

1 ADOPTED: 08/31/16
2 EFFECTIVE: 09/12/16

3
4 SNOHOMISH COUNTY COUNCIL
5 Snohomish County, Washington

6
7 AMENDED ORDINANCE NO. 16-044

8
9 RELATING TO GROWTH MANAGEMENT; REVISING THE MINIMUM LOT SIZE FOR
10 DUPLEXES; AND REMOVING SHORT PLAT RESTRICTION, AMENDING CHAPTERS 30.22,
11 30.35A AND 30.41B OF THE SNOHOMISH COUNTY CODE

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

16
17 WHEREAS, the GMA, Puget Sound Regional Council's Vision 2040 (Vision 2040),
18 Countywide Planning Policies (CPPs) and Snohomish County GMA Comprehensive Plan
19 (GMACP) direct the majority of new population into urban growth areas (UGAs) to reduce
20 sprawl and use land more efficiently; and

21
22 WHEREAS, the GMA, Vision 2040, and County policies call for ensuring a variety of
23 housing types, including duplexes, in order to meet the needs of all segments of the population;
24 and

25
26 WHEREAS, the Introduction to the General Policy Plan (GPP) adopted in June 2015
27 documents demographic trends toward smaller households more willing to rent, which may
28 lead to increased demand for duplexes in the future; and

29
30 WHEREAS, between 1990 and 2014, less than five percent of new dwelling units in the
31 unincorporated UGA have been duplexes; and

32
33 WHEREAS, the proposed code amendments reduce the minimum lot size for duplexes
34 in certain urban residential zones so that the minimum lot size for duplex development is the
35 same as for other housing types in those zones; and

36
37 WHEREAS, the Snohomish County Planning Commission ("Planning Commission") held
38 a briefing on December 15, 2015, concerning the code amendments; and

39
40 WHEREAS, the Planning Commission held a public hearing on January 26, 2016, to
41 receive public testimony concerning the code amendments contained in this ordinance; and

42
43 WHEREAS, the Planning Commission voted to recommend approval of the code
44 amendments contained in this ordinance, as set forth in its recommendation letter dated
45 February 19, 2016; and

46
47 WHEREAS, on July 6, 2016, continued to July 20, 2016, and continued to August 31,
48 2016, the County Council held a public hearing after proper notice, and considered public

1 comments and the entire record related to the code amendments contained in this ordinance;
2 and

3
4 WHEREAS, following the public hearing, the County Council deliberated on the code
5 amendments contained in this ordinance;

6
7 NOW, THEREFORE, BE IT ORDAINED:
8

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

- 11 A. The foregoing recitals are adopted as findings as if set forth in full herein.
12
- 13 B. This ordinance will amend Chapter 30.22 SCC by removing reference note 42 from the
14 Urban Use Matrix in SCC 30.22.100, where it currently applies to the Dwelling, Duplex use
15 under the R-9,600, R-8,400, and R-7,200 zones. Reference note 42 requires the minimum
16 lot size for duplexes to be one and a half times the minimum lot size for the zone. Removing
17 note 42 will thereby reduce the minimum lot size for duplexes so that the minimum lot size is
18 the same for duplexes as for single family dwellings in those zones.
19
- 20 C. This ordinance will amend Chapter 30.22 SCC by removing reference note 42 from the
21 Rural Use (RU) zone column for duplexes in the Other Zones Use Matrix in SCC 30.22.120
22 and delete an obsolete requirement related to duplexes in the RU zone in SCC
23 30.22.130(42). Reference note 42 requires that in locations in the RU zone that have a
24 minimum lot size of 12,500 square feet or less for single family residences, the minimum lot
25 size for duplexes is one and a half times the minimum lot size for single family residences.
26 That requirement is obsolete because it no longer applies to any properties in the County.
27 The RU zone is no longer an implementing zone for any future land use designation on the
28 GMACP Future Land Use Map (FLUM), and there are only two locations that still retain the
29 RU zone. Those locations are within rights-of-way, railroad operating property, and a river.
30 The minimum lot size for single family residences in both of those locations is greater than
31 12,500 square feet because one of those locations is designated on the GMACP FLUM as
32 Rural Residential-Basic, where the minimum lot size for single family residences in the RU
33 zone is 200,000 square feet, and the other is designated Riverway Commercial Farmland,
34 where the minimum lot size for single family residences in the RU zone is 10 acres.
35
- 36 D. This ordinance will repeal SCC 30.41B.835 which prohibits duplexes on lots created after
37 January 5, 1990 unless identified on a short plat application or final short plat. Repeal of
38 this section would provide greater flexibility for applicants by not pre-determining the type of
39 residential dwelling to be constructed at the time a short plat application is approved. The
40 decision on what type of residential dwelling should be made based on market conditions at
41 the time of building permit application which does not always occur when a short plat is
42 applied for. The repeal of SCC 30.41B.835 shall apply prospectively to those lots created
43 after the effective date of this ordinance and is not intended to apply retroactively to lots
44 created on or before the effective date of this ordinance.
45
- 46 E. This ordinance is consistent with the following:
47
- 48 1. Growth Management Act (GMA) Planning Goal 4 (RCW 36.70A.020(4)) "Housing.
49 Encourage the availability of affordable housing to all economic segments of the
50 population of this state, promote a variety of residential densities and housing types, and

1 encourage preservation of existing housing stock.” This ordinance encourages the
2 development of duplexes to promote a variety of housing types.

- 3
- 4 2. Multi-county Planning Policy (MPP) MPP-H-1 “Provide a range of housing types and
5 choices to meet the housing needs of all income levels and demographic groups within
6 the region.” This ordinance encourages the development of duplexes to provide a range
7 of housing types.
8
- 9 3. Countywide Planning Policy (CPP) DP-33 “Jurisdictions should develop high quality,
10 compact urban communities that impart a sense of place, preserve local character,
11 provide for mixed uses and choices in housing types, and encourage walking, bicycling,
12 and transit use.” This ordinance encourages the development of duplexes to provide a
13 wider range of choices in housing types.
14

15 F. This ordinance is consistent with the following goals, objectives and policies contained in the
16 county’s GMA Comprehensive Plan (GMACP) - General Policy Plan (GPP):
17

- 18 1. Policy LU 2.A.4 “UGAs shall provide opportunities for a mix of affordable housing types
19 (e.g. small lot detached, townhouses, duplex, triplex, 6 to 8 unit apartment and small
20 group housing units) within designated residential areas.” This ordinance encourages
21 development of duplexes in order to provide opportunities for a mix of affordable housing
22 types.
23
- 24 2. Policy LU 14.A.7 “Receiving areas shall include:
25 a. all cities, consistent with the regional program and interlocal agreements;
26 b. all county-designated urban centers;
27 c. all rural areas where changes in zoning after the effective date of the
28 countywide TDR program increase the maximum allowable number of
29 residential lots or units; and
30 d. all areas where legislative changes to the comprehensive plan or
31 development regulations after the effective date of the countywide TDR
32 program increase the maximum allowable number of multi-family
33 residential units or provide other incentives for the use of TDR. Property
34 designated or zoned for single family residential development and
35 townhouse unit lot subdivisions are exempt from TDR requirements.”
36

37 This ordinance is consistent with the overall intent of GPP LU Policy 14.A.7, which is
38 to 1) exempt single family residential development and townhouse unit lot
39 subdivisions from TDR requirements; and 2) require the use of TDR where legislative
40 changes to the comprehensive plan or development regulations increase the
41 maximum allowable number of multi-family residential units.
42

43 This ordinance implements GPP LU Policy 14.A.7(d) by amending SCC 30.35A.015
44 to exempt from TDR requirements property designated or zoned for single family
45 development and townhouse unit lot subdivisions. According to SCC 30.21.025,
46 single family residential zones consist of R-7,200, R-8,400 and R-9,600. SCC
47 30.35A.015 currently includes exemptions from TDR requirements for duplex
48 subdivisions, planned residential developments, short plats, and single family
49 detached unit developments. This ordinance amends SCC 30.35A.015 to exempt
50 duplex building permits in R-7,200, R-8,400 and R-9,600 zones from the TDR
51 requirements.

3. Objective HO 1.B “Ensure that a broad range of housing types is available in urban and rural areas.” This ordinance encourages development of duplexes in urban areas to help ensure a broad range of housing types are available.
4. Policy HO 1.B.1 “The county shall facilitate affordable home ownership and rental opportunities by promoting an increased supply of safe and healthy lower-cost housing types, such as housing on small lots, townhouses, multiplexes, manufactured housing, mobile homes, and mixed-use housing.” This ordinance encourages development of duplexes by allowing them on smaller lots in order to promote an increased supply of lower-cost housing types.
5. Objective HO 2.B “Encourage the use of innovative urban design techniques and development standards to foster broad community acceptance of a variety of housing types affordable to all economic segments of the population.” This ordinance encourages development of duplexes by allowing them on the same size lots as single family houses so that the community could support a variety of housing types affordable to all economic segments of the population. On new lots created on or after April 21, 2009, those duplexes would be subject to the Urban Residential Design Standards (URDS) to ensure they would contribute to the attractiveness of the surrounding neighborhood to help foster broad community acceptance.
6. Policy HO 2.B.1 “The county shall encourage a variety of housing types and densities in residential neighborhoods.” This ordinance encourages the development of duplexes to provide a variety of housing types.
7. Policy HO 2.B.4 “The county shall encourage the integration of a variety of dwelling types and intensities in residential neighborhoods.” This ordinance encourages development of duplexes by allowing them on the same size lots as single family houses so that a variety of dwelling types can be integrated into residential neighborhoods. On new lots created on or after April 21, 2009, those duplexes would be subject to the URDS to ensure they would contribute to the attractiveness of the surrounding neighborhood.

G. Procedural requirements.

1. This ordinance is consistent with state law and chapter 30.73 SCC.
2. Pursuant to RCW 36.70A.106(1), a notice of intent to adopt these amendments was transmitted to the Washington State Department of Commerce for distribution to state agencies on January 7, 2016.
3. State Environmental Policy Act (SEPA) requirements with respect to this non-project action have been satisfied through the completion of an environmental checklist and the issuance of a determination of non-significance on February 11, 2016.
4. The public participation process used in the adoption this ordinance has complied with all applicable requirements of the GMA and the SCC.
5. As required by RCW 36.70A.370, the Washington State Attorney General last issued an advisory memorandum in December of 2015 entitled “Advisory Memorandum: Avoiding

1 Unconstitutional Takings of Private Property” to help local governments avoid the
2 unconstitutional taking of private property. The process outlined in the State Attorney
3 General’s 2015 advisory memorandum was used by the County in objectively evaluating
4 the regulatory changes by this ordinance.
5

6 H. This ordinance is consistent with the record.
7

- 8 1. The current county code requires one and one-half times the minimum lot size in urban
9 single family residential zones for duplex development, which reduces the available lots
10 for duplex development because the average lot size in urban subdivisions is generally
11 close to the minimum lot size.
12
- 13 2. According to the Snohomish County Tomorrow 2013-2014 Growth Monitoring Report,
14 since 1990, only 5% of units built in the unincorporated UGA were duplex units, and
15 since 2011 duplexes have represented just 2.7% to 3.5% of residential units permitted
16 each year in the unincorporated UGA.
17
- 18 3. The Introduction Section of the GPP, adopted in June 2015, documents demographic
19 trends toward smaller households who are more willing to rent, which may increase
20 demand for duplexes in the future.
21
- 22 4. This ordinance would reduce the minimum lot size for duplex development in urban
23 residential zones so that it is the same as required for other housing types, to encourage
24 more duplex development, and satisfy the increased demand for such housing in the
25 future.
26
- 27 5. This ordinance amends SCC 30.22.120 and SCC 30.22.130(42) to remove an obsolete
28 requirement for duplexes in the RU zone because there are no longer any areas where
29 that requirement applies.
30
- 31 6. This ordinance is consistent with the record as set forth in the PDS staff reports dated
32 December 1, 2015, and January 12, 2016.
33

34 Section 2. The County Council makes the following conclusions:
35

- 36 A. This ordinance complies with the goals and requirements of the GMA.
37
- 38 B. This ordinance is consistent with the MPPs.
39
- 40 C. This ordinance is consistent with the CPPs.
41
- 42 D. This ordinance is consistent with the goals and objectives of the GPP.
43
- 44 E. This ordinance is consistent with Washington State law and the SCC.
45
- 46 F. The actions of this ordinance do not result in an unconstitutional taking of private property
47 for a public purpose.
48
- 49 G. The county complied with all SEPA requirements with respect to this non-project action.
50

1 H. The county complied with the state and local public participation requirements under the
2 GMA and chapter 30.73 SCC.
3

4 Section 3. The County Council bases its findings and conclusions on the entire record of
5 the County Council, including all testimony and exhibits. Any finding, which should be deemed
6 a conclusion, and any conclusion which should be deemed a finding, is hereby adopted as
7 such.
8

9 Section 4. Snohomish County Code Section 30.22.100, last amended by Amended
10 Ordinance No. 16-039 on June 22, 2016, is amended to read:

1 30.22.100 Urban Zone Categories: Use Matrix

2

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 ⁸⁹	P	P	P		P	P	P	P		P
Bed and Breakfast Guesthouse ⁵⁸	C	C	C	C	C	C										C	

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
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		
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

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
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							
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

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
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		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																	

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
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																	
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		
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		

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	
4,001 sq ft and Greater ^{41, 59}	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			
2,401 sq ft and greater ^{41, 59}	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	P	P	P		P	P	P	P		P	
Greenhouse, Lath House, & Nurseries: ⁵² Retail								P	P	P				P	P			
Greenhouse, Lath House, & Nurseries: ⁵² Wholesale								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 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
Hardware Store								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			

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
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	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		

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
Manufacturing, Heavy ⁸²												P			P		
Manufacturing-All Other Forms Not Specifically Listed ⁸³												P	P	P	P		P ¹²³
Marijuana Processing ^{125, 131}												P	P	P	P		
Marijuana Production ^{125, 131}												P	P	P	P		
Marijuana Retail ¹³¹																	
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

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
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		
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		

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
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		

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
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	
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	
4,001 sq ft and Greater ^{41, 59}	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	
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		

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
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		
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

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
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	

Section 5. Snohomish County Code Section 30.22.120, last amended by Amended Ordinance No. 15-025 on May 6, 2015, is amended to read:

30.22.120 Other Zone Categories Use Matrix

Type of Use	Other Zone					
	SA-1	RC	RU	R20,000	R12,500	WFB
Accessory Apartment ⁶²	A	A	A	A	A	A
Agriculture ^{41, 107}	P	P	P	P	P	P
Airport, Stage 1 Utility ¹	C	C	C	C	C	C
Antique Shop			C ⁴⁵			
Art Gallery ⁴¹	C	C	P	C	C	C
Bakery, Farm ⁹⁷		P				
Bed and Breakfast Guesthouse ⁵⁸	C	C	C	C	C	C
Bed and Breakfast Inn ⁵⁸		C				
Boarding House	P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵
Boat Launch, Non-commercial ³¹	C	C	C	C	C	C
Caretaker's Quarters		C				
Cemetery, Columbarium, Crematorium, Mausoleum ⁴¹	C	C	C	C	C	C
Church ^{41, 129}	C	C	P	C	C	C
Community Club	C	C	P	C	C	C
Community Facilities for Juveniles ¹⁰³						
1 to 8 residents	P	P	P	P	P	P
9 to 24 residents	S	S	S	S	S	S
Country Club	C	C	C	C	C	C
Day Care Center ^{2, 129}	C	C	P	C	C	C

Type of Use	Other Zone					
	SA-1	RC	RU	R20,000	R12,500	WFB
Distillation of Alcohol		C ³⁴	C ³⁴			
Dock & Boathouse, Private, Non-commercial ^{3, 42}	P	P	P	P	P	P
Dwelling, Duplex	P	P	P ((42))	P	P ⁴²	P ⁴²
Dwelling, Mobile Home	P	P	P ⁶	P	P ⁶	P ⁶
Dwelling, Single Family	P	P	P	P	P	P
Equestrian Center ^{41, 70, 72}		P				
Electric Vehicle Infrastructure						
Electric Vehicle Charging Station - Restricted, Level 1, and Level 2 ¹²¹	P	P	P	P	P	P
Electric Vehicle Charging Station - Public, Level 1 and Level 2						
Electric Vehicle Charging Station, Level 3	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	
Battery Exchange Stations	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	
Excavation & Processing of Minerals ²⁶		A,C				
Explosives Storage		C	C			
Fallout Shelter, Individual	P	P	P	P	P	P
Fallout Shelter, Joint ⁷	P	P	P	P	P	P
Family Day Care Home ⁸	P	P	P	P	P	P
Farm Product Processing						
Up to 5,000 sq ft		P	A			
Over 5,000 sq ft ⁹⁴		P				
Farm Support Businesses ⁹⁴		A				
Farm Stand						

Type of Use	Other Zone					
	SA-1	RC	RU	R20,000	R12,500	WFB
Up to 400 sq ft ⁹	P	P	P	P	P	P
401 to 5,000 sq ft ⁹⁹		P ¹⁰⁰ A ¹⁰⁰				
Farmers Market ⁹³		P ¹⁰¹ A ¹⁰¹				
Farmland Enterprises ⁹⁵		A				
Fish Farm	P	P	P			
Forestry	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
2,401 - 4,000 sq ft on More than 3 Acres ^{41, 59}	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
4,001 sq ft and Greater ^{41, 59}	C	C	C	C	C	C
Garage, Detached Private Non-accessory ⁶⁰						
Up to 2,400 sq ft	P	P	P	P	P	P
2,401 sq ft and greater ^{41, 59}	C	C	C	C	C	C
Golf Course and Driving Range	C	C	C	C	C	C
Government Structures & Facilities ^{27, 41}	C	C	C	C	C	C
Greenhouse, Lath House, Nurseries: ⁵² Retail	P					
Greenhouse, Lath House, Nurseries: ⁵² Wholesale	P		P	C ⁴⁷		
Guesthouse ⁸⁵	P	P	P	P	P	P
Health and Social Service Facility ⁹⁰						

Type of Use	Other Zone					
	SA-1	RC	RU	R20,000	R12,500	WFB
Level I	P	P	P	P	P	P
Level II ^{41 91, 129}	C	C	C	C	C	C
Level III						
Home Occupation ¹¹	P	P	P	P	P	P
Homestead Parcel ⁴⁰		C				
Kennel, ⁴¹ Commercial	C	C	P	C	C	C
Kennel, ⁴¹ Private-Breeding ¹³	C	P	P	P	P	P
Kennel, ⁴¹ Private-Non-Breeding ¹³	P	P	P	P	P	P
Kitchen, Farm		P	P			
Library ⁴¹	C	C	P	C	C	C
Livestock Auction Facility		C ⁴⁸	C ⁴⁸			
Log Scaling Station		C				
Mini-equestrian Center ^{41, 72}		P				
Model House/Sales Office	P	P	P	P	P	P
Museum ⁴¹	C	C	P	C	C	C
Park, Public ¹⁴	P	P	P	P	P	P
Park-and-Pool Lot				C	C	
Park-and-Ride Lot	C	C	C	C	C	
Personal Wireless Communications Facilities ^{27, 41, 104, 105, 106}	C	C	C	C	C	C
Petroleum Products & Gas Storage - Bulk			C ⁴³			
Race Track ^{24, 41, 129}		C	C			
Railroad Right-of-way	C	C	C	C	C	C

Type of Use	Other Zone					
	SA-1	RC	RU	R20,000	R12,500	WFB
Recreational Facility Not Otherwise Listed	C	C	P	C	C	C
Recreational Vehicle ¹⁹	P	P	P			
Sanitary Landfill ¹²⁹	C	C	C	C	C	C
Sawmill			C ²⁶			
Schools						
K-12 & Preschool ^{41, 68, 129}	C	C	C	C	C	C
College ^{41, 68}	C	C	C	C	C	C
Shake & Shingle Mill			C ²⁶			
Shooting Range ⁹²		C	C			
Sludge Utilization ³⁹	C	C	C	C	C ⁵⁶	C ⁵⁶
Small Animal Husbandry ⁴¹	P	P	P	C ³⁷	C ³⁷	C ³⁷
Stables	P	P	P	P	P	P
Stockyard or Slaughter House ¹²⁹			C ⁴⁸			
Storage, Retail Sales Livestock Feed		P ⁵⁴				
Storage Structure, Accessory ⁶⁰						
Up to 2,400 sq ft	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
2,401 sq ft - 4,000 sq ft on Less than 3 acres ^{41, 59}	A	A	A	A	A	A
4,001 sq ft and Greater ^{41, 59}	C	C	P	C	C	C
Storage Structure, Non-accessory						
Up to 2,400 sq ft	P	P	P	P	P	P
2,401 sq ft and greater	C	C	C	C	C	C

Type of Use	Other Zone					
	SA-1	RC	RU	R20,000	R12,500	WFB
Studio ⁴¹	C ⁷⁷	C ⁷⁷	P	C ⁷⁷	C ⁷⁷	C ⁷⁷
Swimming/Wading Pool ^{17, 41}	P	P	P	P	P	P
Temporary Dwelling During Construction	A	A	A	A	A	A
Temporary Dwelling For Relative ¹⁸	A	A	A	A	A	A
Temporary Residential Sales Coach ⁷³	A	A	A	A	A	A
Transit Center	C	C	C	C	C	
Ultralight Airpark ²⁰		C				
Utility Facilities, Electromagnetic Transmission & Receiving Facilities ^{27, 129}	C	C	C	C	C	C
Utility Facilities, Transmission Wires, Pipes & Supports ²⁷	P	P	P	P	P	P
Utility Facilities-All Other Structures ^{27, 41}	C	C	C	C	C	C
Veterinary Clinic	C	C	P			
Yacht/Boat Club						C

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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 SCC30.22.130.</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	

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Section 6. Snohomish County Code Section 30.22.130, last amended by Amended Ordinance No. 16-039 on June 22, 2016, is amended to read:

30.22.130 Reference Notes For Use Matrix.

- (1) Airport, Stage 1 Utility:
 - (a) Not for commercial use and for use of small private planes;

1 (b) In the RU zone, they shall be primarily for the use of the resident property owner; and
2 (c) When the airport is included in an airpark, the disclosure requirements of
3 SCC 30.28.005 shall apply.

4 (2) Day Care Center:

5 (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
6 permitted in connection with and secondary to a school facility or place of worship; and

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

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

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

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

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

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

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

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

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

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

31 (6) Dwelling, Mobile Home:

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

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

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

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

38 (ii) a perimeter masonry foundation;

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

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

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

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

46 (8) Family Day Care Home:

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

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

49 (9) Farm Stand:

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

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

4 (10) Farm Worker Dwelling:

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

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

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

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

20 (11) Home Occupation: See SCC 30.28.050.

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

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

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

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

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

30 (c) No amusement devices for hire are permitted.

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

32 (16) RESERVED for future use (Social Service Center - DELETED by Amended Ord. 04-
33 010 effective March 15, 2004)

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

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

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

40 (18) Temporary Dwelling for a Relative:

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

43 (b) The relative must receive from, or administer to, the occupant of the other dwelling
44 continuous care and assistance necessitated by advanced age or infirmity;

45 (c) The need for such continuous care and assistance shall be attested to in writing by a
46 licensed physician;

47 (d) The temporary dwelling shall be occupied by not more than two persons;

48 (e) Use as a commercial rental unit shall be prohibited;

49 (f) The temporary dwelling shall be situated not less than 20 feet from the permanent
50 dwelling on the same lot and shall not be located in any required yard of the principal dwelling;

1 (g) A land use permit binder shall be executed by the landowner, recorded with the
2 Snohomish County auditor and a copy of the recorded document submitted to the department
3 for inclusion in the permit file;

4 (h) Adequate screening, landscaping, or other measures shall be provided pursuant to
5 SCC 30.25.028 to protect surrounding property values and ensure compatibility with the
6 immediate neighborhood;

7 (i) An annual renewal of the temporary dwelling permit, together with recertification of need,
8 shall be accomplished by the applicant through the department in the same month of each year
9 in which the initial mobile home/building permit was issued;

10 (j) An agreement to terminate such temporary use at such time as the need no longer exists
11 shall be executed by the applicant and recorded with the Snohomish County auditor; and

12 (k) Only one temporary dwelling may be established on a lot. The temporary dwelling shall
13 not be located on a lot on which a detached accessory apartment is located.

14 (19) Recreational Vehicle:

15 (a) There shall be no more than one per lot;

16 (b) Shall not be placed on a single site for more than 180 days in any 12-month period; and

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

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

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

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

28 (20) Ultralight Airpark:

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

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

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

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

40 (ii) occur between sunset and sunrise;

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

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

45 (21) Craft Shop:

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

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

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

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

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

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

7 (25) Rural Industry:

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

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

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

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

17 (26) Sawmill, Shake and Shingle Mill:

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

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

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

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

27 (27) Governmental and Utility Structures and Facilities:

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

29 (28) Excavation and Processing of Minerals:

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

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

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

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

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

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

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

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

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

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

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

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

6 (32) Campground:

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

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

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

13 (33) Commercial Vehicle Home Basing:

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

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

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

18 (34) Distillation of Alcohol:

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

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

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

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

26 (36) Mobile Home and Travel Trailer Sales:

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

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

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

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

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

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

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

44 (39) Sludge Utilization: See SCC 30.28.085.

45 (40) Homestead Parcel: See SCC 30.28.055.

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

48 (42) In the R-12,500 and WFB zones, the Minimum Lot Size for duplexes shall be one and
49 one-half times the minimum lot size for single family dwellings. ~~((In the RU zone, this provision~~
50 ~~only applies when the minimum lot size for single family dwellings is 12,500 square feet or~~
51 ~~less.))~~

- 1 (43) Petroleum Products and Gas, Bulk Storage:
- 2 (a) All above ground storage tanks shall be located 150 feet from all property lines; and
- 3 (b) Storage tanks below ground shall be located no closer to the property line than a
- 4 distance equal to the greatest dimensions (diameter, length or height) of the buried tank.
- 5 (44) Auto Wrecking Yards and Junkyards: A sight-obscuring fence a minimum of seven feet
- 6 high shall be established and maintained in the LI zone. For requirements for this use,
- 7 SCC 30.25.020 and 30.25.050 apply.
- 8 (45) Antique Shops: When established as a home occupation as regulated by
- 9 SCC 30.28.050(1); provided further that all merchandise sold or offered for sale shall be
- 10 predominantly "antique" and antique-related objects.
- 11 (46) Billboards: See SCC 30.27.080 for specific requirements.
- 12 (47) Nursery, Wholesale: In R-20,000 zone, a wholesale nursery is permitted on three acres
- 13 or more; a conditional use permit is required on less than three acres.
- 14 (48) Stockyard and Livestock Auction Facility: The minimum lot size is 10 acres.
- 15 (49) Restaurants and Personal Service Shops: Located to service principally the constructed
- 16 industrial park uses.
- 17 (50) Sludge Utilization: A conditional use permit is required for manufacture of materials by a
- 18 non-governmental agency containing stabilized or digested sludge for a public utilization.
- 19 (51) Single Family and Multifamily Dwellings: A prohibited use, except for the following:
- 20 (a) Existing dwellings that are nonconforming as a result of a county-initiated rezone to BP
- 21 may make improvements or additions provided such improvements are consistent with the bulk
- 22 regulations contained in chapter 30.23 SCC; provided further that such improvements do not
- 23 increase the ground area covered by the structural portion of the nonconforming use by more
- 24 than 100 percent of that existing at the existing date of the nonconformance; and
- 25 (b) New single family and multifamily dwellings in the BP zone authorized pursuant to the
- 26 provisions of SCC 30.31A.140.
- 27 (52) Greenhouses, Lath Houses, and Nurseries:
- 28 (a) Incidental sale of soil, bark, fertilizers, plant nutrients, rocks, and similar plant husbandry
- 29 materials is permitted;
- 30 (b) Incidental sale of garden tools and associated gardening accessories shall be permitted;
- 31 however, the sale of motorized landscaping equipment such as lawn mowers, weed eaters,
- 32 edgers, and rototillers shall be prohibited;
- 33 (c) There shall be no on-site signs advertising uses other than the principal use; and
- 34 (d) Incidental sales of garden tools and associated gardening accessories shall be less than
- 35 25 percent of the sales of products produced in the greenhouse, lath house, or nursery.
- 36 (53) Retail Store: See SCC 30.31A.120 for specific requirements for retail stores in the BP
- 37 zone.
- 38 (54) Retail Sales of Hay, Grain, and Other Livestock Feed are permitted on site in conjunction
- 39 with a livestock auction facility.
- 40 (55) Noise of Machines and Operations in the LI and HI zones shall comply with
- 41 chapter 10.01 SCC and machines and operations shall be muffled so as not to become
- 42 objectionable due to intermittence, beat frequency, or shrillness.
- 43 (56) Sludge Utilization: Only at a completed sanitary landfill or on a completed cell within a
- 44 sanitary landfill, subject to the provision of SCC 30.28.085.
- 45 (57) Woodwaste Recycling and Woodwaste Storage Facility: See SCC 30.28.095.
- 46 (58) Bed and Breakfast Guesthouses and Bed and Breakfast Inns: See SCC 30.28.020.
- 47 (59) Detached Accessory or Non-Accessory Private Garages and Storage Structures: Subject
- 48 to the following requirements:
- 49 (a) Special setback requirements for these uses are contained in SCC 30.23.110(20);
- 50 (b) Artificial lighting shall be hooded or shaded so that direct outside lighting, if any, will not
- 51 result in glare when viewed from the surrounding property or rights-of-way;

1 (c) The following compatibility standards shall apply:

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

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

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

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

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

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

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

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

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

42 (62) Accessory Apartments: See SCC 30.28.010.

43 (63) Temporary Woodwaste Recycling and Temporary Woodwaste Storage Facilities: See
44 SCC 30.28.090.

45 (64) RESERVED for future use.

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

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

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

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

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

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

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

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

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

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

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

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

25 (e) Riding lessons, rentals, or shows shall only occur between 8:00 a.m. and 9:00 p.m.;

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

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

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

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

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

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

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

40 (i) plat construction plans have been approved;

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

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

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

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

49 (75) Model Hobby Park: SCC 30.28.060.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

31 (82) Manufacturing, Heavy includes the following uses: Distillation of wood, coal, bones, or the
32 manufacture of their by-products; explosives manufacturing; manufacture of fertilizer; extraction
33 of animal or fish fat or oil; forge, foundry, blast furnace or melting of ore; manufacturing of acid,
34 animal black/black bone, cement or lime, chlorine, creosote, fertilizer, glue or gelatin, potash,
35 pulp; rendering of fat, tallow and lard, rolling or booming mills; tannery; or tar distillation and
36 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, published by
39 the US Department of Labor, to produce, assemble or create products and which the director
40 finds consistent with generally accepted practices and performance standards for the industrial
41 zone where the use is proposed. See SCC 30.91M.024 and 30.91M.026.

42 (84) RESERVED for future use.

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

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

45 (87) Wedding Facility:

46 (a) Such use is permitted only:

47 (i) on vacant and undeveloped land;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

46 (93) Farmers Market: See SCC 30.28.036.

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

48 (95) Farmland Enterprise: See SCC 30.28.037.

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

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

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

- 1 (97) Bakery, Farm: The gross floor area of the use shall not exceed 1,000 square feet.
- 2 (98) Recreational Facility Not Otherwise Listed in Ag-10 zone, Forestry (F), or Forestry and
3 Recreation (F&R) zones: See SCC30.28.076.
- 4 (99) Farm Stand: See SCC 30.28.039.
- 5 (100) Farm Stand: Allowed as a Permitted Use (P) when sited on land designated riverway
6 commercial farmland, upland commercial farmland or local commercial farmland in the
7 comprehensive plan. Allowed as an Administrative Conditional Use (A) when sited on land not
8 designated riverway commercial farmland, upland commercial farmland or local commercial
9 farmland in the comprehensive plan.
- 10 (101) Farmers Market: Allowed as a Permitted Use (P) when sited on land designated
11 riverway commercial farmland, upland commercial farmland or local commercial farmland in the
12 comprehensive plan. Allowed as an Administrative Conditional Use (A) when sited on land not
13 designated riverway commercial farmland, upland commercial farmland or local commercial
14 farmland in the comprehensive plan.
- 15 (102) Community Facilities for Juveniles in R-5 zones must be located within one mile of an
16 active public transportation route at the time of permitting.
- 17 (103) All community facilities for juveniles shall meet the performance standards set forth in
18 SCC 30.28.025.
- 19 (104) Personal Wireless Telecommunications Service Facilities: See chapter 30.28A SCC and
20 landscaping standards in SCC30.25.025.
- 21 (105) Personal wireless telecommunications service facilities are subject to a building permit
22 pursuant to SCC 30.28A.030 and the development standards set forth in chapter 30.28A SCC
23 and landscaping standards in SCC 30.25.025.
- 24 (106) A building permit only is required for facilities co-locating on existing utility poles, towers,
25 and/or antennas unless otherwise specified in chapter 30.28A SCC.
- 26 (107) Agricultural Composting Requirements:
- 27 (a) On-farm site agricultural composting operations that comply with the requirements
28 established in this section are allowed in the A-10 zone. These composting facilities and
29 operations shall be constructed and operated in compliance with all applicable federal, state and
30 local laws, statutes, rules and regulations. The Nutrient Management Plan portion of the farm's
31 Snohomish Conservation District Farm Plan or any other established nutrient management plan
32 must be on file with the department when any application for a land use permit or approval is
33 submitted to the department for the development of an agricultural composting facility. Farm site
34 agricultural composting operations shall also comply with the following criteria:
- 35 (i) The composting operation shall be limited to 10 percent of the total farm site area;
- 36 (ii) At least 50 percent of the composted materials shall be agricultural waste;
- 37 (iii) At least 10 percent of the agricultural wastes must be generated on the farm site;
- 38 (iv) A maximum of 500 cubic yards of unsuitable incidental materials accumulated in the
39 agricultural waste such as rock, asphalt, or concrete over three inches in size may be stored at
40 the farm composting facility until its proper removal. All incidental materials must be removed
41 from the site yearly; and
- 42 (v) A minimum of 10 percent of the total volume of the finished compost produced annually
43 shall be spread on the farm site annually.
- 44 (b) In all other zones except A-10 where agriculture is a permitted use, incidental agricultural
45 composting of agricultural waste generated on a farm site is permitted. The agricultural
46 composting facility shall be constructed and operated in compliance with all applicable federal,
47 state and local laws, statutes, rules and regulations. The Nutrient Management Plan portion of
48 the farm's Snohomish Conservation District Farm Plan or any other established nutrient
49 management plan must be on file with the department when any permit application is submitted
50 to the department for the development of an agricultural composting facility.

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

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

8 (110) RESERVED for future use.

9 (111) RESERVED for future use.

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

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

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

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

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

26 (117) RESERVED for future use.

27 (118) RESERVED for future use.

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

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

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

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

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

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

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

40 (124) The minimum lot size for marijuana related facilities is 100,000 square feet. Marijuana
41 production and marijuana processing are allowed indoors and outdoors, including in
42 greenhouses and other structures pursuant to chapter 314-55 WAC. In the A-10 zone,
43 marijuana uses shall be subject to the same regulations that apply to agricultural uses and not
44 subject to any more restrictive regulations except as specifically provided in this title and in state
45 law. Marijuana processing is only allowed when there is a marijuana production facility on site.
46 Marijuana facilities are subject to special setbacks pursuant to SCC 30.23.110(28).

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

49 (126) RESERVED for future use.

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

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

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

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

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

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

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

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

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

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

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

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

37
38 Section 7. Snohomish County Code Section 30.35A.015, last amended by Ordinance
39 No. 16-015 on March 2, 2016, is amended to read:

40
41 **30.35A.015 Exemptions.**

42
43 The following types of development are exempt from the provisions of this chapter when
44 located in a TDR receiving area:

45
46 (1) Single family, duplex, or townhouse unit lot subdivisions submitted under chapters 30.41A
47 or 30.42B SCC;

48 (2) Single family, duplex, or townhouse unit lot subdivisions submitted under chapters 30.41B
49 or 30.41B or 30.42B SCC;

50 (3) Single family detached units or duplexes submitted under chapter 30.41F SCC; ~~((and))~~

51 (4) Cottage housing submitted under chapter 30.41G SCC; and ~~((:))~~

1 (5) Duplex building permits in R-9600, R-8400 and R-7200 zones.

2
3 Section 8. Snohomish County Code Section 30.41B.835, added by Amended Ordinance
4 No. 02-064 on December 9, 2002, is repealed.

5
6 Section 9. Severability and Savings. If any section, sentence, clause or phrase of this
7 ordinance shall be held to be invalid by the Growth Management Hearings Board (Board), or
8 unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall
9 not affect the validity or constitutionality of any other section, sentence, clause or phrase of this
10 ordinance. Provided, however, that if any section, sentence, clause or phrase of this ordinance
11 is held to be invalid by the Board or court of competent jurisdiction, then the section, sentence,
12 clause or phrase in effect prior to the effective date of this ordinance shall be in full force and
13 effect for that individual section, sentence, clause or phrase as if this ordinance had never been
14 adopted.

15
16 PASSED this 31st day of August, 2016.


17
18 SNOHOMISH COUNTY COUNCIL
19 Snohomish County, Washington

20
21 
22
23 Council Chair

24 ATTEST:

25 
26
27
28 Clerk of the Council

- 29
30
31 APPROVED
32 EMERGENCY
33 VETOED

34
35 DATE: 8/2/16
36 
37 County Executive

38 ATTEST:

39 
40

41 Approved as to form only:

42
43
44
45 Deputy Prosecuting Attorney