



ORDINANCE NO. 80-119
RELATING TO ZONING AND AMENDING SNOHOMISH
COUNTY CODE SUBSECTIONS 18.64.010 and 18.64.040
PERTAINING TO RURAL USE (RU) ZONE

BE IT ORDAINED:

Section 1. Snohomish County Code subsection 18.64.010 last amended by resolution February 27, 1978 which now reads:

18.64.010 Purpose. The purpose and function of the rural use zone is to provide zoning control on an interim basis until such time as permanent zoning categories are applied. The rural use zone is not, therefore, intended as the implementing zone for adopted comprehensive plans nor are the provisions of adopted comprehensive plans, including development density prescriptions, intended to be superseded by the rural use zone. Several parameters shall be considered in determining the appropriateness of subdivision densities proposed within the rural use zone in order to insure that the public use and interest is upheld. The most significant of these parameters shall be the applicable recommendation of the adopted comprehensive plan. It is not the intent of the rural use zone to facilitate subdivision and development proposals which contravene the goals and objectives of adopted comprehensive plans. However, should it be fully demonstrated that significant changes in land use characteristics have occurred since the adoption of a comprehensive plan, such changes may provide justification for approving subdivision or other development proposals which are consistent with the rural use zone regulations but not consistent with applicable comprehensive plan provisions. (Part of Res. adopted February 27, 1978: 2. of Res. adopted January 31, 1966).

is amended to read:

18.64.010 Purpose. The purpose and function of the rural use zone is to provide zoning control on an interim basis until such time as permanent zoning categories are applied. The rural use zone is not, therefore, intended as the implementing zone for adopted comprehensive plans nor are the provisions of adopted comprehensive plans, including development density prescriptions, intended to be superseded by the rural use zone. Several parameters shall be considered in determining the appropriateness of subdivision densities proposed within the rural use zone in order to insure that the public use and interest is upheld. The most significant of these parameters shall be the applicable recommendation of the adopted comprehensive plan. It is not the intent of the rural use zone to facilitate subdivision and development proposals which contravene the goals and objectives of adopted comprehensive plans.

Section 2. Snohomish County Code subsection 18.64.020 last amended by Resolution February 27, 1978 which now reads:

18.64.040 Lot area. Lot areas for single family residence and nonresidential uses shall be seventy-two hundred square feet or more and in general compliance with the density provisions prescribed by Section 18.64.010, the rural use zone preamble. (Part of Res. adopted February 27, 1978: 22.03 of Res. adopted January 31, 1966).

is amended to read:

18.64.040 Lot area. Minimum lot area for single family residential and non-residential uses shall be as set forth below for lands lying within the particular land use designation of a subarea plan of the Snohomish County Comprehensive Plan and in general compliance with Section 18.64.010, the Rural Use Zone Purpose.

<u>Subarea Comprehensive Plan</u>	<u>Land Use Designations</u>	<u>Minimum Lot Size (square feet)</u>
All Planning Areas	Agriculture or Wetlands when subd. desc.	435,600 or 1/64 of a sec.
Forestry	Forestry when subd. desc.	20 acres or 1/32 of a sec.
Alderwood Suburban	Urban or High Urban	7200
Residential Estate		9600
Rural Conservation		20,000
		100,000
Darrington	Suburban	9600
Residential Estate		20,000
Rural Diversification		100,000
Snohomish/Lake Stevens	High Urban or Urban	7200
Residential Estate	Suburban	9600
Rural		43,560
Rural 5		100,000
		5 acre or 1/128 of a sec. when subd. desc.
Southwest Multi-family		7200
Snohomish County	High or Medium Density	7200
Low Density		12,500
Stanwood High Density		7200
Low Density		9600
Suburban Agriculture		20,000
Private Open Space		100,000
Granite Falls	High Density Res.	7200
Low Density Res.		9600
Suburban Agriculture		43,560
Private Open Space		5 acre or 1/128 of a sec. when subd. desc.
Forestry & Rec.		20 acre or 1/32 of a sec. when subd. desc.
Hillman High Density Res.		20,000
Low Density Res.		20,000
Agriculture		435,600 or 1/64 of a sec. when subd. desc.

Marysville	High, Med. or Low Urban	7200
Rural		20,000
Paine Field	Medium Urban	7200
Low Urban		8400
Suburban		12,500
Skykomish Urban		7200
Valley Suburban		9600
Residential Estate		20,000
Rural		100,000

Ordinance No. 80-119 - Amending Snohomish County Code Section 18.64.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

Donald J. Butler
Chairman

ATTEST:

Elizabeth W. [Signature]
Clerk of the Council

- () APPROVED
- () EMERGENCY
- () VETOED

DATE 12-30-80

Willis D. Tucker
County Executive

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January 5, 1981