ADOPTED: 12/16/20
EFFECTIVE: 01/09/21

SNOHOMISH COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON

ORDINANCE NO. 20-080

RELATING TO THE GROWTH MANAGEMENT ACT, ADOPTING TECHNICAL AMENDMENTS TO THE SNOHOMISH COUNTY GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN AND TITLE 30 OF SNOHOMISH COUNTY CODE (GPP20-3 –TECHNICAL CORRECTIONS)

WHEREAS, Revised Code of Washington (RCW) 36.70A.130 directs counties planning under the Growth Management Act (GMA) to consider amendments and revisions to the GMA Comprehensive Plan (GMACP) or development regulations on a regular basis; and

WHEREAS, the Snohomish County Council ("County Council") has determined that the consideration of the proposed amendments and revisions to the GMACP and Title 30 of Snohomish County Code (SCC) would promote a county purpose as established under RCW 36.70A.130; and

WHEREAS, pursuant to chapter 30.73 SCC, the Department of Planning and Development Services (PDS) completed final review and evaluation of the GPP20-3 – Technical Corrections proposal and forwarded a recommendation to approve the proposal to the Snohomish County Planning Commission ("Planning Commission"); and

WHEREAS, PDS briefed the Planning Commission on the GPP20-3 – Technical Corrections proposal on June 23, 2020; and

WHEREAS, the Planning Commission held a public hearing on July 28, 2020, to receive public testimony on the GPP20-3 – Technical Corrections proposal and recommended adoption of the amendments contained in this ordinance, as shown in its recommendation letter of July 28, 2020; and

WHEREAS, on December 16, 2020, the County Council held a public hearing, after proper notice, to receive public testimony and consider the entire record related to the GPP20-3 – Technical Corrections proposed amendments contained in this ordinance; and

WHEREAS, following the public hearing, the County Council deliberated on the proposed amendments contained in this ordinance;

NOW, THEREFORE, BE IT ORDAINED:

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

A. The foregoing recitals are adopted as findings as if set forth fully herein.

B. The GPP20-3 – Technical Corrections proposal consists of amendments to: 1) maps 1, 2, 3, 4 and 5 of the General Policy Plan (GPP) to reflect updates for one city annexation, reflect a prior-adopted urban growth area (UGA) boundary that was changed in error, and reflect prior-adopted municipal urban growth area (MUGA) boundaries that were changed in error; 2) the public wastewater systems map in the Capital Facilities Plan (CFP) to reflect annexations by a special district; and 3) Title 30 of Snohomish County Code (SCC) and text in the GPP to delete references to a zone that is no longer being implemented. Such technical corrections are more particularly described in staff reports, notices of public hearings and other documents consisting of the legislative record for this proposal.

C. The GPP20-3 – Technical Corrections proposal includes an amendment to Maps 1, 2, 4 and 5 of the GPP to reflect the finalized City of Lake Stevens Southeast Island annexation, approved by the city via Ordinance No. 1053. The annexed area consists of 37.5 acres located adjacent to the southeast portion of the Lake Stevens city limits and adjacent to South Lake Stevens Road. The annexed area was formerly designated Urban Low Density Residential (ULDR) on the Future Land Use (FLU) map.

D. The GPP20-3 – Technical Corrections proposal includes an amendment to Maps 1, 2, 4 and 5 of the GPP to correct an identified inaccuracy that is considered a digital mapping error. A 34.54-acre portion of the Stanwood UGA, located south and west of Woodland Road, designated Urban Medium Density Residential (UMDR) and zoned Low Density Multiple Residential (LDMR), was inadvertently removed from the Stanwood UGA since the last major update of the GPP.

E. The GPP20-3 – Technical Corrections proposal includes amendments to Map 3 of the GPP to correct identified inaccuracies that are considered digital mapping errors. An 8.57-acre portion of Brier's Municipal Urban Growth Area (MUGA) was inadvertently added to Lynnwood's MUGA since the last major update of the GPP. A 10.35-acre portion of Everett's MUGA was inadvertently added to Mukilteo's MUGA since the last major update of the GPP.

F. The GPP20-3 – Technical Corrections proposal includes an amendment to the public wastewater systems map in Appendix B of the CFP to reflect 62 acres of

finalized annexations by the Lake Stevens Sewer District since the last major update of the GPP.

G. The GPP20-3 – Technical Corrections proposal includes amendments to delete references to the Freeway Service (FS) urban commercial zone in the text of the GPP and in SCC chapters 30.21, 30.28A, 30.31B, 30.31F, 30.70, and 30.71 as this zone is no longer being implemented and no properties are zoned FS within any unincorporated UGA. The deletion of references to the FS zone in the GPP and county code are considered technical corrections as the FS zone has no further comprehensive plan or regulatory basis. No land in unincorporated Snohomish County currently is zoned FS.

H. The GPP20-3 – Technical Corrections proposal is consistent with RCW 36.70A.130(1)(d), which requires that proposed comprehensive plan amendments be consistent with the GMA. The proposed amendments are specifically designed to correct existing inconsistencies. The proposal is consistent with RCW 36.70A.130(2)(a), which requires that proposed comprehensive plan amendments be considered no more frequently than once every year. The proposed amendments are scheduled for the once -per-year consideration by the county council together with other comprehensive plan amendments. The proposal is consistent with RCW 36.70A.070, which requires internal consistency within a comprehensive plan. The major purpose of the proposed amendments is to provide a more internally consistent comprehensive plan and implementing development regulations. The proposal is consistent with RCW 36.70A.210, which requires that a comprehensive plan be consistent with the Countywide Planning Policies (CPP). The proposed amendments are consistent with the countywide planning policies as described in the June 5, 2020, PDS staff report to the Planning Commission.

I. The GPP20-3 – Technical Corrections proposal is consistent with the Puget Sound Regional Council (PSRC) Multicounty Planning Policies (MPP) G-1 which encourages coordinated planning efforts among jurisdictions and agencies where there are common borders or related regional issues. The proposed amendments, particularly changes due to recent annexations, have been previously coordinated with cities and service providers to ensure agreement with these changes.

J. The GPP20-3 – Technical Corrections proposal is consistent with the Countywide Planning Policies (CPP) including CPP JP-1 which addresses county and city coordination on annexations, governance and urban services. The proposed amendments, particularly changes due to recent annexations, have been previously coordinated with cities and service providers through interlocal agreements or approval of utility plans which relate to the transition of governance and transfer of facilities and services, including conducting a joint city and county council public hearing on the Lake Stevens Southeast Island annexation.

K. The GPP20-3 – Technical Corrections proposal is consistent with the interjurisdictional coordination goals, objectives and policies of the GPP, including Objective IC 1.B which requires the county to work with cities and towns to provide for the orderly transition of unincorporated to incorporated areas within UGAs The proposed amendments, particularly changes due to recent annexations, have been previously coordinated with cities and service providers to ensure agreement with these changes.

L. Procedural requirements.

1. The proposal is a Type 3 legislative action pursuant to SCC 30.73.010.

2. The environmental impacts of this proposal are within the range of impacts analyzed by the draft environmental impact statement (DEIS) and final environmental impact statement (FEIS) during the update to the GMACP in 2015. No new probable significant adverse environmental impacts from this proposal have been identified. Therefore, State Environmental Policy Act (SEPA) requirements with respect to this non-project action have been met through issuance on July 28, 2020, of Addendum No. 20 to the FEIS for the 2015 update to the GMACP.

3. 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 July 8, 2020.

4. The public participation process used in the adoption of this ordinance has complied with all applicable requirements of the GMA and the SCC.

5. The Washington State Attorney General last issued an advisory memorandum, as required by RCW 36.70A.370, in September of 2018 entitled “Advisory Memorandum: Avoiding Unconstitutional Takings of Private Property” to help local governments avoid the unconstitutional taking of private property. The process outlined in the State Attorney General’s 2018 advisory memorandum was used by Snohomish County in objectively evaluating the regulatory changes proposed by this ordinance.

M. The ordinance is consistent with the record as set forth in the PDS staff reports dated June 5, 2020, and July 10, 2020. In its staff report dated July 8, 2019, PDS concluded that the proposal met the criteria set forth in SCC 30.74.060 and, therefore, recommended the proposal be approved.

Section 2. The County Council makes the following conclusions:

A. The proposal complies with all requirements of Washington State law and county code.

B. The proposal is consistent with the MPP.

C. The proposal is consistent with the CPP.

D. The proposal is consistent with the goals, objectives and policies of the GPP.

E. All SEPA requirements with respect to this non-project action have been satisfied.

F. This proposal does not result in an unconstitutional taking of private property for a public purpose and does not violate substantive due process guarantees.

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

Section 4. Map 1 of the GPP, last amended by Amended Ordinance No. 19-056 on November 13, 2019, is amended as indicated in Exhibit A to this ordinance, which is attached hereto and incorporated by reference into this ordinance.

Section 5. Map 2 of the GPP, last amended by Amended Ordinance No. 19-056 on November 13, 2019, is amended as indicated in Exhibit B to this ordinance, which is attached hereto and incorporated by reference into this ordinance.

Section 6. Map 3 of the GPP, last amended by Amended Ordinance No. 19-056 on November 13, 2019, is amended as indicated in Exhibit C to this ordinance, which is attached hereto and incorporated by reference into this ordinance.

Section 7. Map 4 of the GPP, last amended by Amended Ordinance No. 19-056 on November 13, 2019, is amended as indicated in Exhibit D to this ordinance, which is attached hereto and incorporated by reference into this ordinance.

Section 8. Map 5 of the GPP, last amended by Amended Ordinance No. 19-056 on November 13, 2019, is amended as indicated in Exhibit E to this ordinance, which is attached hereto and incorporated by reference into this ordinance.

Section 9. The Land Use chapter of the GPP, last amended by Amended Ordinance No.19-057 on November 13, 2019, is amended as indicated in Exhibit F to this ordinance, which is attached hereto and incorporated by reference into this ordinance.

Section 10. The Capital Facilities Plan, an element of the GMACP, last amended by Amended Ordinance No. 19-072 on November 12, 2019, is amended as indicated in Exhibit G, which is attached hereto and incorporated by reference into this ordinance.

Section 11. Snohomish County Code Section 30.21.020, last amended by Amended Ordinance No. 09-079 on May 12, 2010, is amended to read:

30.21.020 Establishment of zones.

Snohomish County's use zones are established and categorized pursuant to SCC Table 30.21.020.

Table 30.21.020 Snohomish County Zones by Category

ZONE CATEGORY	ZONES	
URBAN	Residential 9,600	R-9,600
	Residential 8,400	R-8,400
	Residential 7,200	R-7,200
	Townhouse	T
	Low-Density Multiple Residential	LDMR
	Multiple Residential	MR
	Neighborhood Business	NB
	Planned Community Business	PCB
	Community Business	CB
	General Commercial	GC
	((~~Freeway Service~~))	((~~FS~~))
	Business Park	BP

ZONE CATEGORY	ZONES	
	Industrial Park	IP
	Light Industrial	LI
	Heavy Industrial	HI
	Mobile Home Park	MHP
	Urban Center	UC
RURAL	Rural Diversification	RD
	Rural Resource Transition - 10 Acre	RRT-10
	Rural 5-Acre	R-5
	Rural Business	RB
	Clearview Rural Commercial	CRC
	Rural Freeway Service	RFS
	Rural Industrial	RI
RESOURCE	Forestry	F
	Forestry and Recreation	F&R
	Agriculture-10 Acre	A-10
	Mineral Conservation	MC
OTHER	Suburban Agriculture-1 Acre	SA-1
	Rural Conservation	RC

ZONE CATEGORY	ZONES	
	Rural Use	RU
	Residential 20,000	R-20,000
	Residential 12,500	R-12,500
	Waterfront Beach	WFB

Section 12. Snohomish County Code Section 30.21.025, last amended by Ordinance No. 19-021 on June 19, 2019, is amended to read:

30.21.025 Intent of zones.

This section describes the intent of each use zone. Snohomish County's use zones are categorized and implemented consistent with the comprehensive plan. The comprehensive plan establishes guidelines to determine compatibility and location of use zones. The intent of each zone is established pursuant to SCC Table 30.21.020 and is set forth below in SCC 30.21.025(1) - (4).

(1) *Urban Zones*. The urban zones category consists of residential, commercial, and industrial zoning classifications in Urban Growth Areas (UGAs) located outside of cities in unincorporated Snohomish County. These areas are either already characterized by, or are planned for, urban growth consistent with the comprehensive plan.

(a) *Single Family Residential*. The intent and function of Single Family Residential zones is to provide for predominantly single family residential development that achieves a minimum net density of four dwelling units per net acre. These zones may be used as holding zones for properties that are designated Urban Medium-Density Residential, Urban High-Density Residential, Urban Commercial, Urban Industrial, Public/Institutional use (P/IU), or Other land uses in the comprehensive plan. The official Snohomish County zoning maps prepared pursuant to SCC 30.21.030 shall use the suffix "P/IU" to indicate all areas in which these zones implement the P/IU designation (e.g., R-7,200-P/IU). Single family residential zones consist of the following:

(i) *Residential 7,200 sq*. ft. (R-7,200);

(ii) *Residential 8,400 sq*. ft. (R-8,400); and

(iii) *Residential 9,600 sq.* ft. (R-9,600).

(b) *Multiple Family Residential.* Multiple Family Residential zones provide for predominantly apartment and townhouse development in designated medium- and high-density residential locations. Multiple Family Residential zones consist of the following:

(i) Townhouse (T). The intent and function of the Townhouse zone is to:

(A) provide for single family dwellings, both attached and detached, or different styles, sizes, and prices at urban densities greater than those for strictly single family detached development, but less than multifamily development;

(B) provide a flexible tool for development of physically suitable, skipped-over or under-used lands in urban areas without adversely affecting adjacent development; and

(C) provide design standards and review which recognize the special characteristics of townhouses, to ensure the development of well-planned communities, and to ensure the compatibility of such housing developments with adjacent, existing, and planned uses. Townhouses are intended to serve the housing needs of a variety of housing consumers and producers. Therefore, townhouses may be built for renter occupancy of units on a site under single ownership, owner agreements pursuant to chapters 64.32 or 64.34 RCW, or owner or renter occupancy of separately conveyed units on individual lots created through formal subdivision pursuant to chapter 58.17 RCW;

(ii) Low-Density Multiple Residential (LDMR). The intent and function of the Low-Density Multiple Residential zone is to provide a variety of low-density, multifamily housing including townhouses, multifamily structures, and attached or detached homes on small lots;

(iii) Multiple Residential (MR). The intent and function of the Multiple Residential zone is to provide for high-density development, including townhouses and multifamily structures generally near other high-intensity land uses; and

(iv) Mobile Home Park (MHP). The intent and function of the Mobile Home Park zone is to provide and preserve high density, affordable residential development consisting of mobile homes for existing mobile home parks as a source of affordable detached single-family and senior housing. This zone is assigned to existing mobile home parks which contain rental pads, as opposed to fee simple owned lots, and as such are more susceptible to future development.

(c) *Commercial*. The Commercial zones provide for neighborhood, community and urban center commercial, and mixed use developments that offer a range of retail, office, personal service and wholesale uses. Commercial zones consist of the following:

(i) Neighborhood Business (NB). The intent and function of the Neighborhood Business zone is to provide for local facilities that serve the everyday needs of the surrounding neighborhood, rather than the larger surrounding community;

(ii) Planned Community Business (PCB). The intent and function of the Planned Community Business zone is to provide for community business enterprises in areas desirable for business but having highly sensitive elements of vehicular circulation, or natural site and environmental conditions while minimizing impacts upon these elements through the establishment of performance criteria. Performance criteria for this zone are intended to control external as well as internal effects of commercial development. It is the goal of this zone to discourage "piecemeal" and strip development by encouraging development under unified control;

(iii) Community Business (CB). The intent and function of the Community Business zone is to provide for businesses and services designed to serve the needs of several neighborhoods;

(iv) General Commercial (GC). The intent and function of the General Commercial zone is to provide for a wide variety of retail and nonretail commercial and business uses. General commercial sites are auto-oriented as opposed to pedestrian or neighborhood oriented. Certain performance standards, subject to review and approval of an official site plan, are contained in chapter 30.31B SCC;

((~~(v) Freeway Service (FS). The intent and function of the Freeway Service zone is to provide for needed freeway commercial facilities in the vicinity of on/off ramp frontages and access roads of limited access highways with a minimum of traffic congestion in the vicinity of the ramp. Allowed uses are limited to commercial establishments dependent upon highway users. Certain performance standards, subject to review and approval of an official site plan, are contained in chapter 30.31B SCC to protect freeway design;~~))

((~~(vi)~~)) (v) Business Park (BP). The intent and function of the Business Park zone is to provide for those business/industrial uses of a professional office, wholesale and manufacturing nature which are capable of being constructed, maintained, and operated in a manner uniquely designed to be compatible with adjoining residential, retail commercial, or other less intensive land uses,

existing or planned. Strict zoning controls must be applied in conjunction with private covenants and unified control of land; many business/industrial uses otherwise provided for in the zoning code will not be suited to the BP zone due to an inability to comply with its provisions and achieve compatibility with surrounding uses. The BP zone, under limited circumstances, may also provide for residential development where sites are large and where compatibility can be assured for on-site mixed uses and for uses on adjacent properties;

((~~(vii)~~)) (vi) Light Industrial (LI). The intent and function of the Light Industrial zone is to promote, protect, and provide for light industrial uses while also maintaining compatibility with adjacent nonindustrial areas;

((~~(viii)~~)) (vii) Heavy Industrial (HI). The intent and function of the Heavy Industrial zone is to promote, protect, and provide for heavy industrial uses while also maintaining compatibility with adjacent nonindustrial areas; and

((~~(ix)~~)) (viii) Industrial Park (IP/PIP). The intent and function of the Industrial Park and Planned Industrial Park zones is to provide for heavy and light industrial development under controls to protect the higher uses of land and to stabilize property values primarily in those areas in close proximity to residential or other less intensive development. The IP and remaining Planned Industrial Park (PIP) zones are designed to ensure compatibility between industrial uses in industrial centers and thereby maintain the attractiveness of such centers for both existing and potential users and the surrounding community. Vacant/undeveloped land which is currently zoned PIP shall be developed pursuant to industrial park zone regulations (chapter 30.31A SCC).

(d) *Industrial Zones.* The Industrial zones provide for a range of industrial and manufacturing uses and limited commercial and other nonindustrial uses necessary for the convenience of industrial activities. Industrial zones consist of the following:

(i) Business Park (BP). See description under SCC 30.21.025(1)(c)(vi);

(ii) Light Industrial (LI). See description under SCC 30.21.025(1)(c)(vii);

(iii) Heavy Industrial (HI). See description under SCC 30.21.025(1)(c)(viii); and

(iv) Industrial Park (IP). See description under SCC 30.21.025(1)(c)(ix).

(e) Urban Center (UC). The intent and function of the Urban Center zone is to implement the Urban Center designation on the future land use map by providing a zone that allows a mix of high-density residential, office and retail uses with public and community facilities and pedestrian connections located within one-half mile of existing or planned stops or stations for high capacity transit routes such as light rail

or commuter rail lines, regional express bus routes, or transit corridors that contain multiple bus routes or which otherwise provide access to such transportation.

(2) *Rural Zones*. The Rural zones category consists of zoning classifications applied to lands located outside UGAs that are not designated as agricultural or forest lands of long-term commercial significance. These lands have existing or planned rural services and facilities, and rural fire and police protection services. Rural zones may be used as holding zones for properties that are primarily a transition area within UGAs on steep slopes adjacent to non-UGA lands designated rural or agriculture by the comprehensive plan. Rural zones consist of the following:

(a) Rural Diversification (RD). The intent and function of the Rural Diversification zone is to provide for the orderly use and development of the most isolated, outlying rural areas of the county and at the same time allow sufficient flexibility so that traditional rural land uses and activities can continue. These areas characteristically have only rudimentary public services and facilities, steep slopes and other natural conditions, which discourage intense development, and a resident population, which forms an extremely rural and undeveloped environment. The resident population of these areas is small and highly dispersed. The zone is intended to protect, maintain, and encourage traditional and appropriate rural land uses, particularly those which allow residents to earn a satisfactory living on their own land. The following guidelines apply:

(i) a minimum of restrictions shall be placed on traditional and appropriate rural land uses;

(ii) the rural character of these outlying areas will be protected by carefully regulating the size, location, design, and timing of large-scale, intensive land use development; and

(iii) large residential lots shall be required with the intent of preserving a desirable rural lifestyle as well as preventing intensive urban- and suburban-density development, while also protecting the quality of ground and surface water supplies and other natural resources;

(b) Rural Resource Transition - 10 Acre (RRT-10). The intent and function of the Rural Resource Transition - 10 Acre zone is to implement the Rural Residential-10 (resource transition) designation and policies in the comprehensive plan, which identify and designate rural lands with forestry resource values as a transition between designated forest lands and rural lands;

(c) Rural-5 Acre (R-5). The intent and function of the Rural-5 Acre zone is to maintain rural character in areas that lack urban services;

(d) Rural Business (RB). The intent and function of the Rural Business zone is to permit the location of small-scale commercial retail businesses and personal services which serve a limited service area and rural population outside established UGAs. This zone is to be implemented as a "floating zone" and will be located where consistent with specific locational criteria. The Rural Business zone permits small-scale retail sales and services located along county roads on small parcels that serve the immediate rural residential population, and for a new rural business, are located two and one-half miles from an existing rural business, rural freeway service zone, or commercial designation in the rural area. Rural businesses, which serve the immediate rural population, may be located at crossroads of county roads, state routes, and major arterials;

(e) Clearview Rural Commercial (CRC). The intent and function of the CRC zone is to permit the location of commercial businesses and services that primarily serve the rural population within the defined boundary established by the CRC land use designation. Uses and development are limited to those compatible with existing rural uses that do not require urban utilities and services;

(f) Rural Freeway Service (RFS). The intent and function of the Rural Freeway Service zone is to permit the location of small-scale, freeway-oriented commercial services in the vicinity of on/off ramp frontages and access roads of interstate highways in areas outside a designated UGA boundary and within rural areas of the county. Permitted uses are limited to commercial establishments dependent upon highway users; and

(g) Rural Industrial (RI). The intent and function of the Rural Industrial zone is to provide for small-scale light industrial, light manufacturing, recycling, mineral processing, and resource-based goods production uses that are compatible with rural character and do not require an urban level of utilities and services.

(3) *Resource Zones*. The Resource zones category consists of zoning classifications that conserve and protect lands useful for agriculture, forestry, or mineral extraction or lands which have long-term commercial significance for these uses. Resource zones consist of the following:

(a) Forestry (F). The intent and function of the Forestry zone is to conserve and protect forest lands for long-term forestry and related uses. Forest lands are normally large tracts under one ownership and located in areas outside UGAs and away from residential and intense recreational use;

(b) Forestry and Recreation (F&R). The intent and function of the Forestry and Recreation zone is to provide for the development and use of forest land for the production of forest products as well as certain other compatible uses such as

recreation, including recreation uses where remote locations may be required, and to protect publicly-owned parks in UGAs;

(c) Agriculture-10 Acre (A-10). The intent and function of the Agricultural-10 Acre zone is:

(i) To implement the goals and objectives of the County General Policy Plan, which include the goals of protecting agricultural lands and promoting agriculture as a component of the County economy;

(ii) To protect and promote the continuation of farming in areas where it is already established and in locations where farming has traditionally been a viable component of the local economy; and

(iii) To permit in agricultural lands, with limited exceptions, only agricultural land uses and activities and farm-related uses that provide a support infrastructure for farming, or that support, promote or sustain agricultural operations and production including compatible accessory commercial or retail uses on designated agricultural lands.

(iv) Allowed uses include, but are not limited to:

(A) Storage and refrigeration of regional agricultural products;

(B) Production, sales and marketing of value-added agricultural products derived from regional sources;

(C) Supplemental sources of on-farm income that support and sustain on-farm agricultural operations and production;

(D) Support services that facilitate the production, marketing and distribution of agricultural products;

(E) ((~~Off farm~~)) Off-farm and on-farm sales and marketing of predominately regional agricultural products from one or more producers, agriculturally related experiences, products derived from regional agricultural production, products including locally made arts and crafts, and ancillary sales or service activities((~~.~~)) ; and

(F) Accessory commercial or retail uses which shall be accessory to the growing of crops or raising of animals and which shall sell products predominately produced on-site, agricultural experiences, or products, including arts and crafts, produced on-site. Accessory commercial or retail

sales shall offer for sale a significant amount of products or services produced on-site.

(v) Allowed uses shall comply with all of the following standards:

(A) The uses shall be compatible with resource land service standards.

(B) The allowed uses shall be located, designed and operated so as not to interfere with normal agricultural practices.

(C) The uses may operate out of existing or new buildings with parking and other supportive uses consistent with the size and scale of agricultural buildings but shall not otherwise convert agricultural land to non-agricultural uses.

(d) Mineral Conservation (MC). The intent and function of the Mineral Conservation zone is to comprehensively regulate excavations within Snohomish County. The zone is designed to accomplish the following:

(i) preserve certain areas of the county which contain minerals of commercial quality and quantity for mineral conservation purposes and to prevent incompatible land use development prior to the extraction of such minerals and materials and to prevent loss forever of such natural resources;

(ii) preserve the goals and objectives of the comprehensive plan by setting certain guidelines and standards for location of zones and under temporary, small-scale conditions to permit other locations by conditional use permit;

(iii) permit the necessary processing and conversion of such material and minerals to marketable products;

(iv) provide for protection of the surrounding neighborhood, ecological and aesthetic values, by enforcing controls for buffering and for manner and method of operation; and

(v) preserve the ultimate suitability of the land from which natural deposits are extracted for rezones and land usages consistent with the goals and objectives of the comprehensive plan.

(4) *Other Zones*. The Other zones category consists of existing zoning classifications that are no longer primary implementing zones but may be used in special circumstances due to topography, natural features, or the presence of extensive critical areas. Other zones consist of the following:

(a) Suburban Agriculture-1 Acre (SA-1);

(b) Rural Conservation (RC);

(c) Rural Use (RU);

(d) *Residential 20,000 sq*. ft. (R-20,000);

(e) *Residential 12,500 sq*. ft. (R-12,500); and

(f) Waterfront beach (WFB).

Section 13. Snohomish County Code Section 30.22.100, last amended by Ordinance No. 19-021 on June 19, 2019, is amended to read:

30.22.100 Urban Zone Categories Use Matrix.

TYPE OF USE	R-9,600[88]	R-8,400[88]	R-7,200[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											
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		P
Art Gallery [41]	C	C	C		C	C	P	P	P	P		P	P	P	P		P
Auto Repair, Major								P	P[86]	P		P	P	P	P		P
Auto Repair, Minor							P	P	P[86]	P	((~~P~~))	P	P	P	P		P
Auto Towing														P	P		
Automobile Wrecking and Junkyards														C[44]	P[44]		
Bed and Breakfast Guesthouse [58]	C	C	C	C	C	C										C	
Billboards [46]																	
Non-digital										P				P	P		

TYPE OF USE	R-9,600 088	R-8,400 088	R-7,200 088	T	LDMR	MR	NB	PCB	CB[12] 8	GC[12] 8	((~~FS~~))	IP[76]	BP	LI[55, 76]	HI[55]	MHP 114	UC[12] 2
Digital										P				P	P		
Boarding House	P[15]	P[15]	P[15]		P	P	P		P	P						P	P
Boat Launch Facility, Commercial [31]									C	C				C	C		P
Boat Launch Facility, Non-commercial [31]	C	C	C		C	C			C	C				C	C		
Caretaker's Quarters							P	P	P	P		P	P	P	P		
Cemetery and Funeral Home	C	C	C		C	C	P	P	P	P		P	P	P	P		P
Church [41, 129]	C	C	C		P	P	P	P	P	P		P	P	P	P		P
Clubhouse	C	C	C		C	C	P	P	P	P		P	P	P	P	P	P
Commercial Vehicle Storage Facility										P		P	P	P	P		
Community Facilities for Juveniles [103]																	
1 to 8 Resident Facility	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P
9 to 24 Resident Facility	S	S	S	S	S	P	P	P	P	P		P	P	P	P	P	P
Construction Contracting										P		P	P	P	P		P[123]
Day Care Center [2, 129]	C	C	C		C	C	P	P	P	P	((~~P~~))	P	P	P	P	A	P
Distillation of Alcohol												P	P	P	P		P
Dock & Boathouse, Private, Non-commercial [3, 41]	P	P	P	P	P	P	P		P	P		P	P	P	P		
Dwelling, Attached Single Family	P	P	P	P	P	P											
Dwelling, Cottage Housing [116]	P	P	P	P	P												
Dwelling, Duplex	P	P	P	P	P	P											
Dwelling, Mobile Home	P[6]	P[6]	P[6]	P[6]	P	P										P	
Dwelling, Multiple Family					P	P	P	P	P	P							P

TYPE OF USE	R-9,600 [88]	R-8,400 [88]	R-7,200 [88]	T	LDMR	MR	NB	PCB	CB [128]	GC [128]	((~~FS~~))	IP [76]	BP	LI [55, 76]	HI [55]	MHP [114]	UC [122]
Dwelling, Single Family	P	P	P	P	P	P										P[4]	
Dwelling, Townhouse [5]			A	P	P	P	P	P	P	P							P
Electric Vehicle Infrastructure																	
Electric Vehicle Charging Station - Restricted, Level 1, and Level 2 [121]	P	P	P	P	P	P	P	P	P	P	((~~P~~))	P	P	P	P	P	P
Electric Vehicle Charging Station - Public, Level 1 and Level 2							P	P	P	P	((~~P~~))	P	P	P	P		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, Storage												P			P		
Fairgrounds										P		P	P	P	P		
Family Day Care Home [8]	P	P	P	P	P	P	P		P	P						P	
Farm Product Processing																	
Up to 5,000 sq ft									P	P				P	P		
Over 5,000 sq ft [94]									A	P				P	P		
Farm Stand																	
Up to 400 sq ft [9]	P	P	P						P	P				P	P		P
401 to 5,000 sq ft [99]																	
Farmers Market [93]							P	P	P	P			P	P	P		P
Fish Farm												P	P	P	P		
Forestry												P		P	P		
Foster Home	P	P	P	P	P	P	P		P	P						P	
Fuel Yard										P		P	P	P	P		

TYPE OF USE	R-9,600 [88]	R-8,400 [88]	R-7,200 [88]	T	LDMR	MR	NB	PCB	CB [12 8]	GC [12 8]	((~~FS~~))	IP [76]	BP	LI [55, 76]	HI [55]	MHP [114]	UC [12 2]
Garage, Detached Private Accessory [60]																	
Up to 2,400 sq ft	P	P	P	P	P	P						P	P	P	P	P	
2,401 - 4,000 sq ft on More than 3 Acres [41, 59]	P	P	P	P	P	P						P	P	P	P		
2,401 - 4,000 sq ft on Less than 3 Acres [41, 59]	A	A	A	A	A	A						A	A	A	A		
4,001 sq ft and Greater [41, 59]	C	C	C	C	C	C						C	C	C	C		
Garage, Detached Private Non-accessory [60]																	
Up to 2,400 sq ft	P	P	P	P	P	P					((~~P~~))	P	P	P	P		
2,401 sq ft and greater [41, 59]	C	C	C	C	C	C					((~~C~~))	C	C	C	C		
Golf Course, Driving Range and Country Club	C	C	C														
Government Structures & Facilities [27, 41]	C	C	C	C	C	C	C	P	P	P		P	P	P	P		P
Greenhouse, Lath House, & Nurseries							P	P	P	P		P	P	P	P		
Guest House [85]	P	P	P		P	P										P	
Hazardous Waste Storage & Treatment Facilities, Offsite [66]												C	C	C	C		
Hazardous Waste Storage & Treatment Facilities, Onsite [65]							P	P	P	P	((~~P~~))	P	P	P	P		
Health and Social Service Facilities [90]																	
Level I	**P**	**P**	P	P	P	P	P	P	P	P			P			P	P
Level II [41, 129]	C	C	C		C	C	C	P	P	P			P			C	P
Level III						C	C	P	P	P		P		P	P	C	P
Home Occupation [11]	P	P	P	P	P	P	P		P	P						P	P

TYPE OF USE	R-9,600[88]	R-8,400[88]	R-7,200[88]	T	LDMR	MR	NB	PCB	CB[128]	GC[128]	((~~FS~~))	IP[76]	BP	LI[55, 76]	HI[55]	MHP[114]	UC[122]
Hotel/Motel					C	C	P[136]	P	P	P	((~~P~~))			P[89]			P
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	P	P		P
Library[41]	C	C	C		C	C	C	P	P	P		P	P	P	P		P
Lumber Mill												P	P	P	P		
Lumberyard										P		P	P	P	P		
Manufacturing, Heavy[82]												P			P		
Manufacturing-All Other Forms Not Specifically Listed[83]												P	P	P	P		P[123]
Marijuana Processing[125, 131]												P	P	P	P		
Marijuana Production[125, 131]												P	P	P	P		
Marijuana Retail[131, 132]							C	C	C	C			C	C	C		C
Massage Parlor									P	P		P	P	P	P		P
Material Recovery Facility[134]												C		C	C		
Mini Self-Storage								P	P	P	((~~P~~))	P	P	P	P		
Mobile Home Park[38]					C	C			C	C						P	
Model Hobby Park[75]													A	A	A		
Model House/Sales Office	P	P	P	P	P	P											
Motocross Racetrack[129]										C[113]		C[113]	C[113]	C[113]	C[113]		
Museum[41]	C	C	C		C	C	C	P	P	P		P	P	P	P		P
Neighborhood Services					A, C[86, 138]	A, C[86, 138]	P	P	P[86]	P		P	P	P	P		P
Office and Banking							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

TYPE OF USE	R-9,600[88]	R-8,400[88]	R-7,200[88]	T	LDMR	MR	NB	PCB	CB[128]	GC[128]	((~~FS~~))	IP[76]	BP	LI[55, 76]	HI[55]	MHP[114]	UC[122]
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 Wireless Service Facilities[27, 41, 104, 106]	C	C	C	C	C	C	C	C	C	C	((~~C~~))	P	P	P	P	C	P[119]
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	
Recycling Facility[137]										C		C		C	C		
Rendering of Fat, Tallow, or Lard[129]												P			P		
Restaurant							P	P	P	P	((~~P~~))	P[49]	P[49]	P	P		P
Retail, General						A[135]	P	P	P	P	((P))((~~22~~))		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
Sanitary Landfill[129]	C	C	C						C	C		C	C	C	C		
Schools																	
K-12 & Preschool[41, 68, 129]	C	C	C		C	C	C[136]		P	P		P	P	P	P		P
College[41, 68]	C	C	C		C	C	C[136]		P	P		P	P	P	P		P
Other[41, 68]					C	C	C[136]		P	P		P	P	P	P		P
Service Station[41]							P	P	P[86]	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]		
Small Animal Husbandry[41]	C[37]	C[37]	C[37]				P		P	P		P	P	P	P		
Small Workshop									P[86]	P		P	P	P	P		P
Stables	P	P	P		P	P	P	P	P	P		P	P	P	P		

TYPE OF USE	R-9,600 [88]	R-8,400 [88]	R-7,200 [88]	T	LDMR	MR	NB	PCB	CB [128]	GC [128]	((~~FS~~))	IP [76]	BP	LI [55, 76]	HI [55]	MHP [114]	UC [122]
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
Supervised Drug Consumption Facility																	
Swimming/Wading Pool [17, 41]	P	P	P	P	P	P	P	P	P	P	((~~P~~))	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
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 &	C	C	C	C	C	C	C	P	P[86]	P	((~~C~~))	P	P	P	P		

TYPE OF USE	R-9,600[88]	R-8,400[88]	R-7,200[88]	T	LDMR	MR	NB	PCB	CB[128]	GC[128]	((~~FS~~))	IP[76]	BP	LI[55, 76]	HI[55]	MHP[114]	UC[122]
Receiving Facilities [27, 129]																	
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
Vehicle, Vessel and Equipment Sales and Rental									P[23]	P				P	P		
Veterinary Clinic					C	C	P	P	P[86]	P		P	P	P	P		P
Warehouse										P		P	P	P	P		P[123]
Wholesale Establishment								P	P[86]	P		P	P	P	P		P[123]
Woodwaste Recycling and Woodwaste Storage												A[63]		A[63]	A[63]		
All other uses not otherwise mentioned												P	P	P	P		

P - Permitted Use
A - Administrative Conditional Use
C - Conditional Use
S - Special Use

A blank box indicates a use is not allowed in a specific zone.

Note: Reference numbers within matrix indicate special conditions apply; see SCC 30.22.130. Check other matrices in this chapter if your use is not listed above.

Section 14. Snohomish County Code Section 30.23.030, last amended by Ordinance No. 20-020 on June 24, 2020, is amended to read:

30.23.030 Rural, Resource, Urban (Non-Residential) and other zone categories - Bulk matrix.

Table 30.23.030 Rural, Resource, Urban (Non-Residential) and Other Zone Categories Bulk Matrix

			Lot Dimension (ft)[54]			Setback Requirements From: (ft)[11]					
Category	Zone	Max. Bldg. Height (ft)[27,64]	Min. Lot Area[22,29]	Min. Lot Width	Min. Corner Lot Width	Commercial and Industrial Zones	Residential, Multifamily, and Rural Zones[3][3]	Resource Lands[33]		Water Bodies[12]	Max. Lot Coverage[8]
								Ag[20]	Forest[21]		
Resource	MC[31]		10 ac[32]				100				
	F[38]	45[6]	20 ac[3]	300	300	100[13]	100[13]	50	100[30]	25[13]	35%
	F&R[38,39]	30[7]	200,000 sf[2,23]	100	100	5	5	50	100[30]	25	35%
	A-10[37,40]	45	10 ac	none	none	5	5	50	100[30]	25	none
Rural	RRT-10	45	10 ac	225	225	5	5	50	100[30]	25	35%
	R-5[37,38,39,40,46]	45	200,000 sf[2,24]	165[24]	165[24]	5	5	50	100[30]	25	35%
	RD[38]	45	200,000	165	165	5	5	50	100[30]	25	35%
	RB	35	none	none	none	none	50	50	100	none	35%
	CRC	35[43]	none	none	none	none	25	50	100	none	50%[44] 30%[45]
	RFS	35	none	none	none	none	50	50	100	none	35%
	RI	50	none	none	none	none	100	100	100	none	35%
Other	SA-1[37,39]	35	1 ac/43,560 sf	150	150	5	5	50	100	25	35%
	RC[37,38,39,40]	35	100,000 sf[24]	165[24]	165[24]	5	5	50	100[30]	25	35%
	RU[37,39]	35	[41]	60	65	5	5	50	100	25	35%
	R 20,000[37,39]	25	20,000 sf	85	90	5	5	50	100	25	35%
	R12,500[40]	30	12,500 sf	75	80	5	5	50	100	25	35%
	WFB	30	7,200 sf[23]	60	65	5	5	50	100	25	35%

			Lot Dimension (ft)[54]			Setback Requirements From: (ft)[11]					
Category	Zone	Max. Bldg. Height (ft)[27,64]	Min. Lot Area[22,29]	Min. Lot Width	Min. Corner Lot Width	Commercial and Industrial Zones	Residential, Multifamily, and Rural Zones[3][3]	Resource Lands[33]		Water Bodies[12]	Max. Lot Coverage[8]
								Ag[20]	Forest[21]		
Urban (Non-Residential)	((~~FS~~))	((~~35~~))	((~~none~~))	((~~none~~))	((~~none~~))	((~~5/15~~))((~~16~~))	((~~25~~))	((~~none~~))	((~~100~~))	((~~none~~))	((~~none~~))
	NB[1]	40[14]	none	none	none	none	10	none	100	none	65%
	PCB[1]	40[14]	none[19]	none	none	none	10	none	100	none	none
	CB[1]	35[14]	none	none	none	none	10	none	100	none	50%
	GC[1]	45[14]	none	none	none	none	10	none	100	none	50%
	IP	65	none	none	none	none[17]	25[17]	none	100	none	50%
	BP[1]	50	none[19]	none	none	none	25	none	100	none	35%
	LI	50	none	none	none	none	50	none	100	none	none
	HI	65	none	none	none	none	50	none	100	none	none
	UC[63]	90	none	none	none	none	See SCC 30.34A.040(2)	none	100	none	none

Notes: See SCC 30.23.040 for reference notes listed in Table 30.23.030.

Section 15. Snohomish County Code Section 30.23.040, last amended by Ordinance No. 20-020 on June 24, 2020, 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 the NB, PCB, CB, GC and BP zones.

(2) When subdivisionally described, the minimum lot area shall be 1/128th of a section.

(3) When subdivisionally described, the minimum lot area shall be 1/32nd 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) Except as provided below, in the MR zone the maximum density shall be calculated based on 2,000 square feet of land per dwelling unit. For sites zoned MR, NB, PCB, CB, or GC in the Southwest UGA where any portion of the site is within 2,000 feet of the western edge of the right-of-way of State Route 99 or within 800 feet of the eastern

edge of the right-of-way of State Route 99; and the site is east of State Route 525, the maximum density shall be calculated based on 750 square feet of land per dwelling unit. One or more transfer of development rights (TDR) credits must be used to realize the additional density according to the requirements of chapter 30.35A SCC. After June 11, 2020, developments for which the applicant provides documentation to the director showing that the entire project has been granted a property tax exemption by the Washington State Department of Revenue under RCW 84.36.041, 84.36.042, 84.36.043, or 84.36.560 shall be exempt from the requirements of chapter 30.35A SCC and development may be permitted up to a maximum density of 750 square feet of land per dwelling unit without using TDR credits.

(6) Commercial forestry structures shall not exceed 65 feet in height.

(7) Non-residential structures shall not exceed 45 feet in height.

(8) Lot coverage includes all buildings on the given lot.

(9) Sites zoned MR, NB, PCB, CB, or GC in the Southwest UGA where any portion of the site is within 2,000 feet of the western edge of the right-of-way of State Route 99 or within 800 feet of the eastern edge of the right-of-way of State Route 99; and the site is east of State Route 525, are exempt from minimum lot area, minimum lot width, and maximum lot coverage requirements.

(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) The maximum building height is 75 feet for multifamily structures on sites zoned MR, NB, PCB, CB and GC that are in the Southwest UGA where any portion of the site within 2,000 feet of the western edge of the right-of-way of State Route 99 or within 800 feet of the eastern edge of the right-of-way of State Route 99, and the site is east of State Route 525. Subject to the requirements in SCC 30.22.100, non-residential uses are allowed on the first floor of multifamily structures on sites zoned NB, PCB, CB, and

GC that are in the Southwest UGA where any portion of the site is within 2,000 feet of the edge of the right-of-way of State Route 99 and the site is east of State Route 525.

(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.~~)) RESERVED for future use.

(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) RESERVED for future use.

(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(5). 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.

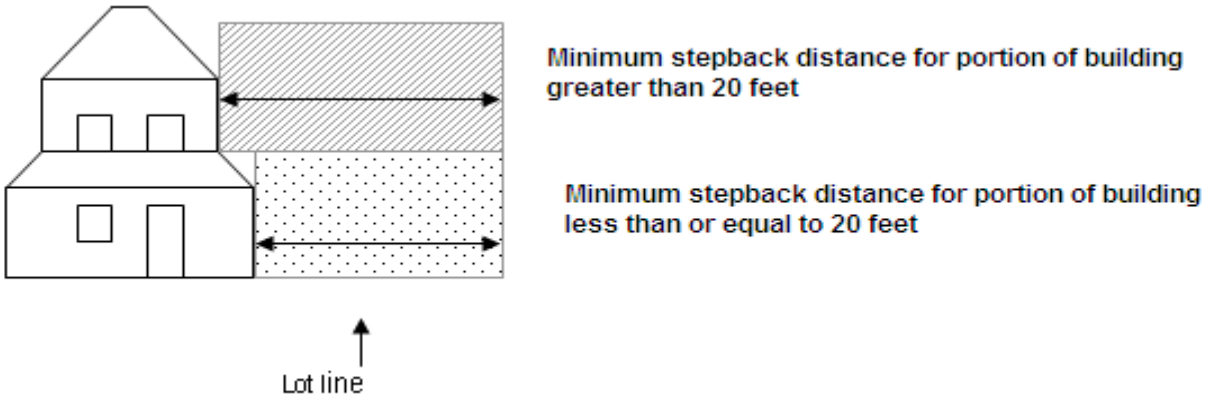
(59) Relationship of setback to building height:

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) Stepback those portions of the building exceeding 45 feet in height from the minimum side and rear yard setbacks by one additional foot for each additional two feet of building height.

(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 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.

(65) Townhouse and mixed townhouse development may achieve the following density:

(a) For the R-7,200 zone, the maximum density shall be calculated based on 7,200 square feet of land per dwelling unit, but the maximum density may be increased up to 20 percent.

(b) For the LDMR and MR zones, the maximum density established under subsections (4) and (5) of this section may be increased up to 20 percent.

(c) Maximum density shall be determined by rounding up to the next whole unit when a fraction of a unit is equal to five-tenths or greater.

(66) The maximum lot coverage in townhouse and mixed townhouse developments is 40 percent in the LDMR zone and 50 percent in the MR zone except sites zoned MR where any portion of the site is within 2,000 feet of the western edge of the right-of-way of State Route 99 or within 800 feet of the eastern edge of the right-of-way of State Route 99, and the site is east of State Route 525 are exempt from maximum lot coverage requirements consistent with SCC 30.23.040(9).

Section 16. Snohomish County Code Section 30.23.041, last amended by Amended Ordinance No. 18-026 on May 23, 2018, is amended to read:

30.23.041 Setbacks from road network elements in Urban Zones.

Table 30.23.041 Setbacks from Road Network Elements in Urban Zones[10]

category	Zone	Minimum Setback For Structure					Minimum Setback to the Entrance of a Covered Parking Structure				
		Public Road		Private[1, 2]		Alley	Public Road		Private[1, 2]		Alley
		60 Feet and Over and Under 60 Feet in a Recorded Subdivision, Short Subdivision, or Binding Site Plan[3]	Under 60 Feet[4, 5]	Private Road	Drive Aisle, Shared Court, and Shared Driveway		60 Feet and Over and Under 60 Feet in a Recorded Subdivision, Short Subdivision, or Binding Site Plan[3]	Under 60 Feet[4, 5]	Private Road	Drive Aisle[15], Shared Court, and Shared Driveway	
Urban	R-9,600	15	45	15	0	0	18	48	18	18	4
	R-8,400	15	45	15	0	0	18	48	18	18	4
	R-7,200	15[13]	45[13]	15[13]	0	0	18[14]	48[14]	18[14]	18[14]	4[14]
	T (buildings ≤ 20 feet high)[12]	15[13]	45[13]	15[13]	0	0	18[14]	48[14]	18[14]	18[14]	4[14]
	T (buildings > 20 feet high)[12]	20[13]	50[13]	20[13]	0	0	20[14]	50[14]	18[14]	18[14]	4[14]
	LDMR (buildings ≤ 20 feet high)[6, 7, 12]	15[13]	45[13]	15[13]	0	0	18[14]	48[14]	18[14]	18[14]	4[14]
	LDMR (buildings	20[13]	50[13]	20[13]	0	0	20[14]	50[14]	18[14]	18[14]	4[14]

category	Zone	Minimum Setback For Structure					Minimum Setback to the Entrance of a Covered Parking Structure				
		Public Road		Private[1, 2]		Alley	Public Road		Private[1, 2]		Alley
		60 Feet and Over and Under 60 Feet in a Recorded Subdivision, Short Subdivision, or Binding Site Plan[3]	Under 60 Feet[4, 5]	Private Road	Drive Aisle, Shared Court, and Shared Driveway		60 Feet and Over and Under 60 Feet in a Recorded Subdivision, Short Subdivision, or Binding Site Plan[3]	Under 60 Feet[4, 5]	Private Road	Drive Aisle[15], Shared Court, and Shared Driveway	
	> 20 feet high)[6, 7, 12]										
	MR	10[13]	35[13]	10[13]	0	0	10[14]	35[14]	10[14]	10[14]	4[14]
	MHP	20	50	20	15	0	18	48	18	18	4
	((~~FS~~))	((~~25~~))	((~~55~~))	((~~25~~))	((~~0~~))	((~~0~~))	((~~25~~))	((~~55~~))	((~~18~~))	((~~18~~))	((~~4~~))
	NB	10[13]	40[13]	10[13]	0	0	18[14]	48[14]	18[14]	18[14]	4[14]
	PCB	25[13]	85[13]	25[13]	0	0	55[14]	58[14]	18[14]	18[14]	4[14]
	CB	25[13]	55[13]	25[13]	0	0	25[14]	55[14]	18[14]	18[14]	4[14]
	GC	25[13]	55[13]	25[13]	0	0	25[14]	55[14]	18[14]	18[14]	4[14]
	IP[8]	25	60	25	0	0	30	60	18	18	4
	BP	25	60	25	0	0	30	60	18	18	4
	LI	25	55	25	0	0	25	55	18	18	4
	HI	25	55	25	0	0	25	55	18	18	4
	UC	0	0	0	0	0	20	50	18	18	4

Note: All minimum setbacks are measured in feet.

Section 17. Snohomish County Code Section 30.25.020, last amended by Ordinance No. 18-011 on March 21, 2018, is amended to read:

30.25.020 Perimeter landscaping requirements.

(1) To reduce incompatible characteristics of abutting properties with different zoning classifications, the minimum designated landscape width and type shall be required as a buffer between uses pursuant to SCC Table 30.25.020(1) or as required in SCC 30.25.030(3), unless exempted pursuant to SCC 30.25.020(4). For properties within urban zones that are separated from properties in rural zones only by public or private roads or road right-of-way, the minimum landscape requirements of SCC Table 30.25.020(1) shall also be required unless exempted pursuant to SCC 30.25.020(4). When a development proposal has multiple uses or dwelling types, the most intensive use or dwelling type within 100 feet of the property line shall determine which perimeter landscaping requirements shall apply.

(2) Properties zoned RFS, CRC and RB shall provide a 50-foot Type A perimeter landscape buffer when adjacent to R-5, RD, RRT-10, A-10, F, F&R and MC. Properties zoned RI shall provide a 100-foot Type A perimeter landscape buffer when adjacent to R-5, RD, RRT-10, A-10, F, F&R, and MC.

Table 30.25.020(1) Perimeter Landscaping Requirements

Proposed Use	Zoning Classification of Adjacent Property																			
	R-9,600, R-8,400		R-7,200		T, LDMR, MR		((~~FS~~)) NB, CB, PCB		GC, UC		LI, HI		BP, IP		RB, RFS, RI		CRC		All Other Zones	
	Width (in feet)	Type	Width (in feet)	Type	Width (in feet)	Type	Width (in feet)	Type	Width (in feet)	Type	Width (in feet)	Type	Width (in feet)	Type	Width (in feet)	Type	Width (in feet)	Type	Width (in feet)	Type
Conditional Uses[3]	20	A	20	A	20	A													20	A
Retail, Office, and Other Commercial Uses	15	A	15	A	15	B													25	A
Business Park	25	A	25	A	15	B	10	B											25	A
Light Industrial[1]	25	A	25	A	15	B													25	A
Heavy Industrial[2]	25	A	25	A	25	A													25	A
Single-Family Detached[4], Single-Family Attached[4], and Duplex[4]																			15	A
Cottage Housing[4]																			15	A
Townhouse[4, 5]	10	B	5	B															15	A
Multifamily[4]	15	B	10	B															25	A
Parking Lot	10	A	10	A	10	A													25	A

Proposed Use	Zoning Classification of Adjacent Property																			
	R-9,600, R-8,400		R-7,200		T, LDMR, MR		((~~FS,~~)) NB, CB, PCB		GC, UC		LI, HI		BP, IP		RB, RFS, RI		CRC		All Other Zones	
	Width (in feet)	Type	Width (in feet)	Type	Width (in feet)	Type	Width (in feet)	Type	Width (in feet)	Type	Width (in feet)	Type	Width (in feet)	Type	Width (in feet)	Type	Width (in feet)	Type	Width (in feet)	Type
Personal Wireless Service Facilities	20	A	20	A	20	A	20	A	20	A	20	A	20	A	20	A	20	A	20	A
Stormwater Detention Facility	See SCC 30.25.023																			
Outside Storage and Waste Areas	See SCC 30.25.024																			
Large Detached Garages and Storage Structures	See SCC 30.25.029																			
Minerals Excavation and Processing	See SCC 30.25.027																			
Accessory Apartments and Temporary Dwellings	See SCC 30.25.028																			

Footnote 1: As defined by the Light Industrial zone in SCC 30.22.100.

Footnote 2: As defined by the Heavy Industrial zone in SCC 30.22.100.

Footnote 3: Conditional uses located in a residential zone according to SCC 30.22.100, SCC 30.22.110, and SCC 30.22.120.

Footnote 4: Where residential development locates adjacent to existing commercial or industrial development and where no existing perimeter landscaping or buffer is located on adjacent commercial or industrial properties, the

residential development shall provide a 10-foot wide Type A perimeter landscape area adjacent to the commercial or industrial properties.

Footnote 5: In the R-7,200 zone, townhouse and mixed townhouse development shall not be required to provide a perimeter landscaping buffer along property lines adjacent to existing townhouse or mixed townhouse development.

(3) If a property abuts more than one zoning classification, the standards of that portion which abuts each zone of the property shall be utilized.

(4) Exceptions to SCC Table 30.25.020(1) shall be as follows:

(a) Where a development abuts a public road that is not on the boundary between a rural zone and an urban zone, the perimeter landscaping along the road frontage shall be 10 feet in width and contain Type B landscaping, except no perimeter landscaping is required in areas for required driveways, storm drainage facility maintenance roads, pedestrian trail connections, or where encumbered by utility crossings or other easements subject to permanent access and maintenance;

(b) When any portion of a project site is developed as usable open space or used as a permanently protected resource protection area, critical area protection area, or equivalent, the perimeter landscaping shall consist of Type B landscaping; and

(c) Where a perimeter lot abuts a utility or drainage easement greater than 15 feet in width that is not on the boundary between a rural zone and an urban zone, no perimeter landscaping will be required.

(5) All perimeter landscape areas shall be located within private easements to be maintained pursuant to SCC 30.25.045.

Section 18. Snohomish County Code Section 30.26.030, last amended by Ordinance No. 19-021 on June 19, 2019, 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-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, 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
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			
Air Terminal	10 per 1,000 SF of waiting area	10 per 1,000 SF of waiting area	
Stage 1 Utility	See SCC 30.26.035	See SCC 30.26.035	
All Others	See SCC 30.26.035	See SCC 30.26.035	
Amusement Facility, by type			
Tennis courts, racquet or handball clubs, and similar commercial recreation	10 per 1,000 SF assembly area plus 2 per court	15 per 1,000 SF assembly area plus 2 per court	
Theaters and cinemas	1 per 3 seats or 8 feet of bench	1 per 4 seats or 8 feet of bench	
All other places without fixed seats including dance halls and skating rinks	See SCC 30.26.035	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	

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, 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
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 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 SCC 30.22.130(31)	
Boat Launch, Non-commercial	See 30.22.130(31)	See SCC 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 SCC 30.22.130(33)	See SCC 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	
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

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, 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
			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			Note 1: 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' long and 17' wide may be counted as two parking spaces. Garages shall have a minimum interior length of 19'.
Cottage Housing	2 spaces per dwelling unit plus guest parking at 1 space per 4 dwellings	2 spaces per dwelling unit plus guest parking at 1 space per 4 dwellings	
Attached Single Family	2 per dwelling; see note 1	2 per dwelling; see note 1	
Duplex	2 per dwelling; see note 1	2 per dwelling; see note 1	
Mobile Home	2 per dwelling; see note 1	2 per dwelling; see note 1	
Multifamily	2 per dwelling; see note 1	2 per dwelling; see note 1	
Single Family	2 per dwelling; see note 1	2 per dwelling; see note 1	
Townhouse	2 per dwelling; see note 1	2 per dwelling; see note 1	Note 2: 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 on driveway aprons of an individual unit are not "unrestricted" parking spaces. All applicable provisions of chapter 30.26 SCC shall be followed.
Single Family Detached Units (pursuant to chapter 30.41F SCC)	2 spaces per dwelling unit plus guest parking at 1 space per 4 dwellings provided that 1 unrestricted guest parking spot per 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.	2 spaces per dwelling plus guest parking at 1 space per 4 dwellings provided that 1 unrestricted guest parking spot per 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.	
Electric Vehicle Infrastructure			
Electric Vehicle Charging Station – Levels 1 to 3	No requirement	No requirement	Note: service bays and work areas inside repair facilities do not count as parking spaces.
Battery Exchange Stations	4 per 1,000 GFA	5 per 1,000 GFA	
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	

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, 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
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	
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 per 1,000 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	
Guest House	1 per guest house	1 per guest house	
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	

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, 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
Hotel/Motel	1 per unit or guest room; see note	1 per unit or guest room; see note	Additional parking for restaurants, conference or 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-Non-Breeding	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 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

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, 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
			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	
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 30.42ESCC.
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. Drive-up 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 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 Service Facilities	1 space	1 space	

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, 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
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	
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	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.
K-12 & Preschool			
College			
Other			
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	
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

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, 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
			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, Non-accessory	No parking required	No parking required	
Studio	2.5 per 1,000 GFA	3 per 1,000 GFA	
Swimming/Wading Pool			
Public	1 per 10 swimmers, based on pool capacity as defined by the Washington State Department of Health.	1 per 10 swimmers, based on pool capacity as defined by the Washington State Department of Health.	
Private	See SCC 30.26.035	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	
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, Electromagnetic 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	

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, 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
Vehicle and Equipment Sales and Rental	1 per 1,000 GFA of sales office, plus	1 per 1,000 GFA of sales office, plus	
	2 per 1,000 GFA of service or repair space, plus	2 per 1,000 GFA of service or repair space, plus	
	1 per 4,000 SF of outdoor display area (or of showroom display area in the CB zone)	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 19. Snohomish County Code Section 30.27.017, added by Ordinance No. 13-073 on December 11, 2013, is amended to read:

30.27.017 Zones where digital signs are permitted.

Digital signs shall only be allowed in the zones identified in Table 30.27.017(1). This section does not include digital billboards, the location of which is provided in chapter 30.22 SCC.

Table 30.27.017(1)

LDMR	MR	NB	PCB	CB	GC	((~~FS~~))	IP	BP	LI	HI
P	P	P	P	P	P	((~~P~~))	P	P	P	P

Section 20. Snohomish County Code Section 30.27.050, added by Ordinance No. 02-064 on December 9, 2002, is amended to read:

30.27.050 Signs: ((~~FS and~~)) RFS((~~zones~~)) <u>zone</u>.

(1) A business in the ((~~FS or~~)) RFS zone may erect the following signs; provided that one freestanding sign for business identification may be permitted in place of the sign permitted in SCC 30.27.050(1)(a) or (1)(b):

(a) One wall-mounted sign identifying the business conducted therein may be permitted. The sign must be solely supported by the attachment and the uppermost portion shall not extend more than five feet higher than the building at its highest point, subject further to the overall height regulation of this zone. Such sign may be an attached, single-faced sign or a back-to-back, double-faced sign and shall have a surface area not to exceed 150 square feet per face; and

(b) One additional business identification sign, having a surface area not in excess of 50 square feet, may be permitted when attached flat to one wall of the building, but not to extend above the exterior wall top plate line to which attached.

(2) An application for a freestanding sign pursuant to SCC 30.27.050(1) shall be a Type 1 permit application subject to the following conditions:

(a) Where permitted, the uppermost portion of the freestanding sign shall be a height not greater than 35 feet above the ground as measured from the average finished grade at the front face of the principal building;

(b) Such freestanding sign shall be located no farther than 100 feet from the principal building; and

(c) Freestanding, single-faced identification signs, or back-to-back, double-faced identification signs, shall have a surface area not to exceed 150 square feet per face. A V-shaped, double-faced sign with an interior angle of 60 degrees or less shall have a total surface area not to exceed 150 square feet. All other sign configurations shall have a surface area not to exceed 300 square feet, with no single face to exceed 100 square feet.

(3) Advertising displays or signs may be permitted subject to the following limitations:

(a) Such signs shall not identify the business, but shall be limited to advertising the product and/or service offered;

(b) The total surface area of all such signs shall not exceed 50 square feet, and no single surface area shall exceed 25 square feet;

(c) No business shall divide its display into more than four single sign faces or display surfaces;

(d) In no case shall the top of any display surface be more than seven feet above the ground as measured from the sign base; and

(e) No advertising sign shall be located as to be readable primarily from a limited access highway.

(4) Signs may be illuminated, but no rotating sign, flashing beacon, or variable intensity light shall be permitted.

Section 21. Snohomish County Code Section 30.28A.120, last amended by Ordinance No. 18-011 on March 21, 2018, is amended to read:

30.28A.120 Priority of locations.

The order of priorities for locating new personal wireless service facilities shall be in accordance with SCC 30.28A.120(1) through 30.28A.120(7). The applicant shall demonstrate that all other locations with a higher priority on the list are not feasible. Priorities rank from highest to lowest as set forth in SCC 30.28A.120(1) through 30.28A.120(7). The zones listed in SCC 30.28A.120(4) through 30.28A.120(7) are prioritized in order of preference within each subsection.

(1) Collocation on existing base stations and towers.

(2) Locate on utility poles, streetlight poles, traffic signal poles, and existing structures such as buildings, water towers, and smokestacks located on non-residentially zoned property or in utility corridors. New personal wireless service facilities locating under this subsection shall secondarily consider the priorities established in SCC 30.28A.120(4) through 30.28A.120(7).

(3) Locate on other public property if practical and allowed, i.e., Snohomish County property, etc.

(4) Locate in districts zoned:

(a) Heavy Industrial (HI);

(b) Light Industrial (LI);

(c) General Commercial (GC); and

(d) Community Business (CB).

(5) Locate in districts zoned:

(a) Industrial Park (IP);

(b) Business Park (BP);

(((~~(c) Freeway Service (FS);~~)))

(((~~(d)~~))) (c) Rural Freeway Service (RFS);

(((~~(e)~~))) (d) Planned Community Business (PCB);

(((~~(f)~~))) (e) Neighborhood Business (NB);

(((~~(g)~~))) (f) Urban Center (UC)

(((~~(h)~~))) (g) Rural Industrial (RI);

(((~~(i)~~))) (h) Clearview Rural Commercial (CRC); and

(((~~(j)~~))) (i) Rural Business (RB).

(6) Locate in districts zoned:

(a) Rural Use (RU);

(b) Rural Diversification (RD);

(c) Rural Resource Transition – 10 Acre (RRT-10);

(d) Forestry (F);

(e) Mineral Conservation (MC);

(f) Forestry and Recreation (F&R); and

(g) Agricultural-10 Acre (A-10).

(7) Locate in districts zoned:

(a) Rural 5-Acre (R-5);

(b) Rural Conservation (RC);

(c) Suburban Agriculture-1 Acre (SA-1);

(d) Residential 20,000 (R-20,000);

(e) Residential 12,500 (R-12,500);

(f) Waterfront Beach (WFB);

(g) Multiple Residential (MR);

(h) Mobile Home Park (MHP);

(i) Low-Density Multiple Residential (LDMR);

(j) Townhouse (T);

(k) Residential 9,600 (R-9,600);

(l) Residential 8,400 (R-8,400); and

(m) Residential 7,200 (R-7,200).

Section 22. The title of Snohomish County Code Chapter 30.31B, last amended by Amended Ordinance No. 05-085 on December 21, 2005, is amended to read:

((~~FREEWAY SERVICE (FS) AND~~)) GENERAL COMMERCIAL (GC) ((~~ZONES~~)) ZONE

Section 23. Snohomish County Code Section 30.31B.010, last amended by Amended Ordinance No. 05-085 on December 21, 2005, is amended to read:

30.31B.010 Purpose and applicability.

This chapter regulates development in and establishes zoning criteria for the ((~~freeway service (FS) and~~)) general commercial (GC)((~~zones~~)) zone. It sets forth procedures and standards to be followed in applying for, and building in ((~~these~~)) this((~~zones~~)) zone.

Section 24. Snohomish County Code Section 30.31B.020, last amended by Amended Ordinance No. 05-085 on December 21, 2005, is repealed.

Section 25. Snohomish County Code Section 30.31B.200, last amended by Amended Ordinance No. 05-085 on December 21, 2005, is amended to read:

30.31B.200 Official site plan.

(1) An official site plan for the GC zone, indicating the provisions for acceleration and deceleration lanes, ingress and egress driveways; curbing, internal traffic circulation and parking; the location of structures; and the floor area devoted to accessory uses must be reviewed and approved by:

(a) The hearing examiner concurrently with the ((~~freeway service or general commercial~~)) GC rezone request pursuant to chapter 30.42A SCC and subtitle 30.7 SCC as a Type 2 process; or

(b) The department only for properties where the ((~~freeway service or general commercial~~)) GC ((~~zones~~)) zone already ((~~exist~~)) exists, pursuant to chapter 30.43A SCC as a Type 1 process.

(2) The department may approve an official site plan for partial development of the existing zone.

(3) The department shall include in its staff report to the hearing examiner or in its decision pursuant to chapter 30.43A SCC the director of the department of public works' written evaluation of the adequacy of the proposed traffic control measures. ((~~and, where applicable, the effect of the applicant's proposal on the proper function of the freeway interchange.~~)) Where a state facility is involved, the department of public works shall request a similar evaluation by the Washington State Department of Transportation.

Section 26. Snohomish County Code Section 30.31B.210, last amended by Amended Ordinance No. 05-085 on December 21, 2005, is amended to read:

30.31B.210 Binding site plan (BSP).

(1) An applicant may choose to divide land pursuant to a binding site plan (chapter 30.41D SCC) in conjunction with obtaining approval of ((~~an FS or~~)) a GC official site plan.

(2) All hearing examiner conditions of approval shall appear on the binding site plan and record of survey either in full, or by reference to separately recorded covenants, conditions, and restrictions (CCRs).

Section 27. Snohomish County Code Section 30.31F.200, last amended by Amended Ordinance No. 17-070 on November 1, 2017, is amended to read:

30.31F.200 Procedural requirements.

(1) An official site plan shall not be required at the time of rezone application for the RB and RI zones. The performance standards of SCC 30.31F.100, 30.31F.110, and 30.31F.130, and other applicable provisions of this chapter shall be applied to a site development plan otherwise required at the time of initial development in the RB and RI zones.

(2) For the RB zone, information shall be submitted at the time of application for the RB rezone in a form acceptable to the director of the department, and in compliance with SCC 30.70.030, that identifies the approximate location and amount of net usable area designated on the site. The submittal shall also include the approximate location and type of critical areas and their probable required buffers pursuant to chapters 30.62A and 30.62B SCC, detention/retention areas, low impact development best management practices, biofiltration swales, public rights-of-way, and private roads. This information is to be used at the time of zoning approval to determine whether an adequate development and building area exists on the site, and whether the five-acre net usable area limitation of SCC 30.31F.020(2)(d) has been met.

(3) An official site plan shall be required at the time of rezone application for the RFS zone. The plan shall be reviewed and approved in accordance with the provisions governing official site plan approval ((~~for the Freeway Service (FS) zone~~)) as provided in SCC 30.31B.200. The performance standards of SCC 30.31F.100 and 30.31F.120, and other provisions of this title applicable to the RFS zone shall be applied at the time of official site plan review and approval. Modifications of a RFS official site plan are permitted in accordance with the provisions of SCC 30.31B.300.

(4) An official site plan shall not be required at the time of rezone application for development in the CRC zone. The performance standards of SCC 30.31F.100 and 30.31F.140, and other applicable provisions of this title, shall be approved to the site development plan required at the time of building or land disturbing activity permit application submittal.

Section 28. Snohomish County Code Section 30.70.025, added by Ordinance No. 20-019 on June 24, 2020, is amended to read:

30.70.025 Permit Type Classification.

Table 30.70.025 identifies the permit type classification for land use approvals and development activity permit applications subject to a decision under Title 30 SCC.

(1) Project permit applications and decisions identified in this section shall be processed according to this chapter and the following:

(a) Type 1 applications shall be processed under chapter 30.71 SCC.

(b) Type 2 applications shall be processed under chapter 30.72 SCC.

(2) Permit types identified in SCC 30.70.015 are not required to comply with chapters 30.71 or 30.72 SCC.

(3) All procedural requirements found elsewhere in Title 30 SCC continue to apply in addition to requirements identified in this chapter.

Table 30.70.025 Permit Type Classification

Application	Type
Administrative Conditional Use Permit	1
Administrative Site Plans	
• Urban Residential Design Standards	1
• Single Family Detached Unit (under chapter 30.43F SCC)	1
Binding Site Plan	
• Planned Residential Development proposing more than 9 lots	2
• All Others	1
Boundary Line Adjustment	
• When consolidated under SCC 30.41E.020(1)(b)	2
• All Others	1
Building Permits subject to SEPA	1
Code Interpretations	1
Conditional Use Permits	2
Cottage Housing Site Plan	1
Flood Hazard Permits	
• Submitted with another permit application subject to Type 2 processing (Refer to SCC 30.43D.020(3))	2
• All Others	1
Flood Hazard Variances	1
Forest Practices Permits subject to SEPA and Moratorium Lifts under chapter 30.43F SCC[1]	1
Land Disturbing Activity Permits subject to SEPA review under chapter 30.61 SCC, or subject to conditions imposed under chapter 30.32D SCC	1
Land Disturbing Activity Permits issued by the department of public works for land disturbing activity performed under SCC 30.63B.100	1
Official or Preliminary Site Plans	
• Sites 5 acres or larger in size - BP, IP, or PCB zones as required under SCC 30.31A.200	2
• All Others – BP, NB, IP, PCB zones	1
• RB, RI, T, ((~~FS,~~)) RFS, and GC zones not submitted as part of a rezone	1
Planned Residential Development	
• Submitted with another permit application subject to Type 2 processing	2
• All Others	1
Pre-application Concurrency Determination	1
Preliminary Short Subdivision	

Application	Type
• Where no new public road or public road extension is proposed	1
• Where a new public road or public road extension is proposed	2
Preliminary Subdivision	2
Site-specific Rezones not associated with a legislative process	2
Shoreline	
• Shoreline Substantial Development, Shoreline Conditional Use, or Shoreline Variance, except when SCC 30.44.210(2) applies	1
• Shoreline Substantial Development, Shoreline Conditional Use, or Shoreline Variance under SCC 30.44.210(2)	2
• Substantial Development Permit Rescission	2
Special Use Permit	2
Urban Center Development	Refer to SCC 30.34A.180
Variance	
• Submitted with another permit application subject to Type 2 processing (Refer to SCC 30.43B.020(2))	2
• All Others	1

1 Forest Practices Permits submitted concurrently with a Type 2 permit are required to be consolidated under SCC 30.43F.100(2).

Section 29. Snohomish County Code Section 30.70.050, last amended by Amended Ordinance No. 10-023 on June 9, 2010, is amended to read:

30.70.050 Notice of application - timing and method.

(1) The department shall provide notice of application within 10 days after a determination that the application is complete as specified in SCC Table 30.70.050(5). Required notice shall be given in accordance with SCC 30.70.045.

(2) A notice of application posted or published in the official county newspaper or provided by mail on a letter/legal size publication shall include the following information:

(a) Date of application, date of completeness determination, and date of notice of application;

(b) Project description, list of permits requested, assigned county file number, and county contact person;

(c) Any information or studies requested by the department;

(d) Any other required permits not included in the application, to the extent known by the department;

(e) Any existing environmental documents that evaluate the proposed project, including where they can be inspected;

(f) The date, time, place, and type of public hearing, if applicable and if scheduled at the time of the notice;

(g) When notice is for a rezone action or development in a performance standard zone, a statement indicating where the full text and/or map of the rezone action may be inspected;

(h) A statement of when the comment period ends and the right of any person to comment on the application, receive notice of and participate in any hearings, request a copy of the decision once made, and any appeal procedures;

(i) If determined at the time of notice, those development regulations that will be used for project mitigation or to review consistency; and

(j) Any other information determined appropriate by the department.

(3) Mailed notice of application may be provided on a post card.

(4) A post card notice shall contain the following information:

(a) project description;

(b) project file number;

(c) project location;

(d) type of project;

(e) applicable comment dates and notice of where to submit comments;

(f) date the notice of application was published in the official county newspaper;

(g) website address providing access to project information; and

(h) a department contact.

Table 30.70.050(5) Notice of Application Requirements

Application Type	Post	Publish	Mail
Administrative Conditional Use	X	X	X

Application Type	Post	Publish	Mail
Binding Site Plan	X	X	X
Building and land disturbing activity permits subject to SEPA	X	X	X
Code interpretation not related to a specific project		X	
Code interpretation related to a specific project	X	X	X
Final Subdivision	[see SCC 30.41A.600 ((-)) through 30.41A.730]		
Flood Hazard Permit - except as provided in SCC 30.43C.020			X
Flood Hazard Variance	X	X	X
((~~Freeway service zone official site plans in existing zone~~))	~~X~~	~~X~~	~~X~~
Free-standing sign in ((~~FS and~~)) the RFS zone	X	X	X
SEPA threshold determination and EIS adequacy associated with project permit	X	X	X
Shoreline variance, conditional use, or substantial development permit or permit rescission	X	X	X
Short subdivision and rural cluster short subdivision	X	X	X
Variance	X	X	X
Conditional use and major revision	X	X	X
Preliminary subdivision and rural cluster subdivision, and major revision	X	X	X
Planned Residential Development and major revision	X	X	X

Application Type	Post	Publish	Mail
Official site plan or preliminary plan approval in performance standard zones (BP, PCB, IP, ((~~FS,~~)) GC, T, RB, CRC, RFS, and RI)	X	X	X
Rezone - site specific	X	X	X
Review or revocation of a permit or approval pursuant to SCC 30.71.027	X	X	X
Preapplication Concurrency Decision	X	X	X
Any non-listed Type 1 or Type 2 permit application except Boundary Line Adjustments pursuant to SCC 30.41E.020(1)(c)	X	X	X

Section 30. The County Council directs the code reviser to update SCC 30.10.060 pursuant to SCC 1.02.020(3).

Section 31. Severability and Savings. If any section, sentence, clause or phrase of this ordinance shall be held to be invalid by the Growth Management Hearings Board ("Board"), or unconstitutional by 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 the Board or 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 16th day of December 2020.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

Council Chair

ATTEST:

Clerk of the Council, Asst.

(X) APPROVED
( ) EMERGENCY
( ) VETOED

DATE: 12/30/2020

Snohomish County Executive

ATTEST:

Approved as to form only:

9/11/20

Deputy Prosecuting Attorney

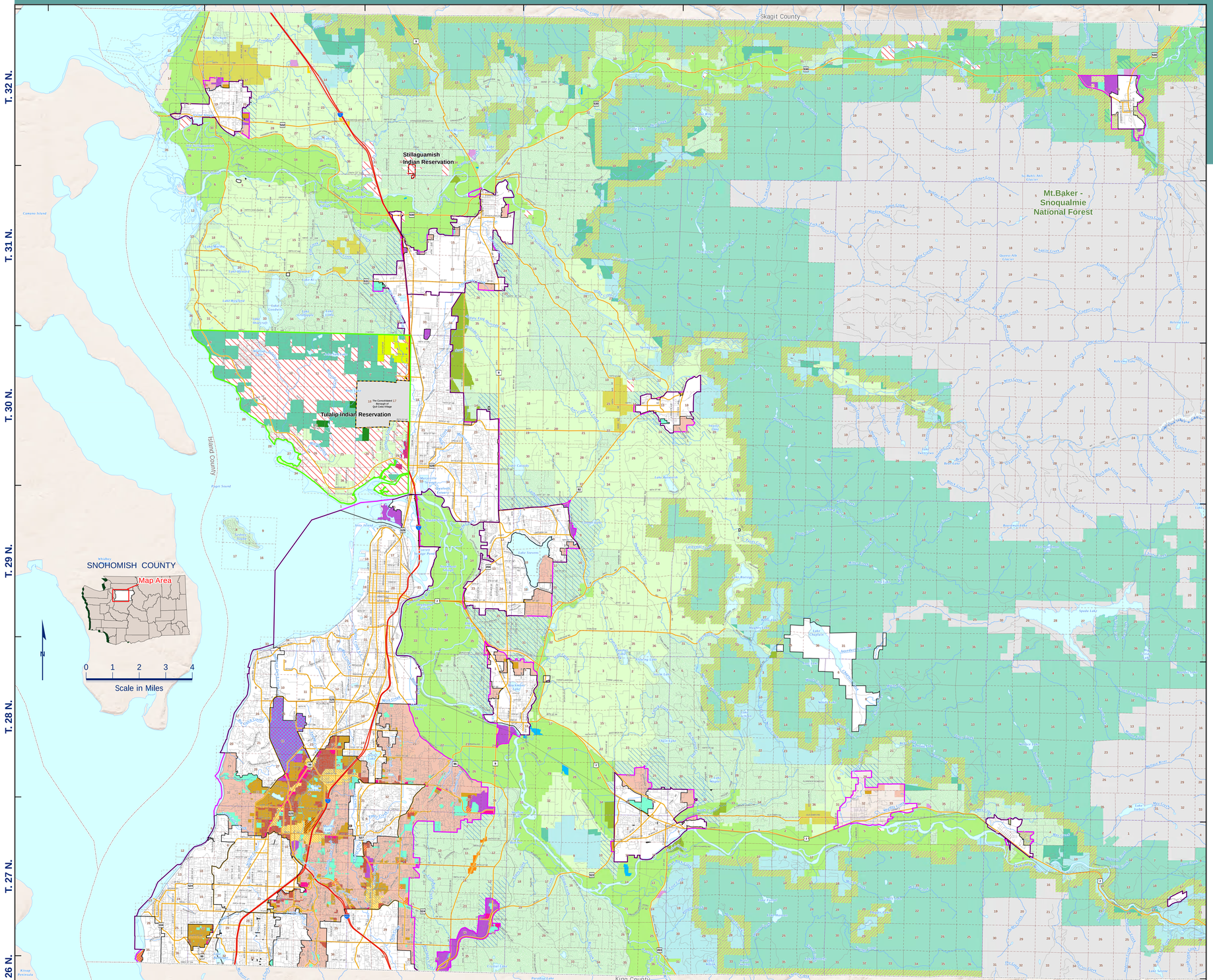
Exhibit A
Ordinance No. 20-080
GPP20-3 – Technical Corrections
Amendments to Map 1 of the GPP

MAP 1

SNOHOMISH COUNTY GMA COMPREHENSIVE PLAN

FUTURE LAND USE

EFFECTIVE DATE: XX-XX-2020



Legend

- County Boundary
- Incorporated City Boundary
- Urban Growth Area Boundary
- National Forest (Includes Some Private and Non-Federal Public Lands)
- Tribal Land
- Stillaguamish Indian Reservation Boundary
- Tulalip Indian Reservation Boundary
- The Consolidated Borough of Quil Ceda Village

Future Land Use

- Local Forest (Tulalip Only)
- Commercial Forest
- Commercial Forest - Forest Transition Area (FTA)
- Riverway Commercial Farmland
- Upland Commercial Farmland
- Local Commercial Farmland
- Urban Horticulture
- Low Density Rural Residential (1 DU/20 Acres)
- Rural Residential-10 Resource Transition (1 DU/10 Acres)
- Rural Residential-10 (1 DU/10 Acres)
- Rural Residential- 5 (1 DU/5 Acres)
- Rural Residential- RD (1DU/5 Acres)
- Rural Residential (1 DU/5 Acres Basic)
- Urban Low Density Residential (3 DU/Acre Gold Bar and Darrington)
- Urban Low Density Residential
- Urban Medium Density Residential
- Urban High Density Residential
- Urban High Density Residential/ Urban Industrial
- Public/Institutional
- Recreational Land
- Rural Freeway Service
- Clearview Rural Commercial
- Reservation Commercial
- Urban Commercial
- Urban Village
- Transit/Pedestrian Village
- Urban Center
- Rural Industrial
- Urban Industrial
- Manufacturing Industrial Overlay (Paine Field Area)
- Rural/Urban Transition Area Overlay

- Street
- Freeway
- Arterial Roadway
- Railway
- Section
- Waterbody
- Watercourse

Snohomish County

SNOHOMISH COUNTY DATA and MAP DISCLAIMER

All maps, data, and information set forth herein ("Data"), are for illustrative purposes only and are not to be considered an official citation to, or representation of, the Snohomish County Code. Amendments and updates to the Data, together with other applicable County Code provisions, may apply which are not depicted herein. Snohomish County makes no representation or warranty concerning the content, accuracy, currency, completeness or quality of the Data contained herein and expressly disclaims any warranty of merchantability or fitness for any particular purpose. All persons accessing or otherwise using this Data assume all responsibility for use thereof and agree to hold Snohomish County harmless from and against any damages, loss, claim or liability arising out of any error, defect or omission contained within said Data. Washington State Law, Ch. 42.56 RCW, prohibits state and local agencies from providing access to lists of individuals intended for use for commercial purposes and, thus, no commercial use may be made of any Data comprising lists of individuals contained herein.

Parcel lines and designation boundaries are adjusted to the Snohomish County Assessor Integrated Land Records Parcel Data Base as of March 2013.

This map is a graphic representation applied from the Snohomish County Geographic Information System. It does not represent survey accuracy. This map is based on the best available information as of the date shown on the map.

For the purposes of land use application review, final determination of future land use designations will be made by the County during the review process.

W:\plng\carto\docket\County_Initiated\2020\ArcMaps\Technical Corrections GPP20-3\Map1_FutureLandUse.mxd

PRODUCED BY SNOHOMISH COUNTY PLANNING AND DEVELOPMENT SERVICES, CARTOGRAPHY/GIS

Exhibit B
Ordinance No. 20-080
GPP20-3 – Technical Corrections
Amendments to Map 2 of the GPP

R. 2 E. R. 3 E. R. 4 E. R. 5 E. R. 6 E. R. 7 E. R. 8 E. R. 9 E. R. 10 E.

T. 32 N. T. 31 N. T. 30 N. T. 29 N. T. 28 N. T. 27 N. T. 26 N.

Skagit County

Island County

King County

STANWOOD

Stillaguamish Indian Reservation

ARLINGTON

Tulalip Indian Reservation

The Consolidated Borough of Quil Ceda Village

MARYSVILLE

GRANITE FALLS

DARRINGTON

LAKE STEVENS

EVERETT

SNOHOMISH

MUKILTEO

MILL CREEK

SULTAN

MONROE

GOLD BAR

INDEX

LYNNWOOD

WOODWAY

EDMONDS

MOUNTLAKE TERRACE

BOTHELL

BRIER

Mt. Baker-Snoqualmie National Forest
NOT INVENTORIED

Urban Southwest County
NOT INVENTORIED

MAP 2

SNOHOMISH COUNTY GMA COMPREHENSIVE PLAN

MINERAL RESOURCE LANDS

MINERAL RESOURCE OVERLAY (MRO)

EFFECTIVE DATE: XX-XX-2020

Snohomish County

- Bedrock Deposits (110,058 Acres)
- Sand and Gravel Deposits (19,905 Acres)
- Areas Not Inventoried
- Incorporated City Boundary
- County Boundary
- Urban Growth Area Boundary
- Tulalip Indian Reservation Boundary
- The Consolidated Borough of Quil Ceda Village
- Stillaguamish Indian Reservation Boundary
- Railway
- Arterial Roadway
- Freeway

Watercourses

- Type "S"
- Type "F"
- Types "Np" and "Ns"
- Waterbody

SNOHOMISH COUNTY DATA and MAP DISCLAIMER

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Parcel lines and designation boundaries are adjusted to the Snohomish County Assessor Integrated Land Records Parcel Data Base as of March 2013.

This map is a graphic representation applied from the Snohomish County Geographic Information System. It does not represent survey accuracy. This map is based on the best available information as of the date shown on the map.

For the purposes of land use application review, final determination of future land use designations will be made by the County during the review process.

0 1 2 3 4
Scale in Miles

N

SNOHOMISH COUNTY

Source: W:\pIng\carto\docket\County_Initiated\2020\ArcMaps\Technical Corrections GPP20-3\Map2_MineralResourceLands_MRO.mxd

PRODUCED BY SNOHOMISH COUNTY PLANNING AND DEVELOPMENT SERVICES, CARTOGRAPHY/GIS

Exhibit C
Ordinance No. 20-080
GPP20-3 – Technical Corrections
Amendments to Map 3 of the GPP

R. 3 E. R. 3 E. R. 4 E. R. 5 E.

T. 30 N.

T. 29 N.

T. 28 N.

T. 27 N.

T. 26 N.

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For the purposes of land use application review, final determination of future land use designations will be made by the County during the review process.

Note: MUGA Boundaries shown on this map are for reference purposes only and are intended to depict areas associated with the GPP Appendix D initial population and employment targets.

0 1 2

Scale in Miles

SNOHOMISH COUNTY

Map Area

Everett

Mukilteo

Lynnwood

Edmonds

Mountlake Terrace

Brier

Mill Creek

Bothell

HAT ISLAND

JETTY ISLAND

SMITH ISLAND

SPENCER ISLAND

EBEY ISLAND

Island County

King County

MAP 3

SNOHOMISH COUNTY GMA COMPREHENSIVE PLAN

MUNICIPAL URBAN GROWTH AREAS

EFFECTIVE DATE: XX-XX-2020

- Paine Field Area
- City of Mukilteo
- Mukilteo MUGA
- City of Everett
- Everett MUGA
- City of Lynnwood
- Lynnwood MUGA
- City of Mill Creek
- Mill Creek MUGA
- City of Mountlake Terrace
- Mountlake Terrace MUGA
- City of Brier
- Brier MUGA
- City of Bothell
- Bothell MUGA
- City of Edmonds
- Edmonds MUGA
- City of Woodway
- Woodway MUGA
- Gap Area Not Claimed by Any City
- Overlap Area Claimed by Two Cities
- Other Urban Growth Area (UGA) Boundary
- Southwest County Urban Growth Area (SWUGA) Boundary
- County Boundary
- Arterial Roadway
- Freeway
- Waterbody

Snohomish County

NOTE: Paine Field is not assigned to a city at the request of the County.

Source: W:\pln\carto\docket\County_Initiated\2020\ArcMaps\Technical Corrections GPP20-3\Map3_Municipal_UrbanGrowthArea_MUGA.mxd

PRODUCED BY SNOHOMISH COUNTY PLANNING AND DEVELOPMENT SERVICES, CARTOGRAPHY/GIS

Exhibit D
Ordinance No. 20-080
GPP20-3 – Technical Corrections
Amendments to Map 4 of the GPP

Exhibit E
Ordinance No. 20-080
GPP20-3 – Technical Corrections
Amendments to Map 5 of the GPP

MAP 5

SNOHOMISH COUNTY
GMA COMPREHENSIVE PLAN

LANDS USEFUL FOR PUBLIC PURPOSE

EFFECTIVE DATE: JUNE 29, 2019

R. 3 E. R. 4 E. R. 5 E. R. 6 E. R. 7 E. R. 8 E. R. 9 E. R. 10 E.

T. 32 N. T. 31 N. T. 30 N. T. 29 N. T. 28 N. T. 27 N. T. 26 N.

STANWOOD
ARLINGTON
MARYSVILLE
GRANITE FALLS
DARRINGTON
Stillaguamish Indian Reservation
The Consolidated Borough of Quil Ceda Village
Tulalip Indian Reservation
Mt.Baker - Snoqualmie National Forest
Skagit County
Island County
King County
LAKE STEVENS
EVERETT
MUKILTEO
SNOHOMISH
MILL CREEK
MONROE
SULTAN
GOLD BAR
INDEX
LYNNWOOD
EDMONDS
WOODWAY
MOUNTLAKE TERRACE
BRIER
BOTHELL

Legend

- Designated Public/Institutional Lands (GMACP)
- U.S. National Forest Lands
- U.S. Department of Defense
- State Wildlife Areas (WDFW)
- State Trust Lands (DNR)
- State DNR Recreation Lands
- State Parks and Recreation Lands
- County Park Lands (Developed)
- County Park Lands (Undeveloped)
- City Parks and/or Public Open Space
- Existing County Trails
- Proposed County Trails
- Public Schools
- Community College Campuses
- Airports
- Cemeteries
- Golf Courses: County, City, Private
- Public Sewage Treatment Plants
- Other County or State Facility
- Other Government Property
- City of Everett Water Supply (watershed only)
- City of Everett Water Pipeline Corridors
- Buried Petroleum Pipeline Corridors
- Major Electric Power Transmission Corridors

Reference Layers

- County Boundary
- Urban Growth Area Boundary
- Incorporated City Boundary
- Tulalip Indian Reservation Boundary
- The Consolidated Borough of Quil Ceda Village
- Stillaguamish Indian Reservation Boundary
- Sections
- Railway
- Arterial Roadway
- Freeway
- Watercourse
- Waterbody

Snohomish County

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N

0 1 2 3 4
Scale in Miles

SNOHOMISH COUNTY
Map Area

Source: W:\plng\carto\docket\County_Initiated\2020\ArcMaps\Technical Corrections GPP20-3\Map5_LandsUsefulPublicPurpose.mxd

PRODUCED BY SNOHOMISH COUNTY PLANNING AND DEVELOPMENT SERVICES, CARTOGRAPHY/GIS

Exhibit F
Ordinance No. 20-080
GPP20-3 – Technical Corrections
Amendments to the Land Use Chapter of the GPP

Future Land Use Map

Interpreting the Future Land Use Map

The Future Land Use Map (FLUM) provides generalized urban and rural residential, commercial, and industrial land use designations.

The map includes urban growth area (UGA) boundaries and specific designations of urban, rural, and resource land uses.

Implementing Zoning

The appropriate implementing zoning classifications for the FLUM designations are identified in the following subsections.

The county completed areawide rezones in rural areas to make the zoning map consistent with the rural plan designations and their density and lot size requirements. Within urban residential plan designations, the county will continue to adopt zoning to ensure consistency with future land use map designations. Property owners may individually request rezones to higher urban residential densities consistent with the GPP policies and the GPP Future Land Use Map. Within UGAs, implementing zoning may be further limited in the designations described below.

Forestry and Recreation (F & R) is not identified as an implementing zone within the applicable General Policy Plan designations. Property owners may request this zoning classification, and their requests will be considered as provided for under existing policies and regulations.

Mineral Conservation (MC) zone is not identified as an implementing zone for any FLUM designations. Properties already zoned MC may develop as provided for under applicable GPP policies and Title 30 SCC.

URBAN PLAN DESIGNATIONS

Urban Residential Designations

These designations encompass residential lands within the unincorporated UGA and are intended to provide for urban housing opportunities. The density ranges are defined by zoning classifications that implement the FLUM. The allowable density for a development will be determined by the provisions of Title 30 SCC, except that the minimum density in UGAs may not be less than four dwelling units per net acre except as specified in Policy LU 2.A.1.

Urban Low Density Residential (ULDR: 3 dwelling units per acre).

This designation allows detached housing developments on larger lot sizes. This designation is applied only in the Darrington and Gold Bar Urban Growth Areas due to the absence of sanitary sewers. Implementing zones: R-20,000 and R-12,500.

Urban Low Density Residential (ULDR).

This designation allows mostly detached housing developments on larger lot sizes. Implementing zones: MHP, R-7,200, PRD-7,200, R-8,400, PRD-8,400, R-9,600, PRD-9,600 and WFB. Except within the Lake Stevens UGA, areas containing critical areas that are large in scope, with a high rank order value, and are complex in structure and function, the implementing zoning shall be R-9,600.

Urban Medium Density Residential (UMDR).

This designation allows a combination of detached homes on small lots, townhouses, and apartments in medium density, multi-family residential developments. Implementing zones: MHP, LDMR, PRD-LDMR, Townhouse, R-7,200, PRD-7,200 and WFB.

Urban High Density Residential (UHDR).

This designation allows high density residential land uses such as townhouses and apartments generally near other high intensity land uses. Implementing zones: MHP, MR, PRD-MR, LDMR, and PRD-LDMR.

Supplemental Designations of ULDR Areas (Map 6)

REPEALED BY ORDINANCE NO. 16-065.

Commercial and Industrial Designations

The Urban Commercial (UC) and Urban Industrial (UI) designations of the GPP provide for a wide range of implementing zones and, in some cases, provide specific locational criteria or recommendations as to how the zones should be applied within the designation.

Urban Commercial (UC).

This designation identifies commercial designations within the UGA which allow a wide range of commercial as well as residential uses. Implementing zones: Neighborhood Business, Planned Community Business, Community Business, General Commercial, ((~~Freeway Service~~)) and Business Park. In the Southwest County UGA, no rezones to General Commercial shall be approved outside of the State Route 99 corridor.

Urban Industrial (UI).

This designation identifies industrial and manufacturing areas in UGAs. Implementing zones: Business Park, Light Industrial, Heavy Industrial and Industrial Park. In the Lake

Stevens UGA, the implementing zoning is limited to Business Park and Heavy Industrial and in the Snohomish UGA, the implementing zoning is limited to Business Park and Industrial Park.

CENTER DESIGNATIONS

The Future Land Use Map identifies the specific locations for Urban Centers, Transit Pedestrian Villages, Urban Villages and Manufacturing and Industrial Centers.

Additional Centers may be designated in the future through amendments to the comprehensive plan.

Urban Center.

This designation identifies a higher density area that contains a mix of residential and non-residential uses, and whose location and development are coordinated with the regional high capacity transportation system. The implementing zone is Urban Center.

Transit Pedestrian Village.

This designation identifies a compact, walkable area around an existing or planned high capacity transit station. The county shall prepare and adopt a conceptual or master plan showing how the area could enhance and support the high capacity transit station. The implementing zone is Urban Center.

Urban Village.

This designation identifies a mixed-use area with higher density residential development located within neighborhoods. Urban Villages are smaller than Urban Centers. The implementing zones are Neighborhood Business and Planned Community Business.

Manufacturing/Industrial Center (MIC).

This overlay identifies the unincorporated portion of major regionally-designated employment areas. MICs are intended to include intensive, concentrated manufacturing and industrial land uses which are not easily mixed with other uses. Notwithstanding the Vision 2040 guidelines for MIC designations, land uses and zoning of Paine Field continue to be governed by the Snohomish County Airport Paine Field Master Plan and Title 30 SCC consistent with federal aviation policies and grant obligations.

OTHER URBAN DESIGNATIONS

Public/Institutional Use (P/IU).

The Public/Institutional Use designation can be applied to existing or planned public and privately owned and/or operated properties including churches, schools, parks, government buildings, utility plants and other government operations or properties within UGAs or adjacent to UGAs. The P/IU designation can be applied to existing areas within a UGA, as well as areas being added to a UGA concurrent with a re-

designation to P/IU. When applying the P/IU designation, the following requirements apply:

Subsection (1) **Use of P/IU designation for existing areas within a UGA.**

The P/IU designation is appropriate for existing or planned government owned and/or operated properties, including schools, parks, government buildings, utility plants, and other government operations or properties as requested. There are no specific implementing zones for this designation since zoning will vary from site to site. However, only zones that allow schools, parks, government buildings, utility plants or other government operations either outright or conditionally may implement this designation. Implementing zoning should be consistent with surrounding zones. When a school district surpluses property that was in the UGA before it was designated P/IU and notifies the county that the school district no longer needs the land for school district purposes, the designation should be changed to a designation corresponding to the underlying zone as a technical correction in the next comprehensive plan update cycle.

Subsection (2) **Use of P/IU designation in conjunction with a UGA expansion.**

All residential, commercial, or industrial UGA expansions are subject to the requirements of LU 1.A.10. Institutional UGA expansions are allowed subject to the requirements of LU 1.A.10, provided that the land added to a UGA is designated P/IU concurrent with or prior to the UGA expansion. Subsequent re-designations of land added to a UGA under the P/IU designation are subject to the applicable requirements of LU 1.A.10 for residential, commercial, or industrial UGA expansions. Where land added to a UGA is designated P/IU, the implementing zone will be R-7,200, R-8,400, or R-9,600. When applied to land designated P/IU concurrent with or prior to a UGA expansion, these implementing zones shall allow only churches, schools, parks, government buildings, utility plants and other government operations or properties unless the land is re-designated to urban commercial, residential, or industrial in compliance with the UGA expansion requirements of LU 1.A.10.

Urban Horticulture (UH).

This designation is intended for low density, low impact, non-residential land uses adjacent to agricultural areas that do not require extensive structures or development. Examples of UH uses include agricultural operations, sales of farm products, and sales of landscape materials. Implementing zoning for areas designated UH is Agriculture-10 acre.

Overlapping Designations.

There may be sites within the UGA where more than one land use designation is appropriate to permit a greater range of potential implementing zones. In particular, some sites meeting the criteria enumerated in Policy LU 2.C.1 may be appropriately developed or redeveloped for a land use permitted in the implementing zones for either designation. In these situations, the county may utilize overlapping land use

designations for particular sites or areas on the Future Land Use Map. On sites having overlapping land use designations, a change of zoning from an implementing zone in one designation to an implementing zone in the other designation may requested through a rezone application without the need for a comprehensive plan amendment.

PLAN DESIGNATIONS UNIQUE TO THE TULALIP RESERVATION

Reservation Commercial (RC).

This designation identifies a unique commercial designation that is limited only to fee-simple lands under county jurisdiction that are located within the exterior boundaries of the Tulalip Reservation in an area bordered on the west and north by Quilceda Creek, on the south by Ebey Slough and on the east by Interstate-5. This area of the reservation is served by urban infrastructure including public sewer and water and contains existing urban development under county and Tulalip Tribes jurisdiction. The implementing zone for new development on vacant or under-utilized property designated Reservation Commercial is General Commercial, subject to approval of an official site plan according to the requirements of Chapter 30.31B SCC.

Local Forest (LF).

This designation includes productive fee simple forest lands which are an integral part of the Tulalip Tribes' designated forest lands and are intended to contribute to the preservation of a large contiguous area of land within the interior of the Tulalip Reservation for management of sustainable natural resources. Local Forest lands and adjacent tribal forest lands collectively provide timber production, surface and ground water resources, fisheries and wildlife habitat, and recreation opportunities. The Local Forest designation provides landowners a means of residing on their property while providing protection from rural residential activities that could conflict with forest practice operations. The implementing zone for the Local Forest designation is the Forestry (F) zone (one dwelling unit per 20 or more acres). The rural cluster subdivision technique may be used in the Forestry zone.

RURAL PLAN DESIGNATIONS

Rural Residential Designations

These designations encompass residential land outside of UGAs and are intended to provide rural housing opportunities while preserving the rural character of these lands. Land in the six rural residential designations may be served by public water supplies but development may not be connected to sanitary sewers except for necessary public facilities or when public health emergencies exist.

Low Density Rural Residential (LDRR: 1 dwelling unit per 20 acres).

This designation includes lands that have been zoned Forestry but are not designated as Commercial Forest Land in the GPP. This designation is intended to be a partial basis for a future Rural Resource Transition designation which could provide for

transition areas between rural residential lands and natural resource lands of long-term commercial significance. Future GPP amendments will determine the feasibility of such a designation as well as its extent and future minimum lot size requirements. The existing Forestry zone will continue to remain in place until any GPP amendments and implementing regulations for this designation are adopted.

Rural Residential-10 (Resource Transition) (RR-10-RT: 1 dwelling unit per 10 or more acres).

This designation includes lands which were included in Forestry designations on pre-GMA subarea plans but not zoned Forestry and includes: (1) lands on the Tulalip Reservation adjacent to or in close proximity to lands designated for forestry or agriculture use by the GPP and the Tulalip Tribes' Comprehensive Plan, and (2) lands adjacent to the estuary of Quilceda Creek. The implementing zone is the RRT-10 zone.

Existing zones within this designation, except where located on the Tulalip Reservation, may remain, but zoning regulations shall limit the minimum lot size in new subdivisions within this designation to 10 acres with an option for using the rural cluster subdivision technique. On the Tulalip Reservation only, lands designated RR-10-RT are zoned RRT-10. The RRT-10 zone requires a minimum lot size of 10 acres for each house in a new subdivision. The rural cluster subdivision technique may be used in the RRT-10 zone.

Rural Residential-10 (RR-10: 1 dwelling unit per 10 or more acres).

This designation includes lands which have been previously designated agriculture in pre-GMA subarea comprehensive plans or zoned Agriculture-10 Acre. The existing Agricultural-10 Acre zone will continue to remain in place until the GPP is amended in the future and implementing regulations for this designation are adopted.

This category provides for an alternative rural lot size and possible set of uses which can accommodate a wider variety of rural uses and lots, be used where hazardous and critical areas require lower density and be applied as a transition category between resource lands/critical areas and rural residential/urban areas.

Rural Residential-5 (RR-5: 1 dwelling unit per 5 or more acres).

This designation includes lands that were designated Rural on pre-GMA subarea comprehensive plans and zoned Rural 5. As the result of a joint planning effort between the county and the Tulalip Tribes, the RR-5 designation also applies to certain lands on the Tulalip Reservation that were previously designated Rural Residential. The implementing zone in this designation will continue to be the R-5 zone.

Rural Residential (RR: Base density of 1 dwelling unit per 5 or more acres).

This designation includes lands which were designated as Rural or Residential Estates on pre-GMA subarea comprehensive plans. The implementing zones within this

designation are the Rural-5 Acre zone and other zones with a minimum lot size requirement larger than 5 acres.

Rural Residential RD (RR-RD: 1 dwelling unit per 5 or more acres).

This designation applies only to the rural residential areas that were designated as Rural Diversification in the pre-GMA Darrington Area Comprehensive Plan. This designation will continue to allow a mix of rural residential housing and small home-based, rural industrial/commercial uses. The implementing zone is the Rural Diversification zone.

RURAL COMMERCIAL AND INDUSTRIAL DESIGNATIONS

Clearview Rural Commercial (CRC).

This designation generally allows for neighborhood, community, and rural commercial uses including, but not limited to, small grocery stores, restaurants, service stations, hardware stores, art galleries, antique stores, and nurseries to serve the needs of the rural population. The implementing zone within the Clearview Rural Commercial designation consistent with LU 6.H.6 and LU 6.H.7 is the Clearview Rural Commercial zone.

Rural Freeway Service (RFS) ((:)) **.**

This designation includes land that has previously been designated or zoned as Rural Commercial land at the rural Interstate 5 interchanges in north Snohomish County. The designation and implementing zones require rural development standards that make rural freeway service development compatible with adjacent rural residential uses.

Rural Industrial (RI).

This designation includes existing industrial zones and industrial plan designations on subarea comprehensive plan maps in rural areas. These designations allow rural industries which need locations close to the natural resources in rural areas. They are located in areas where urban services, particularly sanitary sewers, will not be provided. The designation is implemented through GPP policies and Title 30 SCC to ensure industrial development is compatible with surrounding rural residential land uses.

RESOURCE PLAN DESIGNATIONS

Agricultural Designations

The designations listed below include land primarily devoted to the commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, fruit, or animal products. These designations were based on the Interim Agricultural Conservation Plan.

Local Commercial Farmland (LCF).

This designation includes farmland areas outside of the floodplain or shoreline areas which are generally characterized by a mixture of prime farmland and other soils as defined by the Soils Conservation Service.

Upland Commercial Farmland (UCF).

This designation includes farmland areas on the Tulalip Reservation and outside of the floodplain or shoreline area and is generally characterized by having nearly continuous prime farmland soils and more than fifty percent of the land area in parcels of ten acres or larger. New subdivisions in this designation may not create lots smaller than ten acres. The UCF designation also provides protection for the drainage basin of the West Fork of Quilceda Creek within the Tulalip Reservation. The Agricultural-10 Acre (A-10) zone is the implementing zone for the UCF designation.

Riverway Commercial Farmland (RCF).

This designation includes farmland areas generally characterized by being in a river valley, floodplain or shoreline area, having continuous prime farmland soils, and having approximately fifty percent or more of the land area in parcels of forty acres and larger. The Agricultural-10 Acre zone is the implementing zone.

Recreational Land (RL).

This designation applies only to lands designated Recreational Land in accordance with RCW 36.70A.170(1). The designation is implemented through Title 30 SCC and ensures the recreational use does not affect surrounding agricultural lands of long term commercial significance designated under 36.70A.170(1). The implementing zone is the Agricultural-10 Acre (A-10) zone.

Forest Land Designations

The designations listed below include state and private forest lands. These designations are based on the Interim Forest Land Conservation Plan and the Forest Advisory Committee Findings and Conclusions on the Designation of Commercial Forest Lands, January 5, 1995. The text of these documents is incorporated into this document by reference. Designated Commercial Forest lands within the Mt. Baker-Snoqualmie National Forest and other selected forest lands will be further evaluated for their ability to meet the criteria described in Policy 8.A.2 and the County's GMA Comprehensive Plan Future Land Use map will be amended as necessary.

Commercial Forest (CF).

This designation includes primarily large forest land tracts that may not be subdivided for residential development. This designation also includes smaller forest land tracts that are permanently protected from residential development through the Transfer of Development Rights program. These lands may be segregated only into tracts of eighty acres or larger. The Forestry zone is the implementing zone for this designation.

Forest Transition Area (CF-FTA).

This designation is an overlay to the Commercial Forest (CF) designation. The FTA consists of a one quarter mile wide band of Commercial Forest land on the edge of the Commercial Forest Land designation bordering non-resource lands but it does not apply to forest lands that are permanently protected from residential development through the Transfer of Development Rights program. The use of FTA lands is the same as Commercial Forest lands, unless adjacent land uses prevent normal forest practices, in which case limited low density development options also apply.

Mineral Resource Overlay (M) (Map 2)

This designation is an overlay to the Future Land Use Map. Designated Mineral Resource Lands include those lands identified through a comprehensive inventory and assessment process as not being characterized by urban growth and as having long-term significance for the extraction of minerals. The designation includes bedrock, sand/gravel and precious metals mineral resources. The implementing zone in this designation is dependent on the underlying zone.

OTHER GMA COMPREHENSIVE PLAN MAPS OR OVERLAYS

Municipal Urban Growth Areas (Map 3)

This map identifies municipal urban growth areas (MUGAs) within the Southwest UGA. A MUGA contains all the land within a city's current incorporated limits, plus adjacent, unincorporated territory which the city and county have identified as potentially appropriate for annexation at some time in the future. The map is also reflected in the countywide planning policies (CPP) Appendix B which is adopted through Snohomish County Tomorrow. The MUGA will be used by Snohomish County in planning for future population and employment growth.

Open Space Corridors and Wildlife Areas Map (Map 4)

The countywide Open Space Corridors and Wildlife Areas map geographically depicts various types of largely "open" land in Snohomish County that, taken in the aggregate, can serve as greenbelts to help structure land development patterns. This map is incorporated herein by this reference. Many of the land categories listed under Policy LU 10.A.1 have been included in this map.

The purpose of the map is to provide a geographical framework to guide present and future implementation strategies for preserving open space and wildlife habitat and developing open space and wildlife corridors within and between urban growth areas.

The map is a long-range planning tool that does not, by itself, create any regulatory impact. Certain underlying designations, such as forestry and agricultural land designations, may have regulatory implications. This map, however, is not intended to be used in the review of development applications, nor does it imply or anticipate public ownership of, or public access to, these lands.

The several categories of lands depicted on the map include both public and privately owned parcels. In some cases (i.e., utility corridors) the lands may not be held in fee simple ownership by the primary user. Not all lands appearing on this map – either public or private – will become a part of a permanent open space system. Similarly, lands not presently shown on this map may later become permanent open space as the result of future public action or acquisition.

Except for clearly defined trail corridors already identified for county acquisition, parcel-specific public land acquisitions planned by Snohomish County (or other public agencies) are not identified on the map. This approach avoids the possibility of jeopardizing such acquisitions by calling them out in advance, thereby potentially inflating their asking price and narrowing options.

Although certain types of parks and other categories of open space lands within city limits have been depicted on the map, the plans of the respective cities should be considered the primary source of open space information within their municipal boundaries.

The scope and scale of this countywide map necessitate a size threshold for excluding categories and parcels that might otherwise be shown. Consequently, small scale neighborhood parks, subdivision detention or recreation sites, and the like have not been included on this map.

Finally, the accuracy and completeness of this map is dependent on data from many sources, some of which may be dated and/or incomplete. It is the intent of Snohomish County to regularly review and refine this data to reflect changes in ownership and underlying use, and to produce continual improvement in the accuracy and completeness of this map. This regular review shall occur as needed pursuant to the requirements of the Growth Management Act.

Lands Useful for Public Purpose (Map 5)

A countywide map depicting "lands useful for public purpose" is included (Map 5 in the map portfolio) to show various types of public land that presently accommodate public facilities. This map is incorporated herein by this reference. It is a long-range planning tool that will be regularly updated as future land acquisitions occur.

The purpose of the "Lands Useful for Public Purpose" map is the identification of site locations for existing and potential future public facilities. The primary focus is on the identification of public lands in the unincorporated areas – which consist primarily of county and state properties, but also include some city and federal properties. Map 5 also includes the Public/Institutional Use data set from the Future Land Use Map (Map 1). This data set includes both publicly and privately held properties. Inclusion of private institutions on Map 5 does not imply that these properties are "useful for public purpose" and in no way imparts any right of public access to private property.

Public roads, however, are not highlighted on this map, but are identified on the maps included with the Transportation Element. Similarly, public land used for resource

management, wildlife refuge, or other open space uses are not included on this map, but are shown on the Open Space Map.

Except for clearly defined trail corridors already identified for county acquisition, parcel-specific public land acquisitions planned by Snohomish County (or other public agencies) are not identified on the map. The reason for this is to avoid the possibility of jeopardizing such acquisitions by calling them out in advance, thereby inflating their asking price and narrowing siting options. As new sites for public facilities are added through conventional acquisition or by use of the common siting process, they will be added to this map.

Although certain types of parks and other public lands within city limits have been depicted on the map, the plans of the respective cities should be considered the primary source of information within their municipal boundaries.

The scope and scale of this countywide map necessitate a size threshold for excluding categories and parcels that might otherwise be shown. Consequently, small neighborhood parks, subdivision scale stormwater detention or recreation sites, and the like have not been included on this map. It is the intent of Snohomish County to regularly review and refine the source data to produce continual improvement in the accuracy of this map. This regular review shall occur as needed pursuant to the requirements of the Growth Management Act.

Rural/Urban Transition Area (RUTA).

This designation is intended to reserve a potential supply of land for future addition into the UGA. Developments utilizing rural cluster subdivision will have the option of redeveloping required open space tracts upon inclusion within an urban growth area.

TRANSFER OF DEVELOPMENT RIGHTS DESIGNATIONS

REPEALED BY AMENDED ORDINANCE NO. 17-050.

Exhibit G
Ordinance No. 20-080
GPP20-3 – Technical Corrections
Amendments to the Public Waste Water Systems Map (Figure 7)
Appendix B of the Capital Facilities Plan

PUBLIC WASTEWATE SYSTEMS

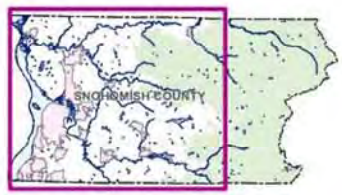
Snohomish County Capital Facilitie
Adopted:

SNOHOMISH COUNTY DATA and MAP DISCLAIMER

All maps, data, and information set forth herein ("Data"), are for illustrative purposes only an official citation to, or representation of, the Snohomish County Code. Amendments an together with other applicable County Code provisions, may apply which are not depicted makes no representation or warranty concerning the content, accuracy, currency, comple contained herein and expressly disclaims any warranty of merchantability or fitness for a persons accessing or otherwise using this Data assume all responsibility for use thereof County harmless from and against any damages, loss, claim or liability arising out of any contained within said Data. Washington State Law, Ch. 42.56 RCW, prohibits state and lo access to lists of individuals intended for use for commercial purposes and, thus, no com any Data comprising lists of individuals contained herein.

FACILITIES AND DISTRICTS

- Sewage Treatment Plant
- Sewerline Diameter less than 12 Inche
- Sewerline Diameter greater than 12 Inches and less then 24 Inches
- Sewerline Diameter greater than 24 Inches and less then or equal to 84
- The Consolidated Borough of Quil Ced
- Urban Growth Area Boundary
- Incorporated City Boundary
- U. S. National Forest Land
- Alderwood Water and Wastewater Agr
- Cross Valley Agreement Area
- Municipal District
- Special Purpose District
- Tribal District
- Unclaimed / Alderwood Agreement Are
- Unclaimed Service Area



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