

1 APPROVED: 01/20/16

2 EFFECTIVE: 01/20/16

3 SNOHOMISH COUNTY COUNCIL
4 Snohomish County, Washington

5 EMERGENCY ORDINANCE NO. 16-006

6
7 RELATING TO GROWTH MANAGEMENT, ADOPTING AN INTERIM
8 OFFICIAL CONTROL REGULATING MARIJUANA BUSINESSES, AMENDING SCC
9 30.22.100, 30.22.110, AND 30.22.130, DECLARING AN EMERGENCY, AND SETTING
10 A HEARING DATE
11

12
13 WHEREAS, the Growth Management Act, Chapter 36.70A RCW (“GMA”),
14 requires Snohomish County (“County”) to regulate land use and development within the
15 County’s jurisdiction; and

16
17 WHEREAS, the Snohomish County Council adopted regulations for marijuana-
18 related facilities in Amended Ordinance No. 13-086 effective November 28, 2013; and

19
20 WHEREAS, the Snohomish County Council amended regulations for marijuana-
21 related facilities in Amended Ordinance No. 15-009 effective June 15, 2015; and

22
23 WHEREAS, during adoption of amendments to Chapter 30.22 SCC in Amended
24 Ordinance No. 15-009, reference note 124 was applied to the Marijuana Retail and
25 Marijuana Collective Garden Dispensary or Access Point uses in the rural and resource
26 use matrix; and

27
28 WHEREAS, the addition of reference note 124 in Amended Ordinance 15-009
29 was intended to prohibit Marijuana Retail and Marijuana Collective Garden Dispensary
30 or Access Point uses on the Tulalip Indian Reservation; and

31
32 WHEREAS, the application of reference note 124 to Marijuana Retail in the rural
33 and resource use matrix had the unintended consequence of requiring a minimum lot
34 size of 100,000 square feet for Marijuana Retail; and

35
36 WHEREAS, although amendments to Amended Ordinance 15-009 were
37 intended to prohibit all marijuana-related facilities within the exterior boundaries of the
38 Tulalip Indian Reservation, the amendments only partially implemented that intent;

39
40 WHEREAS, this ordinance does not address the legality of the conduct
41 associated with marijuana and should not be construed as approval of such uses or
42 waiver of any applicable county, state, or federal laws; and

43
44 WHEREAS, the Snohomish County Council has determined that the proposed
45 amendments to the development regulations promote a county purpose as established
46 under RCW 36.70A.130, RCW 36.70A.470 and chapter 30.73 SCC; and

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47
48 WHEREAS, RCW 36.70A.390 provides that the Snohomish County Council may
49 adopt a moratorium, interim zoning ordinance, interim zoning map, and/or interim official
50 control; and

51
52 WHEREAS, moratoria, interim zoning ordinances, and interim official controls
53 enacted under RCW 36.70A.390 are methods by which local governments may
54 preserve the status quo so that new regulations will not be rendered moot by
55 intervening development;

56
57 NOW, THEREFORE, BE IT ORDAINED:

58
59 Section 1. The Snohomish County Council makes the following findings and
60 conclusions:

- 61
62 A. The Snohomish County Council adopts and incorporates the foregoing recitals as
63 findings as if set forth fully herein.
64
65 B. Proposed Ordinance No. 15-009 was amended through a series of amendments,
66 resulting in Amended Ordinance No. 15-009 as adopted. One such amendment was
67 Amendment 7, described as follows: "This amendment would prohibit marijuana-
68 related facilities within the exterior boundaries of the Tulalip Indian Reservation."
69 The intent of this amendment to restrict marijuana-related facilities within the
70 boundaries of the reservation was not limited to rural lands. However, only the rural
71 and resource use matrix was amended to reflect that intent. This ordinance would
72 amend the urban zone categories use matrix to give full effect to the legislative intent
73 of Amendment 7.
74
75 C. There was no legislative intent to apply a 100,000 square-foot lot size requirement to
76 the use of Marijuana Retail, a use that is permitted in the Rural Business zone.
77 Amendment 7 applied reference note 124 to Marijuana Retail in the rural and
78 resource use matrix, which had the effect of applying such a lot size requirement to
79 Marijuana Retail in the Rural Business zone. This ordinance would remove that
80 requirement, giving effect to the legislative intent of Amendment 7.
81
82 D. This ordinance satisfies the procedural and substantive requirements of and is
83 consistent with the GMA.
84
85 E. Pursuant to WAC 197-11-880 and SCC 30.61.020, the adoption of this ordinance is
86 exempt from the requirements for a threshold determination under the State
87 Environmental Policy Act (SEPA).
88
89 F. The Washington State Attorney General last issued an advisory memorandum, as
90 required by RCW 36.70A.370, in December of 2015 entitled "Advisory Memorandum
91 and Recommended Process for Evaluating Proposed Regulatory or Administrative
92 Actions to Avoid Unconstitutional Takings of Private Property" to help local

93 governments avoid the unconstitutional taking of private property. The process
94 outlined in the State Attorney General's 2015 advisory memorandum was used by
95 Snohomish County in objectively evaluating the regulatory changes proposed by this
96 proposal.

97
98 Section 2. Pursuant to section 2.120 of the Snohomish County Charter, the
99 Snohomish County Council finds and concludes that adopting an interim official control
100 to regulate marijuana businesses is necessary for the immediate preservation of the
101 public peace, health or safety. Non-emergency options would not be adequate to allow
102 for the efficient administration of development regulations pertaining to marijuana-
103 related facilities on the Tulalip Indian Reservation and within the Rural Business zone.
104 Based on the foregoing, the Snohomish County Council declares that an emergency
105 exists and this ordinance shall take effect immediately.

106
107 Section 3. Snohomish County Code Section 30.22.100, last amended by
108 Amended Ordinance No. 15-025 on May 6, 2015, is amended to read:
109

1

2 30.22.100 Urban Zone Categories: Use Matrix

TYPE OF USE	R9,600 ⁸⁸	R8,400 ⁸⁸	R7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	FS	IP ⁷⁶	BP	LI ^{55, 76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²
Accessory Apartment ⁶²	A	A	A	A	A	A	A		A	A							
Adult Entertainment Business/Use ⁶⁷												P		P	P		
Agriculture ^{41, 107}	P	P	P		P	P	P		P	P		P	P	P	P	P	
Airport, Stage 1 Utility ¹	C	C	C						P	P		P	P	P	P		
Airport-All Others												P	P	P	P		
Amusement Facility ^{41, 129}								P	P	P		P		P	P		P
Antique Shop							P		P	P				P	P		P
Art Gallery ⁴¹	C	C	C		C	C	P	P	P	P		P	P	P	P		P
Asphalt Batch Plant & Continuous Mix Asphalt Plant												P			P		
Auto Repair, Major										P		P	P	P	P		P
Auto Repair, Minor							P	P	P ⁸⁶	P	P	P	P	P	P		P
Auto Towing														P	P		
Auto Wrecking Yard														C ⁴⁴	P ⁴⁴		
Bakery							P ⁶⁹	P	P	P		P	P	P	P		P
Bed and Breakfast Guesthouse ⁵⁸	C	C	C	C	C	C										C	
Billboards ⁴⁶																	
Non-digital										P				P	P		
Digital										P				P	P		
Boarding House	P ¹⁵	P ¹⁵	P ¹⁵		P	P	P		P	P						P	P
Boat Launch, Commercial ³¹									C	C				C	C		P
Boat Launch, Non-commercial ³¹	C	C	C		C	C			C	C				C	C		
Boat Sales										P				P	P		

RELATING TO GROWTH MANAGEMENT, ADOPTING AN INTERIM ZONING ORDINANCE REGULATING MARIJUANA BUSINESSES, AMENDING AND REPEALING SECTIONS IN SCC 30.22.100, 30.22.110, AND 30.22.130, DECLARING AN EMERGENCY, AND SETTING A HEARING DATE

TYPE OF USE	R9,600 ⁸⁸	R8,400 ⁸⁸	R7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	FS	IP ⁷⁶	BP	LI ^{55, 76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²
Caretaker's Quarters												P	P	P	P		
Cemetery, Columbarium, Crematorium, Mausoleum ⁴¹	C	C	C		C	C			P	P		P	P	P	P		P
Church ^{41, 129}	C	C	C		P	P	P	P	P	P		P	P	P	P		P
Cleaning Establishment							P	P	P	P		P	P	P	P		P
Clubhouse					C	C	C	P	P	P		P	P	P	P	P	P
Cold Storage										P		P	P	P	P		
Commercial Vehicle Storage Facility										P		P	P	P	P		
Community Club	C	C	C		C	C	C		P	P		P	P	P	P	P	P
Community Facilities for Juveniles ¹⁰³																	
1 to 8 Resident Facility	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P
9 to 24 Resident Facility	S	S	S	S	S	P	P	P	P	P		P	P	P	P	P	P
Construction Contracting										P		P	P	P	P		P ¹²³
Country Club	C	C	C									P	P	P	P		P
Craft Shop ²¹									P ⁸⁶	P		P	P	P	P		P
Day Care Center ^{2, 129}	C	C	C		C	C	P	P	P	P	P	P	P	P	P	A	P
Department Store								P	P ⁸⁶	P				P	P		P
Distillation of Alcohol												P	P	P	P		P
Distillation of Wood, Coal, Bones or Manufacturing of Their By-products												P			P		
Dock & Boathouse, Private, Non-commercial ^{3, 41}	P	P	P	P	P	P	P		P	P		P	P	P	P		
Drug Store							P	P	P	P	P ²²			P	P		P
Dwelling, Attached Single Family	P	P	P	P	P	P	P	P	P	P							
Dwelling, Cottage Housing ¹¹⁶	A	A	A	A	A												
Dwelling, Duplex	P ⁴²	P ⁴²	P ⁴²	P	P	P	P		P	P							

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Dwelling, Mobile Home	P ⁶	P ⁶	P ⁶	P ⁶	P	P	P ⁶		P ⁶	P ⁶						P	
Dwelling, Multifamily					P	P	P	P	P	P			P ⁵¹				P
Dwelling, Single Family	P	P	P	P	P	P	P	P ⁴	P	P			P ⁵¹			P ⁴	
Dwelling, Townhouse ⁵			A	P	P	P	P	P	P	P							P
Electric Vehicle Infrastructure																	
Electric Vehicle Charging Station - Restricted, Level 1, and Level 2 ¹²¹	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Electric Vehicle Charging Station - Public, Level 1 and Level 2								P	P	P	P	P	P	P	P		P
Electric Vehicle Charging Station, Level 3	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	P	P	P	P	P	P	P	P	P		P
Battery Exchange Stations	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	P	P	P	P	P	P	P	P	P		P
Explosives, Manufacturing												P			P		
Explosives, Storage												P			P		
Extraction of Animal or Fish Fat or Oil												P			P		
Fabrication Shop										P		P	P	P	P		P ¹²³
Fairgrounds										P		P	P	P	P		
Fallout Shelter, Individual	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P
Fallout Shelter, Joint ⁷	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P
Family Day Care Home ⁸	P	P	P	P	P	P	P		P	P						P	
Farm Product Processing																	
Up to 5,000 sq ft									P	P				P	P		
Over 5,000 sq ft ⁹⁴									A	P				P	P		
Farm Stand																	
Up to 400 sq ft ⁹	P	P	P						P	P				P	P		P
401 to 5,000 sq ft ⁹⁹																	

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Farmers Market ⁹³										P			P	P	P		P
Financial Institutions								P	P	P		P	P	P	P		P
Fish Farm												P	P	P	P		
Fix-it Shop								P	P ⁸⁶	P		P	P	P	P		P
Forestry												P		P	P		
Forge, Foundry, Blast Furnace for Melting of Ore															P		
Foster Home	P	P	P	P	P	P	P		P	P						P	
Fuel & Coal Yard										P		P	P	P	P		
Garage, Detached Private Accessory ⁶⁰																	
Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	
2,401 - 4,000 sq ft on More than 3 Acres ^{41, 59}	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	
2,401 - 4,000 sq ft on Less than 3 Acres ^{41, 59}	A	A	A	A	A	A	A	A	A	A		A	A	A	A	A	
4,001 sq ft and Greater ^{41, 59}	C	C	C	C	C	C	C	C	C	C		C	C	C	C	C	
Garage, Detached Private Non-accessory ⁶⁰																	
Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
2,401 sq ft and greater ^{41, 59}	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Golf Course and Driving Range	C	C	C						P	P		P	P	P	P		
Government Structures & Facilities ^{27, 41}	C	C	C	C	C	C	C	C	P	P	P		P	P	P	P	P
Greenhouse, Lath House, & Nurseries: ⁵² Retail								P	P	P	P				P	P	
Greenhouse, Lath House, & Nurseries: ⁵² Wholesale								P	P	P	P		P	P	P	P	
Grocery Store								P	P	P ⁸⁶	P	P ²²			P	P	P
Grooming Parlor								P	P	P	P		P ⁵³	P	P		P
Guesthouse ⁸⁵	P	P	P		P	P	P	P	P	P						P	
Gymnasium								P	P	P		P	P	P	P		P

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Hardware Store							P	P	P	P				P	P		P
Hazardous Waste Storage & Treatment Facilities, Offsite ⁶⁶												C	C	C	C		
Hazardous Waste Storage & Treatment Facilities, Onsite ⁶⁵							P	P	P	P	P	P	P	P	P		
Health and Social Service Facility ⁹⁰																	
Level I	P	P	P	P	P	P	P	P	P	P			P			P	P
Level II ^{41, 129}	C	C	C		C	C	C	P	P	P			P			C	P
Level III						C	C	P	P	P		P		P	P	C	P
Home Improvement Center							P	P	P ⁸⁶	P				P	P		P
Home Occupation ¹¹	P	P	P	P	P	P	P		P	P						P	P
Hotel/Motel					C	C		P	P	P	P			P ⁸⁹			P
Junkyard														C ⁴⁴	P ⁴⁴		
Kennel, ⁴¹ Commercial ¹²	C	C	C						P	P		P	P	P	P		
Kennel, ⁴¹ Private-Breeding ¹³	P	P	P		P	P	P		P	P		P	P	P	P		
Kennel, ⁴¹ Private-Non-Breeding ¹³	P	P	P		P	P	P		P	P		P					
Laboratory										P		P	P	P	P		P
Library ⁴¹	C	C	C		C	C	C	P	P	P		P	P	P	P		P
Licensed Practitioner ^{29,41}					C	C	P	P	P	P		P	P	P	P		P
Livestock Auction Facility												P		P	P		
Locksmith							P	P	P ⁸⁶	P		P	P	P	P		P
Lumberyard										P		P	P	P	P		
Manufacturing, Heavy ⁸²												P			P		
Manufacturing-All Other Forms Not Specifically Listed ⁸³												P	P	P	P		P ¹²³
Marijuana Collective Garden ^{125, 131}												P	P	P	P		

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TYPE OF USE	R9,600 ⁸⁸	R8,400 ⁸⁸	R7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	FS	IP ⁷⁶	BP	LI ^{55,76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²
Marijuana Collective Garden Dispensary, or Access Point ¹³¹							P	P	P	P			P	P	P		P
Marijuana Processing ^{125,131}												P	P	P	P		
Marijuana Production ^{125,131}												P	P	P	P		
Marijuana Retail ¹³¹							P	P	P	P			P	P	P		P
Massage Parlor									P	P		P	P	P	P		P
Medical Clinic ²⁹					C	C	P	P	P	P		P	P	P	P		P
Mini Self-Storage								P		P		P	P	P	P		
Mobile Home Park ³⁸					C	C			C	C						P	
Mobile Home & Travel Trailer Sales										P		C ³⁶		P	P		
Model Hobby Park ⁷⁵													A	A	A		
Model House/Sales Office	P	P	P	P	P	P	P	P	P	P							P
Mortuary					C	C			P	P		P	P	P	P		P
Motocross Racetrack ¹²⁹										C ¹¹³		C ¹¹³	C ¹¹³	C ¹¹³	C ¹¹³		
Motor Vehicle & Equipment Sales									P ²³	P				P	P		
Museum ⁴¹	C	C	C		C	C	C	P	P	P		P	P	P	P		P
Office, General							P	P	P	P		P	P	P	P		P
Park, Public ¹⁴	P	P	P		P	P	P	P	P	P		P	P	P	P		P
Park-and-Pool Lot	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P		P
Park-and-Ride Lot	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P		P
Personal Services Shop							P	P	P ⁸⁶	P		P ⁴⁹	P ⁴⁹	P	P		P
Personal Wireless Communications Facilities ^{27, 41, 104, 105, 106}	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	C	P ¹¹⁹
Pet Shop							P	P	P	P			P ⁵³	P	P		P
Petroleum Products & Gas Storage - Bulk ⁴³										P		P	P	P	P		

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Petroleum Refining ⁴³												P					
Print Shop									P ⁸⁶	P		P	P	P	P		P
Printing Plant								P		P		P	P	P	P		P ¹²³
Race Track ^{24, 41, 129}										C		P	P	P	P		
Railroad Right-of-way	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P		P
Recreational Facility Not Otherwise Listed	C	C	C		C	C	P	P	P	P		P	P	P	P		P
Recreational Vehicle Park									C	C	P					C	
Rendering of Fat, Tallow, or Lard ¹²⁹												P			P		
Restaurant							P	P	P	P	P	P ⁴⁹	P ⁴⁹	P	P		P
Retail Store							P	P	P ⁸⁶	P			P ⁵³	P	P		P
Retirement Apartments				P	P	P	P	P	P	P						P	P
Retirement Housing				P	P	P	P	P	P	P						P	P
Rolling or Blooming Mills												P			P		
Sanitary Landfill ¹²⁹	C	C	C						C	C		C	C	C	C		
Sawmill										P		P	P	P	P		
Schools																	
K-12 & Preschool ^{41, 68, 129}	C	C	C		C	C			P	P		P	P	P	P		P
College ^{41, 68}	C	C	C		C	C			P	P		P	P	P	P		P
Other ^{41, 68}					C	C			P	P		P	P	P	P		P
Second Hand Store									P ⁸⁶	P				P	P		P
Service Station ⁴¹							P	P	P ⁸⁶	P	P			P	P		P
Shake & Shingle Mill										P		P	P	P	P		
Shooting Range ⁹²												P	P	P	P		
Sludge Utilization ³⁹	C ⁵⁶	C ⁵⁶	C ⁵⁶		C ⁵⁶	C ⁵⁶			C ⁵⁶	C ⁵⁶		C ⁵⁶		C ⁵⁶	P		
															C ⁵⁰		

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Small Animal Husbandry ⁴¹	C ³⁷	C ³⁷	C ³⁷				P		P	P		P	P	P	P		
Specialty Store							P	P	P ⁸⁶	P				P	P		P
Stables	P	P	P		P	P	P	P	P	P		P	P	P	P		
Stockyard or Slaughter House ¹²⁹												P			P		
Storage, Retail Sales Livestock Feed									P	P				P	P		
Storage Structure, Accessory ⁶⁰																	
Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
2,401 - 4,000 sq ft on More than 3 Acres ^{41, 59}	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
2,401 - 4,000 on Less than 3 acres ^{41, 59}	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
4,001 sq ft and Greater ^{41,59}	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Storage Structure, Non-accessory ⁶⁰																	
Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
2,401 sq ft and greater ^{41,59}	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Studio ⁴¹	C ⁷⁷	C ⁷⁷	C ⁷⁷		C ⁷⁷	C ⁷⁷	P	P	P ⁸⁶	P		P	P	P	P		P
Swimming/Wading Pool ^{17, 41}	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Tannery												P			P		
Tar Distillation or Manufacturing												P			P		
Tavern ⁴¹								P	P	P				P	P		P
Television/Radio Stations														P	P		
Temporary Dwelling During Construction	A	A	A	A	A	A	A	A	A	A	A						A
Temporary Dwelling For Relative ¹⁸	A	A	A	A	A	A	A	A	A	A	A						
Temporary Residential Sales Coach ⁷³	A	A	A														A
Temporary Woodwaste Recycling ⁶³														A	A		
Temporary Woodwaste Storage ⁶³														A	A		

TYPE OF USE	R9,600 ⁸⁸	R8,400 ⁸⁸	R7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	FS	IP ⁷⁶	BP	LI ^{55,76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²
Tire Store							P	P	P ⁸⁶	P				P	P		P
Tool Sales & Rental									P ⁸⁶	P				P	P		P
Transit Center	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P		P
Ultralight Airpark ²⁰												P					
Utility Facilities, Electromagnetic Transmission & Receiving Facilities ^{27, 129}	C	C	C	C	C	C	C	P	P ⁸⁶	P	C	P	P	P	P		
Utility Facilities, Transmission Wires, Pipes & Supports ²⁷	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Utility Facilities-All Other Structures ^{27, 41}	C	C	C	C	C	C	C	P	P ⁸⁶	P	C	P	P	P	P	C	P
Veterinary Clinic					C	C	P	P	P ⁸⁶	P		P	P	P	P		P
Warehousing										P		P	P	P	P		P ¹²³
Wholesale Establishment								P	P ⁸⁶	P		P	P	P	P		P ¹²³
Woodwaste Recycling ⁵⁷														C	C		
Woodwaste Storage ⁵⁷														C	C		
Yacht/Boat Club												P	P	P	P		P
All other uses not otherwise mentioned												P	P	P	P		

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

2
3
4 Section 4. Snohomish County Code Section 30.22.110, last amended by Amended Ordinance No. 15-009 on May
5 6, 2015, is amended to read:

1 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 ⁶²	A	A	A	A				A	A	A	A
Agriculture ⁴¹	P	P	P	P	P	P	P	P	P	P	P
Airport: Stage 1 Utility ¹	C	C	C ¹¹⁵					C			
Antique Shop	C		C ^{45, 115}	P ⁷⁹	P						
Art Gallery ⁴¹	C		C ¹¹⁵	P ⁷⁹	P						
Asphalt Batch Plant & Continuous Mix Asphalt Plant											P
Auto Repair, Minor				P ⁷⁸	P	P					
Auto Towing	C		C								
Bakery				P ⁷⁸	P						
Bakery, Farm ⁹⁷	P	P	P	P			P		P	P	
Bed and Breakfast Guesthouse ⁵⁸	C		C ¹¹⁵	P				C	C	A	
Bed and Breakfast Inn ⁵⁸	C		C ¹¹⁵	P				C	C	C	
Boarding House	P ¹⁵	P ¹⁵	P ^{15, 115}					P ¹⁵		P ¹⁵	
Boat Launch, Commercial ³¹		C							C		
Boat Launch, Non-commercial ³¹	C		C	C				C	C		
Campground								A ^{32,127}	C ³²		
Caretaker's Quarters	P		C				P				P
Cemetery, Columbarium, Crematorium, Mausoleum ⁴¹	P		C ¹¹⁵								
Church ^{41, 129}	P		C ¹¹⁵	C	P						
Cold Storage							P				
Commercial Vehicle Home Basing			C ³³								
Commercial Vehicle Storage Facility				C			P				

RELATING TO GROWTH MANAGEMENT, ADOPTING AN INTERIM ZONING ORDINANCE REGULATING MARIJUANA BUSINESSES, AMENDING AND REPEALING SECTIONS IN SCC 30.22.100, 30.22.110, AND 30.22.130, DECLARING AN EMERGENCY, AND SETTING A HEARING DATE

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 ¹¹⁵	P	P						
Community Facilities for Juveniles ¹⁰³											
1 to 8 residents			P ^{102,115}	P	P						
9 to 24 residents			S ^{103,115}	P	P						
Construction Contracting				P ^{80, 81}							
Country Club	C		C ¹¹⁵	P							
Craft Shop ²¹				P							
Dams, Power Plants, & Associated Uses									P		
Day Care Center ^{2, 129}	P		C ¹¹⁵	P	P	P					
Distillation of Alcohol	C ³⁴		C ^{34, 115}							C ³⁴	
Dock & Boathouse, Private, Non-commercial ^{3, 41}	P	P	P	P				P	P	P	
Drug Store				P ⁷⁹	P						
Dwelling, Duplex	P	P	P					P		P	
Dwelling, Mobile Home	P	P	P		P ⁶			P	P	P	P
Dwelling, Single Family	P	P	P		P			P	P	P	P
Equestrian Center ^{41, 70, 72}	P	C	C ¹¹⁵					C	P	C ⁷⁰	
Excavation & Processing of Minerals ²⁸	A, C	A, C	A, C				A, C	A, P, C	A, C		A, C
Explosives, Storage	C	C	C				C	P	C		C
Fabrication Shop							P				
Fallout Shelter, Individual	P	P	P ¹¹⁵	P	P	P	P	P	P	P	P
Fallout Shelter, Joint ⁷	P		P	P	P	P	P	P	P	P	P
Family Day Care Home ^{8, 130}	P		P ¹¹⁵	P	P			P		P	
Farm Product Processing											
Up to 5,000 sq ft	P	P	P ¹¹⁵	P			P	P		P	

Type of Use	Rural Zones							Resource Zones			
	RD	RRT-10	R-5	RB	CRC	RFS	RI	F	F&R	A-10	MC
Over 5,000 sq ft ⁹⁴	A	A	A ¹¹⁵	A			A	A		A	
Farm Support Business ⁹⁴	A	A	A ¹¹⁵	A			P			A	
Farm Stand											
Up to 400 sq ft ⁹	P	P	P ^{100, 115}	P	P	P	P	P	P	P	P
401 - 5,000 sq ft ^{99, 100}	P	P	P, A ¹⁰⁰	P	P	P	P	P	P	P	
Farm Workers Dwelling										P ¹⁰	
Farmers Market ⁹³	P	P	P ¹⁰¹ A ^{101, 115}	P	P	P	P			P	
Farmland Enterprises ⁹⁵		A	A ¹¹⁵							A	
Fish Farm	P	P	P ¹¹⁵					P	P	P	
Fix-it Shop				P ⁷⁸	P		P				
Forestry	P	P	P				P	P	P	P	P
Forestry Industry Storage & Maintenance Facility	P ³⁰	P					P	P	P		
Foster Home	P	P	P	P				P		P	
Garage, Detached Private Accessory ⁶⁰											
Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P		P
2,401 - 4,000 sq ft on More than 3 Acres ^{41, 59}	P	P	P	P	P	P	P	P	P		P
2,401 - 4,000 sq ft on Less than 3 acres ^{41, 59}	A	A	A	A	A	A	A	A	A		A
4,001 sq ft and Greater ^{41, 59}	C	C	C	C	C	C	C	C	C		C
Garage, Detached Private Non-accessory ⁶⁰											
Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P	P	P
2,401 sq ft and greater ^{41, 59}	C	C	C	C	C	C	C	C	C	C	C
Golf Course and Driving Range ¹³⁰	C		C ¹¹⁵							C ⁷⁴	
Government Structures & Facilities ^{27, 41}	C	C	C ¹¹⁵	C	P		C	C	C		C

Type of Use	Rural Zones							Resource Zones			
	RD	RRT-10	R-5	RB	CRC	RFS	RI	F	F&R	A-10	MC
Greenhouse, Lath House, Nurseries: ⁵² Retail	P	P	P ¹¹⁵	P	P		P	P		P	
Greenhouse, Lath House, Nurseries: ⁵² Wholesale	P	P	P ¹¹⁵	P	P		P	P		P	
Grocery Store				P ⁸⁰	P	P ⁸⁰					
Grooming Parlor					P						
Guesthouse ⁸⁵	P	P	P	P				P	P	P	
Hardware Store				P ⁸⁰	P						
Hazardous Waste Storage & Treatment Facilities Onsite ⁶⁵	P			P		P	P	P	P		
Health and Social Service Facility ⁹⁰											
Level I	P	P	P ¹¹⁵	P	P			P	P		P
Level II ^{41, 91, 129}			C ¹¹⁵	C							
Level III											
Home Improvement Center				P ⁸⁰	P						
Home Occupation ^{11, 84}	P ⁶⁴	P ⁶⁴	P ⁶⁴	P ⁶⁴	P			P ⁶⁴	P ⁶⁴	P ⁶⁴	P ⁶⁴
Homestead Parcel ⁴⁰	C		C ¹¹⁵							C	
Hotel/Motel				P		P					
Kennel, ⁴¹ Commercial ^{12, 130}	P	P	P ¹¹⁵					P		C	
Kennel, ⁴¹ Private-Breeding ¹³	P	P	P					P		P	
Kennel, ⁴¹ Private-Non-Breeding ¹³	P	P	P	P				P		P	
Kitchen, farm	P	P	P	P			P			P	
Library ⁴¹	C		C ¹¹⁵	P							
Licensed Practitioner ^{29, 41}				P ⁷⁹							
Livestock Auction Facility	C ⁴⁸		C ^{48, 115}		P		P			C ⁴⁸	
Locksmith				P	P						
Log Scaling Station ¹³⁰	C	C	C ¹¹⁵				P	P	P	P	

RELATING TO GROWTH MANAGEMENT, ADOPTING AN INTERIM ZONING ORDINANCE REGULATING MARIJUANA BUSINESSES, AMENDING AND REPEALING SECTIONS IN SCC 30.22.100, 30.22.110, AND 30.22.130, DECLARING AN EMERGENCY, AND SETTING A HEARING DATE

Type of Use	Rural Zones							Resource Zones			
	RD	RRT-10	R-5	RB	CRC	RFS	RI	F	F&R	A-10	MC
Lumberyard							P				
Manufacturing - All Other Forms Not Specifically Listed ⁸³				C			C				
Marijuana Collective Garden ^{124,126,131}							P				
Marijuana Collective Garden Dispensary, or Access Point ^{((124-))126,131}				P							
Marijuana Processing ^{124,131}							P			P	
Marijuana Production ^{124,131}							P			P	
Marijuana Retail ⁽⁽¹²⁴⁾⁾¹³¹				P							
Metal Working Shop				P ⁷⁸			P				
Mini-equestrian Center ^{41,72}	P	P	P ¹¹⁵	P			P	P	P	P ⁷¹	
Model Hobby Park ^{75,130}			A ¹¹⁵							A	
Model House/Sales Office	P	P	P ¹¹⁵					P	P		
Motocross Racetrack ¹²⁹			C ¹¹³						C ¹¹³		
Motor Vehicle & Equipment Sales					P ²³						
Museum ^{41,130}	C		C ¹¹⁵	P						C ⁶¹	
Office, General				P	P						
Off-road vehicle use area, private									C ¹⁰⁹		
Park, Public ^{14,130}	P	P	P	P	P		P	P	P	P	P
Park-and-Pool Lot				P	P	P	P				
Park-and-Ride Lot	C	C	C	P		P		C	C		
Personal Services Shop				P ⁷⁹	P						
Personal Wireless Communications Facilities ^{27,41,104,105,106,130}	C	C	C	C	C	C	C	C	C	C	C
Petroleum Products & Gas Storage - Bulk							P ⁴³				

Type of Use	Rural Zones							Resource Zones			
	RD	RRT-10	R-5	RB	CRC	RFS	RI	F	F&R	A-10	MC
Print shop				P							
Public Events/Assemblies on Farmland ⁹⁶										P	
Race Track ^{24, 41, 129}			C ¹¹⁵								
Railroad Right-of-way	C	C	C ¹¹⁵		P		P	C	C	C	C
Recreational Facility Not Otherwise Listed ⁹⁸	C		C ¹¹⁵		P		P ⁷⁹	A, C ¹²⁷	A, C ¹²⁷	C	
Recreational Vehicle ¹⁹	P	P	P					P	P	P	
Recreational Vehicle Park									C		
Resort									C		
Restaurant				P ⁸⁰	P	P					
Retail Store				P ⁸⁰	P						
Rural Industries ⁴¹	P ²⁵										
Sanitary Landfill ¹²⁹	C	C	C ¹¹⁵					C			C
Sawmill	C ²⁶	C ²⁶	C ^{26, 115}				P	P	P		
Schools											
K-12 & Preschool ^{41, 68, 129}	C		C ¹¹⁵	P							
College ^{41, 68}	C		C ¹¹⁵								
Other ^{41, 68}				C			C				
Second Hand Store				P ⁷⁸	P						
Service Station ⁴¹				P	P	P					
Shake & Shingle Mill	C ²⁶	C ²⁶	C ^{26, 115}				P	P			
Shooting Range ⁹²	C	C	C					C			
Sludge Utilization ³⁹	C	C, P ⁵⁰	C ¹¹⁵					C		C	C ⁵⁶
Small Animal Husbandry ⁴¹	P		P		P			P	P	P	P
Specialty Store				P ⁷⁸	P						

Type of Use	Rural Zones							Resource Zones			
	RD	RRT-10	R-5	RB	CRC	RFS	RI	F	F&R	A-10	MC
Stables	P	P	P	P			P	P	P	P	
Stockyard or Slaughter House ¹²⁹							C ⁴⁸				
Storage, Retail Sales Livestock Feed			P ^{54, 115}	P			P			P	
Storage Structure, Accessory ⁶⁰											
Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P	P	P
2,401 - 4,000 sq ft on More than 3 Acres ^{41, 59}	P	P	P	P	P	P	P	P	P	P	P
2,401 - 4,000 sq ft on Less than 3 acres ^{41, 59}	A	A	A	A	A	A	A	A	A	A	A
4,001 sq ft and Greater ^{41, 59}	C	C	C	C	C	C	C	C	C	C	C
Storage Structure, Non-accessory ⁶⁰											
Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P	P	P
2,401 sq ft and greater ^{41, 59}	C	C	C	C	C	C	C	C	C	C	C
Studio ⁴¹	C ⁷⁷		C ^{77, 115}								
Swimming/Wading Pool ^{17, 41}	P	P	P					P	P	P	P
Tavern ⁴¹				P	P						
Temporary Dwelling During Construction	A	A	A	A	A	A	A	A	A	A	A
Temporary Dwelling For Relative ¹⁸	A	A	A					A	A	A	A
Temporary Logging Crew Quarters								P	P		
Temporary Residential Sales Coach ⁷³	A		A ¹¹⁵								
Temporary Woodwaste Recycling ⁶³	A						A	A			
Temporary Woodwaste Storage ⁶³	A							A			
Tire Store					P						
Tool Sales & Rental				P	P						
Transit Center	C	C	C ¹¹⁵	P		P		C	C		
Ultralight Airpark ²⁰	C	C	C ¹¹⁵					C			

Type of Use	Rural Zones							Resource Zones			
	RD	RRT-10	R-5	RB	CRC	RFS	RI	F	F&R	A-10	MC
Utility Facilities, Electromagnetic Transmission & Receiving Facilities ^{27, 129}	C	C	C	C	P	C	P	C	C	C	C
Utility Facilities, Transmission Wires or Pipes & Supports ²⁷	P	P	P	P	P	P	P	P	P	P	P
Utility Facilities - All Other Structures ^{27, 41, 130}	C	C	C	C	P	C	P	C	C	C	C
Veterinary Clinic	P		C ¹¹⁵	P	P					C	
Wedding Facility ^{87, 130}		P	P ¹¹⁵							P	
Woodwaste Recycling ⁵⁷	C	C	C				C	C			
Woodwaste Storage ⁵⁷	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.</p> <p>Note: Reference numbers within matrix indicate special conditions apply; see SCC 30.22.130.</p> <p>Check other matrices in this chapter if your use is not listed above.</p>
A - Administrative Conditional Use	
C - Conditional Use	
S - Special Use	

2

1 Section 5. Snohomish County Code Section 30.22.130, last amended by
2 Amended Ordinance No. 15-009 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
8 owner; and
- 9 (c) When the airport is included in an airpark, the disclosure requirements of SCC
10 30.28.005 shall apply.

11 (2) Day Care Center:

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

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

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

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

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

43 (6) Dwelling, Mobile Home:

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

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

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

1 (c) Shall be limited in the floodways to day use only (dawn to dusk) during the flood
2 season (October 1st through March 30th) with the following exceptions:

3 (i) Recreational vehicle use associated with a legally occupied dwelling to
4 accommodate overnight guests for no more than a 21-day period;

5 (ii) Temporary overnight use by farm workers on the farm where they are
6 employed subject to subsections (19)(a) and (b) of this section; and

7 (iii) Subject to subsections (19)(a) and (b) of this section, temporary overnight
8 use in a mobile home park, which has been in existence continuously since
9 1970 or before, that provides septic or sewer service, water and other utilities,
10 and that has an RV flood evacuation plan that has been approved and is on
11 file with the department of emergency management and department of
12 planning and development services.

13 (20) Ultralight Airpark:

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

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

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

25 (i) create a hazard for other persons or property;

26 (ii) occur between sunset and sunrise;

27 (iii) occur over any substantially developed area of a city, town, or settlement,
28 particularly over residential areas or over any open air assembly of people; or

29 (iv) occur in an airport traffic area, control zone, terminal control area, or
30 positive control area without prior authorization of the airport manager with
31 jurisdiction.

32 (21) Craft Shop:

33 (a) Articles shall not be manufactured by chemical processes;

34 (b) No more than three persons shall be employed at any one time in the
35 fabricating, repair, or processing of materials; and

36 (c) The aggregate nameplate horsepower rating of all mechanical equipment on
37 the premises shall not exceed two.

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

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

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

44 (25) Rural Industry:

45 (a) The number of employees shall not exceed 10;

1 (b) All operations shall be carried out in a manner so as to avoid the emission or
2 creation of smoke, dust, fumes, odors, heat, glare, vibration, noise, traffic, surface
3 water drainage, sewage, water pollution, or other emissions which are unduly or
4 unreasonably offensive or injurious to properties, residents, or improvements in the
5 vicinity;

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

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

11 (26) Sawmill, Shake and Shingle Mill:

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

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

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

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

22 (27) Governmental and Utility Structures and Facilities:

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

24 (28) Excavation and Processing of Minerals:

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

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

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

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

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

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

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

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

- 1 (c) A level vehicle-maneuvering space measuring at least 50 feet square shall be
- 2 provided;
- 3 (d) Pedestrian access to the water separate from the boat launching lane or lanes
- 4 may be required where it is deemed necessary in the interest of public safety;
- 5 (e) Safety buoys shall be installed and maintained separating boating activities
- 6 from other water-oriented recreation and uses where this is reasonably required for
- 7 public safety, welfare, and health; and
- 8 (f) All site improvements for boat launch facilities shall comply with all other
- 9 requirements of the zone in which it is located.
- 10 (32) Campground:
- 11 (a) The maximum overall density shall be seven camp or tent sites per acre in
- 12 Forestry and Recreation (F&R) zoning and two camp or tent sites per acre in
- 13 Forestry (F) zoning;
- 14 (b) The minimum site size shall be 10 acres; and
- 15 (c) Campgrounds in Forestry (F) zoning may not provide utility hookups (e.g.
- 16 water, electric, sewage) to individual campsites; such hookups are allowed in
- 17 campgrounds with Forestry and Recreation (F&R) zoning.
- 18 (33) Commercial Vehicle Home Basing:
- 19 (a) The vehicles may be parked and maintained only on the property wherein
- 20 resides a person who uses them in their business;
- 21 (b) Two or more vehicles may be so based; and
- 22 (c) The vehicles shall be in operable conditions.
- 23 (34) Distillation of Alcohol:
- 24 (a) The distillation shall be from plant products, for the purpose of sale as fuel, and
- 25 for the production of methane from animal waste produced on the premises;
- 26 (b) Such distillation shall be only one of several products of normal agricultural
- 27 activities occurring on the premises; and
- 28 (c) By-products created in this process shall be used for fuel or fertilizer on the
- 29 premises.
- 30 (35) RESERVED for future use (Group Care Facility - DELETED by Amended Ord. 04-
- 31 010 effective March 15, 2004)
- 32 (36) Mobile Home and Travel Trailer Sales:
- 33 (a) Property shall directly front upon a principal or minor arterial in order to reduce
- 34 encroachment into the interior of IP designated areas;
- 35 (b) The hearing examiner shall consider the visual and aesthetic characteristics of
- 36 the use proposal and determine whether nearby business and industrial uses,
- 37 existing or proposed, would be potentially harmed thereby. A finding of potential
- 38 incompatibility shall be grounds for denial;
- 39 (c) The conditional use permit shall include a condition requiring mandatory review
- 40 by the hearing examiner at intervals not to exceed five years for the express
- 41 purpose of evaluating the continued compatibility of the use with other IP uses.
- 42 The review required herein is in addition to any review which may be held pursuant
- 43 to SCC 30.42B.100, 30.42C.100 and 30.43A.100;
- 44 (d) Such use shall not be deemed to be outside storage for the purpose of SCC
- 45 30.25.024; and

- 1 (e) Such use shall be temporary until business or industrial development is timely
2 on the site or on nearby IP designated property.
- 3 (37) Small Animal Husbandry: There shall be a five-acre minimum site size.
- 4 (38) Mobile Home Park: Such development must fulfill the requirements of chapter
5 30.42E SCC.
- 6 (39) Sludge Utilization: See SCC 30.28.085.
- 7 (40) Homestead Parcel: See SCC 30.28.055.
- 8 (41) Special Setback Requirements for this use are contained in SCC 30.23.110 or
9 30.67.515 if within shoreline jurisdiction.
- 10 (42) Minimum Lot Size for duplexes shall be one and one-half times the minimum lot
11 size for single family dwellings. In the RU zone, this provision only applies when the
12 minimum lot size for single family dwellings is 12,500 square feet or less.
- 13 (43) Petroleum Products and Gas, Bulk Storage:
- 14 (a) All above ground storage tanks shall be located 150 feet from all property lines;
15 and
- 16 (b) Storage tanks below ground shall be located no closer to the property line than
17 a distance equal to the greatest dimensions (diameter, length or height) of the
18 buried tank.
- 19 (44) Auto Wrecking Yards and Junkyards: A sight-obscuring fence a minimum of seven
20 feet high shall be established and maintained in the LI zone. For requirements for this
21 use, SCC 30.25.020 and 30.25.050 apply.
- 22 (45) Antique Shops: When established as a home occupation as regulated by SCC
23 30.28.050(1); provided further that all merchandise sold or offered for sale shall be
24 predominantly "antique" and antique-related objects.
- 25 (46) Billboards: See SCC 30.27.080 for specific requirements.
- 26 (47) Nursery, Wholesale: In R-20,000 zone, a wholesale nursery is permitted on three
27 acres or more; a conditional use permit is required on less than three acres.
- 28 (48) Stockyard and Livestock Auction Facility: The minimum lot size is 10 acres.
- 29 (49) Restaurants and Personal Service Shops: Located to service principally the
30 constructed industrial park uses.
- 31 (50) Sludge Utilization: A conditional use permit is required for manufacture of materials
32 by a non-governmental agency containing stabilized or digested sludge for a public
33 utilization.
- 34 (51) Single Family and Multifamily Dwellings: A prohibited use, except for the following:
- 35 (a) Existing dwellings that are nonconforming as a result of a county-initiated
36 rezone to BP may make improvements or additions provided such improvements
37 are consistent with the bulk regulations contained in chapter 30.23 SCC; provided
38 further that such improvements do not increase the ground area covered by the
39 structural portion of the nonconforming use by more than 100 percent of that
40 existing at the existing date of the nonconformance; and
- 41 (b) New single family and multifamily dwellings in the BP zone authorized pursuant
42 to the provisions of SCC 30.31A.140.
- 43 (52) Greenhouses, Lath Houses, and Nurseries:
- 44 (a) Incidental sale of soil, bark, fertilizers, plant nutrients, rocks, and similar plant
45 husbandry materials is permitted;

1 (b) Incidental sale of garden tools and associated gardening accessories shall be
2 permitted; however, the sale of motorized landscaping equipment such as lawn
3 mowers, weed eaters, edgers, and rototillers shall be prohibited;

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

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

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

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

13 (55) Noise of Machines and Operations in the LI and HI zones shall comply with chapter
14 10.01 SCC and machines and operations shall be muffled so as not to become
15 objectionable due to intermittence, beat frequency, or shrillness.

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

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

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

20 (59) Detached Accessory or Non-Accessory Private Garages and Storage Structures:
21 Subject to the following requirements:

22 (a) Special setback requirements for these uses are contained in SCC
23 30.23.110(20);

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

26 (c) The following compatibility standards shall apply:

27 (i) proposals for development in existing neighborhoods with a well-defined
28 character should be compatible with or complement the highest quality
29 features, architectural character and siting pattern of neighboring buildings.

30 Where there is no discernible pattern, the buildings shall complement the
31 neighborhood. Development of detached private garages and storage
32 structures shall not interrupt the streetscape or dwarf the scale of existing
33 buildings of existing neighborhoods. Applicants may refer to the Residential
34 Development Handbook for Snohomish County Communities to review
35 techniques recommended to achieve neighborhood compatibility;

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

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

45 (iv) in the Waterfront Beach, R-7,200, R-8,400, R-9,600 and R-12,500 zones
46 and rural cluster subdivisions, no portion of a detached non-accessory private

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

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

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

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

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

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

24 (62) Accessory Apartments: See SCC 30.28.010.

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

27 (64) RESERVED for future use.

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

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

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

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

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

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

- 1 (71) Mini-Equestrian Centers are allowed as a permitted use on all lands zoned A-10
2 except in that portion of the special flood hazard area of the lower Snohomish and
3 Stillaguamish rivers designated density fringe as described in chapter 30.65 SCC.
- 4 (72) Equestrian Centers and Mini-equestrian Centers require the following:
5 (a) Five-acre minimum site size for a mini-equestrian center;
6 (b) Covered riding arenas shall not exceed 15,000 square feet for a mini-
7 equestrian center; provided that stabling areas, whether attached or detached,
8 shall not be included in this calculation;
9 (c) Any lighting of an outdoor or covered arena shall be shielded so as not to glare
10 on surrounding properties or rights-of-way;
11 (d) On sites located in RC and R-5 zones, Type A landscaping as defined in SCC
12 30.25.017 is required to screen any outside storage, including animal waste
13 storage, and parking areas from adjacent properties;
14 (e) Riding lessons, rentals, or shows shall only occur between 8:00 a.m. and 9:00
15 p.m.;
16 (f) Outside storage, including animal waste storage, and parking areas shall be set
17 back at least 30 feet from any adjacent property line. All structures shall be set
18 back as required in SCC 30.23.110(8); and
19 (g) The facility shall comply with all applicable county building, health, and fire
20 code requirements.
- 21 (73) Temporary Residential Sales Coach (TRSC):
22 (a) The commercial coach shall be installed in accordance with all applicable
23 provisions within chapter 30.54A SCC;
24 (b) The TRSC shall be set back a minimum of 20 feet from all existing and
25 proposed road rights-of-way and five feet from proposed and existing property
26 lines;
27 (c) Vehicular access to the temporary residential sales coach shall be approved by
28 the county or state; and
29 (d) Temporary residential sales coaches may be permitted in approved preliminary
30 plats, prior to final plat approval, when the following additional conditions have
31 been met:
32 (i) plat construction plans have been approved;
33 (ii) the fire marshal has approved the TRSC proposal;
34 (iii) proposed lot lines for the subject lot are marked on site; and
35 (iv) the site has been inspected for TRSC installation to verify compliance with
36 all applicable regulations and plat conditions, and to assure that land
37 disturbing activity, drainage, utilities infrastructure, and native growth
38 protection areas are not adversely affected.
- 39 (74) Golf Course and Driving Range: In the A-10 zone, artificial lighting of the golf
40 course or driving range shall not be allowed. Land disturbing activity shall be limited in
41 order to preserve prime farmland. At least 75 percent of prime farmland on site shall
42 remain undisturbed.
- 43 (75) Model Hobby Park: SCC 30.28.060.
- 44 (76) Commercial Retail Uses: Not allowed in the Light Industrial and Industrial Park
45 zones when said zones are located in the Maltby UGA of the comprehensive plan, and
46 where such properties are, or can be served by railway spur lines.

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

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

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

11 (c) Landscape buffers may be required to visually screen facility structures or
12 outdoor storage areas when the structures or outdoor storage areas are proposed
13 within 100 feet of adjacent residential, multiple family, and rural-zoned properties.

14 The buffer shall be an effective site obscuring screen consistent with Type A
15 landscaping as defined in SCC 30.25.017.

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

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

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

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

21 (a) The use complies with all of the performance standards required by SCC
22 30.31F.100 and 30.31F.110;

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

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

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

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

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

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

43 (84) RESERVED for future use.

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

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

46 (87) Wedding Facility:

- 1 (a) Such use is permitted only:
2 (i) on vacant and undeveloped land;
3 (ii) on developed land, but entirely outside of any permanent structure;
4 (iii) partially outside of permanent structures and partially inside of one or
5 more permanent structures which were legally existing on January 1, 2001; or
6 (iv) entirely inside of one or more permanent structures which were legally
7 existing on January 1, 2001;
- 8 (b) The applicant shall demonstrate that the following criteria are met with respect
9 to the activities related to the use:
10 (i) compliance with the noise control provisions of chapter 10.01 SCC;
11 (ii) adequate vehicular site distance and safe turning movements exist at the
12 access to the site consistent with the EDDS as defined in Title 13 SCC; and
13 (iii) adequate sanitation facilities are provided on site pursuant to chapter
14 30.50 SCC and applicable Snohomish Health District provisions;
- 15 (c) Adequate on-site parking shall be provided for the use pursuant to SCC
16 30.26.035; and
- 17 (d) A certificate of occupancy shall be obtained pursuant to chapter 30.50 SCC for
18 the use of any existing structure.
- 19 (88) Public/Institutional Use Designation (P/IU): When applied to land that is (a)
20 included in an Urban Growth Area and (b) designated P/IU on the Snohomish County
21 Future Land Use Map concurrent with or prior to its inclusion in a UGA, the R-7,200, R-
22 8,400 and R-9,600 zones shall allow only the following permitted or conditional uses:
23 churches, and school instructional facilities. All other uses are prohibited within areas
24 that meet criteria (a) and (b), unless the P/IU designation is changed.
- 25 (89) Hotel/Motel Uses: Permitted in the Light Industrial zone when the following criteria
26 are met:
27 (a) The Light Industrial zone is located within a municipal airport boundary;
28 (b) The municipal airport boundary includes no less than 1,000 acres of land zoned
29 light industrial; and
30 (c) The hotel/motel use is served by both public water and sewer.
- 31 (90) Health and Social Service Facilities regulated under this title do not include secure
32 community transition facilities (SCTFs) proposed pursuant to chapter 71.09 RCW. See
33 SCC 30.91H.095.
34 (a) Snohomish County is preempted from regulation of SCTFs. In accordance with
35 the requirements of state law the county shall take all reasonable steps permitted
36 by chapter 71.09 RCW to ensure that SCTFs comply with applicable siting criteria
37 of state law. Every effort shall be made by the county through the available state
38 procedures to ensure strict compliance with all relevant public safety concerns,
39 such as emergency response time, minimum distances to be maintained by the
40 SCTF from "risk potential" locations, electronic monitoring of individual residents,
41 household security measures and program staffing.
42 (b) Nothing herein shall be interpreted as to prohibit or otherwise limit the county
43 from evaluating, commenting on, or proposing public safety measures to the state
44 of Washington in response to a proposed siting of a SCTF in Snohomish County.

- 1 (c) Nothing herein shall be interpreted to require or authorize the siting of more
2 beds or facilities in Snohomish County than the county is otherwise required to site
3 for its SCTFs pursuant to the requirements of state law.
- 4 (91) Level II Health and Social Service Uses: Allowed outside the UGA only when the
5 use is not served by public sewer.
- 6 (92) The area of the shooting range devoted to retail sales of guns, bows, and related
7 equipment shall not exceed one-third of the gross floor area of the shooting range and
8 shall be located within a building or structure.
- 9 (93) Farmers Market: See SCC 30.28.036.
- 10 (94) Farm Product Processing and Farm Support Business: See SCC 30.28.038.
- 11 (95) Farmland Enterprise: See SCC 30.28.037.
- 12 (96) Public Events/Assemblies on Farmland: Such event or assembly shall:
13 (a) Comply with the requirements of SCC 30.53A.800; and
14 (b) Not exceed two events per year. No event shall exceed two weeks in duration.
- 15 (97) Bakery, Farm: The gross floor area of the use shall not exceed 1,000 square feet.
- 16 (98) Recreational Facility Not Otherwise Listed in Ag-10 zone, Forestry (F), or Forestry
17 and Recreation (F&R) zones: See SCC 30.28.076.
- 18 (99) Farm Stand: See SCC 30.28.039.
- 19 (100) Farm Stand: Allowed as a Permitted Use (P) when sited on land designated
20 riverway commercial farmland, upland commercial farmland or local commercial
21 farmland in the comprehensive plan. Allowed as an Administrative Conditional Use (A)
22 when sited on land not designated riverway commercial farmland, upland commercial
23 farmland or local commercial farmland in the comprehensive plan.
- 24 (101) Farmers Market: Allowed as a Permitted Use (P) when sited on land designated
25 riverway commercial farmland, upland commercial farmland or local commercial
26 farmland in the comprehensive plan. Allowed as an Administrative Conditional Use (A)
27 when sited on land not designated riverway commercial farmland, upland commercial
28 farmland or local commercial farmland in the comprehensive plan.
- 29 (102) Community Facilities for Juveniles in R-5 zones must be located within one mile of
30 an active public transportation route at the time of permitting.
- 31 (103) All community facilities for juveniles shall meet the performance standards set
32 forth in SCC 30.28.025.
- 33 (104) Personal Wireless Telecommunications Service Facilities: See chapter 30.28A
34 SCC and landscaping standards in SCC 30.25.025.
- 35 (105) Personal wireless telecommunications service facilities are subject to a building
36 permit pursuant to SCC 30.28A.030 and the development standards set forth in chapter
37 30.28A SCC and landscaping standards in SCC 30.25.025.
- 38 (106) A building permit only is required for facilities co-locating on existing utility poles,
39 towers, and/or antennas unless otherwise specified in chapter 30.28A SCC.
- 40 (107) Agricultural Composting Requirements:
41 (a) On-farm site agricultural composting operations that comply with the
42 requirements established in this section are allowed in the A-10 zone. These
43 composting facilities and operations shall be constructed and operated in
44 compliance with all applicable federal, state and local laws, statutes, rules and
45 regulations. The Nutrient Management Plan portion of the farm's Snohomish
46 Conservation District Farm Plan or any other established nutrient management

1 plan must be on file with the department when any application for a land use
2 permit or approval is submitted to the department for the development of an
3 agricultural composting facility. Farm site agricultural composting operations shall
4 also comply with the following criteria:

5 (i) The composting operation shall be limited to 10 percent of the total farm
6 site area;

7 (ii) At least 50 percent of the composted materials shall be agricultural waste;

8 (iii) At least 10 percent of the agricultural wastes must be generated on the
9 farm site;

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

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

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

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

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

32 (110) RESERVED for future use.

33 (111) RESERVED for future use.

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

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

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

- 1 (115) This use is prohibited in the R-5 zone with the Mineral Resource Overlay (MRO).
2 Public park is a permitted use on reclaimed portions of mineral excavation sites with the
3 MRO.
- 4 (116) See cottage housing design standard requirements in chapter 30.41G SCC.
- 5 (117) RESERVED for future use.
- 6 (118) RESERVED for future use.
- 7 (119) Only building mounted personal wireless communications facilities shall be
8 permitted.
- 9 (120) Allowed as a conditional use only with a Park-and-Pool Lot or a Park-and-Ride
10 Lot.
- 11 (121) Permitted as an incidental use with a permitted use, conditional use or
12 administrative conditional use.
- 13 (122) Products or merchandise offered for sale or storage by a business may be located
14 outdoors; provided, that:
- 15 (a) The area occupied by the display shall not exceed 500 square feet; and
16 (b) Public sidewalks shall not be enclosed as space for sales or storage by fencing
17 or other means that effectively limits public use of the sidewalk.
- 18 (123) Such uses, except those as provided for in SCC 30.34A.010(4)(d), are permitted
19 only in structures which are legally existing on May 29, 2010. Such uses, except those
20 as provided for in SCC 30.34A.010(4)(d), shall also comply with subsection (122) of this
21 section.
- 22 (124) The minimum lot size for marijuana related facilities is 100,000 square feet.
23 Marijuana production and marijuana processing are allowed indoors and outdoors,
24 including in greenhouses and other structures pursuant to chapter 314-55 WAC. In the
25 A-10 zone, marijuana uses shall be subject to the same regulations that apply to
26 agricultural uses and not subject to any more restrictive regulations except as
27 specifically provided in this title and in state law. Marijuana processing is only allowed
28 when there is a marijuana production facility on site. Marijuana facilities are subject to
29 special setbacks pursuant to SCC 30.23.110(28). ~~((Marijuana related facilities are
30 prohibited within the exterior boundaries of the Tulalip Indian Reservation.))~~
- 31 (125) Marijuana production and processing is permitted indoors only; no outdoor
32 production or processing is allowed.
- 33 (126) Notwithstanding all other provisions of this chapter, marijuana collective gardens,
34 collective garden dispensaries, or access points in operation as of November 1, 2013,
35 shall be permitted uses in their current locations through December 31, 2015, provided
36 that the use complies with all state laws related to medical marijuana and maintains a
37 current certificate of occupancy. Such uses must close or relocate to a zone where they
38 are a permitted use on or before January 1, 2016. New marijuana collective gardens,
39 collective garden dispensaries, or access points after November 1, 2013, shall only be
40 permitted in the zones specified in this chapter.
- 41 (127) Campgrounds and Recreational Facilities Not Otherwise Listed are not allowed on
42 land designated Local Forest in the comprehensive plan.
- 43 (128) Development applications for all non-tribally owned, fee-simple properties
44 designated Reservation Commercial on the Snohomish County Future Land Use Map
45 must include an archaeology site report pursuant to SCC 30.32D.200(3)(b) or relocate
46 the project to avoid impacts to any archaeological resources.

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

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

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

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

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

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

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

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

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

26 The provisions of subsections (130)(a) through (f) of this section do not apply to any
27 land under ownership or acquired before May 24, 2015, by any local, county, regional,
28 or state agency for recreation, public park and/or trail purposes. Any new development,
29 alterations or reconstruction on these properties shall meet subsection (130)(g) of this
30 section and the requirements of the A-10 zone. All buildings and parking areas shall be
31 set back a minimum of 50 feet from the property boundaries. If the park or trail use
32 produces adverse conditions that will unduly affect an adjacent agricultural use, the
33 director may impose a larger setback to alleviate the effects of such adverse conditions,
34 which include but are not limited to noise, vibration, dust, and light.

35 (131) Marijuana-related facilities are prohibited within the exterior boundaries of the
36 Tulalip Indian Reservation.

1 Section 6. Expiration. Sections 3, 4, and 5 of this ordinance shall automatically
2 expire and be deemed to have been repealed six months from the date of adoption
3 unless renewed or otherwise extended prior to such date in accordance with RCW
4 36.70A.390.

5
6 Section 7. Public hearing. The Snohomish County Council will hold a public
7 hearing on this matter on March 2, 2016, at the hour of 10:30 a.m. in the Henry M.
8 Jackson Board Room, 8th Floor, Robert J. Drewel Building, 3000 Rockefeller, Everett,
9 Washington, for the purpose of hearing public testimony on this matter in accordance
10 with RCW 36.70A.390. The notice for the public hearing shall specifically indicate that
11 this ordinance may be renewed for one or more six month periods if a subsequent
12 public hearing is held and findings of fact are made prior to each renewal.

13
14 Section 8. Referral to the Snohomish County Planning Commission. Pursuant to
15 SCC 30.73.040(3), the Snohomish County Council refers this legislation to the Planning
16 Commission and requests that it hold a public hearing, within ninety days of this referral,
17 on permanent regulations to replace this interim official control.

18
19 Section 9. Renewal. In accordance with RCW 36.70A.390, this ordinance may
20 be renewed for one or more six month periods if a subsequent public hearing is held
21 and findings of fact are made prior to each renewal.

22
23 Section 10. Severability. If any section, sentence, clause or phrase of this
24 ordinance shall be held to be invalid or unconstitutional by the Growth Management
25 Hearings Board, or a court of competent jurisdiction, such invalidity or unconstitutionality
26 shall not affect the validity or constitutionality of any other section, sentence, clause or
27 phrase of this ordinance. Provided, however, that if any section, sentence, clause or
28 phrase of this ordinance is held to be invalid by the Board or court of competent
29 jurisdiction, then the section, sentence, clause or phrase in effect prior to the effective
30 date of this ordinance shall be in full force and effect for that individual section,
31 sentence, clause or phrase as if this ordinance had never been adopted.

1 PASSED this 20th day of January 2016.

3 SNOHOMISH COUNTY COUNCIL
4 Snohomish County, Washington

6 Terry Ryan
7
8 Council Chair

9 ATTEST:

10 [Signature]
11 [Signature]
12 Asst. Clerk of the Council

- 15 () APPROVED
- 16 () EMERGENCY
- 17 () VETOED

DATE: _____

18 _____
19 County Executive

21 ATTEST:

22 _____
23

24 Approved as to form only:

26 [Signature] 1/19/16
27 Deputy Prosecuting Attorney
28

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