



CO00029832

SNOHOMISH COUNTY COUNCIL

ORDINANCE 81-021
AMENDING SNOHOMISH COUNTY CODE, TITLE 18
SUBSECTIONS 18.18.020, 18.35.020, 18.37.020
18.38.010, and ADDING 18.38.013, and 18.38.015

BE IT ORDAINED:

Section 1. Snohomish County Code subsection 18.18.020 last amended by Ordinance 80-102 December 10, 1980 which now reads:

....

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

....

is amended to read:

....

Delete (10)

....

Section 2. Snohomish County Code subsection 18.35.020 adopted by resolution November 14, 1979 which now reads:

18.35.020 Permitted uses. (1) Any use permitted by Sections 18.18.020 and 18.33.020 upon the same terms and conditions as set forth in those sections except planned residential developments; and further, except that duplexes shall be permitted on the minimum lot area for a principal use;
(2) Commercial kennels on five (5) or more acres subject to the conditions of Section 18.18.030 (12).

is amended to read:

18.35.020 Permitted uses. (1) Any use permitted by Sections 18.18.020 and 18.33.020 upon the same terms and conditions as set forth in those sections, except that duplexes shall be permitted on the minimum lot area for a principal use;
(2) Commercial kennels on five (5) or more acres subject to the conditions of Section 18.18.030 (12).

Section 3. Snohomish County Code subsection 18.37.020(1) adopted by resolution November 14, 1979 which now reads:

(1) Any use permitted by Sections 18.18.020 and 18.33.020 upon the same terms and conditions as set forth in those sections, except Planned Residential Developments;

....

is amended to read:

(1) Any use permitted by Sections 18.18.020 and 18.33.020 upon the same terms and conditions as set forth in those sections;

....

Section 4. Snohomish County Code subsection 18.18.010 amended by resolution May 15, 1967 which now reads:

DA

18.38.010 Purpose. The purpose of this chapter is to permit such flexibility and provide performance criteria which can result in planned developments which produce:

- (1) A maximum choice in the types of environment and living units available to the public;
- (2) Open space and recreation areas;
- (3) A pattern of development which preserves trees, outstanding natural topography and geologic features and prevents soil erosion;
- (4) A creative approach to the use of land and related physical development;
- (5) An efficient use of land resulting in smaller networks of utilities and streets and thereby lower housing costs;
- (6) An environment of stable character in harmony with surrounding development;
- (7) A more desirable environment than would be possible through the strict application of other sections of this title.

The planned residential development section is designed to provide for small and large scale developments incorporating a single type or a variety of housing types and related uses which are planned and developed as a unit. Developments may consist of individual lots or it may have common building sites. Commonly owned land which is an essential and major element of the plan should be related to and preserve the long term value of the homes and other development.

The planned residential development may be located in any residential zone. (Res. adopted February 5, 1968: 13 of Res. adopted January 31, 1966).

is amended to read:

18.38.010 Purpose. The purpose of this chapter is to permit such flexibility and provide performance criteria which can result in planned developments which produce:

- (1) A maximum choice in the types of environment and living units available to the public;
- (2) Open space and recreation areas;
- (3) A pattern of development which preserves trees, outstanding natural topography and geologic features and prevents soil erosion;
- (4) A creative approach to the use of land and related physical development;
- (5) An efficient use of land resulting in smaller networks of utilities and streets and thereby lower housing costs;
- (6) An environment of stable character in harmony with surrounding development;
- (7) A more desirable environment than would be possible through the strict application of other sections of this title.

The planned residential development section is designed to provide for small and large scale developments incorporating a single type or a variety of housing types and related uses which are planned and developed as a unit. Developments may consist of individual lots or it may have common building sites. Commonly owned land which is an essential and major element of the plan should be related to and preserve the long term value of the homes and other development.

Section 5. Snohomish County Code subsection 18.38.013 is added to read:

18.38.013 Procedural Requirements. In addition to complying with the requirements of this chapter, all planned residential developments shall satisfy the requirements of chapter 18.92.

Section 6. Snohomish County Code subsection 18.38.015 is added to read:

18.38.015 Permissible Zones. Only the following planned residential development zones may be allowed: PRD (MR), PRD (LDMR), PRD (7200), PRD (8400), PRD (9600), PRD (12,500), PRD (20,000), PRD (SA 1-Acre), and PRD (WFB). The above zones may only be allowed where the density and density classification proposed are consistent with the adopted comprehensive plan. This section shall not be construed to negate Section 18.38.030(8).

Dated this 23rd day of March, 1981.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

Donald J. Butcher
Chairman

Ellie Snyder
Clerk of the Council

() APPROVED

() EMERGENCY

() VETOED

DATE 3-25-81

Walter Colwell
Attest

William D. Trachten
County Executive

PUBLISHED March 17, 1981 and April 1, 1981