



ORDINANCE NO. 80-118  
RELATING TO ZONING AND AMENDING SNOHOMISH  
COUNTY CODE SECTIONS 18.08, 18.18, 18.24, 18.32,  
18.33, 18.34, 18.36, 18.38 PERTAINING TO DUPLEXES

BE IT ORDAINED:

Section 1. Snohomish County Code subsection 18.08.209 IS ADDED to read:

18.08.209 Duplex. "Duplex" means a residential structure containing two dwelling units, which structure is located on one lot, but which term shall not include mobile homes as defined in Section 18.08.455.

Section 2. Snohomish County Code subsection 18.18.030 amended by Resolution adopted May 16, 1977 now reads:

18.18.030 Conditional uses. Because of their size or effect upon the surrounding property, the following uses of land will only be permitted upon issuance of a conditional use permit. The purpose of this section is to better protect the higher uses of land and assist the stabilization of property values, and to further the purpose as set forth in Section 18.04.010.

(1) Tract offices for the sale of real estate in connection with subdivision;

(2) Signs advertising new subdivisions other than on the site of the new subdivision;

(3) Country clubs (private or public);

(4) Joint fallout shelters by two or more property owners. Side and rear yard requirements may be waived in the joint shelters provided that rear and side property lines are between properties involved in the proposal. A fallout shelter may be used for other purposes provided that the following conditions are met:

A. The function of the shelter is not impaired by the proposed use,

B. The proposed nonshelter use is permitted in the zone where the shelter is located or a conditional use could have been granted regardless of whether the shelter was involved for the nonshelter use;

(5) Golf courses (private and public);

(6) Private or public recreational facilities but not including facilities or uses of a recreational nature which are otherwise specifically provided for in this title, subject to the following conditions:

A. Flood lights should be shielded to reduce glare which would be annoying to neighbors or passing traffic,

B. Other requirements may be imposed at the discretion of the board of adjustment,

C. Community clubs may be permitted one (1) single or doublefaced sign which shall not exceed fifty (50) square feet of surface area per side, or 100 square feet per sign, and which shall not be more than twenty-five (25) feet in height. Such sign shall conform to the provisions of Section 18.76.120;

(7) Hospitals, sanitariums, and rest homes provided that:

A. No building shall be closer than thirty feet to the external boundaries of the property,

(8) Public utility and governmental and public buildings or structures, provided that:

A. They must be located twenty feet or more from any other lot in the residential zone,

B. They must be shielded from abutting properties and highways by a sight-obscuring fence or protective strip of trees or shrubs;

(9) Elementary, junior, or senior high, including public, private and parochial schools, but subject to the following conditions:

A. Buildings must be located thirty-five feet or more from external property lines with a minimum building line setback of seventy-five feet from the center line or forty-five feet from the edge of any public right-of-way, whichever is greater,

B. An abutting area of at least one-fourth of an acre devoted exclusively for playfield purposes;

(10) Cemeteries, including mausoleums and crematoriums:

A. No building shall be closer than fifty feet to external boundaries of the property,

B. The minimum area shall be twenty-five compact and contiguous acres;

(11) Railroad rights-of-way, but not including passenger shelter stations, switching, storage, freight yards or sidings;

(12) Commercial kennels on five or more acres, provided that any building primarily devoted to such use and the animal runs shall not be closer than thirty feet to any boundary property line of the premises, nor closer than thirty feet to any building containing a dwelling unit on the same premises;

(13) Mink, fox, nutria, rabbits, pigs, sheep, goats, chickens, turkeys, guinea hens and similar small animals and fowl not being raised for the primary consumption or use by the occupants of the premises, subject to the following:

A. They must be located on five acres or more,

B. Any building having animals and yards or runways shall be no closer than fifty feet to any external property line;

(14) Churches, subject to the following conditions;

A. Must be at least twenty-five feet from any other lot in a residential zone,

(15) Art galleries, libraries, and museums subject to the following conditions:

A. They must be located twenty feet or more from any other lot in a residential zone,

B. They must be shielded from abutting properties by a greenbelt or sight obscuring fence;

(16) Airports designed primarily for the use of small private planes and not for commercial use subject to all regulations of the Federal Aviation Agency and additional regulations or conditions as may be imposed by the board of adjustment;

(17) Excavations and processing of minerals or materials together with necessary temporary structures in undeveloped areas where not unduly detrimental to the existing, developing or projected use of the surrounding land and provided that such operations comply with the provisions of Chapter 18.70, mineral conservation (MC) zone;

(18) Sanitary landfills or any landfill operations for disposal of garbage within Snohomish County and areas over which the county has jurisdiction shall be permitted upon the issuance of a conditional use permit. The garbage shall refer to any refuse, rubbish, effluent, sewage, sludge, offal, dead animals, or waste products of any nature or description. This section does not include or allow under any circumstances open dumps or any other similar open type methods for garbage disposal;

(19) Duplexes, provided that all buildings meet the lot area, lot width, required yards, height regulations and lot coverage of the zone in which it is located;

(20) Day care center, subject to the following conditions:

A. Shall only be permitted as an accessory use to a school facility or place of worship,

B. Adequate noise buffering of outdoor play areas to be provided for protection of adjoining residences.

C. Outdoor play areas shall be fenced or otherwise controlled;

(21) Noncommercial boat launch facilities with their design, extent and location subject to approval of the board of adjustment, except when contained in a preliminary plat or the development plan of a planned residential development where they shall be permitted outright subject to approval of the Snohomish County planning commission and board of commissioners. In both cases considerations shall include, but not be limited to, required launching depth, lengths of existing docks and piers, surface area of water covered, interference with public navigation and other water uses, lighting, screening, roadway surfacing, nuisance and safety factors, and provided that:

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

B. A level vehicle-maneuvering space measuring at least fifty (50) feet square be provided,

C. Where it is deemed necessary in the interest of public safety, pedestrian access to the water separate from the boat launching lane or lanes may be required,

D. Safety buoys are installed and maintained separating boating activities from other water-oriented recreation and uses where this is reasonably required for public safety, welfare and health,

E. All site improvements for boat launch facilities comply with the requirements of the zone in which located;

(22) Family rehabilitative home, subject to the following conditions:

A. The zoning adjustor shall place limitations on the number of occupants and impose any additional conditions necessary to insure the impact on adjoining residential property is similar to that normally associated with a family dwelling;

(23) Accessory buildings normally incidental to uses permitted in Section 18.18.020, exceeding one thousand (1,000) square feet in gross building area and located on a parcel of land less than one (1) acre in size, subject to the following conditions:

A. The building shall be sited and designed so that its height, size, appearance, and proposed use shall not unduly detract from the value of surrounding properties or alter the character of the neighborhood in which it is located. (Res. adopted May 16, 1977; \* Res. adopted September 13, 1976; Res. adopted July 12, 1976; Res. adopted December 13, 1971; Res. adopted July 12, 1971; Res. adopted February 16, 1971; Res. adopted May 18, 1970; Res. adopted March 21, 1966; 4.02 of Res. adopted January 31, 1966). (Res. adopted June 25, 1979).

is amended to read:

18.18.030 Conditional uses. Because of their size or effect upon the surrounding property, the following uses of land will only be permitted upon issuance of a conditional use permit. The

purpose of this section is to better protect the higher uses of land and assist the stabilization of property values, and to further the purpose as set forth in Section 18.04.010.

(1) Tract offices for the sale of real estate in connection with subdivision;

(2) Signs advertising new subdivisions other than on the site of the new subdivision;

(3) Country clubs (private or public);

(4) Joint fallout shelters by two or more property owners. Side and rear yard requirements may be waived in the joint shelters provided that rear and side property lines are between properties involved in the proposal. A fallout shelter may be used for other purposes provided that the following conditions are met:

A. The function of the shelter is not impaired by the proposed use,

B. The proposed nonshelter use is permitted in the zone where the shelter is located or a conditional use could have been granted regardless of whether the shelter was involved for the nonshelter use;

(5) Golf courses (private and public);

(6) Private or public recreational facilities but not including facilities or uses of a recreational nature which are otherwise specifically provided for in this title, subject to the following conditions:

A. Flood lights should be shielded to reduce glare which would be annoying to neighbors or passing traffic,

B. Other requirements may be imposed at the discretion of the board of adjustment,

C. Community clubs may be permitted one (1) single or doublefaced sign which shall not exceed fifty (50) square feet of surface area per side, or 100 square feet per sign, and which shall not be more than twenty-five (25) feet in height. Such sign shall conform to the provisions of Section 18.76.120;

(7) Hospitals, sanitariums, and rest homes provided that:

A. No building shall be closer than thirty feet to the external boundaries of the property,

(8) Public utility and governmental and public buildings or structures, provided that:

A. They must be located twenty feet or more from any other lot in the residential zone,

B. They must be shielded from abutting properties and highways by a sight-obscuring fence or protective strip of trees or shrubs;

(9) Elementary, junior, or senior high, including public, private and parochial schools, but subject to the following conditions:

A. Buildings must be located thirty-five feet or more from external property lines with a minimum building line setback of seventy-five feet from the center line or forty-five feet from the edge of any public right-of-way, whichever is greater,

B. An abutting area of at least one-fourth of an acre devoted exclusively for playfield purposes;

(10) Cemeteries, including mausoleums and crematoriums:

A. No building shall be closer than fifty feet to external boundaries of the property,

B. The minimum area shall be twenty-five compact and contiguous acres;

(11) Railroad rights-of-way, but not including passenger shelter stations, switching, storage, freight yards or sidings;

(12) Commercial kennels on five or more acres, provided that any building primarily devoted to such use and the animal runs shall not be closer than thirty feet to any boundary property

line of the premises, nor closer than thirty feet to any building containing a dwelling unit on the same premises;

(13) Mink, fox, nutria, rabbits, pigs, sheep, goats, chickens, turkeys, guinea hens and similar small animals and fowl not being raised for the primary consumption or use by the occupants of the premises, subject to the following:

A. They must be located on five acres or more,

B. Any building having animals and yards or runways shall be no closer than fifty feet to any external property line;

(14) Churches, subject to the following conditions;

A. Must be at least twenty-five feet from any other lot in a residential zone,

(15) Art galleries, libraries, and museums subject to the following conditions:

A. They must be located twenty feet or more from any other lot in a residential zone,

B. They must be shielded from abutting properties by a greenbelt or sight obscuring fence;

(16) Airports designed primarily for the use of small private planes and not for commercial use subject to all regulations of the Federal Aviation Agency and additional regulations or conditions as may be imposed by the board of adjustment;

(17) Excavations and processing of minerals or materials together with necessary temporary structures in undeveloped areas where not unduly detrimental to the existing, developing or projected use of the surrounding land and provided that such operations comply with the provisions of Chapter 18.70, mineral conservation (MC) zone;

(18) Sanitary landfills or any landfill operations for disposal of garbage within Snohomish County and areas over which the county has jurisdiction shall be permitted upon the issuance of a conditional use permit. The garbage shall refer to any refuse, rubbish, effluent, sewage, sludge, offal, dead animals, or waste products of any nature or description. This section does not include or allow under any circumstances open dumps or any other similar open type methods for garbage disposal;

(19) Day care center, subject to the following conditions:

A. Shall only be permitted as an accessory use to a school facility or place of worship,

B. Adequate noise buffering of outdoor play areas to be provided for protection of adjoining residences.

C. Outdoor play areas shall be fenced or otherwise controlled;

(20) Noncommercial boat launch facilities with their design, extent and location subject to approval of the board of adjustment, except when contained in a preliminary plat or the development plan of a planned residential development where they shall be permitted outright subject to approval of the Snohomish County planning commission and board of commissioners. In both cases considerations shall include, but not be limited to, required launching depth, lengths of existing docks and piers, surface area of water covered, interference with public navigation and other water uses, lighting, screening, roadway surfacing, nuisance and safety factors, and provided that:

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

B. A level vehicle-maneuvering space measuring at least fifty (50) feet square be provided,

C. Where it is deemed necessary in the interest of public safety, pedestrian access to the water separate from the boat launching lane or lanes may be required,

D. Safety buoys are installed and maintained separating boating activities from other water-oriented recreation and uses where this is reasonably required for public safety, welfare and health,

E. All site improvements for boat launch facilities comply with the requirements of the zone in which located;

(21) Family rehabilitative home, subject to the following conditions:

A. The zoning adjustor shall place limitations on the number of occupants and impose any additional conditions necessary to insure the impact on adjoining residential property is similar to that normally associated with a family dwelling;

(22) Accessory buildings normally incidental to uses permitted in Section 18.18.020, exceeding one thousand (1,000) square feet in gross building area and located on a parcel of land less than one (1) acre in size, subject to the following conditions:

A. The building shall be sited and designed so that its height, size, appearance, and proposed use shall not unduly detract from the value of surrounding properties or alter the character of the neighborhood in which it is located.

Section 3. Snohomish County Code subsection 18.18.020 amended by Resolution February 21, 1979 which now reads:

18.18.020 Permitted uses. The following uses are permitted in an RR 8400 zone:

(1) Single family dwellings;

(2) Home occupations, provided that the following conditions are met:

(A) Not more than one person outside the family being engaged in the same,

(B) The occupation is secondary to the use of the dwelling for dwelling purposes,

(C) There is no external display of merchandise. No sales or fees for the use of merchandise shall be made in the dwelling or on the premises, except that produced by the inhabitants,

(D) The occupation does not employ the use of mechanical equipment with a cumulative horsepower greater than five horsepower,

(E) The use does not involve more than one-fourth the total square footage of the dwelling,

(F) Signs in connection with the use shall be permitted provided that the signs shall be unlighted, shall not exceed two square feet, and shall be attached flat to the main building,

(G) The home occupation shall in no way affect the appearance of the principal building as a residence;

(3) Fallout shelters as accessory or principal uses;

4) Off-street parking and private garages;

(5) Conservatories, greenhouses and structures for plants and flowers not in conjunction with a commercial use;

(6) Rooming and boarding of not over two persons;

(7) Installation of transmission facilities for use in connection with a public utility;

(8) Swimming and wading pools for the sole use of occupants and guests; provided, that the pool complies with the following conditions:

(A) No part of the pool shall project more than one foot above the adjoining ground level in a required front yard or side yard,

(B) The pool shall be no closer than five feet to any side, front, or rear yard line,

(C) The pool shall be enclosed with a fence of sufficient design and strength to keep out children. Such fence shall be no less than four feet high;

(9) Parks, publicly owned and operated, provided:

(A) No bleachers are permitted if the site is less than five acres,

(B) All lighting shall be shielded so as not to produce glare which would be unduly annoying to adjoining uses,

(C) No amusement devices for hire are permitted;

(10) Planned residential developments, as provided in Chapter 18.38;

(11) Private kennels, provided that any building primarily devoted to such use and the animal runs shall not be closer than thirty (30) feet to any boundary property line of the premises, nor closer than thirty (30) feet to any building containing a dwelling unit on the same premises;

(12) Agriculture, except operation, public or private, involving the disposal of garbage, sewage, rubbish by feeding same to animals and except those uses outlined in Section 18.18.030(13), provided no animal or fowl, other than household pets, be housed within thirty (30) feet of any building used for human habitation and not closer than thirty (30) feet from any side or rear lot line or fifty (50) feet from a front lot line.

(13) Temporary stands for the sale of agricultural products grown on the premises subject to the following conditions:

(A) The stand shall be located no closer than ten feet to any right-of-way,

(B) Floor area of stand shall not exceed twenty-five percent of the level buildable area excluding other buildings,

(C) Only one stand shall be allowed with a size of not over three hundred square feet;

(14) Accessory uses and buildings normally incidental to the above permitted uses; provided, that any accessory building exceeding one thousand square feet in gross building area shall be permitted on a parcel of land less than one acre in size only upon the granting of a conditional use permit pursuant to Section 18.18.030(23);

(15) Mobile homes when located in a district within any residential zone which is indicated on the zoning map for this purpose and is signified by adding the suffix "X" to the zone designation. "X" zones may apply to areas where at least twenty percent (20%) of the existing housing units are mobile homes on individual lots. Prefabricated housing units that are certified as factory built units by the State Department of Labor and Industries are permitted outright in single family residential zones.

(16) Private, noncommercial piers, wharves, and boathouses on lots bordering bodies of water, streams or rivers subject to the following conditions:

(A) Covered structures are subject to a minimum setback of three (3) feet from any side lot line or extension thereof. No side yard setback shall be required for uncovered structures. No rear yard setback shall be required for any structure permitted hereunder,

(B) The height of any covered overwater structure shall not exceed twelve (12) feet as measured from the line of ordinary high water,

(C) The total roof area of covered, overwater structures shall not exceed one thousand (1,000) square feet,

(D) The entirety of such structures shall have a width no greater than fifty percent (50%) of the width of the lot at the natural shoreline upon which it is located,

(E) No overwater structure shall extend beyond the mean low water mark a distance greater than the average length of all preexisting overwater structures along the same shoreline and within three hundred (300) feet of the parcel on which proposed. Where no such preexisting structures exist within three hundred (300) feet, the pier length shall not exceed fifty (50) feet,

(F) Structures permitted hereunder shall not be used as a dwelling, nor shall any boat moored at any wharf be used as a dwelling while so moored,

(G) Any structure permitted hereunder shall comply with all applicable state or local regulations;

(17) Family day care home, subject to the following conditions:

(A) No play yards or equipment shall be located in any required side or front yard,

(B) Outdoor play areas shall be fenced in or otherwise controlled;

(18) Foster home;

(19) Family care home. (Part of Res. adopted September 5, 1978: Res. adopted May 16, 1977: Res. adopted October 18, 1976: Res. adopted July 12, 1976; Res. adopted October 21, 1974: Res. adopted May 22, 1972: Res. adopted February 22, 1972: Res. adopted May 15, 1967: Res. adopted March 21, 1966: 4.01 of Res. adopted January 31, 1966: Res. adopted February 21, 1979).

is amended to read:

18.18.020 Permitted uses. The following uses are permitted in an RR 8400 zone:

(1) Single family dwellings;

(2) Home occupations, provided that the following conditions are met:

(A) Not more than one person outside the family being engaged in the same,

(B) The occupation is secondary to the use of the dwelling for dwelling purposes,

(C) There is no external display of merchandise. No sales or fees for the use of merchandise shall be made in the dwelling or on the premises, except that produced by the inhabitants,

(D) The occupation does not employ the use of mechanical equipment with a cumulative horsepower greater than five horsepower,

(E) The use does not involve more than one-fourth the total square footage of the dwelling,

(F) Signs in connection with the use shall be permitted provided that the signs shall be unlighted, shall not exceed two square feet, and shall be attached flat to the main building,

(G) The home occupation shall in no way affect the appearance of the principal building as a residence;

(3) Fallout shelters as accessory or principal uses;

4) Off-street parking and private garages;

(5) Conservatories, greenhouses and structures for plants and flowers not in conjunction with a commercial use;

(6) Rooming and boarding of not over two persons;

(7) Installation of transmission facilities for use in connection with a public utility;



(8) Swimming and wading pools for the sole use of occupants and guests; provided, that the pool complies with the following conditions:

(A) No part of the pool shall project more than one foot above the adjoining ground level in a required front yard or side yard,

(B) The pool shall be no closer than five feet to any side, front, or rear yard line,

(C) The pool shall be enclosed with a fence of sufficient design and strength to keep out children. Such fence shall be no less than four feet high;

(9) Parks, publicly owned and operated, provided:

(A) No bleachers are permitted if the site is less than five acres,

(B) All lighting shall be shielded so as not to produce glare which would be unduly annoying to adjoining uses,

(C) No amusement devices for hire are permitted;

(10) Planned residential developments, as provided in Chapter 18.38;

(11) Private kennels, provided that any building primarily devoted to such use and the animal runs shall not be closer than thirty (30) feet to any boundary property line of the premises, nor closer than thirty (30) feet to any building containing a dwelling unit on the same premises;

(12) Agriculture, except operation, public or private, involving the disposal of garbage, sewage, rubbish by feeding same to animals and except those uses outlined in Section 18.18.030(13), provided no animal or fowl, other than household pets, be housed within thirty (30) feet of any building used for human habitation and not closer than thirty (30) feet from any side or rear lot line or fifty (50) feet from a front lot line.

(13) Temporary stands for the sale of agricultural products grown on the premises subject to the following conditions:

(A) The stand shall be located no closer than ten feet to any right-of-way,

(B) Floor area of stand shall not exceed twenty-five percent of the level buildable area excluding other buildings,

(C) Only one stand shall be allowed with a size of not over three hundred square feet;

(14) Accessory uses and buildings normally incidental to the above permitted uses; provided, that any accessory building exceeding one thousand square feet in gross building area shall be permitted on a parcel of land less than one acre in size only upon the granting of a conditional use permit pursuant to Section 18.18.030(23);

(15) Mobile homes when located in a district within any residential zone which is indicated on the zoning map for this purpose and is signified by adding the suffix "X" to the zone designation. "X" zones may apply to areas where at least twenty percent (20%) of the existing housing units are mobile homes on individual lots. Prefabricated housing units that are certified as factory built units by the State Department of Labor and Industries are permitted outright in single family residential zones.

(16) Private, noncommercial piers, wharves, and boathouses on lots bordering bodies of water, streams or rivers subject to the following conditions:

(A) Covered structures are subject to a minimum setback of three (3) feet from any side lot line or extension thereof. No side yard setback shall be required for uncovered structures. No rear yard setback shall be required for any structure permitted hereunder,

(B) The height of any covered overwater structure shall not exceed twelve (12) feet as measured from the line of ordinary high water,

(C) The total roof area of covered, overwater structures shall not exceed one thousand (1,000) square feet,

(D) The entirety of such structures shall have a width no greater than fifty percent (50%) of the width of the lot at the natural shoreline upon which it is located,

(E) No overwater structure shall extend beyond the mean low water mark a distance greater than the average length of all preexisting overwater structures along the same shoreline and within three hundred (300) feet of the parcel on which proposed. Where no such preexisting structures exist within three hundred (300) feet, the pier length shall not exceed fifty (50) feet,

(F) Structures permitted hereunder shall not be used as a dwelling, nor shall any boat moored at any wharf be used as a dwelling while so moored,

(G) Any structure permitted hereunder shall comply with all applicable state or local regulations;

(17) Family day care home, subject to the following conditions:

(A) No play yards or equipment shall be located in any required side or front yard,

(B) Outdoor play areas shall be fenced in or otherwise controlled;

(18) Foster home;

(19) Family care home;

(2) Duplexes, subject to the following conditions:

(A) They shall be located on a lot having not less than 1.5 times the minimum lot area for a single family dwelling;

(B) A site plan shall be submitted, for approval by the Office of Community Development, which presents a building design, parking and landscaping plan compatible with the character of the neighborhood.

Section 4. Snohomish County Code subsection 18.24.020 amended by Resolution adopted July 17, 1972 which now reads:

18.24.020 Permitted uses. (1) Any use permitted under Section 18.18.020 upon the same terms and conditions as set forth in that section;

(2) Mobile homes.

(3) Greenhouses, lath houses and nurseries on a minimum of three (3) acres of land for the raising and wholesale sales of plants, shrubs, flowers and other horticultural crops, provided that there be no retail sales from the premises. (Res. adopted July 17, 1972: Res. adopted July 12, 1971: 9.01 of Res. adopted July 31, 1966).

is amended to read:

18.24.020 Permitted uses. Any use permitted by Section 18.18.020 upon the same terms and conditions as set forth in that section, except that duplexes shall be permitted on the minimum lot area for a principal use;

(2) Mobile homes.

(3) Greenhouses, lath houses and nurseries on a minimum of three (3) acres of land for the raising and wholesale sales of

plants, shrubs, flowers and other horticultural crops, provided that there be no retail sales from the premises.

Section 5. Snohomish County Code subsection 18.32.020 amended by Sec. 4 of Ord. 80-090 adopted November 7, 1980 which now reads:

18.32.020 Permitted Uses. The following are permitted uses in an SA-1 zone:

(1) Any use permitted by Section 18.18.020 upon the same terms and conditions as set forth in that section;

(2) Fish farms;

(3) Private kennels, provided the buildings housing the use, and the animal runs, shall not be closer than thirty feet to any boundary property line of the premises, nor closer than thirty feet to any building containing a dwelling unit on the same premises;

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

(5) Animal hospitals;

(6) 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, provided the sign shall not be located in any required yard or open space on the premises,

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

(7) Mobile homes.

(8) Greenhouses, lath houses and nurseries for the raising and/or 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 any other hardware or equipment shall be prohibited. There shall be no on-site signs advertising other than the principal use. (Sec. 4 of Ord. 80-090 adopted November 7, 1980: Res adopted March 19, 1973: Res. adopted June 12, 1972: Res. adopted November 16, 1970: Res. adopted May 18, 1970: 11.01 of Res. adopted January 31, 1966).

amended to read:

18.32.020 Permitted Uses. The following are permitted uses in an SA-1 zone:

(1) Any use permitted by Section 18.18.020 upon the same terms and conditions as set forth in that section, except that duplexes shall be permitted on the minimum lot area for a principal use;

(2) Fish farms;

(3) Private kennels, provided the buildings housing the use, and the animal runs, shall not be closer than thirty feet to any boundary property line of the premises, nor closer than thirty feet to any building containing a dwelling unit on the same premises;

(4) The raising of livestock, poultry, and small animals for private or commercial purposes, provided that no building,

case or pen housing or feeding such animals shall be located closer than thirty feet to any boundary property line;

(5) Animal hospitals;

(6) 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, provided the sign shall not be located in any required yard or open space on the premises,

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

(7) Mobile homes.

(8) Greenhouses, lath houses and nurseries for the raising and/or 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 any other hardware or equipment shall be prohibited. There shall be no on-site signs advertising other than the principal use.

Section 6. Snohomish County Code subsection 18.33.020 amended by Sec 5 of Ord. 80-090 adopted November 7, 1980 which now reads:

18.33.020 Permitted uses. (1) Any use permitted by Section 18.18.020, upon the same terms and conditions as set forth in that section;

(2) Mobile homes;

(3) Duplexes, when located on a lot containing an area not less than 1.5 times the lot area required for a single family dwelling by Section 18.33.040;

(4) Agricultural crops;

(5) Fish Farms;

(6) Greenhouses, lath houses, and nurseries for the raising and/or 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 any other hardware or equipment shall be prohibited. There shall be no on-site signs advertising other than the principal use;

(7) The raising of livestock, poultry, and small animals for private or commercial purposes, provided that no building, case or pen housing or feeding such animals shall be located closer than thirty feet to any boundary property line and provided further that sales shall be limited to those products raised or grown on the premises;

(8) The growing and harvesting of forest products,

(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, provided the sign shall not be located in any required yard on the premises;

C. Signs shall conform to the regulations as stated in Section 18.76.120. (Sec. 5 of Ord. 80-090 adopted November 7, 1980: Res. adopted June 12, 1972: prior adopted April 17, 1972).

is amended to read:

18.33.020 Permitted uses. (1) Any use permitted by Section 18.18.020 upon the same terms and conditions as set forth in that section, except that duplexes shall be permitted on the minimum lot area for area for a principal use;

- (2) Mobile homes;
- (3) Agricultural crops;
- (4) Fish Farms;

(5) Greenhouses, lath houses, and nurseries for the raising and/or 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 any other hardware or equipment shall be prohibited. There shall be no on-site signs advertising other than the principal use;

(6) The raising of livestock, poultry, and small animals for private or commercial purposes, provided that no building, case or pen housing or feeding such animals shall be located closer than thirty feet to any boundary property line and provided further that sales shall be limited to those products raised or grown on the premises;

(7) The growing and harvesting of forest products,

(8) 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, provided the sign shall not be located in any required yard on the premises;

C. Signs shall conform to the regulations as stated in Section 18.76.120.

Section 7. Snohomish County Code subsection 18.34.020 amended by Sec. 6 of Ord. 80-090 adopted Novembr 7, 1980 which 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, case 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) 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.
- (10) Accessory uses and buildings normally incidental the uses permitted in Section 18.34.020;
- (11) Mobile homes.

- (12) 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. (Sec. 6 of Ord. 80-090 adopted November 7, 1980: 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; and further, except that duplexes shall be permitted on the minimum lot area for a principal use;
- (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, case 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) 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.

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

(11) Mobile homes.

(12) 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.

Section 8. Snohomish County Code subsection 18.36.020 adopted November 14, 1979 which now reads:

18.36.020 Permitted uses. (1) Any use permitted by Section 18.18.020 upon the same terms and conditions as set forth in that section:

(2) Mobile homes;

(3) Duplexes;

(4) The raising of livestock, poultry and small animals for private or commercial purposes; PROVIDED that no building, case or pen housing or feeding such animals shall be located closer than thirty (30) feet to any boundary property line;

(5) Stands for the sale of agricultural products and products manufactured on the site, plus materials commonly incidental to the sale of such products, provided they don't exceed ten percent (10%) of the total sales volume, subject to the provision of adequate off-street parking;

(6) Fish farms;

(7) Greenhouses, 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 similar equipment shall be allowed. There shall be no on-site advertising other than the principal use;

(8) Day care center, subject to the conditions set forth in Section 18.25.034(7);

(9) Community clubs and churches; PROVIDED that one (1) single or double-faced sign shall be permitted which shall not exceed fifty (50) square feet of surface area per side or one hundred (100) square feet per sign, and which shall not be more than twenty-five (25) feet in height. Such sign shall conform to the provisions of Section 18.76.120;

(10) Off-street parking and private garages;

(11) The following signs:

A. One lighted identification sign not exceeding four (4) square feet in area containing the name of the occupant of the premises;

B. One lighted sign not exceeding thirty (30) square feet in area per side not to exceed two (2) sides for identification of premises, or advertising products sold upon the premises;

C. Signs shall conform to the regulations as set forth in Section 18.76.120;

(12) Cemeteries, subject to the provisions of Section 18.18.030(10);

(13) Commercial kennels on five (5) or more acres; PROVIDED that any building primarily devoted to such use and any animal runs shall not be closer than thirty (30) feet to any boundary property line on the premises;

(14) The growing and harvesting of forest products, together with sawmills, shake mills, log sorting, logging companies and other primary processing of primarily locally grown timber where the intent of the processing is initial reduction in bulk and/or to facilitate transport to secondary processing centers, subject to the following conditions:

A. Such uses shall not include the manufacture of finished wood products such as furniture and plywood, but shall include lumber manufacturing;

B. Forest products processing operations located adjacent to a designated state highway shall be required to provide a sight-obscuring forested buffer zone a minimum of



twenty-five (25) feet in depth adjacent to the highway right-of-way;

C. A forested buffer zone a minimum of fifteen (15) feet in depth sufficient to screen all forest industries (with the exception of harvesting) from the view from adjoining properties shall be provided and maintained adjacent to all property line boundaries;

D. The number of employees shall not exceed twenty-five (25) during any eight (9) hour work shift;

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

(15) Rural industries as defined, unless classified as a conditional use in Section 18.36.030 of this chapter, subject to the following conditions:

A. All buildings and structures, storage areas or other activities (except sales stands) occurring outside of a residential structure shall be located not less than twenty (20) feet from any boundary property line;

B. All employee parking, outdoor storage, loading and service areas shall be screened with evergreen vegetation a minimum of fifteen (15) feet in depth from view of adjoining State or County primary or secondary arterial highways, and where necessary to protect adjoining property values;

C. The number of employees shall not exceed ten (10);

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

E. The owner of the rural industry must reside on the same premises as the rural industry and, for the purpose of this zone, the residence shall be considered as a caretaker's house as defined in Section 18.08.150;

(16) Animal hospitals, PROVIDED that no building shall be closer than fifty (50) feet to the external boundaries of the property;

(17) Riding academies, subject to the conditions set forth in Section 18.33.030(16).

amended to read:

18.36.020 Permitted uses. (1) Any use permitted by Section 18.18.020 upon the same terms and conditions as set forth in that section, except that duplexes shall be permitted on the minimum lot area for a principal use;

(2) Mobile homes;

(3) 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 thirty (30) feet to any boundary property line;

(4) Stands for the sale of agricultural products and products manufactured on the site, plus materials commonly incidental to the sale of such products, provided they don't exceed ten percent (10%) of the total sales volume, subject to the provision of adequate off-street parking;

(5) Fish farms;

(6) Greenhouses, 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 similar equipment shall be allowed. There shall be no on-site advertising other than the principal use;

(7) Day care center, subject to the conditions set forth in Section 18.25.034(7);

(8) Community clubs and churches; PROVIDED that one (1) single or double-faced sign shall be permitted which shall not exceed fifty (50) square feet of surface area per side or one hundred (100) square feet per sign, and which shall not be more than twenty-five (25) feet in height. Such sign shall conform to the provisions of Section 18.76.120;

(9) Off-street parking and private garages;

(10) The following signs:

A. One lighted identification sign not exceeding four (4) square feet in area containing the name of the occupant of the premises;

B. One lighted sign not exceeding thirty (30) square feet in area per side not to exceed two (2) sides for identification of premises, or advertising products sold upon the premises;

C. Signs shall conform to the regulations as set forth in Section 18.76.120;

(11) Cemeteries, subject to the provisions of Section 18.18.030(10);

(12) Commercial kennels on five (5) or more acres; PROVIDED that any building primarily devoted to such use and any animal runs shall not be closer than thirty (30) feet to any boundary property line on the premises;

(13) The growing and harvesting of forest products, together with sawmills, shake mills, log sorting, logging companies and other primary processing of primarily locally grown timber where the intent of the processing is initial reduction in bulk and/or to facilitate transport to secondary processing centers, subject to the following conditions:

A. Such uses shall not include the manufacture of finished wood products such as furniture and plywood, but shall include lumber manufacturing;

B. Forest products processing operations located adjacent to a designated state highway shall be required to provide a sight-obscuring forested buffer zone a minimum of twenty-five (25) feet in depth adjacent to the highway right-of-way;

C. A forested buffer zone a minimum of fifteen (15) feet in depth sufficient to screen all forest industries (with the exception of harvesting) from the view from adjoining properties shall be provided and maintained adjacent to all property line boundaries;

D. The number of employees shall not exceed twenty-five (25) during any eight (8) hour work shift;

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

(14) Rural industries as defined, unless classified as a conditional use in Section 18.36.030 of this chapter, subject to the following conditions:

A. All buildings and structures, storage areas or other activities (except sales stands) occurring outside of a

residential structure shall be located not less than twenty (20) feet from any boundary property line;

B. All employee parking, outdoor storage, loading and service areas shall be screened with evergreen vegetation a minimum of fifteen (15) feet in depth from view of adjoining State or County primary or secondary arterial highways, and where necessary to protect adjoining property values;

C. The number of employees shall not exceed ten (10);

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

E. The owner of the rural industry must reside on the same premises as the rural industry and, for the purpose of this zone, the residence shall be considered as a caretaker's house as defined in Section 18.08.150;

(15) Animal hospitals, PROVIDED that no building shall be closer than fifty (50) feet to the external boundaries of the property;

(16) Riding academies, subject to the conditions set forth in Section 18.33.030(16).

Section 9. Snohomish County Code subsection 18.38.030 last amended by resolution adopted June 25, 1979 which now reads:

18.38.030 Required conditions. Before approval of the plans by the hearing examiner and adoption by the board of county commissioners, it shall be determined that the following conditions shall be met:

(1) The maximum number of dwelling units permissible in a planned residential development shall be one hundred twenty percent of the maximum computed density of the underlying zone, derived as follows:

(A) Determine Gross Development Land Area. Subtract from gross area (i) unbuildable land, (ii) publicly owned community facility land, and (iii) commercial or industrial land area,

(B) Determine Net Development Area. Subtract from gross development area the actual percentage of gross development area devoted to circulation system; except that whenever the circulation system accounts for more than twenty percent of the gross development area, the net development area shall be eighty percent of the gross development area,

(C) Divide net development area by the minimum lot area per dwelling unit permitted in the underlying zone,

(D) Multiply the resulting number of units by 1.20;

(2) Twenty percent (20%) of the net development area shall be established as open space and community recreational facilities. Upon approval of the hearing examiner, some unbuildable land may be included in the open space land upon a showing that such land can and will be utilized in a specific recreational use;

(3) Unless specifically modified by this chapter, all requirements of the underlying residential zone shall apply within the planned residential development;

(4) Except for townhouse lots, the minimum lot width shall be sixty (60) feet and corner lots shall not be less than sixty-five (65) feet. There shall be no minimum lot width for townhouse lots;

(5) The minimum lot size for single family detached residences shall be six thousand square feet;

(A) The minimum front yard building setback of single family detached residences shall be one-half the width of planned rights-of-way or easements as measured from the centerline of the right-of-way plus fifteen feet,

(B) The sum of side yards of single family detached residences shall be not less than ten (10) feet. If the side yard adjoins public open space, these yard requirements may be reduced by an amount equal to the distance from the property line to the centerline of the open space. A modified setback shall be endorsed upon the approved site plan. No portion of a building or appurtenance shall be constructed as to project into any commonly owned open space. No structure or portion thereof shall be closer than five (5) feet to any structure on an adjacent lot;

(C) Rear yards of single family detached residences shall be a minimum of five (5) feet. If the rear yard adjoins public open space, the minimum rear yard requirements may be reduced by an amount equal to the distance from the rear lot line to the centerline of the open space. Such modified setback shall be endorsed upon the approved site plan. No portion of any building or appurtenance shall be constructed as to project into any commonly owned open space.

(6) The minimum lot size of a townhouse shall be two thousand square feet per unit:

(A) Each townhouse shall have a minimum of four hundred twenty-five compact contiguous square feet of usable outdoor living space, wholly located within one of the yards, front, back or side,

(B) Access from indoor living areas to the outdoor living space shall be at ground level,

(C) Front yard, rear yard, and, if applicable, side yard requirements for single family detached units shall apply to townhouses.

(7) Multi-family dwelling unit structures other than townhouse structures shall also be allowed in any planned residential unit development, provided the following requirements are met:

(A) The maximum lot coverage shall be thirty-five percent,

(B) There will be no minimum lot size,

(C) There will be no maximum height,

(D) Front yards and side yards facing streets shall be set back not less than one-half of the width of planned rights-of-way or easements as measured from the centerline of the right-of-way plus twenty-five feet,

(E) The sum of the side yards shall be not less than ten (10) feet with one side yard not less than five (5) feet for single story structures,

(F) The rear yard shall be not less than twenty-five feet from single-story structures,

(G) The side and rear yard setbacks of paragraphs (E) and (F) of this subsection may be modified as follows:

(i) If the yard adjoins a public open space, then each applicable minimum yard requirement may be reduced by an amount equal to the distance from the property line to the centerline of the open space

(ii) The resultant requirement shall then be endorsed upon the approved site plan as a base yard requirement

(iii) In the case of multi-story structures, the base yard requirement of subsection (ii) above for such structures is thereby increased for each story or fraction thereof by an amount equal to four feet for the sum of the side yards and two feet

each for the minimum width side yard, designated rear yard and designated front yard,

(H) No portion of any building or appurtenance shall be constructed as to project into any commonly owned open space,

(8) Mobile homes shall be allowed in a planned residential development zone with the suffix designation (mobile) which indicates only mobile homes are permitted. (Part of Res. adopted September 5, 1978: 10 of Res. adopted September 5, 1978; Res. adopted February 13, 1973; Res. adopted February 13, 1973; Res. adopted February 13, 1973; Res. adopted January 11, 1971; Res. adopted January 26, 1970; Res. adopted September 23, 1968; Res. adopted February 13, 1968; Res. adopted February 5, 1968; 13.02 of Res. adopted January 31, 1966). (Res. adopted December 4, 1978.) (Res. adopted June 25, 1979.)

is amended to read:

18.38.030 Required conditions. Before approval of the plans by the hearing examiner and adoption by the board of county commissioners, it shall be determined that the following conditions shall be met:

(1) The maximum number of dwelling units permissible in a planned residential development shall be one hundred twenty percent of the maximum computed density of the underlying zone, derived as follows:

(A) Determine Gross Development Land Area. Subtract from gross area (i) unbuildable land, (ii) publicly owned community facility land, and (iii) commercial or industrial land area,

(B) Determine Net Development Area. Subtract from gross development area the actual percentage of gross development area devoted to circulation system; except that whenever the circulation system accounts for more than twenty percent of the gross development area, the net development area shall be eighty percent of the gross development area,

(C) Divide net development area by the minimum lot area per dwelling unit permitted in the underlying zone,

(D) Multiply the resulting number of units by 1.20;

(2) Twenty percent (20%) of the net development area shall be established as open space and community recreational facilities. Upon approval of the hearing examiner, some unbuildable land may be included in the open space land upon a showing that such land can and will be utilized in a specific recreational use;

(3) Unless specifically modified by this chapter, all requirements of the underlying residential zone shall apply within the planned residential development;

(4) Except for townhouse lots, the minimum lot width shall be sixty (60) feet and corner lots shall not be less than sixty-five (65) feet. There shall be no minimum lot width for townhouse lots;

(5) The minimum lot size for single family detached and duplex residences shall be six thousand square feet;

(A) The minimum front yard building setback of single family detached and duplex residences shall be one-half the width of planned rights-of-way or easements as measured from the centerline of the right-of-way plus fifteen feet,

(B) The sum of side yards of single family detached and duplex residences shall be not less than ten (10) feet. If the side yard adjoins public open space, these yard requirements may be reduced by an amount equal to the distance from the property line to the centerline of the open space. A modified setback shall be endorsed upon the approved site plan. No portion of a

building or appurtenance shall be constructed as to project into any commonly owned open space. No structure or portion thereof shall be closer than five (5) feet to any structure on an adjacent lot;

(C) Rear yards of single family detached and duplex residences shall be a minimum of five (5) feet. If the rear yard adjoins public open space, the minimum rear yard requirements may be reduced by an amount equal to the distance from the rear lot line to the centerline of the open space. Such modified setback shall be endorsed upon the approved site plan. No portion of any building or appurtenance shall be constructed as to project into any commonly owned open space.

(6) The minimum lot size of a townhouse shall be two thousand square feet per unit:

(A) Each townhouse unit shall have a minimum of four hundred twenty-five compact contiguous square feet of usable outdoor living space, wholly located within one of the yards, front, back or side,

(B) Access from indoor living areas to the outdoor living space shall be at ground level,

(C) Front yard, rear yard, and, if applicable, side yard requirements for single family detached units shall apply to townhouses.

(7) Multi-family dwelling unit structures other than townhouse structures shall also be allowed in any planned residential unit development, provided the following requirements are met:

(A) The maximum lot coverage shall be thirty-five percent,

(B) There will be no minimum lot size,

(C) There will be no maximum height,

(D) Front yards and side yards facing streets shall be set back not less than one-half of the width of planned rights-of-way or easements as measured from the centerline of the right-of-way plus twenty-five feet,

(E) The sum of the side yards shall be not less than ten (10) feet with one side yard not less than five (5) feet for single story structures,

(F) The rear yard shall be not less than twenty-five feet from single-story structures,

(G) The side and rear yard setbacks of paragraphs (E) and (F) of this subsection may be modified as follows:

(i) If the yard adjoins a public open space, then each applicable minimum yard requirement may be reduced by an amount equal to the distance from the property line to the centerline of the open space

(ii) The resultant requirement shall then be endorsed upon the approved site plan as a base yard requirement

(iii) In the case of multi-story structures, the base yard requirement of subsection (ii) above for such structures is thereby increased for each story or fraction thereof by an amount equal to four feet for the sum of the side yards and two feet each for the minimum width side yard, designated rear yard and designated front yard,

(H) No portion of any building or appurtenance shall be constructed as to project into any commonly owned open space,

(8) Mobile homes shall be allowed in a planned residential development zone with the suffix designation (mobile) which indicates only mobile homes are permitted.

Section 10. Snohomish County Code subsection 18.64.020 last amended by Resolution July 12, 1976 which now reads:

18.64.020 Permitted uses. All uses permitted by Sections 18.18.020 and 18.32.020 shall be permitted hereunder except that those permitted by Section 18.18.020(15) (mobile homes) may be permitted only upon parcels of land held in single ownership or lots described in a final plat or subdivision or dedication, approved and recorded by applicable county authority; provided that, no such parcel or lot shall have an area of less than twenty thousand (20,000) square feet. All uses permitted by Section 18.18.030 shall be permitted outright except as provided in Section 18.64.030 and except that:

(a) Those uses contained in Section 18.18.030(2) (Signs advertising new subdivisions other than on the site of the new subdivision), Section 18.18.030(8) (Public utilities and governmental buildings and structures), Section 18.18.030(10) (Cemeteries), Section 18.18.030(11) (Railroad rights-of-way), Section 18.18.030(16) (Airports), Section 18.18.030(17) (Excavations), and Section 18.18.030(18) (Sanitary land fills) shall be permitted only upon the issuance of a conditional use permit issued upon the criteria, terms and conditions as set forth in Section 18.18.030, and in furtherance of the purposes of this chapter as set forth in Section 18.64.010;

(b) Those uses contained in Section 18.18.030(19) (Duplexes) shall be permitted outright when located on a lot containing an area not less than 1.8 times the lot area required for a single family residence by Section 18.64.040. (Res. adopted July 12, 1976; Res. adopted April 13, 1970; Res. adopted November 17, 1969; Res. adopted September 23, 1968; Res. adopted March 4, 1968; Res. adopted February 5, 1968; Res. adopted August 28, 1967; Res. adopted February 27, 1967; Res. adopted January 16, 1967; 22.01 of Res. adopted January 31, 1966).

is amended to read:

18.64.020 Permitted uses. All uses permitted by Sections 18.18.020 and 18.32.020 shall be permitted hereunder except that those permitted by Section 18.18.020(15) (mobile homes) may be permitted only upon parcels of land held in single ownership or lots described in a final plat or subdivision or dedication, approved and recorded by applicable county authority; provided that, no such parcel or lot shall have an area of less than twenty thousand (20,000) square feet; and further, except that duplexes shall be permitted on the minimum lot area for a principal use as designated by the comprehensive plan when said minimum is 20,000 square feet or greater, or on a lot having not less than 1.5 times the minimum lot area for a principal use as designated by the comprehensive plan when said minimum is less than 20,000 square feet. All uses permitted by Section 18.18.030 shall be permitted outright except as provided in Section 18.64.030 and except that:

(a) Those uses contained in Section 18.18.030(2) (Signs advertising new subdivisions other than on the site of the new subdivision), Section 18.18.030(8) (Public utilities and governmental buildings and structures), Section 18.18.030(10) (Cemeteries), Section 18.18.030(11) (Railroad rights-of-way), Section 18.18.030(16) (Airports), Section 18.18.030(17) (Excavations), and Section 18.18.030(18) (Sanitary land fills) shall be permitted only upon the issuance of a conditional use permit issued upon the criteria, terms and conditions as set forth in Section 18.18.030, and in furtherance of the purposes of this chapter as set forth in Section 18.64.010.

Ordinance No. 80- - Amending Snohomish County Code Sections 18.08, 18.18, 18.24, 18.32, 18.33, 18.34, 18.36, 18.38, and 18.64.

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

Donald J. Butler  
Chairman

ATTEST:

Eileen Madigan  
Clerk of the Council

- (  ) APPROVED  
(    ) EMERGENCY  
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County Executive

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Approved as to form:

[Signature]  
Deputy Prosecuting Attorney