical processes;  
21 (b) No more than three persons shall be employed at any one time in the fabricating, repair,  
22 or processing of materials; and  
23 (c) The aggregate nameplate horsepower rating of all mechanical equipment on the premises  
24 shall not exceed two.  
25 (22) Grocery and Drug Stores: In the FS zone, there shall be a 5,000-square foot floor area  
26 limitation.  
27 (23) Motor Vehicle and Equipment Sales: In the CB and CRC zone, all display, storage, and  
28 sales activities shall be conducted indoors.  
29 (24) Race Track: The track shall be operated in such a manner so as not to cause offense by  
30 reason of noise or vibration beyond the boundaries of the subject property.  
31 (25) Rural Industry:  
32 (a) The number of employees shall not exceed 10;  
33 (b) All operations shall be carried out in a manner so as to avoid the emission or creation of  
34 smoke, dust, fumes, odors, heat, glare, vibration, noise, traffic, surface water drainage,  
35 sewage, water pollution, or other emissions which are unduly or unreasonably offensive or  
36 injurious to properties, residents, or improvements in the vicinity;  
37 (c) The owner of the rural industry must reside on the same premises as the rural industry  
38 and, in the RD zone, the residence shall be considered as a caretaker's quarters; and  
39 (d) Outside storage, loading or employee parking in the RD zone shall provide 15-foot wide  
40 Type A landscaping as defined in SCC 30.25.017.  
41 (26) Sawmill, Shake and Shingle Mill:  
42 (a) Such uses shall not include the manufacture of finished wood products such as furniture  
43 and plywood, but shall include lumber manufacturing;  
44 (b) The number of employees shall not exceed 25 during any eight-hour work shift;



- 1 (c) All operations shall be carried out in a manner so as to avoid the emission or creation of  
2 smoke, dust, fumes, odors, heat, glare, vibration, noise, traffic, surface water drainage,  
3 sewage, water pollution, or other emissions which are unduly or unreasonably offensive or  
4 injurious to properties, residents or improvements in the vicinity; and  
5 (d) Sawmills and shakemills adjacent to a state highway in the RU zone shall provide 25 feet  
6 of Type A landscaping as defined in SCC 30.25.017.
- 7 (27) Governmental and Utility Structures and Facilities:  
8 Special lot area requirements for this use are contained in SCC 30.23.200.
- 9 (28) Excavation and Processing of Minerals:  
10 (a) This use, as described in SCC 30.31D.010(2), is allowed in the identified zones only  
11 where these zones coincide with the mineral lands designation in the comprehensive plan  
12 (mineral resource overlay or MRO), except for the MC zone where mineral lands designation  
13 is not required.  
14 (b) An Administrative Conditional Use Permit or a Conditional Use Permit is required  
15 pursuant to SCC 30.31D.030.  
16 (c) Excavation and processing of minerals exclusively in conjunction with forest practices  
17 regulated pursuant to chapter 76.09 RCW is permitted outright in the Forestry zone.
- 18 (29) Medical Clinic, Licensed Practitioner: A prescription pharmacy may be permitted when  
19 located within the main building containing licensed practitioner(s).
- 20 (30) Forest Industry Storage & Maintenance Facility (except harvesting) adjacent to property  
21 lines in the RU zone shall provide 15-foot wide Type A landscaping as defined in SCC  
22 30.25.017.
- 23 (31) Boat Launch Facilities, Commercial or Non-commercial:  
24 (a) The hearing examiner may regulate, among other factors, required launching depth,  
25 lengths of existing docks and piers;  
26 (b) Off-street parking shall be provided in an amount suitable to the expected usage of the  
27 facility. When used by the general public, the guideline should be 32 to 40 spaces capable of  
28 accommodating both a car and boat trailer for each ramp lane of boat access to the water;  
29 (c) A level vehicle-maneuvering space measuring at least 50 feet square shall be provided;  
30 (d) Pedestrian access to the water separate from the boat launching lane or lanes may be  
31 required where it is deemed necessary in the interest of public safety;  
32 (e) Safety buoys shall be installed and maintained separating boating activities from other  
33 water-oriented recreation and uses where this is reasonably required for public safety,  
34 welfare, and health; and  
35 (f) All site improvements for boat launch facilities shall comply with all other requirements  
36 of the zone in which it is located.
- 37 (32) Campground:  
38 (a) The maximum overall density shall be seven camp or tent sites per acre in Forestry and  
39 Recreation (F&R) zoning and two camp or tent sites per acre in Forestry (F) zoning;  
40 (b) The minimum site size shall be 10 acres; and  
41 (c) Campgrounds in Forestry (F) zoning may not provide utility hookups (e.g. water, electric,  
42 sewage) to individual campsites; such hookups are allowed in campgrounds with Forestry  
43 and Recreation (F&R) zoning.  
44

- 1 (33) Commercial Vehicle Home Basing:  
2 (a) The vehicles may be parked and maintained only on the property wherein resides a person  
3 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 the  
8 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 premises.
- 12 (35) RESERVED for future use (Group Care Facility - DELETED by Amended Ord. 04-010  
13 effective March 15, 2004)
- 14 (36) Mobile Home and Travel Trailer Sales:  
15 (a) Property shall directly front upon a principal or minor arterial in order to reduce  
16 encroachment into the interior of IP designated areas;  
17 (b) The hearing examiner shall consider the visual and aesthetic characteristics of the use  
18 proposal and determine whether nearby business and industrial uses, existing or proposed,  
19 would be potentially harmed thereby. A finding of potential incompatibility shall be grounds  
20 for denial;  
21 (c) The conditional use permit shall include a condition requiring mandatory review by the  
22 hearing examiner at intervals not to exceed five years for the express purpose of evaluating  
23 the continued compatibility of the use with other IP uses. The review required herein is in  
24 addition to any review which may be held pursuant to SCC 30.42B.100, SCC 30.42C.100  
25 and SCC 30.43A.100;  
26 (d) Such use shall not be deemed to be outside storage for the purpose of SCC 30.25.024; and  
27 (e) Such use shall be temporary until business or industrial development is timely on the site  
28 or on nearby IP designated property.
- 29 (37) Small Animal Husbandry: There shall be a five-acre minimum site size.
- 30 (38) Mobile Home Park: Such development must fulfill the requirements of chapter 30.42E  
31 SCC.
- 32 (39) Sludge Utilization: See SCC 30.28.085.
- 33 (40) Homestead Parcel: See SCC 30.28.055.
- 34 (41) Special Setback Requirements for this use are contained in SCC 30.23.110 or SCC  
35 30.67.515 if within shoreline jurisdiction.
- 36 (42) Minimum Lot Size for duplexes shall be one and one-half times the minimum lot size  
37 for single family dwellings. In the RU zone, this provision only applies when the minimum  
38 lot size for single family dwellings is 12,500 square feet or less.
- 39 (43) Petroleum Products and Gas, Bulk Storage:  
40 (a) All above ground storage tanks shall be located 150 feet from all property lines; and  
41 (b) Storage tanks below ground shall be located no closer to the property line than a distance  
42 equal to the greatest dimensions (diameter, length or height) of the buried tank.
- 43 (44) Auto Wrecking Yards and Junkyards: A sight-obscuring fence a minimum of seven feet  
44 high shall be established and maintained in the LI zone. For requirements for this use, SCC  
45 30.25.020 and 30.25.050 apply.



- 1 (45) Antique Shops: When established as a home occupation as regulated by SCC  
2 30.28.050(1); provided further that all merchandise sold or offered for sale shall be  
3 predominantly "antique" and antique-related objects.
- 4 (46) Billboards: See SCC 30.27.080 for specific requirements.
- 5 (47) Nursery, Wholesale: In R-20,000 zone, a wholesale nursery is permitted on three acres  
6 or more; a conditional use permit is required on less than three acres.
- 7 (48) Stockyard and Livestock Auction Facility: The minimum lot size is 10 acres.
- 8 (49) Restaurants and Personal Service Shops: Located to service principally the constructed  
9 industrial park uses.
- 10 (50) Sludge Utilization: A conditional use permit is required for manufacture of materials by  
11 a non-governmental agency containing stabilized or digested sludge for a public utilization.
- 12 (51) Single Family and Multifamily Dwellings: A prohibited use, except for the following:  
13 (a) Existing dwellings that are nonconforming as a result of a county-initiated rezone to BP  
14 may make improvements or additions provided such improvements are consistent with the  
15 bulk regulations contained in chapter 30.23 SCC; provided further that such improvements  
16 do not increase the ground area covered by the structural portion of the nonconforming use  
17 by more than 100 percent of that existing at the existing date of the nonconformance; and  
18 (b) New single family and multifamily dwellings in the BP zone authorized pursuant to the  
19 provisions of SCC 30.31A.140.
- 20 (52) Greenhouses, Lath Houses, and Nurseries:  
21 (a) Incidental sale of soil, bark, fertilizers, plant nutrients, rocks, and similar plant husbandry  
22 materials is permitted;  
23 (b) Incidental sale of garden tools and associated gardening accessories shall be permitted;  
24 however, the sale of motorized landscaping equipment such as lawn mowers, weed eaters,  
25 edgers, and rototillers shall be prohibited;  
26 (c) There shall be no on-site signs advertising uses other than the principal use; and  
27 (d) Incidental sales of garden tools and associated gardening accessories shall be less than 25  
28 percent of the sales of products produced in the greenhouse, lath house, or nursery.
- 29 (53) Retail Store: See SCC 30.31A.120 for specific requirements for retail stores in the BP  
30 zone.
- 31 (54) Retail Sales of Hay, Grain, and Other Livestock Feed are permitted on site in  
32 conjunction with a livestock auction facility.
- 33 (55) Noise of Machines and Operations in the LI and HI zones shall comply with chapter  
34 10.01 SCC and machines and operations shall be muffled so as not to become objectionable  
35 due to intermittence, beat frequency, or shrillness.
- 36 (56) Sludge Utilization: Only at a completed sanitary landfill or on a completed cell within a  
37 sanitary landfill, subject to the provision of SCC 30.28.085.
- 38 (57) Woodwaste Recycling and Woodwaste Storage Facility: See SCC 30.28.095.
- 39 (58) Bed and Breakfast Guesthouses and Bed and Breakfast Inns: See SCC 30.28.020.
- 40 (59) Detached Accessory or Non-Accessory Private Garages and Storage Structures: Subject  
41 to the following requirements:  
42 (a) Special setback requirements for these uses are contained in SCC 30.23.110(20);  
43 (b) Artificial lighting shall be hooded or shaded so that direct outside lighting, if any, will not  
44 result in glare when viewed from the surrounding property or rights-of-way;  
45 (c) The following compatibility standards shall apply:

- 1 (i) proposals for development in existing neighborhoods with a well-defined character
- 2 should be compatible with or complement the highest quality features, architectural
- 3 character and siting pattern of neighboring buildings. Where there is no discernable
- 4 pattern, the buildings shall complement the neighborhood. Development of detached
- 5 private garages and storage structures shall not interrupt the streetscape or dwarf the scale
- 6 of existing buildings of existing neighborhoods. Applicants may refer to the Residential
- 7 Development Handbook for Snohomish County Communities to review techniques
- 8 recommended to achieve neighborhood compatibility;
- 9 (ii) building plans for all proposals larger than 2,400 square feet in the Waterfront Beach,
- 10 R-7,200, R-8,400, R-9,600 and R-12,500 zones and rural cluster subdivisions shall
- 11 document the use of building materials compatible and consistent with existing on-site
- 12 residential development exterior finishes;
- 13 (iii) 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 accessory private garage or storage
- 15 structure shall extend beyond the building front of the existing single family dwelling,
- 16 unless screening, landscaping, or other measures are provided to ensure compatibility
- 17 with adjacent properties; and
- 18 (iv) in the Waterfront Beach, R-7,200, R-8,400, R-9,600 and R-12,500 zones and rural
- 19 cluster subdivisions, no portion of a detached non-accessory private garage or storage
- 20 structure shall extend beyond the building front of existing single family dwellings on
- 21 adjacent lots where the adjacent dwellings are located within 10 feet of the subject
- 22 property line. When a detached non-accessory private garage or storage structure is
- 23 proposed, the location of existing dwellings on adjacent properties located within 10 feet
- 24 of the subject site property lines shall be shown on the site plan;
- 25 (d) All detached accessory or non-accessory private garages and storage structures proposed
- 26 with building footprints larger than 2,400 square feet shall provide screening or landscaping
- 27 from adjacent properties pursuant to chapter 30.25 SCC;
- 28 (e) On lots less than 10 acres in size having no established residential use, only one non-
- 29 accessory private garage and one storage structure shall be allowed. On lots 10 acres or larger
- 30 without a residence where the cumulative square footage of all existing and proposed non-
- 31 accessory private garages and storage structures is 6,000 square feet or larger, a conditional
- 32 use permit shall be required.
- 33 (f) Where permitted, separation between multiple private garages or storage structures shall
- 34 be regulated pursuant to subtitle 30.5 SCC.
- 35 (60) The cumulative square footage of all detached accessory and non-accessory private
- 36 garages and storage structures shall not exceed 6,000 square feet on any lot less than 5 acres,
- 37 except this provision shall not apply in the LDMR, MR, T, NB, GC, PCB, CB, FS, BP, IP,
- 38 LI, HI, RB, RFS, CRC and RI zones.
- 39 (61) Museums: Museums within the agriculture A-10 zone are permitted only in structures
- 40 which were legally existing on October 31, 1991.
- 41 (62) Accessory Apartments: See SCC 30.28.010.
- 42 (63) Temporary Woodwaste Recycling and Temporary Woodwaste Storage Facilities: See
- 43 SCC 30.28.090.
- 44 (64) RESERVED for future use.



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

45 (i) plat construction plans have been approved;

- 1 (ii) the fire marshal has approved the TRSC proposal;
- 2 (iii) proposed lot lines for the subject lot are marked on site; and
- 3 (iv) the site has been inspected for TRSC installation to verify compliance with all
- 4 applicable regulations and plat conditions, and to assure that land disturbing activity,
- 5 drainage, utilities infrastructure, and native growth protection areas are not adversely
- 6 affected.

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

11 (75) Model Hobby Park: SCC 30.28.060.

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

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

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

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

24 (c) Landscape buffers may be required to visually screen facility structures or outdoor  
25 storage areas when the structures or outdoor storage areas are proposed within 100 feet of  
26 adjacent residential, multiple family, and rural-zoned properties. The buffer shall be an  
27 effective site obscuring screen consistent with Type A landscaping as defined in SCC  
28 30.25.017.

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

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

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

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

34 (a) The use complies with all of the performance standards required by SCC 30.31F.100 and  
35 30.31F.110;

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

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

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

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

43 (82) Manufacturing, Heavy includes the following uses: Distillation of wood, coal, bones, or  
44 the manufacture of their by-products; explosives manufacturing; manufacture of fertilizer;  
45 extraction of animal or fish fat or oil; forge, foundry, blast furnace or melting of ore;



1 manufacturing of acid, animal black/black bone, cement or lime, chlorine, creosote, fertilizer,  
2 glue or gelatin, potash, pulp; rendering of fat, tallow and lard, rolling or booming mills;  
3 tannery; or tar distillation and manufacturing. See SCC 30.91M.028.

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

9 (84) RESERVED for future use.

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

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

12 (87) Wedding Facility:

13 (a) Such use is permitted only:

14 (i) on vacant and undeveloped land;

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

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

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

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

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

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

25 (iii) adequate sanitation facilities are provided on site pursuant to chapter 30.50 SCC and  
26 applicable Snohomish Health District provisions;

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

28 (d) A certificate of occupancy shall be obtained pursuant to chapter 30.50 SCC for the use of  
29 any existing structure(;;).

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

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

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

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

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

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

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

AMENDED ORDINANCE NO. 15-017

RELATING TO GROWTH MANAGEMENT; ADOPTING DEVELOPMENT REGULATIONS REGARDING  
NONAGRICULTURAL ACCESSORY USES ON LAND DESIGNATED RIVERWAY COMMERCIAL FARMLAND,  
UPLAND COMMERCIAL FARMLAND, LOCAL COMMERCIAL FARMLAND AND PROPERTY ZONED A-10;  
AMENDING SECTIONS 30.28.037, 30.22.110, 30.22.130 AND 30.91F.145 OF THE SNOHOMISH COUNTY CODE  
(SCC).

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

7 (89) Hotel/Motel Uses: Permitted in the Light Industrial zone when the following criteria are  
8 met:

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

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

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

13 (90) Health and Social Service Facilities regulated under this title do not include secure  
14 community transition facilities (SCTFs) proposed pursuant to chapter 71.09 RCW. See SCC  
15 30.91H.095.

16 (a) Snohomish County is preempted from regulation of SCTFs. In accordance with the  
17 requirements of state law the county shall take all reasonable steps permitted by chapter  
18 71.09 RCW to ensure that SCTFs comply with applicable siting criteria of state law. Every  
19 effort shall be made by the county through the available state procedures to ensure strict  
20 compliance with all relevant public safety concerns, such as emergency response time,  
21 minimum distances to be maintained by the SCTF from "risk potential" locations, electronic  
22 monitoring of individual residents, household security measures and program staffing.

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

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

29 (91) Level II Health and Social Service Uses: Allowed outside the UGA only when the use is  
30 not served by public sewer.

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

34 (93) Farmers Market: See SCC 30.28.036.

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

36 (95) Farmland Enterprise: See SCC 30.28.037.

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

38 (a) Comply with the requirements of SCC 30.53A.800; and

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

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

41 (98) Recreational Facility Not Otherwise Listed in Ag-10 zone, Forestry (F), or Forestry and  
42 Recreation (F&R) zones: See SCC 30.28.076.

43 (99) Farm Stand: See SCC 30.28.039.

44 (100) Farm Stand: Allowed as a Permitted Use (P) when sited on land designated riverway  
45 commercial farmland, upland commercial farmland or local commercial farmland in the



1 comprehensive plan. Allowed as an Administrative Conditional Use (A) when sited on land  
2 not designated riverway commercial farmland, upland commercial farmland or local  
3 commercial farmland in the comprehensive plan.  
4 (101) Farmers Market: Allowed as a Permitted Use (P) when sited on land designated  
5 riverway commercial farmland, upland commercial farmland or local commercial farmland  
6 in the comprehensive plan. Allowed as an Administrative Conditional Use (A) when sited on  
7 land not designated riverway commercial farmland, upland commercial farmland or local  
8 commercial farmland in the comprehensive plan.  
9 (102) Community Facilities for Juveniles in R-5 zones must be located within one mile of an  
10 active public transportation route at the time of permitting.  
11 (103) All community facilities for juveniles shall meet the performance standards set forth in  
12 SCC 30.28.025.  
13 (104) Personal Wireless Telecommunications Service Facilities: See chapter 30.28A SCC  
14 and landscaping standards in SCC 30.25.025.  
15 (105) Personal wireless telecommunications service facilities are subject to a building permit  
16 pursuant to SCC 30.28A.030 and the development standards set forth in chapter 30.28A SCC  
17 and landscaping standards in SCC 30.25.025.  
18 (106) A building permit only is required for facilities co-locating on existing utility poles,  
19 towers, and/or antennas unless otherwise specified in chapter 30.28A SCC.  
20 (107) Agricultural Composting Requirements:  
21 (a) On-farm site agricultural composting operations that comply with the requirements  
22 established in this section are allowed in the A-10 zone. These composting facilities and  
23 operations shall be constructed and operated in compliance with all applicable federal, state  
24 and local laws, statutes, rules and regulations. The Nutrient Management Plan portion of the  
25 farm's Snohomish Conservation District Farm Plan or any other established nutrient  
26 management plan must be on file with the department when any application for a land use  
27 permit or approval is submitted to the department for the development of an agricultural  
28 composting facility. Farm site agricultural composting operations shall also comply with the  
29 following criteria:  
30 (i) The composting operation shall be limited to 10 percent of the total farm site area;  
31 (ii) At least 50 percent of the composted materials shall be agricultural waste;  
32 (iii) At least 10 percent of the agricultural wastes must be generated on the farm site;  
33 (iv) A maximum of 500 cubic yards of unsuitable incidental materials accumulated in the  
34 agricultural waste such as rock, asphalt, or concrete over three inches in size may be  
35 stored at the farm composting facility until its proper removal. All incidental materials  
36 must be removed from the site yearly; and  
37 (v) A minimum of 10 percent of the total volume of the finished compost produced  
38 annually shall be spread on the farm site annually.  
39 (b) In all other zones except A-10 where agriculture is a permitted use, incidental  
40 agricultural composting of agricultural waste generated on a farm site is permitted. The  
41 agricultural composting facility shall be constructed and operated in compliance with all  
42 applicable federal, state and local laws, statutes, rules and regulations. The Nutrient  
43 Management Plan portion of the farm's Snohomish Conservation District Farm Plan or any  
44 other established nutrient management plan must be on file with the department when any

- 1 permit application is submitted to the department for the development of an agricultural  
2 composting facility.
- 3 (108) RESERVED for future use. (Urban Center Demonstration Program projects -  
4 DELETED by Ord. 09-079)
- 5 (109) Privately operated off-road vehicle (ORV) use areas shall be allowed by conditional  
6 use permit on Forestry and Recreation (F&R) zoned property designated Forest on the  
7 comprehensive plan future land use map. These areas shall be identified by an F&R ORV  
8 suffix on the zoning map. Privately operated ORV use areas are regulated pursuant to SCC  
9 30.28.080, SCC 30.28.086 and other applicable county codes.
- 10 (110) RESERVED for future use.
- 11 (111) RESERVED for future use.
- 12 (112) RESERVED for future use. (Transfer of Development Rights receiving area overlay -  
13 DELETED by Amended Ord. 13-064)
- 14 (113) Privately Operated Motocross Racetracks: Allowed by conditional use permit, and are  
15 regulated pursuant to SCC 30.28.100 and 30.28.105, and other applicable county codes.  
16 Motocross racetracks are allowed in the Forestry and Recreation (F&R) zone only on  
17 commercial forest lands.
- 18 (114) New AM Radio Towers are prohibited. AM radio towers either constructed before  
19 October 13, 2010, or with complete applications for all permits and approvals required for  
20 construction before October 13, 2010, shall not be considered nonconforming uses and they  
21 may be repaired, replaced, and reconfigured as to the number and dimensions of towers so  
22 long as the repair, replacement, or reconfiguration occurs on the parcel where the tower was  
23 originally constructed or permitted and it does not increase the number of AM radio towers  
24 constructed on the parcel.
- 25 (115) This use is prohibited in the R-5 zone with the Mineral Resource Overlay (MRO).  
26 Public park is a permitted use on reclaimed portions of mineral excavation sites with the  
27 MRO.
- 28 (116) See cottage housing design standard requirements in chapter 30.41G SCC.
- 29 (117) RESERVED for future use.
- 30 (118) RESERVED for future use.
- 31 (119) Only building mounted personal wireless communications facilities shall be permitted.
- 32 (120) Allowed as a conditional use only with a Park-and-Pool Lot or a Park-and-Ride Lot.
- 33 (121) Permitted as an incidental use with a permitted use, conditional use or administrative  
34 conditional use.
- 35 (122) Products or merchandise offered for sale or storage by a business may be located  
36 outdoors; provided, that:
- 37 (a) The area occupied by the display shall not exceed 500 square feet; and  
38 (b) Public sidewalks shall not be enclosed as space for sales or storage by fencing or other  
39 means that effectively limits public use of the sidewalk.
- 40 (123) Such uses, except those as provided for in SCC 30.34A.010(4)(d), are permitted only in  
41 structures which are legally existing on May 29, 2010. Such uses, except those as provided  
42 for in SCC 30.34A.010(4)(d), shall also comply with subsection (122) of this section.
- 43 (124) The minimum lot size for marijuana related facilities is 100,000 square feet. Marijuana  
44 production is allowed indoors and outdoors. Marijuana processing is only allowed when



1 there is a marijuana production facility on site. Marijuana facilities are subject to special  
2 setbacks pursuant to SCC 30.23.110(28).

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

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

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

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

19 (129) Development within an airport compatibility area is subject to the requirements of  
20 chapter 30.32E SCC.

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

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

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

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

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

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

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

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

41  
42 The provisions of SCC 30.22.130(130)(a)-(f) do not apply to any land under ownership or  
43 acquired before [THE EFFECTIVE DATE OF THIS ORDINANCE], by any local, county,  
44 regional, or state agency for recreation, public park and/or trail purposes. Any new  
45 development, alterations or reconstruction on these properties shall meet SCC

1 30.22.130(130)(g) and the requirements of the A-10 zone. All buildings and parking areas  
2 shall be set back a minimum of 50 feet from the property boundaries. If the park or trail use  
3 produces adverse conditions that will unduly affect an adjacent agricultural use, the director  
4 may impose a larger setback to alleviate the effects of such adverse conditions, which include  
5 but are not limited to noise, vibration, dust, and light.  
6

7 Section 6. Snohomish County Code Section 30.28.037, last amended by Amended  
8 Ordinance No. 10-023 on June 9, 2010, is amended to read:  
9

10 **30.28.037 Farmland enterprises**

11 (1) Farmland enterprises shall be allowed only on land:

12 (a) zoned "Agriculture-10 acre;" or

13 (b) designated pursuant to the comprehensive plan as riverway commercial farmland, ~~((or))~~  
14 upland commercial farmland or local commercial farmland;

15 ~~((2))~~ Farmland enterprises are permitted only in structures that were legally existing on  
16 January 1, 2003, except that additional buildings may be allowed if all of the buildings on the  
17 farm site are in use;))

18 ~~((3))~~ (2) Applicants shall submit a site plan and description of the proposed farmland  
19 enterprise to permit approval authorities to determine whether or not additional conditions  
20 may be required to avoid impacts that are unduly or unreasonably offensive or injurious to  
21 properties, residents or improvements in the vicinity. The site plan shall delineate existing  
22 structures in a farm building cluster needed to support the activity or business, and include  
23 areas proposed for parking, access, storage, signs, lighting and screening as applicable;

24 ~~((4))~~ (3) Farmland enterprises shall be confined to the portion of the farm site that includes  
25 an existing farm building cluster. The farm building cluster shall be designated on the site  
26 plan with an accurate legal description. Where the farm site is less than 10 acres in size, the  
27 farm building cluster may be increased up to 10 percent of the farm site to serve the farmland  
28 enterprise. Where the farm site is 10 acres or more, the farm building cluster may be  
29 increased up to 1 acre in size to serve the farmland enterprise;

30 ~~((5))~~ (4) The applicant must demonstrate that the activities conducted as a part of the  
31 farmland enterprise, including the hours of operation, will be clearly incidental and  
32 subordinate to, and will have no significant adverse impact on surrounding agricultural uses  
33 and activities or on nearby or adjacent residential or institutional uses, or the rural character  
34 of the surrounding area;

35 ~~((6))~~ (5) Farmland enterprises shall meet the off-street parking requirements of Chapter  
36 30.26 SCC, except that paved parking facilities shall not be required;

37 ~~((7))~~ (6) Improvements associated with the farmland enterprise for access, parking, or  
38 drainage, as well as any other physical changes, ~~((shall not))~~ may remove prime farmland  
39 soils from production or potential production ~~((An exception shall exist for new buildings or~~  
40 ~~infrastructures allowed when all existing buildings are in use for farm-related purposes)),~~  
41 provided the ~~((new))~~ buildings or infrastructures support long-term farm viability and are  
42 consistent with the rural character of the surrounding area, and meet the ~~((expansion))~~  
43 limitations set forth in subsection ~~((4))~~ 3 above;

44 ~~((8))~~ (7) No sewer lines shall be extended to service farmland enterprises;



1 ((9)) (8) Any land disturbing activity required to support farmland enterprises shall not  
2 unduly impact prime farmland soils or existing natural vegetation;  
3 ((10)) (9) The farmland enterprise shall not displace any existing tree cover or vegetation  
4 that serves as a buffer between adjoining properties, tilled or grazed areas, adjacent wetlands,  
5 or adjacent water bodies;  
6 ((11)) (10) Structures shall meet all provisions of federal, state and local statute and laws,  
7 including provisions to assure water quality and flood protection.  
8

9 Section 7. Snohomish County Code Section 30.91F.145, added by Amended Ordinance  
10 No. 04-074 on July 28, 2004, is amended to read:  
11

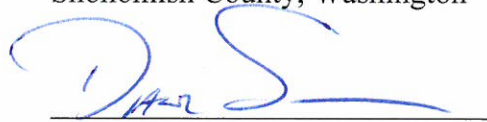
12 **30.91F.145 Farmland enterprise.**

13 "Farmland enterprise" means a small business that is clearly incidental and subordinate to  
14 agricultural uses that has no necessary and direct relationship to agricultural use, but that  
15 does not adversely impact farming activities ((or remove farmland from production)).  
16

17 Section 8. Severability and Savings. If any section, sentence, clause or phrase of this  
18 ordinance shall be held to be invalid by the Growth Management Hearings Board (Board), or  
19 unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall  
20 not affect the validity or constitutionality of any other section, sentence, clause or phrase of this  
21 ordinance. Provided, however, that if any section, sentence, clause or phrase of this ordinance is  
22 held to be invalid by the Board or unconstitutional by a court of competent jurisdiction, then the  
23 section, sentence, clause or phrase in effect prior to the effective date of this ordinance shall be in  
24 full force and effect for that individual section, sentence, clause or phrase as if this ordinance had  
25 never been adopted.  
26

27 PASSED this 6<sup>th</sup> day of May, 2015.  
28  
29

30 SNOHOMISH COUNTY COUNCIL  
31 Snohomish County, Washington

32 

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34  
35 Dave Somers  
36 Chairperson

37 ATTEST:


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41 Debbie Eco  
42 Clerk of the Council  
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APPROVED  
 EMERGENCY  
 VETOED

DATE: 5/14/15  
  
County Executive

ATTEST:  
  
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Approved as to form only:  
  
\_\_\_\_\_  
Deputy Prosecuting Attorney