



CO00029723

COUNTY COUNCIL
Snohomish County, Washington

ORDINANCE NO. 80-102

RELATING TO AMENDMENTS TO THE
SNOHOMISH COUNTY ZONING CODE, TITLE 18 PERTAINING TO PRIVATE KENNELS
and AGRICULTURE 10-ACRE (A-10) ZONE

BE IT ORDAINED:

Section 1. Snohomish County Code subsection 18.08.046 is added as follows:

18.08.046 Animal Run. "Animal run" means any fenced area commonly associated with a commercial or private kennel, providing limited exercise area for adult cats and/or dogs which is accessible from the housing (not a dwelling unit) customarily provided for such animals.

Section 2. That Snohomish County Code Section 18.08.157 last amended on March 15, 1976, as part of a resolution adopted on March 15, 1976, which reads:

18.08.157 Cat, Adult. "Cat, Adult" means any cat four (4) months of age or older;

is amended to read:

18.08.157 Cat, Adult. "Cat, Adult" means any cat six (6) months of age or older.

Section 3. That Snohomish County Code Section 18.18.208 last amended on March 15, 1976, as part of a resolution adopted on March 15, 1976, which reads:

18.08.208 Dog, Adult. "Dog, Adult" means any dog four (4) months of age or older.

is amended to read:

18.08.208 Dog, Adult. "Dog, Adult" means any dog six (6) months of age or older.

Section 4. A new section is added to the Snohomish County Code Title 18 as follows:

Section 5. That Snohomish County Code Section 18.18.020(11) last amended on September 5, 1978, as part of a resolution adopted on September 5, 1980, which reads:

18.18.020(11) Private kennels. Provided that any building primarily devoted to such use and the animal run shall not be closer than thirty (30) feet to any

boundary, or property line of the premises or closer than thirty (30) feet to any building containing a dwelling unit on the same premises.

is amended to read:

18.18.020(11) Private kennels. In all cases where the animals comprising the private kennel are housed within the dwelling unit located on the lot, there shall be a requirement that the yard or some portion thereof be fenced and maintained in good repair so as to protect the animals comprising the private kennel from injury and to contain or to confine the animals upon the property and to restrict the entrance of other animals. When an animal run is provided it shall not be located closer than thirty (30) feet to the property line or closer than thirty (30) feet to any dwelling unit on the same premises.

Section 5. Snohomish County Code subsection 18.34.020 now reads:

18.34.020 Permitted uses. The following are permitted uses in an A-10 zone:

(1) Any use permitted by Section 18.18.020, upon the same terms and conditions as set forth in Section 18.18.020, except planned residential developments;

(2) Agricultural crops;

(3) Greenhouse, lath houses and nurseries for the raising and sale of plants, shrubs, flowers and other horticultural crops, including the sale of soil, bark, fertilizers, plant nutrients, rocks and similar plant husbandry materials when such sales are incidental to the greenhouse, lath house, or nursery. The sale of garden tools and other hardware or equipment shall be prohibited. There shall be no on-site signs advertising other than the principal use.

(4) Fish farms;

(5) Kennels, private and commercial subject to the conditions outlined for private kennels in Section 18.18.020;

(6) The raising of livestock, poultry and small animals for private or commercial purposes, provided that no building, cage or pen housing or feeding such animals shall be located closer than twenty feet to any boundary property line;

(7) Marketing of products on premises, as outlined in Section 18.18.020;

(8) Pasture and grazing, including feed lots;

(9) Signs as follows:

(A) One unlighted identification sign not exceeding two square feet in area containing the name of the occupant of the premises;

(B) One sign not exceeding twelve square feet in area for identification of premises, or advertising products sold upon the premises,

(C) Signs shall conform to the regulations as stated in Section 18.76.120;

(11) Accessory uses and buildings normally incidental to the uses permitted in Section 18.34.020;

(12) Mobile homes. (Res. adopted March 18, 1974; Res. adopted June 12, 1972; Res. adopted February 22, 1972; Res. adopted May 18, 1970; Res. adopted September 23, 1968; 12.01 of Res. adopted January 31, 1966).

is amended to read:

18.34.020 Permitted uses. The following are permitted uses in an A-10 zone:

- (1) Any use permitted by Section 18.18.020, upon the same terms and conditions as set forth in Section 18.18.020, except planned residential developments;
- (2) Agricultural crops;
- (3) Greenhouse, lath houses and nurseries for the raising and sale of plants, shrubs, flowers and other horticultural crops, including the sale of soil, bark, fertilizers, plant nutrients, rocks and similar plant husbandry materials when such sales are incidental to the greenhouse, lath house, or nursery. The sale of garden tools and other hardware or equipment shall be prohibited. There shall be no on-site signs advertising other than the principal use.
- (4) Fish farms;
- (5) Kennels, private and commercial subject to the conditions outlined for private kennels in Section 18.18.020;
- (6) The raising of livestock, poultry and small animals for private or commercial purposes, provided that no building, feed lot, cage or pen, housing or feeding such animals, shall be located closer than twenty feet to any boundary property line;
- (7) Farm stands solely for the sale of agricultural products subject to the following conditions:
 - (A) Only one stand per lot with an area not to exceed 500 square feet per lot;
 - (B) At least seventy-five percent by value of the products sold must be grown or raised in Snohomish County;
 - (C) The stand shall be located no closer than 20 feet to any road right-of-way;
 - (D) Stands must obtain all required permits from Snohomish County.
- (8) Pasturing and grazing;
- (9) Signs as follows:
 - (A) One unlighted identification sign not exceeding two square feet in area containing the name of the occupant of the premises;
 - (B) One sign not exceeding twelve square feet in area for identification of premises, or advertising products sold upon the premises,
 - (C) Signs shall conform to the regulations as stated in Section 18.76.120;
- (11) Accessory uses and buildings normally incidental to the uses permitted in Section 18.34.020;
- (12) Mobile homes;
- (13) Accessory dwellings for family members and farm workers integral to the farm operation provided that:
 - (A) At least one person residing in each accessory dwelling unit shall be employed full time in the farm operation;
 - (B) An agricultural accessory dwelling unit affidavit must be signed and recorded with the county attesting to the need for such dwellings to continue the farm operation;
 - (C) The number of accessory dwellings shall be limited to one per each forty acres under single contiguous ownership to a maximum of six total dwelling units including preexisting units, principal and accessory dwellings, with forty acres being required to construct the first accessory dwelling unit. Construction of the maximum number of dwelling units permitted shall be interpreted as exhausting all residential potential of the land until such time as the property is legally subdivided;
 - (D) All accessory dwellings must be clustered on the farm within a 10-acre farmstead which includes the principal use dwelling. The farmstead's boundaries shall be designated with a legal description by the property owner with the intent of allowing maximum flexibility while minimizing interference with productive farm operation. Accessory

dwellings may be located other than as provided for in this subsection only if environmental or physical constraints preclude meeting these conditions
(E) Accessory dwelling must comply with all relevant county and state regulations other than subdivision.

AFFIDAVIT

Agricultural Accessory Dwellings

The permit to allow one single family dwelling (or a combination of single family dwelling units) to be placed on the property legally described on the attached building permit shall be issued under the following conditions:

- 1) Dwelling unit as used in this affidavit includes a single family residence, mobile home certified by the State of Washington, factory built housing meeting Snohomish County Building Code standards, and duplexes.
- 2) The dwelling unit is an accessory building necessary to continuance of the agricultural operation presently being conducted on the subject property.
- 3) The construction or placement of this dwelling unit does not constitute a subdivision and its existence will not be used by the property owner in justifying a variance from prerequisite standards for subdivision.
- 4) The dwelling unit(s) shall not be sold separately from the entire farm unit at any time without first complying with all applicable subdivision and health regulations.
- 5) Sale of the entire farm or parcels thereof shall not invalidate the provisions of this affidavit.
- 6) This covenant shall be a covenant that runs with the land and shall be binding on all successors, heirs and assigns, and other persons taking interests to the land legally described within.

I (we) _____ say that I (we) am the owner(s) of the property involved and have familiarized myself (ourselves) with the rules and regulations regarding this statement.

State of Washington)
County of Snohomish)

On this day personally appeared before me _____ to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that _____ signed the same as _____ free and voluntary act and deed for the purposes therein mentioned.

Given under my hand and official seal this _____ day of _____, 19 ____.

Notary public in and for the
State of Washington, residing in

PASSED this 10th day of December, 1980.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

ATTEST:

Donald J. Bitter
Chairperson

Ellie Snyder
Clerk of Council

(☒) APPROVED
() VETOED
() EMERGENCY

DATE: 12-12-80

Willis D. Tucker
County Executive

PUBLISHED November 8, 1980 and December 19, 1980