# SNOHOMISH COUNTY COUNCIL <br> Snohomish County, Washington 

## AMENDED ORDINANCE NO. 17-004

CORRECTING INADVERTENT ERRORS IN THE SNOHOMISH COUNTY CODE (SCC) TITLE 30, AMENDING SECTIONS 30.22.120, 30.23.040, 30.26.030,

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30.28 .105,30.31 \mathrm{D} .120,30.42 \mathrm{~B} .040 \text { AND } 30.84 .050
$$

WHEREAS, on December 9, 2002, the county adopted title 30 of the SCC to consolidate and streamline county land use and development codes to eliminate duplication, inconsistency, and ambiguity; and

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

WHEREAS, the inadvertent errors and inconsistencies identified for correction in this ordinance include typographical errors, outdated or inaccurate citations and crossreferences, and outdated, inaccurate or redundant language inadvertently created in the code during previous amendments; and

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

WHEREAS, the Snohomish County Planning Commission ("Planning Commission") held a briefing on October 25, 2016, concerning the proposed 2016 code corrections; and

WHEREAS, the Planning Commission held a public hearing on November 22, 2016, to receive public testimony concerning the proposed 2016 code corrections; and

WHEREAS, at the conclusion of the Planning Commission's public hearing, the Planning Commission voted to recommend approval of the proposed 2016 code corrections, as set forth in its recommendation letter dated November 29, 2016; and

WHEREAS, on March 29, 2015 and continued to May 10, 2017, the County Council held a public hearing after proper notice, heard public testimony related to the code corrections contained in this ordinance, and considered the entire record, including the Planning Commission's recommendations; and

WHEREAS, the County Council concludes that title 30 SCC should be amended as set forth herein;

NOW, THEREFORE, BE IT ORDAINED:
Section 1. The County Council adopts the foregoing recitals as findings of fact as if set forth in full herein.

Section 2. The County Council makes the following additional findings of fact:
A. This ordinance will amend Title 30 of the SCC by amending portions of SCC $30.22 .120,30.23 .040,30.28 .105,30.31 \mathrm{D} .120,30.42 \mathrm{~B} .040,30.84 .050$ which require either correction of an obvious error or clarification of wording.
B. The amendments correct inadvertent errors, omissions, and inconsistencies to make the code more understandable and consistent and provide greater certainty to the community. Improving the quality of the SCC results in a regulatory environment that is fair, predictable and accessible and contributes to a healthy local economy. The amendments are consistent with the following goals, objectives, and policies in the County's Growth Management Act ("GMA") Comprehensive Plan:

1. Goal ED 1 "Maintain and enhance a healthy economy."
2. Goal ED 2 "Provide a planning and regulatory environment which facilitates growth of the local economy."
3. Objective ED 2.A "Develop and maintain a regulatory system that is fair, understandable, coordinated and timely."
4. ED Policy 2.A. 1 "Snohomish County shall work to ensure that the Snohomish County Code is an understandable, accessible, and user friendly document."
5. ED Policy 2.A.2 "Snohomish County should stress predictability but maintain enough flexibility in the Comprehensive Plan and development codes to allow for timely response to unanticipated and desirable developments."
C. Procedural requirements.
6. This ordinance is consistent with state law and chapter 30.73 SCC.
7. Pursuant to RCW 36.70A.106(1), a notice of intent to adopt this ordinance was transmitted to the Washington State Department of Commerce for distribution to state agencies on October 28, 2016.
8. This action is considered procedural and is exempt from the State Environmental Policy Act (SEPA), Chapter 43.21C RCW, review pursuant to WAC 197-11-800(19)(b) and SCC 30.61.030.

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A. This ordinance will amend Title 30 of the SCC by amending portions of SCC $30.22 .120,30.23 .040,30.28 .105,30.31 \mathrm{D} .120,30.42 \mathrm{~B} .040,30.84 .050$ which require either correction of an obvious error or clarification of wording.
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established SCC 30.23.040(63) which provided for a building height of up to 180 feet in the Urban Center (UC) zone. Amended Ordinance No. 09079 also provided for a maximum building height of 180 feet in the UC zone under special circumstances in SCC 30.34A.040(1). Amended Ordinance No. 13-007 revised the building height requirement for UC zones to allow a maximum of 125 feet in height in certain cases. This correction will rectify the inconsistency that currently exists between SCC $30.23 .040(63)$ and SCC 30.34A.040(1) regarding maximum height allowed in UC zones.
9. The correction to SCC 30.26 .030 is required to remove an obsolete parking regulation. The error is present in the originating ordinance, Amended Ordinance No. 16-013. That ordinance inadvertently added parking regulations for two uses (marijuana collective gardens and marijuana collective garden dispensaries) that no longer exist in code. Those two uses were removed from code by Ordinance No. 16-033, effective July 3, 2016, to reflect changes in state law which prohibited those two uses statewide.
10. The correction to SCC 30.28.105(4) is necessary to remove reference to Uniform Fire Code and replace it with Fire Code per SCC 30.53A. 100. Amended Ordinance No. 07-087 repealed Chapter 30.53A SCC (Uniform Fire Code) and adopted Chapter 30.53A SCC (Fire Code) renaming the chapter "Fire Code of Snohomish County" and referencing the regulations within the chapter as "the fire code," as part of a revision to that chapter. Amended Ordinance No. 06-137 added SCC 30.28.105 as a new section and subsequent amendments did not reflect Chapter 30.53A SCC's change from Uniform Fire Code to Fire Code in SCC 30.28.105(4).
11. The correction to SCC 30.31D. 120 is necessary to replace a code citation that was not updated when SCC 30.23.110 was revised by Amended Ordinance No. 10-026. Amended Ordinance No. 10-026 renumbered the sections of SCC 30.23.110. Subsection (26) was renumbered to (27) and the reference to the subsection contained in SCC 30.31D. 120 was not included/updated in Amended Ordinance No. 10-026.
12. The correction to SCC 30.42B.040(3) is necessary to remove the cross reference to chapter 30.34B SCC for the "reduced drainage discharge housing demonstration program." Chapter 30.34B SCC had a sunset provision last updated by Amended Ordinance No. 03-037. The sunset provision provided that Chapter 30.34B would expire three years from April 10, 2003, for purposes of project selection and for those selected projects whose applications were complete within three years of April 10, 2003, the chapter would expire at the time of the final county administrative land use approval occurred for all selected projects. Due to the sunset provision, Amended Ordinance No. 14-053 repealed Chapter 30.34B SCC.
13. The correction to SCC $30.84 .050(5)$ is required to correct a reference to an incorrect subsection. The error is present in the originating ordinance, Amended Ordinance No. 10-086. Reference is made to SCC 30.84.050 subsection "(3)(a) or (b)" and subsection "(3)(b)," however the code should read "(4)(a) or (b)" and "(4)(b)." There are no subsections (a) or (b) in SCC 30.84.050(3), but SCC 30.84.050(4) does have subsections (a) and (b) and they clearly fit within the context of SCC 30.84.050(5).

Section 3. Based on the foregoing findings of fact, the council makes the following conclusions:
A. This ordinance is necessary to correct certain inadvertent errors in Title 30 SCC which cannot be addressed by the county code reviser through the authority in SCC 1.02.020(2).
B. The code corrections are consistent with the goals, objectives and policies of the County's GMA Comprehensive Plan.
C. The code corrections are consistent with and comply with the procedural and substantive requirements of the GMA.
D. The code corrections are consistent with Washington State law and the Snohomish County Code.
E. The County has complied with all SEPA requirements in respect to this nonproject action.
F. The actions of the ordinance would not result in an unconstitutional taking of private property for a public purpose.

Section 4. Snohomish County Code Section 30.22.120, last amended by Amended Ordinance No. 16-013, on March 8, 2017, is amended to read
30.22.120 Other Zone Categories Use Matrix

| Type of Use | Other Zones |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | SA-1 | RC | RU | R20,000 | R12,5 | 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 |
| 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 $\ln \mathrm{n}^{58}$ |  | C |  |  |  |  |


| Type of Use | Other Zones |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | SA-1 | RC | RU | R20,000 | 12,50 | WFB |
| Boarding House | $\mathrm{P}^{15}$ | $\mathrm{P}^{15}$ | $\mathrm{P}^{15}$ | $\mathrm{P}^{15}$ | $\mathrm{P}^{15}$ | $\mathrm{P}^{15}$ |
| Boat Launch, Non-commercial ${ }^{31}$ | C | C | C | c | c | C |
| Caretaker's Quarters |  | c |  |  |  |  |
| Cemetery and Funeral Home | C | C | C | C | C | C |
| Church ${ }^{41,129}$ | c | C | P | C | C | C |
| Clubhouse | C | C |  | 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 |
| Day Care Center ${ }^{2,129}$ | C | C | P | C | C | C |
| Distillation of Alcohol |  | $\mathrm{C}^{34}$ | $\mathrm{C}^{34}$ |  |  |  |
| Dock \& Boathouse, Private, Non-commercial ${ }^{3 .(422) 41}$ | P | P | P | P | P | P |
| Dwelling, Duplex | P | P | $\mathrm{P}^{42}$ | P | $P^{42}$ | $P^{42}$ |
| Dwelling, Mobile Home | P | P | $\mathrm{P}^{6}$ | P | $\mathrm{P}^{6}$ | $\mathrm{P}^{6}$ |
| Dwelling, Single Family | P | P | P | P | P | P |
| Equestrian Center ${ }^{41,70,72}$ |  | P |  |  |  |  |
| Electric Vehicle Infrastructure <br> Electric Vehicle Charging Station $\cdots$ Restricted, Level 1, and Level $2^{121}$ <br> Electric Vehicle Charging Station - Public, Level 1 and Level 2 <br> Electric Vehicle Charging Station, Level 3 <br> Battery Exchange Stations | $\begin{gathered} P \\ C^{120} \\ C^{120} \end{gathered}$ | p $\begin{aligned} & C^{120} \\ & C^{120} \end{aligned}$ | $\begin{gathered} P \\ C^{120} \\ C^{120} \end{gathered}$ | P $\begin{aligned} & C^{120} \\ & \mathrm{C}^{120} \end{aligned}$ | P $\begin{aligned} & \mathrm{C}^{120} \\ & \mathrm{C}^{120} \end{aligned}$ | P |
| Excavation \& Processing of Minerals ${ }^{28}$ |  | A, C |  |  |  |  |
| Explosives Storage |  | C | C |  |  |  |
| Family Day Care Home ${ }^{8}$ | P | P | P | P | P | P |
| Farm Product Processing <br> Up to 5,000 sq ft Over $5,000 \mathrm{sq} \mathrm{ft}{ }^{94}$ |  | $\begin{aligned} & P \\ & P \end{aligned}$ | A |  |  |  |
| Farm Support Businesses ${ }^{94}$ |  | A |  |  |  |  |
| Farm Stand <br> Up to 400 sq ff ${ }^{9}$ | P | P | P | P | P | P |


| Type of Use | Other Zones |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | SA-1 | RC | RU | R20,000 | R12,500 | WFB |
| 401 to $5,000 \mathrm{sq} \mathrm{ft}{ }^{99}$ |  | $\begin{aligned} & P^{100} \\ & A^{100} \end{aligned}$ |  |  |  |  |
| Farmers Market ${ }^{93}$ |  | $\begin{aligned} & P^{101} \\ & A^{101} \end{aligned}$ |  |  |  |  |
| 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 $2,400 \mathrm{sq} \mathrm{ft}$ <br> 2,401-4,000 sq ft on More than 3 Acres ${ }^{41,59}$ $2,401-4,000$ sq ft on Less than 3 acres ${ }^{41,59}$ 4,001 sq ft and Greater ${ }^{41,59}$ | $\begin{aligned} & P \\ & P \\ & A \\ & C \end{aligned}$ | $\begin{aligned} & P \\ & P \\ & A \\ & C \end{aligned}$ | $\begin{aligned} & P \\ & P \\ & A \\ & C \end{aligned}$ | $\begin{aligned} & P \\ & P \\ & A \\ & C \end{aligned}$ | $\begin{aligned} & P \\ & P \end{aligned}$ A C | $\begin{aligned} & P \\ & P \end{aligned}$ A C |
| Garage, Detached Private Non-accessory ${ }^{60}$ Up to $\mathbf{2 , 4 0 0} \mathbf{s q} \mathrm{ft}$ 2,401 sq ft and greater ${ }^{41} 59$ | $\begin{aligned} & P \\ & C \end{aligned}$ | $\begin{aligned} & P \\ & C \end{aligned}$ | $\begin{aligned} & P \\ & C \end{aligned}$ | $\begin{aligned} & P \\ & C \end{aligned}$ | $\begin{aligned} & P \\ & C \end{aligned}$ | $\begin{aligned} & P \\ & C \end{aligned}$ |
| Golf Course, Driving Range and Country Club | C | C |  | C | C | C |
| Government Structures \& Facilities ${ }^{27.41}$ | C | C | C | C | C | C |
| Greenhouse, Lath House, Nurseries | P |  |  |  |  |  |
| Guesthouse ${ }^{85}$ | P | P | P | $p$ | P | P |
| Health and Social Service Facility ${ }^{90}$ <br> Levell <br> Level $11^{41,91,129}$ <br> Level III | $\begin{aligned} & P \\ & C \end{aligned}$ | $\begin{aligned} & P \\ & C \end{aligned}$ | $\begin{aligned} & P \\ & C \end{aligned}$ | $\begin{aligned} & P \\ & C \end{aligned}$ | $\begin{aligned} & P \\ & C \end{aligned}$ | $\begin{aligned} & P \\ & C \end{aligned}$ |
| 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 |


| Type of Use | Other Zones |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | SA-1 | RC | RU | R20,000 | R12,500 | WFB |
| 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 |
| Race Track ${ }^{24,41,129}$ |  | C | C |  |  |  |
| Railroad Right-of-way | C | C | C | C | C | C |
| 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 |
| Schools |  |  |  |  |  |  |
| K-12 \& Preschool ${ }^{41.68 .129}$ | C | C | C | C | C | C |
| College ${ }^{41,68}$ | C | C | C | C | C | C |
| Shooting Range ${ }^{92}$ |  | C | c |  |  |  |
| Sludge Utilization ${ }^{39}$ | C | C | c | C | $C^{56}$ | $\mathrm{C}^{56}$ |
| Small Animal Husbandry ${ }^{41}$ | P | P | P | $C^{37}$ | $C^{37}$ | $c^{37}$ |
| Stables | P | P | P | P | P | P |
| Storage, Retail Sales Livestock Feed |  | $\mathrm{P}^{54}$ |  |  |  |  |
| Storage Structure, Accessory ${ }^{60}$ <br> Up to $2,400 \mathrm{sq} \mathrm{ft}$ <br> 2,401-4,000 sq ft on More than 3 Acres ${ }^{41,59}$ <br> $2,401 \mathrm{sq} \mathrm{ft}-4,000 \mathrm{sq} \mathrm{ft}$ on Less than 3 acres $^{41.59}$ <br> $4,001 \mathbf{~ s q ~ f t ~ a n d ~ G r e a t e r ~}{ }^{41,59}$ | $\begin{aligned} & P \\ & P \\ & A \\ & C \end{aligned}$ | $\begin{aligned} & P \\ & P \\ & A \\ & C \end{aligned}$ | $\begin{aligned} & P \\ & P \\ & A \\ & P \end{aligned}$ | $\begin{aligned} & P \\ & P \\ & A \\ & C \end{aligned}$ | $\begin{aligned} & P \\ & P \\ & A \\ & C \end{aligned}$ | $P$ $P$ $A$ $C$ |
| Storage Structure, Non-accessory <br> Up to $2,400 \mathrm{sq} \mathrm{ft}$ <br> 2,401 sq ft and greater | $\begin{aligned} & P \\ & C \end{aligned}$ | $\begin{aligned} & P \\ & C \end{aligned}$ | $\begin{aligned} & P \\ & C \end{aligned}$ | $\begin{aligned} & P \\ & C \end{aligned}$ | $\begin{aligned} & P \\ & C \end{aligned}$ | $P$ $C$ |
| Studio ${ }^{41}$ | $\mathrm{C}^{77}$ | $C^{77}$ | P | $C^{77}$ | $C^{77}$ | $C^{77}$ |



Section 5. Snohomish County Code Section 30.23.040, last amended by Amended Ordinance No. 16-029 on May 11, 2016, is amended to read:

### 30.23.040 Reference notes for SCC Tables 30.23.030 and 30.23.032

(1) MR bulk requirements shall apply for all residential development permitted in urban commercial zones.
(2) When subdivisionally described, the minimum lot area shall be $1 / 128$ th of a section.
(3) When subdivisionally described, the minimum lot area shall be $1 / 32$ nd of a section.
(4) In the LDMR zone, the maximum density shall be calculated based on 4,000 square feet of land per dwelling unit.
(5) In the MR zone, the maximum density shall be calculated based on 2,000 square feet of land per dwelling unit.
(6) Commercial forestry structures shall not exceed 65 feet in height.
(7) Non-residential structures shall not exceed 45 feet in height.

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TITLE 30, AMENDING SECTIONS 30.22.120, 30.23.040, 30.26.030, 30.28.105, 30.31D.120, 30.42B. 040 AND 30.84.050-page 9
(8) Lot coverage includes all buildings on the given lot.
(9) RESERVED for future use.
(10) RESERVED for future use.
(11) These setbacks shall be measured from the property line.
(12) Greater setbacks than those listed may apply to areas subject to Shoreline Management Program jurisdiction or critical areas regulations in chapters 30.62A, 30.62B, 30.62C and 30.67 SCC. Some uses have special setbacks identified in SCC 30.23.110.
(13) The listed setbacks apply where the adjacent property is zoned F. In all other cases, setbacks are the same as in the R-8,400 zone. In the F zone, the setbacks for residential structures on 10 acres or less which were legally created prior to being zoned to $F$ shall be the same as in the R-8,400 zone.
(14) RESERVED for future use.
(15) See SCC 30.23.300.
(16) In the FS zone, the setback from non-residential property shall be five feet for side setbacks and 15 feet for rear setbacks.
(17) In the IP zone there shall be an additional one foot setback for every one foot of building height over 45 feet.
(18) RESERVED for future use.
(19) See SCC 30.31A.020(1) and (2) which specify the minimum area of a tract of land necessary for PCB or BP zoning.
(20) See additional setback provisions for dwellings located along the boundaries of designated farmland contained in SCC 30.32B.130.
(21) See additional setback provisions for structures located adjacent to forest lands, and/or on lands designated local forest or commercial forest contained in SCC 30.32A. 110 .
(22) The minimum lot size for properties designated Rural Residential (RR)--10 (Resource Transition) on the comprehensive plan shall be 10 acres.
(23) Minimum lot area requirements may be modified within UGAs in accordance with SCC 30.23.020.
(24) In rural cluster subdivisions approved in accordance with the provisions of chapter 30.41C SCC, the minimum lot area shall be as provided in SCC 30.23.220. The maximum lot area shall be 20,000 square feet or less when located in rural/urban transition areas.
(25) RESERVED for future use.
(26) RESERVED for future use.
(27) See SCC 30.23.050 for height limit exceptions. See also SCC 30.67 .460 for height limit requirements within shoreline jurisdiction.
(28) RESERVED for future use.
(29) See SCC 30.23.200 et seq. for additional lot area requirements and exceptions.
(30) SCC 30.32A. 120 (Siting of new structures--Commercial forest land) requires an application for a new structure on parcels designated commercial forest, but not within a designated commercial forest--forest transition area, to provide a minimum 500-foot setback, which shall be a resource protection area, from the property boundaries of adjacent commercial forest lands except that if the size, shape, and/or physical site constraints of an existing legal lot do not allow a setback of 500 feet, the new structure shall maintain the maximum setback possible, as determined by the department.
(31) Setback requirements for mineral excavation and processing are in SCC 30.23.110(27). Performance standards and permit requirements are in chapter 30.31D SCC.
(32) The site shall be a contiguous geographic area and have a size of not less than 10 acres, except in the case of subsurface shaft excavations, no minimum acreage is required, pursuant to SCC 30.31D.020(1).
(33) See SCC Table 30.28.050(4)(i) for setback requirements for structures containing a home occupation.
(34) RESERVED for future use.
(35) See chapter 30.31E SCC, for more complete information on the Townhouse Zone height, setback, and lot coverage requirements.
(36) RESERVED for future use (MR and LDMR setbacks--DELETED by Ord. 05-094, effective September 29, 2005).
(37) Agriculture: All structures used for housing or feeding animals, not including household pets, shall be located at least 30 feet from all property lines.
(38) There shall be no subdivision of land designated commercial forest in the comprehensive plan except to allow installation of communication and utility facilities if all the following requirements are met:
(a) The facility cannot suitably be located on undesignated land;
(b) The installation cannot be accomplished without subdivision;
(c) The facility is to be located on the lowest feasible grade of forest land; and
(d) The facility removes as little land as possible from timber production.
(39) On parcels designated commercial forest, but not within a designated commercial forest--forest transition area, establish and maintain a minimum 500-foot setback, which shall be a resource protection area, from the property boundaries of adjacent commercial forest lands except when the size, shape, and/or physical site constraints of an existing legal lot do not allow a setback of 500 feet, the new structure shall maintain the maximum setback possible as provided in SCC 30.32A. 120.
(40) Land designated local commercial farmland shall not be divided into lots of less than 10 acres unless a properly executed deed restriction which runs with the land and which provides that the land divided is to be used exclusively for agricultural purposes and specifically not for a dwelling(s) is recorded with the Snohomish County auditor.
(41) Minimum lot area in the rural use zone shall be the minimum allowed by the zone identified as the implementing zone by the comprehensive plan for the plan designation applied to the subject property. Where more than one implementing zone is identified for the same designation, the minimum lot size shall be that of the zone allowing the smallest lot size.
(42) RESERVED for future use.
(43) Additional bulk requirements may apply. Refer to SCC 30.31F. 100 and 30.31F. 140 .
(44) The 50 percent maximum lot coverage limitation applies solely to the portion of the area within the CRC comprehensive plan designation and zone that is centered at 180th Street SE and SR 9, generally extending between the intersection of 172nd Street/SR 9 to just south of 184th Street/SR 9, as indicated on the County's FLUM and zoning map.
(45) The 30 percent maximum lot coverage limitation applies solely to the portion area located within the CRC comprehensive plan designation and zone that is centered at State Route (SR) 9 and 164th Street SE, as indicated on the County's Future Land Use Map (FLUM) and zoning map.
(46) Additional setbacks may apply to development within a rural cluster subdivision. Refer to chapter 30.41C SCC. Residential subdivision is restricted pursuant to SCC 30.32C.150. Uses are restricted where the R-5 zone coincides with the Mineral

Resource Overlay (MRO) to prevent development which would preclude future access to the mineral resources.
(47) RESERVED for future use.
(48) RESERVED for future use.
(49) RESERVED for future use.
(50) RESERVED for future use.
(51) RESERVED for future use.
(52) See SCC 30.33B. 020 for bulk regulations related to existing playing fields on designated recreational land.
(53) RESERVED for future use.
(54) A split parcel may be subdivided along the UGA boundary line using one of three methods. First, a split parcel may be subdivided along the UGA boundary line into two lots, whereby one lot remains within the UGA and the other lot remains outside the UGA, pursuant to SCC 30.41B.010(7). Second, a split parcel may be subdivided as part of a short plat application, pursuant to SCC 30.41B.010(8). Finally, a split parcel may be subdivided as part of a plat application, pursuant to SCC 30.41A.010(3).
(55) See SCC 30.42E.100(9)(c).
(56) RESERVED for future use.
(57) RESERVED for future use.
(58) RESERVED for future use.
(59) Relationship of setback to building height:

The minimum setback requirements are dependent on the heights of the building as specified in this column. To meet the setback requirements, buildings over 20 feet in height must either:
(a) Set the entire building back the minimum setback distance; or
(b) Stepback those portions of the building exceeding 20 feet in height to the minimum setback distance, as illustrated in Figure 30.23.040(59).

Figure 30.23.040(59)
Example of relationship of building height to stepback
(60) RESERVED for future use.
(61) Single-family detached, single-family attached and duplex structures shall comply with the minimum setbacks required in the R-8,400 zone.
(62) Fencing between single-family detached, single-family attached and duplex structures shall be:
(a) Prohibited in the area that is within five feet of a third story ingress/egress window so ladder access to the third floor window is not impeded; or
(b) Limited to either vegetative, wood, block, concrete or metal that does not exceed 42 inches in height.
(63) Additional building height up to a maximum of ((180)) 125 feet may be allowed under certain circumstances as provided for in SCC 30.34A.040(1).
(64) If located within an airport compatibility area, building height is subject to the requirements of SCC 30.32E.060.

Section 6. Snohomish County Code Section 30.26.030, last amended by Amended Ordinance No. 16-013 on March 8, 2017, is amended to read:

### 30.26.030 Number of spaces required.

(1) The required number of off-street parking spaces shall be as set forth in SCC Table 30.26.030(1) subject to provisions, where applicable, regarding:
(a) Effective alternatives to automobile access (SCC 30.26.040);
(b) Joint uses (SCC 30.26.050 and 30.26.055); and
(c) Accessible routes of travel (SCC 30.26.065(7)).
(2) The abbreviations in the table have the following meanings:
(a) "GFA" means gross floor area;
(b) "GLA" means gross leasable area; and
(c) "SF" means square feet.
(3) Any off-street parking spaces that are devoted to electrical vehicle charging shall be counted toward the minimum number of parking spaces required.
(4) For off-street parking requirements in the Urban Center (UC) zone, see SCC 30.26.032.

Table 30.26.030(1)
NUMBER OF PARKING SPACES REQUIRED

| USE | Number of Spaces Required in R-9600, R8400, R-7200, WFB, T, MR, LDMR, MR, GC, CB, NB, FS, PCB, MHP, HI, LI, $B P$, and IP | Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F\&R, A-10, MC, SA-1, RC, RU, R-20,000, R-12,500 | NOTES |
| :---: | :---: | :---: | :---: |
| Accessory Apartment | 1 per unit | 1 per unit |  |
| Adult Entertainment Business/Use | See SCC 30.26.035 | See SCC 30.26.035 |  |
| Agriculture | No parking required | No parking required |  |
| Airport <br> Air Terminal <br> Stage 1 Utility <br> All Others | 10 per 1,000 SF of waiting area <br> See SCC 30.26.035 <br> See SCC 30.26.035 | 10 per 1,000 SF of waiting area <br> See SCC 30.26.035 <br> See SCC 30.26.035 |  |
| Amusement Facility, by type <br> Tennis courts, racquet or handball clubs, and similar commercial recreation <br> Theaters and cinemas <br> All other places without fixed seats including dance halls and skating rinks | 10 per 1,000 SF assembly area plus 2 per court <br> 1 per 3 seats or 8 feet of bench <br> See SCC 30.26.035 | 15 per 1,000 SF assembly area plus 2 per court <br> 1 per 4 seats or 8 feet of bench <br> See SCC 30.26.035 |  |
| Antique Shop | 3 per 1,000 GFA | 4 per 1,000 GFA |  |
| Art Gallery ${ }^{41}$ | 2.5 per 1,000 GFA | 2.5 per 1,000 GFA |  |
| Asphalt Batch Plant \& Continuous Mix Asphalt Plant | See SCC 30.26.035 | See SCC 30.26.035 |  |
| Auto Repair, Major | 5 per 1,000 GFA | 5 per 1,000 GFA | Service bays and work areas inside repair facilities do not count as parking spaces. |
| Auto Repair, Minor | 4 per 1,000 GFA | 5 per 1,000 GFA | Service bays and work areas inside repair facilities |

Table 30.26.030(1)
NUMBER OF PARKING SPACES REQUIRED

| USE | Number of Spaces Required in R-9600, R8400, R-7200, WFB, T, MR, LDMR, MR, GC, CB, NB, FS, PCB, MHP, HI, LI, BP, and IP | Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F\&R, A-10, MC, SA-1, RC, RU, R-20,000, R-12,500 | NOTES |
| :---: | :---: | :---: | :---: |
|  |  |  | do not count as parking spaces. |
| Auto Towing | See SCC 30.26.035 | See SCC 30.26.035 |  |
| Auto Wrecking and Junkyard | 15 spaces for yards less than 10 acres in size; 25 spaces for yards 10 acres or larger | 15 spaces for yards less than 10 acres in size; 25 spaces for yards 10 acres or larger |  |
| Bakery, Farm | 2 spaces | 2 spaces |  |
| Bed and Breakfast Guesthouses and Inns | 2 plus 1 per guest room | 2 plus 1 per guest room |  |
| Boarding House | 1 per guest room | 1 per guest room |  |
| Boat Launch, Commercial | See 30.22.130 (31) | See 30.22.130 (31) |  |
| Boat Launch, Noncommercial | See 30.22.130 (31) | See 30.22.130 (31) |  |
| Caretaker's Quarters | 2 per unit | 2 per unit |  |
| Cemetery and Funeral Home | 1 per 4 seats or 8 feet of bench, or 25 per 1,000 sf of assembly room with no fixed seats | 1 per 4 seats or 8 feet of bench, or 25 per 1,000 sf of assembly room with no fixed seats |  |
| Church | See SCC 30.26.035 | See SCC 30.26.035 |  |
| Clubhouse | See SCC 30.26.035 | See SCC 30.26.035 |  |
| Commercial Vehicle Home Basing | See 30.22.130(33) | See 30.22.130(33) |  |
| Commercial Vehicle Storage Facility | See SCC 30.26.035 | See SCC 30.26.035 |  |
| Community Facilities for Juveniles | See SCC 30.26.035 | See SCC 30.26.035 |  |
| Construction Contracting | See SCC 30.26.035 | See SCC 30.26.035 |  |
| Dams, Power Plants, \& Associated Uses | See SCC 30.26.035 | See SCC 30.26.035 |  |

Table 30.26.030(1)
NUMBER OF PARKING SPACES REQUIRED

| USE | Number of Spaces Required in R-9600, R8400, R-7200, WFB, T, MR, LDMR, MR, GC, CB, NB, FS, PCB, MHP, HI, LI, $B P$, and IP | Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F\&R, A-10, MC, SA-1, RC, RU, R-20,000, R-12,500 | NOTES |
| :---: | :---: | :---: | :---: |
| Day Care Center | 1 per employee plus load/unload space; see note | 1 per employee plus load/unload space; see note | An off-street load and unload area equivalent to one space for each 10 children is also required. |
| Distillation of Alcohol | 2 per 1,000 GFA | 2.5 per 1,000 GFA | May also be determined by the department on a case-by-case basis per SCC 30.26.035 when the employee to SF GFA ratio for the proposed use is less than the typical requirement for this use in this zone. |
| Dock \& Boathouse, Private, Non-Commercial | No Parking Requirement | No Parking Requirement |  |
| Dwelling <br> Cottage Housing <br> Attached Single Family <br> Duplex <br> Mobile Home <br> Multifamily <br> Single Family <br> Townhouse <br> Single Family Detached Units (pursuant to chapter 30.41F SCC) | 2 spaces per dwelling unit plus guest parking at 1 space per 4 dwellings <br> 2 per dwelling; see note 1 <br> 2 per dwelling; see note 1 <br> 2 per dwelling; see note 1 <br> 2 per dwelling; see note 1 <br> 2 per dwelling; see note 1 <br> 2 per dwelling; see note 1 <br> 2 spaces per dwelling unit plus guest parking at 1 space per 4 dwellings provided that 1 unrestricted guest parking spot per 2 | 2 spaces per dwelling unit plus guest parking at 1 space per 4 dwellings <br> 2 per dwelling; see note 1 <br> 2 per dwelling; see note 1 <br> 2 per dwelling; see note 1 <br> 2 per dwelling; see note 1 <br> 2 per dwelling; see note 1 <br> 2 per dwelling; see note 1 <br> 2 spaces per dwelling plus guest parking at 1 space per 4 dwellings provided that 1 unrestricted guest parking spot per 2 | Note 1: <br> Driveways between garage doors and roads, private roads, designated fire lanes or access aisles that are at least 19' long and 8.5' wide may be counted as one parking space and if at least $19^{\prime}$ long and 17 ' wide may be counted as two parking spaces. Garages shall have a minimum interior length of 19'. <br> Note 2: <br> An "unrestricted" guest parking spot is one provided either within the drive aisle parking or designated guest parking areas outside of individual units; garage parking spaces or parking spaces |

Table 30.26.030(1)
NUMBER OF PARKING SPACES REQUIRED

| USE | Number of Spaces Required in R-9600, R8400, R-7200, WFB, T, MR, LDMR, MR, GC, CB, NB, FS, PCB, MHP, HI, LI, $B P$, and IP | Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F\&R, A-10, MC, SA-1, RC, RU, R-20,000, R-12,500 | NOTES |
| :---: | :---: | :---: | :---: |
|  | dwellings for either (i) dwellings where no driveways are provided or (ii) dwellings that provide a driveway apron meeting the minimum dimension requirements for parking of only 1 car; see notes $1 \& 2$. | dwellings for either (i) dwellings where no driveways are provided or (ii) dwellings that provide a driveway apron meeting the minimum dimension requirements for parking of only 1 car; see notes $1 \& 2$. | on driveway aprons of an individual unit are not "unrestricted" parking spaces. All applicable provisions of chapter 30.26 SCC shall be followed. |
| Electric Vehicle Infrastructure <br> Electric Vehicle Charging Station Levels 1 to 3 <br> Battery Exchange Stations | No requirement <br> 4 per 1,000 GFA | No requirement <br> 5 per 1,000 GFA | Note: service bays and work areas inside repair facilities do not count as parking spaces. |
| Equestrian Center | See SCC 30.26.035 | See SCC 30.26.035 | One space accommodating a vehicle and horse trailer for every two horses expected at equestrian or mini-equestrian center events. |
| Excavation \& Processing of Minerals | See SCC 30.26.035 | See SCC 30.26.035 |  |
| Explosives, Storage | See SCC 30.26.035 | See SCC 30.26.035 |  |
| Fairgrounds | See SCC 30.26.035 | See SCC 30.26.035 |  |
| Family Day Care Home | See dwelling, single family requirements | See dwelling, single family requirements | An off-street load and unload area equivalent to one space is also required. |
| Farm Product Processing | 1 per 1,000 GFA | 1 per 1,000 GFA |  |
| Farm Stand Up to 400 SF | 2 per stand | 2 per stand |  |

Table 30.26.030(1) NUMBER OF PARKING SPACES REQUIRED

| USE | Number of Spaces Required in R-9600, R8400, R-7200, WFB, T, MR, LDMR, MR, GC, CB, NB, FS, PCB, MHP, HI, LI, $B P$, and IP | Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F\&R, A-10, MC, SA-1, RC, RU, R-20,000, R-12,500 | NOTES |
| :---: | :---: | :---: | :---: |
| 401 to 5,000 SF | 3 per 1,000 GFA (3 minimum) | 3 per 1,000 GFA (3 minimum) |  |
| Farm Support Business | See SCC 30.26.035 | See SCC 30.26.035 |  |
| Farm Worker Dwelling | See SCC 30.26.035 | See SCC 30.26.035 |  |
| Farmers Market | 3 per 1,000 GFA (3 minimum) | $3 \text { per } 1,000 \text { GFA (3 }$ minimum) |  |
| Farmland Enterprises | See SCC 30.26.035 | See SCC 30.26.035 |  |
| Fish Farm | See SCC 30.26.035 | See SCC 30.26.035 |  |
| Forestry | No Parking Required | No Parking Required |  |
| Forestry Industry Storage \& Maintenance Facility | See SCC 30.26.035 | See SCC 30.26.035 |  |
| Foster Home | See SCC 30.26.035 | See SCC 30.26.035 |  |
| Fuel Yard | See SCC 30.26.035 | See SCC 30.26.035 |  |
| Garage, Detached Private | No Parking Required | No Parking Required |  |
| Golf Course, Driving Range, Country Club | See SCC 30.26.035 | See SCC 30.26.035 |  |
| Government Structures \& Facilities | See SCC 30.26.035 | See SCC 30.26.035 |  |
| Greenhouse, Lath House, \& Nurseries | See SCC 30.26.035 | See SCC 30.26.035 |  |
| Guesthouse | 1 per guesthouse | 1 per guesthouse |  |
| Hazardous Waste Storage \& Treatment Facilities, Offsite or Onsite | See SCC 30.26.035 | See SCC 30.26.035 |  |
| Health and Social Service Facilities, Levels I through III | See SCC 30.26.035 | See SCC 30.26.035 |  |
| Home Occupation | See SCC 30.26.035 | See SCC 30.26.035 |  |
| Homestead Parcel | See dwelling, single family requirements | See dwelling, single family requirements |  |
| Hotel/Motel | 1 per unit or guest room; see note | 1 per unit or guest room; see note | Additional parking for restaurants, conference or |

Table 30.26.030(1)
NUMBER OF PARKING SPACES REQUIRED

| USE | Number of Spaces Required in R-9600, R8400, R-7200, WFB, T, MR, LDMR, MR, GC, CB, NB, FS, PCB, MHP, HI, LI, $B P$, and IP | Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F\&R, A-10, MC, SA-1, RC, RU, R-20,000, R-12,500 | NOTES |
| :---: | :---: | :---: | :---: |
|  |  |  | convention facilities and other businesses, facilities, or uses associated with the motel or hotel is required in accordance with this table. |
| Kennel, Commercial | See SCC 30.26.035 | See SCC 30.26.035 |  |
| Kennel, Private-Breeding | No Additional Requirement | No Additional Requirement |  |
| Kennel, Private-NonBreeding | No Additional Requirement | No Additional Requirement |  |
| Kitchen Farm | No Additional Requirement | No Additional Requirement |  |
| Laboratory | 2.5 per 1,000 GFA | 3 per 1,000 GFA | Or see SCC 30.26.035 |
| Library | 2.5 per 1,000 GFA | 3 per 1,000 GFA |  |
| Livestock Auction Facility | See SCC 30.26.035 | See SCC 30.26.035 |  |
| Lumber Mill | 2 per 1,000 GFA | 2 per 1,000 GFA |  |
| Lumberyard | 1 per 1,000 GLA | 1 per 1,000 GLA |  |
| Manufacturing, Heavy | 2 per 1,000 GFA | 2.5 per 1,000 GFA | May also be determined by the department on a case-by-case basis per SCC 30.26 .035 when the employee to SF GFA ratio for the proposed use is less than the typical requirement for this use in this zone. |
| Manufacturing-All Other Forms Not Specifically Listed | 2 per 1,000 GFA | 2.5 per 1,000 GFA | May also be determined by the department on a case-by-case basis per SCC 30.26.035 when the employee to SF GFA ratio for the proposed use is less than the typical requirement for this use in this zone. |
| ((Marijuana Collective Garden)) | ((2 per 1,000 GFA)) | ((2.5 per 1,000 GFA ) ) | ((May also be determined by the department on a case-by-case basis per |

Table 30.26.030(1)
NUMBER OF PARKING SPACES REQUIRED

| USE | Number of Spaces Required in R-9600, R8400, R-7200, WFB, T, MR, LDMR, MR, GC, CB, NB, FS, PCB, MHP, HI, LI, $B P$, and IP | Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F\&R, A-10, MC, SA-1, RC, RU, R-20,000, R-12,500 | NOTES |
| :---: | :---: | :---: | :---: |
|  |  |  | SGG 30.26 .035 when the employee to SF GFA ratio for the proposed use is less than the typical requirement for this use in this zone.)) |
| ((Marijuana Gollective Garden Dispensary, of Access Point)) | ((3 per 1,000 GFA)) | ((4 per 1,000 GFA)) |  |
| Marijuana Processing | 2 per 1,000 GFA | 2.5 per 1,000 GFA | May also be determined by the department on a case-by-case basis per SCC 30.26.035 when the employee to SF GFA ratio for the proposed use is less than the typical requirement for this use in this zone. |
| Marijuana Production | 2 per 1,000 GFA | 2.5 per 1,000 GFA | May also be determined by the department on a case-by-case basis per SCC 30.26 .035 when the employee to SF GFA ratio for the proposed use is less than the typical requirement for this use in this zone. |
| Marijuana Retail | 3 per 1,000 GFA | 4 per 1,000 GFA |  |
| Massage Parlor | 3 per 1,000 GFA | 4 per 1,000 GFA |  |
| Material Recovery Facility | See SCC 30.26.035 | See SCC 30.26.035 |  |
| Mini Equestrian Center | 1 per 4 seats or 8 feet of bench; see note | 1 per 4 seats or 8 feet of bench; see note | One space accommodating a vehicle and horse trailer for every two horses expected at equestrian or mini-equestrian center events. |
| Mini Self-Storage | 2 per 75 storage units | 2 per 75 storage units |  |

Table 30.26.030(1)
NUMBER OF PARKING SPACES REQUIRED

| USE | Number of Spaces Required in R-9600, R8400, R-7200, WFB, T, MR, LDMR, MR, GC, CB, NB, FS, PCB, MHP, HI, LI, $B P$, and IP | Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F\&R, A-10, MC, SA-1, RC, RU, R-20,000, R-12,500 | NOTES |
| :---: | :---: | :---: | :---: |
| Mobile Home Parks | 2 per dwelling plus guest parking at 1 per 4 dwellings | 2 per dwelling plus guest parking at 1 per 4 dwellings | See chapter 30.42E SCC. |
| Model Hobby Park | See SCC 30.26.035 | See SCC 30.26.035 | See SCC 30.26.035 |
| Model House/Sales Office | See residential dwelling requirements | See residential dwelling requirements |  |
| Motocross Racetrack | See SCC 30.26.035 | See SCC 30.26.035 |  |
| Museum | 2.5 per 1,000 GFA | 3 per 1,000 GFA |  |
| Neighborhood Services | 3 per 1,000 GLA | 4 per 1,000 GLA |  |
| Office and Banking | 2.5 per 1,000 GFA | 3 per 1,000 GFA | A minimum of 5 spaces required for all sites. Driveup windows at financial institutions must have clear queuing space, not interfering with parking areas, for at least three vehicles per drive up window. |
| Off-road vehicle use area, private | See SCC 30.26.035 | See SCC 30.26.035 |  |
| Park, Public | See Parks and Recreation Element of the Comprehensive Plan | See Parks and Recreation <br> Element of the Comprehensive Plan | Parking standards for parks varies based on the classification of the park and amenities identified in the Parks and Recreation Element. |
| Park-and-Pool Lot | No Additional Requirement | No Additional Requirement |  |
| Park-and-Ride Lot | No Additional Requirement | No Additional Requirement |  |
| Personal Wireless Communications Facilities | 1 space | 1 space |  |
| Printing Plant | 2.5 per 1,000 GFA | 3 per 1,000 GFA |  |
| Public Events/Assemblies on Farmland | See SCC 30.26.035 | See SCC 30.26.035 |  |
| Race Track | See SCC 30.26.035 | See SCC 30.26.035 |  |

Table 30.26.030(1)
NUMBER OF PARKING SPACES REQUIRED

| USE | Number of Spaces Required in R-9600, R8400, R-7200, WFB, T, MR, LDMR, MR, GC, CB, NB, FS, PCB, MHP, HI, LI, $B P$, and IP | Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F\&R, A-10, MC, SA-1, RC, RU, R-20,000, R-12,500 | NOTES |
| :---: | :---: | :---: | :---: |
| Recreational Facility Not Otherwise Listed | See SCC 30.26.035 | See SCC 30.26.035 |  |
| Recreational Vehicle | 1 per RV | 1 per RV |  |
| Recreational Vehicle Park | See SCC 30.26.035 | See SCC 30.26.035 |  |
| Recycling Facility | See SCC 30.26.035 | See SCC 30.26.035 |  |
| Rendering of Fat, Tallow, or Lard | See SCC 30.26.035 | See SCC 30.26.035 |  |
| Resort | See SCC 30.26.035 | See SCC 30.26.035 |  |
| Restaurant | 6 per 1,000 GFA | 8 per 1,000 GFA | Clear queuing space, not interfering with the parking areas, for at least five vehicles is required in front of any drive up window. |
| Retail, General | 3 per 1,000 GFA | 4 per 1,000 GFA |  |
| Retirement Apartments | 1 per dwelling plus guest parking at 1 per 4 dwellings | 1 per dwelling plus guest parking at 1 per 4 dwellings | See SCC 30.26.040(1). |
| Retirement Housing | 1 per dwelling | 1 per dwelling plus guest parking at 1 per 4 dwellings | See SCC 30.26.040(2). |
| Rural Industries | See SCC 30.26.035 | See SCC 30.26.035 |  |
| Sanitary Landfill | See SCC 30.26.035 | See SCC 30.26.035 |  |
| Schools <br> K-12 \& Preschool <br> College <br> Other | See SCC 30.26.035 | See SCC 30.26.035 | See SCC 30.26.035; Sufficient on-site space for safe loading and unloading of students from school buses and cars is also required. |
| Service Station | 3 per 1,000 GFA | 4 per 1,000 GFA |  |
| Shooting Range | See SCC 30.26.035 | See SCC 30.26.035 |  |
| Sludge Utilization | No parking required | No parking required |  |
| Small Animal Husbandry | No parking required | No parking required |  |

Table 30.26.030(1)
NUMBER OF PARKING SPACES REQUIRED

| USE | Number of Spaces Required in R-9600, R8400, R-7200, WFB, T, MR, LDMR, MR, GC, CB, NB, FS, PCB, MHP, HI, LI, $B P$, and IP | Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F\&R, A-10, MC, SA-1, RC, RU, R-20,000, R-12,500 | NOTES |
| :---: | :---: | :---: | :---: |
| Small Workshop | 2 per 1,000 GFA | 2.5 per 1,000 GFA | May also be determined by the department on a case-by-case basis per SCC 30.26.035 when the employee to SF GFA ratio is less than the normal minimum requirement for the zone. |
| Stables | 1 per 4 seats or 8 feet of bench; see note | 1 per 4 seats or 8 feet of bench; see note | One space accommodating a vehicle and horse trailer for every two horses expected at equestrian or mini-equestrian center events. |
| Stockyard or Slaughter House | See SCC 30.26.035 | See SCC 30.26.035 |  |
| Storage, Retail Sales Livestock Feed | 1 per 1,000 GFA | 1 per 1,000 GFA |  |
| Storage Structure, Accessory | No parking required | No parking required |  |
| Storage Structure, Nonaccessory | No parking required | No parking required |  |
| Studio | 2.5 per 1,000 GFA | 3 per 1,000 GFA |  |
| Swimming/Wading Pool <br> Public <br> Private | 1 per 10 swimmers, based on pool capacity as defined by the Washington State Department of Health. <br> See SCC 30.26.035 | 1 per 10 swimmers, based on pool capacity as defined by the Washington State Department of Health. <br> See SCC 30.26.035 |  |
| Television/Radio Stations | 2.5 per 1,000 GFA | 3 per 1,000 GFA |  |
| Temporary Dwelling During Construction | 1 per dwelling | 1 per dwelling |  |
| Temporary Dwelling For Relative | 1 per dwelling | 1 per dwelling |  |

Table 30.26.030(1)
NUMBER OF PARKING SPACES REQUIRED

| USE | Number of Spaces Required in R-9600, R8400, R-7200, WFB, T, MR, LDMR, MR, GC, CB, NB, FS, PCB, MHP, HI, LI, $B P$, and IP | Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F\&R, A-10, MC, SA-1, RC, RU, R-20,000, R-12,500 | NOTES |
| :---: | :---: | :---: | :---: |
| Temporary Logging Crew Quarters | See SCC 30.26.035 | See SCC 30.26.035 |  |
| Temporary Residential Sales Coach ${ }^{73}$ | 1 per coach | 1 per coach |  |
| Transit Center | See SCC 30.26.035 | See SCC 30.26.035 |  |
| Ultralight Airpark | See SCC 30.26.035 | See SCC 30.26.035 |  |
| Utility Facilities, <br> Electromagnetic <br> Transmission \& Receiving Facility | 1 space | 1 space |  |
| Utility Facilities, Transmission Wires, Pipes \& Supports | See SCC 30.26.035 | See SCC 30.26.035 |  |
| Utility Facilities-All Other Structures | 1 space | 1 space |  |
| Vehicle and Equipment Sales and Rental | 1 per 1,000 GFA of sales office, plus <br> 2 per 1,000 GFA of service or repair space, plus <br> 1 per 4,000 SF of outdoor display area (or of showroom display area in the CB zone) | 1 per 1,000 GFA of sales office, plus <br> 2 per 1,000 GFA of service or repair space, plus <br> 1 per 4,000 SF of outdoor display area (or of showroom display area in the CRC zone) |  |
| Veterinary Clinic | 3 per 1,000 GFA | 4 per 1,000 GFA |  |
| Warehousing | 0.5 per 1,000 GFA | 0.5 per 1,000 GFA |  |
| Wedding Facility | See SCC 30.26.035 | See SCC 30.26.035 |  |
| Wholesale Establishment | 1 per 1,000 GFA | 1 per 1,000 GFA |  |
| Woodwaste Recycling and Woodwaste Storage | 1 per site plus 1 per 1,000 GFA | 1 per site plus 1 per 1,000 GFA |  |
| All other uses not otherwise mentioned | See SCC 30.26.035 | See SCC 30.26.035 |  |

Section 7. Snohomish County Code Section 30.28.105, last amended by Amended Ordinance No. 16-029 on May 11, 2016, is amended to read:

### 30.28.105 Motocross racetracks--submittal requirements, development standards and operation plan.

(1) Submittal requirements. Conditional use permit applications for a proposed motocross racetrack are subject to the submittal requirements of SCC 30.70.030 and shall include the following additional information:
(a) A proposed motocross racetrack site plan pursuant to subsection (3) of this section, which shall be clear, precise, and drawn to scale.
(b) A proposed motocross racetrack operations plan pursuant to subsection (4) of this section.
(c) The following maps, which may be submitted separately or included with the proposed motocross racetrack site plan required by subsection (3) of this section:
(i) a vicinity map;
(ii) a DNR forest grade map of the property when located on commercial forest land, if available; and
(iii) a map depicting surrounding land uses at a scale no smaller than 50 feet to one inch. Distances from existing residential dwelling units, bed and breakfast inns or guesthouses, schools, resorts, and level I and level II health and social service facilities shall be noted on the site plan. Owners of such properties located within 2,000 feet of the motocross racetrack boundaries shall be identified by name and address on a map.
(d) A signed statement agreeing to indemnify and hold harmiess the county, its employees, agents, representatives, and elected and appointed officials from any and all claims made against them arising from the operation or use of the motocross racetrack. If the motocross racetrack operator designated pursuant to subsection (4)(a) of this section is a person or an entity other than the applicant for the motocross racetrack permit, then that person or entity shall also submit a signed statement agreeing to indemnify and hold harmless the county, its employees, agents, representatives, and elected and appointed officials from any and all claims made against them arising from the operation or use of the motocross racetrack.
(e) A traffic study providing information on the number of new vehicle trips generated by the racetrack use (both competitive events and daily use), and the distribution and impact of these new vehicle trips on the road system consistent with the requirements of chapter 30.66 B SCC.
(2) Development standards. Conditional use permits for motocross racetracks shall require compliance with the site plan and operations plan approved by the hearing
examiner pursuant to subsections (3) and (4) of this section, respectively, and shall include conditions that ensure compliance with the following requirements:
(a) Motocross racetracks shall be located so as to minimize impacts to adjacent and nearby properties and other land uses. The development activity areas on motocross racetrack site shall be located no less than 500 feet from the property boundary of any existing residential dwelling unit, bed and breakfast inn or guesthouse, school, resort, or level I or level II health and social service facility, unless the conditional use permit application includes a written affidavit from the current owner of the residence or facility approving of the proposed motocross racetrack.
(b) Motocross racetracks located on commercial forest land shall be planned and designed so as to minimize the disturbance and conversion of commercial forest land. To the greatest extent possible, development activity shall be located on the lowest feasible timber land grade available on the subject property as graded by DNR or other grading system approved by the department.
(c) Motocross racetracks shall provide a minimum 100 feet wide vegetated area surrounding the development activity area of the site. Private access drives to and from private and public roadways may extend through the vegetated area. The vegetated area shall be effective in providing a visual screen from adjacent properties comparable to the Type A perimeter landscaping requirement of SCC 30.25.020(2), except as provided in subsection (2)(d) of this section.
(d) Motocross racetracks located on commercial forest land shall provide a perimeter buffer area with an average width of no less than 1,000 feet; provided, that no buffer shall be less than 500 feet in width. The buffer area need not provide a visual screen, but shall be retained and managed as commercial forest land.
(e) Motocross racetracks shall not exceed the maximum sound levels at the site's property boundaries as specified in chapter 10.01 SCC. The applicant for a motocross racetrack shall submit a noise study prepared by a qualified professional that identifies projected noise levels at the site's property boundaries. The projected noise levels in the study shall be based upon the worst-case noise generation scenario for the racetrack use. When projected noise levels exceed maximum levels permitted by county code, noise mitigation measures shall be included in the proposal to reduce noise levels to acceptable levels. Noise mitigation berms may be used to reduce noise levels. Noise mitigation berms may be placed in the perimeter vegetated area required by subsection (2)(c) of this section. The county may request third party verification of the noise study results at the expense of the applicant.
(f) Parking shall only be allowed in approved parking areas or in campgrounds, and shall not be permitted in the rights-of-way of county access roads. The number of parking spaces to be required for all types of vehicles shall be determined pursuant to SCC 30.26.035.
(g) Signage shall be allowed pursuant to SCC 30.27.060(5).
(h) Campgrounds may be located within a motocross racetrack boundary. Campground design shall be considered in conjunction with a motocross racetrack conditional use permit review subject to all applicable regulations including but not limited to SCC 30.22.130(32) and chapter 7.24 SCC.
(i) Conditional use permit contact information, indemnification documentation, and required affidavits shall be kept current. Within two weeks of any transfer of ownership or responsibility, the contact information, indemnification documentation, including the agency name, contact name, address, and telephone and fax numbers, shall be submitted to the department referencing the conditional use permit file number.
(3) Motocross racetrack site plan. Site plans submitted for a proposed motocross racetrack pursuant to subsection (1) of this section shall be approved by the hearing examiner, consistent with motocross racetrack permit conditions imposed pursuant to subsection (2) of this section. A motocross racetrack site plan must include the following:
(a) One or more maps showing:
(i) the area and dimension of the proposed motocross racetrack components and perimeter vegetated areas.
(ii) all adjoining rights-of-way and access points.
(iii) the location of all existing and proposed uses, access drives and connections to public and private roads, and perimeter setbacks required by SCC 30.32A.120, as well as the dimensions of any existing or proposed structure, parking area, camping area, or special activity area.
(iv) critical areas located on the subject property pursuant to the requirements of chapters 30.62A, 30.62B and 30.62C SCC.
(v) the location of all signage, including boundary, interpretative, regulatory, safety and directional signage.
(vi) the location of all required on-site waste collection facilities.
(vii) the location and directional orientation of all lights.
(b) Narrative text addressing each of the following:
(i) the name of the applicant and contact person(s).
(ii) the location of the proposed motocross racetrack site and the physical characteristics of the site.
(iii) if the proposed motocross racetrack is to be developed in phases, a description of each project phase, and a timetable for completion. AMENDED ORDINANCE NO. 17-004
CORRECTING INADVERTENT ERRORS IN THE SNOHOMISH COUNTY CODE (SCC)
TITLE 30, AMENDING SECTIONS 30.22.120, 30.23.040, 30.26.030, 30.28.105, 30.31D.120, 30.42B.040 AND 30.84.050-page 28
(iv) the name of the proposed motocross racetrack.
(v) the name of the property/track owner and operator, with address and phone numbers.
(vi) a legal description of the proposed motocross racetrack site.
(vii) the name, address and telephone number of the firm that prepared the site plan.
(4) Motocross racetrack operations plan. Operations plans submitted for a proposed motocross racetrack pursuant to subsection (1) of this section shall be approved by the hearing examiner, consistent with permit conditions imposed pursuant to subsection (2) of this section. A motocross racetrack operations plan must address the following:
(a) The name, address and phone number of the property owner, or an entity authorized by the property owner, that will be responsible for operation of the proposed motocross racetrack.
(b) The type and number of annual motocross competitive events that will occur at the motocross racetrack, including the anticipated number of riders and spectators at a typical competitive event.
(c) A description of the daily use of the motocross racetrack when competitive events are not scheduled.
(d) Best management practices for proposed motocross racetrack, including construction and maintenance, as well as forest practices stewardship for perimeter buffer areas when located on designated forest lands.
(e) Environmental monitoring to evaluate environmental impacts of the proposed motocross racetrack, including noise levels at property boundaries, as well as a description of expected impacts on critical areas, visual resources, cultural sites, wildlife and surrounding land uses.
(f) Development and management of the proposed motocross racetrack, including required or proposed insurance policies.
(g) Safety training and education for the proposed motocross racetrack users, to be coordinated with dedicated clubs, associations and user groups.
(h) Security measures to be implemented for the proposed motocross racetrack during competitive events including fencing (if any), boundary protection, accident reporting procedures, spectator management, and trespassing management plans.
(i) Motocross competitive event programming and management at the proposed motocross racetrack, including traffic/access control, sanitary facilities, fire protection AMENDED ORDINANCE NO. 17-004
devices and equipment, and crowd/spectator control, which must comply with the requirements of SCC 30.53A. 800 through 30.53A. 840 for special events. A separate special events permit is not required for each competitive event when the conditional use permit includes conditions that will satisfy SCC 30.53A. 800 through 30.53A. 840 requirements, and the applicant can demonstrate that monitoring for compliance of all conditions will be accomplished for each event. Compliance with the provisions of chapter 30.53A SCC, ((Uniform)) Fire Code, related to fire safety including, but not limited to, emergency vehicle access and water availability shall be required.
(j) Rules and regulations for the proposed motocross racetrack, which must be posted at the entrance to the racetrack. At a minimum, the rules and regulations for a motocross racetrack must address the following:
(i) hours of operation for the proposed motocross racetrack and a prohibition on racetrack use outside of those hours. Hours of operation may be limited by the hearing examiner to ensure compatibility of the facility with adjacent properties.
(ii) schedules for facility maintenance, as well as waste collection.
(iii) a prohibition on motorcycle use in or upon any waters of any stream, bog, river, creek, wetland, or marsh unless specifically permitted by the motocross racetrack permit.
(iv) a requirement that all lighting be directed away from adjoining properties.
(5) Alterations to approved motocross racetrack site plan or operations plan. Proposed alterations to a site plan or operations plan approved for a motocross racetrack pursuant to this section shall be considered a minor permit revision, provided that the revision would minimize environmental damage or improve safety. All other revisions shall be considered major revisions and shall require approval pursuant to the requirements of this section.

Section 8. Snohomish County Code Section 30.31D.120, last amended by Amended Ordinance No. 05-083 on December 21, 2005, is amended to read:

### 30.31D. 120 Setbacks.

Mineral excavation and processing operations, as well as related structures and buildings, shall be set back in accordance with SCC 30.23.110(((26))) (27).

Section 9. Snohomish County Code Section 30.42B.040, last amended by Amended Ordinance No. 06-061 on August 1, 2007, is amended to read:

### 30.42B.040 Unit yield and bonus.

(1) For all PRDs, except retirement apartment and retirement housing PRDs, the maximum number of dwelling units permissible shall be 120 percent of the maximum
number of units permitted by the underlying zone as determined in SCC 30.42B.040(2), unless adjusted per the provisions of SCC 30.42B.040(3).
(2) The maximum number of dwelling units permitted in a PRD shall be computed as follows:
(a) Determine the net development area on the project site. Net development area is the gross site area (in square feet) less critical areas and their buffers subject to chapters 30.62A and 30.62B SCC.
(b) Divide the net development area by the minimum lot area permitted by the underlying zone, or where LDMR and MR standards apply, by 4,000 square feet and 2,000 square feet respectively. For retirement apartment PRDs and retirement housing PRDs in the LDMR zone divide by 4,000 square feet and in the MR zone and commercial zones divide by 2,000 square feet.
(c) Divide the area comprised of critical areas and their buffers subject to chapters 30.62A and 30.62B SCC by the minimum lot area of the underlying zone used for the calculation in SCC 30.42B.040(2)(b).
(d) Add the numerical unit yield results of subsections SCC 30.42B.040(2)(b) and (2)(c) and multiply the resulting number of units by 2.2 for retirement housing PRDs, 1.54 for retirement apartment PRDs, and 1.2 for all other PRDs.
(3) In the R-7,200, R-8,400, and R-9,600 zones, the maximum number of dwelling units allowed pursuant to SCC 30.42B.040(2) shall be reduced so that the maximum net density (number of dwelling units per acre in the net development area) does not exceed nine dwelling units per net acre. ((Except that, a maximum net density of 12 dwelling units per net acre is allowed when the PRD is accepted in the reduced drainage discharge housing demenstration program of chapter 30.34 B SGG.))

Whenever the calculated number of dwelling units results in a fractional equivalent of 0.5 or more, the fraction shall be rounded up to the next whole number, fractions of less than 0.5 shall be rounded down.

Section 10. Snohomish County Code Section 30.84.050, adopted by Amended Ordinance No. 10-086 on October 20, 2010, is amended to read:

### 30.84.050 Notice of noncompliance and forfeiture of proceeds.

(1) If the director determines that work covered by a security device has not been completed or is not operating in conformance with the approved plans, specifications, permit or approval requirements or conditions, the director shall notify the permittee, and the issuer of the security device of said nonconformance. The notice shall:
(a) Describe the work or improvements that must be done to prevent the forfeiture of the security device;
(b) Provide a date certain by which the required work or improvements must be completed to the directors satisfaction; and
(c) State that if the work or improvements are not completed within the time specified, the county will proceed with forfeiture of the security device and use the funds to complete the required work or improvements.
(2) After having given notice pursuant to SCC 30.84.050(1), the director may issue a stop work order prohibiting any additional work until the conditions are corrected.
(3) If the work to correct the noncompliance is not completed within the time specified the director may seek forfeiture of the security device, or a portion thereof, to correct the nonconformance. After the county receives payment from a security device, the county will use the funds to complete the required work or improvements. The permittee may not proceed with work until the required amount of the security device has been reestablished.
(4) In the event the county proceeds with forfeiture of a security device, the issuer of the security device shall, within thirty (30) days of demand of the county, make a written commitment to the county that it will either:
(a) Remedy the noncompliance itself with reasonable diligence pursuant to a time schedule acceptable to the county; or
(b) Tender to the county within fifteen (15) days the amount necessary, as determined by the county, to remedy the nonconforming conditions.
(5) Upon completion of either of SCC 30.84.050(((3))) (4)(a) or (b), the issuer of the security device shall then have fulfilled its obligations under the applicable security device for only those improvements identified by the county in its notice. If the issuer of the security device elects to fulfill its obligation pursuant to the requirements of SCC $30.84 .050(((3)) \underline{(4)(b), ~ t h e ~ c o u n t y, ~ u p o n ~ c o m p l e t i o n ~ o f ~ t h e ~ r e m e d y, ~ s h a i l ~ n o t i f y ~ t h e ~}$ issuer of the actual cost of the remedy. The county shall return, without interest, any overpayment made by the issuer of the security device, and the issuer of the security device shall pay to the county any actual costs which exceeded the county's estimate, limited to the total security device amount.

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

PASSED this $10^{\text {th }}$ day of May, 2017.


ATTEST:


Debbie Eco, CMC
Clerk of the Council
(1) APPROVED
( ) EMERGENCY
( ) VETOED


Dave Somers
County Executive


Approved as to form only:

Deputy Prosecuting Attorney

D-13

