

RECEIVED
SNOHOMISH COUNTY
EXECUTIVE OFFICE

APR 28 1988

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CO00026942

SNOHOMISH COUNTY COUNCIL

ORDINANCE NO. 88-022
AMENDING SNOHOMISH COUNTY CODE
TITLE 18, CHAPTERS 18.32, 18.42, 18.44, and 18.90,
RELATING TO ZONING CLARIFICATION, WORDING CHANGES,
AND NEW LAND USE CATEGORIES

BE IT ORDAINED:

Section 1. That SCC, Title 18, subsection 18.32.040 (A), last amended by Ord. 87-008 adopted March 4, 1987, is amended to read:

18.32.040 Use matrix.

A. The following key applies to the use matrix. Reference notes are found in SCC 18.32.040(B).

Use Matrix Key

P - Permitted use

C - Conditional use

T - Temporary use

s;18.32 matrix 1:7

| | F | F&R | A-10 | R-5 | RC & RR | RD | SA-1 | RU | R 20,000 | R 12,500 | R 9,600 | R 8,400 | R 7,200 | WFB | T | LDMR | MR | FS | NB | PCB | CB | GC | IP | BP | LI | HI | MC | |
|--|---|-----|------|---------|---------|----|------|---------|----------|----------|---------|---------|---------|-----|---|------|----|----|----|-----|----|----|----|----|----|----|---------|---------|
| Agriculture 44 | P | P | P | P | P | P | P | P | P | P | P | P | P | P | | P | P | | | P | P | P | P | P | P | P | P | |
| Airport: Stage 1 Utility 1 | C | | | C | C | C | C | C | C | C | C | C | C | C | | | | | | | P | P | P | P | P | P | P | |
| All Others | | | | | | | | | | | | | | | | | | | | | | | | P | P | P | P | |
| Amusement Facility 44 | | | | | | | | | | | | | | | | | | | | | P | P | P | | | P | P | |
| Antique Shop | | | | 48 C | | C | | 48 C | | | | | | | | | | | | P | P | P | P | | | P | P | |
| Art Gallery 44 | | | | C | C | C | C | P | C | C | C | C | C | C | | C | C | | | | P | P | P | P | P | P | P | |
| Asphalt Batch Plant & Continuous Mix Asphalt Plant | | | | | | | | | | | | | | | | | | | | | | | | | | | P | P |
| Auto Repair: Major | | | | | | | | | | | | | | | | | | | | | | | | P | P | P | P | P |
| Minor | | | | | | | | | | | | | | | | | | P | P | P | P | P | P | P | P | P | P | |
| Auto Towing | | | | C | | C | | | | | | | | | | | | | | | | | | | | P | P | |
| Auto Wrecking Yard | | | | | | | | | | | | | | | | | | | | | | | | | | | 47 C | 47 P |
| Bakery | | | | | | | | | | | | | | | | | | | | | | | | P | P | P | P | P |
| Billboards 49 | | | | | | | | | | | | | | | | | | | | | | | | P | | | P | P |
| Boat Launch: Commercial 33 | | | | C | | | | | | | | | | | | | | | | | | | | C | C | | C | C |
| Non-Commercial 33 | C | C | | C | C | C | C | C | C | C | C | C | C | C | | C | C | | | | | | | C | C | | C | C |
| Boat Sales | | | | | | | | | | | | | | | | | | | | | | | | P | | | P | P |
| Body Painting Studio | | | | | | | | | | | | | | | | | | | | | | | | P | P | P | P | P |
| Building Contractor | | | | | | | | | | | | | | | | | | | | | | | | P | P | P | P | P |

P - Permitted Use
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NOTE: Reference numbers within matrix indicate special conditions apply.
See pages 32-11 through 32-20.

s;18.32 matrix 2:7

| | F | F&R | A-10 | R-5 | RC & RR | RD | SA-1 | RU | R 20,000 | R 12,500 | R 9,600 | R 8,400 | R 7,200 | WFB | T | LDMR | MR | FS | NB | PCB | CB | GC | IP | BP | LI | HI | MC | |
|---|---|---------|------|---------|---------|---------|---------|---------|----------|----------|---------|---------|---------|-----|---|------|----|----|----|-----|----|----|----|----|----|----|----|---|
| Campground | | 34 C | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Caretaker's Quarters | | | | | | | | | | | | | | | | | | | | | | | | P | P | P | P | P |
| Cemetery, Columbarium, Crematorium, Mausoleum 44 | | | | | C | C | P | C | C | C | C | C | C | C | | C | C | | | | P | P | P | P | P | P | P | |
| Church 44 | | | | C | C | C | P | C | P | C | C | C | C | C | | P | P | | | P | P | P | P | P | P | P | P | |
| Cleaning Establishment | | | | | | | | | | | | | | | | | | | P | P | P | P | P | P | P | P | P | |
| Club | | | | | | | | | | | | | | | | C | C | | | P | P | P | P | P | P | P | P | |
| Cold Storage | | | | | | | | | | | | | | | | | | | | | | P | P | P | P | P | P | |
| Community Club | | | | C | C | P | C | P | C | C | C | C | C | C | | | | | | | P | P | P | P | P | P | P | |
| Commercial Vehicle: Home Basing | | | | 35 C | | | | | | | | | | | | | | | | | | | | | | | | |
| Storage Facility | | | | | | | | | | | | | | | | | | | | | | P | P | P | P | P | P | |
| Country Club | | | | C | | | C | C | C | C | C | C | C | C | | | | | | | | | | P | P | P | P | |
| Craft Shop 23 | | | | | | | | | | | | | | | | | | | | | P | P | P | P | P | P | P | |
| Dams & Power Plants, Associated Uses | | P | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Day Care Center 2 | | | | | C | P | C | P | C | C | C | C | C | C | | C | C | P | P | P | P | P | P | P | P | P | P | |
| Department Store | | | | | | | | | | | | | | | | | | | | | P | P | P | | | P | P | |
| Distillation of Alcohol | | | | 36 C | 36 C | 36 C | 36 C | 36 C | | | | | | | | | | | | | | | | P | P | P | P | |
| Distillation of Wood, Coal, Bones or manufacturing of their by-products | | | | | | | | | | | | | | | | | | | | | | | | | | | P | |
| Dock & Boathouse, Private, Noncommercial 3 44 | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | |

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|---|---|-----|------|-----|---------|----|------|----|----------|----------|---------|---------|---------|-----|---|------|----|----|----|-----|----|----|----|----|----|----|----|---|
| Drug Store | | | | | | | | | | | | | | | | | | | 24 | P | P | P | P | | | P | P | |
| Dwelling: | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Single Family | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | | | 4 | P | P | P | | 54 | | P | |
| Mobile Home | P | P | P | P | P | P | P | 6 | P | 6 | 6 | 6 | 6 | 6 | 6 | 6 | P | | 6 | | 6 | 6 | | | | | P | |
| Duplex | P | | P | P | P | P | P | | P | 45 | 45 | 45 | 45 | 45 | | P | P | P | | | P | P | P | | | | | |
| Townhouse | | | | | | | | | | 5 | 5 | 5 | 5 | 5 | 5 | 5 | P | P | | | | | | | | | | |
| Multiple Family | | | | | | | | | | | | | | | | | P | P | | P | P | P | P | | | | | |
| Excavation & Processing of Minerals ³⁰ | P | C | C | C | C | C | C | C | C | C | C | C | C | C | | C | C | | C | | C | C | C | C | C | C | C | |
| Explosives: Storage | P | C | | C | C | C | | C | | | | | | | | | | | | | | | | P | | | P | C |
| Manufacturing | | | | | | | | | | | | | | | | | | | | | | | | | | | | P |
| Extraction of Animal or Fish Fat or Oil | | | | | | | | | | | | | | | | | | | | | | | | | | | | P |
| Fabrication Shop | | | | | | | | | | | | | | | | | | | | | | | P | P | P | P | P | |
| Fairgrounds | | | | | | | | | | | | | | | | | | | | | | | P | P | P | P | P | |
| Fallout Shelter: | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Individual | P | | P | P | P | P | P | P | P | P | P | P | P | P | | | | | P | | P | P | P | P | P | P | P | |
| Joint ⁷ | | | | | | | C | P | C | C | C | C | C | C | | | | | | | P | P | P | P | P | P | P | |
| Family Care Home | P | | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | | P | | P | P | | | | | | |
| Family Day Care ⁸ Home | P | | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | | P | | P | P | | | | | | |
| Family Rehab. Home | | | | C | C | C | C | C | C | C | C | C | C | C | | C | C | | | | | P | P | | | | | |
| Farm Product Processing | | | 39 | 39 | 39 | 39 | | 39 | | | | | | | | | | | | | | | | | P | | P | P |

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| | F | F&R | A-10 | R-5 | RC & RR | RD | SA-1 | RU | R 20,000 | R 12,500 | R 9,600 | R 8,400 | R 7,200 | WFB | T | LDMR | MR | FS | NB | PCB | CB | GC | IP | BP | LI | HI | MC | |
|--|---------|-----|---------|-----|---------|---------|---------|---------|----------|----------|---------|---------|---------|-----|---|------|----|----|----|-----|----|----|----|----|----|----|----|---|
| Farm Stand ⁹ | P | P | P | P | P | P | P | P | P | P | P | P | P | P | | | | | | | | | | | | | P | |
| Farm Workers Dwelling | | | 10 P | | | | | | | | | | | | | | | | | | | | | | | | | |
| Financial Institutions | | | | | | | | | | | | | | | | | | | | P | P | P | P | P | P | P | P | |
| Fish Farm | P | P | P | P | P | P | P | P | | | | | | | | | | | | | | | | P | P | P | P | |
| Fix-it Shop | | | | | | | | | | | | | | | | | | | | P | P | P | P | P | P | P | P | |
| Forestry | P | P | P | P | P | P | | P | | | | | | | | | | | | | | | | P | | P | P | P |
| Forestry Industry Storage & Maintenance Fac. | P | P | | | | 32 P | | | | | | | | | | | | | | | | | | | | | | |
| Forge, Foundary, Blast Furnace or Melting of Ore | | | | | | | | | | | | | | | | | | | | | | | | | | | P | |
| Foster Home | P | | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | | | P | | P | P | | | | | |
| Fuel & Coal Yard | | | | | | | | | | | | | | | | | | | | | | | P | P | P | P | P | |
| Garage, Private | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | | | P | P | P | P | P | P | P | P | |
| Garage, Public | | | | | | | | | | | | | | | | | | | | | | | P | P | P | P | P | |
| Golf Course & Driving Range | | | | | C | C | C | C | C | C | C | C | C | C | C | | | | | | | P | P | P | P | P | P | |
| Gov't Structures & Facilities ^{29,44} | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | | | C | P | P | P | P | P | P | C | |
| Greenhouse, Lath-house, Nurseries Retail | 55 P | | 55 P | P | 55 P | P | 55 P | 55 P | 55 C | | | | | | | | | | | | P | P | P | P | | | P | P |
| Wholesale | P | | P | P | P | P | P | P | 50 55 | | | | | | | | | | | | P | P | P | P | P | P | P | |

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|-----------------------------|---|-----|------|-----|---------|----|------|----|----------|----------|---------|---------|---------|-----|---|------|----|----|----|-----|----|----|----|----|---|----|----|
| Grocery Store | | | | | | | | | | | | | | | | | | 24 | P | P | P | P | | | | P | P |
| Group Care Facility 37 | | | | | C | C | C | | | | | | | | | | C | C | | | C | C | | | | | |
| Guesthouse | P | P | P | P | P | P | P | P | F | F | P | F | F | F | | P | P | | P | P | P | P | | | | | |
| Gym | | | | | | | | | | | | | | | | | | | | P | P | P | P | P | P | P | P |
| Hardware Store | | | | | | | | | | | | | | | | | | | P | P | P | P | | | | P | P |
| Home Improvement Center | | | | | | | | | | | | | | | | | | | P | P | P | P | | | | P | P |
| Home Occupation 11 | P | | P | P | P | P | P | P | F | F | P | F | F | F | F | P | P | | P | | P | P | | | | | |
| Homestead Parcel 43 | | | | | C | C | C | C | | | | | | | | | | | | | | | | | | | |
| Hospital 31,44 | | | | | C | C | C | C | C | C | C | C | C | C | | C | C | | | P | C | C | | | | | |
| Hotel/Motel 31 | | | | | | | | | | | | | | | | C | C | P | | P | P | P | | | | | |
| Junkyard | | | | | | | | | | | | | | | | | | | | | | | | | | 47 | 47 |
| Kennel 44 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Commercial 12 | P | | P | P | C | P | C | P | C | C | C | C | C | C | | | | | | | P | P | P | P | P | P | P |
| Exhibitor/Breeding 59 | P | | P | P | C | P | C | P | C | C | C | C | C | C | | C | C | | P | | P | P | P | P | P | P | P |
| Private 13 | P | | P | P | P | P | P | P | F | F | P | F | F | F | | P | P | | P | | P | P | | | | | |
| Laboratory | | | | | | | | | | | | | | | | | | | | | | P | P | P | P | P | P |
| Library 44 | | | | | C | C | C | C | P | C | C | C | C | C | | C | C | | | P | P | P | P | P | P | P | P |
| Licensed Practitioner 31,44 | | | | | | | | | | | | | | | | C | C | | P | P | P | P | P | P | P | P | P |
| Locksmith | | | | | | | | | | | | | | | | | | | P | P | P | P | P | P | P | P | P |
| Log Scaling Station | P | P | | | C | | | | | | | | | | | | | | | | | | | | | | |
| Lumber Yard | | | | | | | | | | | | | | | | | | | | | | P | P | P | P | P | P |

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s;18.32 matrix 6:7 F F&R A-10 R-5 RC & RR RD SA-1 RU R 20,000 R 12,500 R 9,600 R 8,400 R 7,200 WFB T LDMR MR FS NB PCB CB GC IP BP LI HI MC

| | F | F&R | A-10 | R-5 | RC & RR | RD | SA-1 | RU | R 20,000 | R 12,500 | R 9,600 | R 8,400 | R 7,200 | WFB | T | LDMR | MR | FS | NB | PCB | CB | GC | IP | BP | LI | HI | MC | |
|---|---|-----|------|-----|---------|----|------|----|----------|----------|---------|---------|---------|-----|---|------|----|----|----|-----|----|----|---------|---------|----|---------|---------|---|
| Manufacturing of: | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Acid | | | | | | | | | | | | | | | | | | | | | | | | | | | P | |
| Animal Black/ Bone Black | | | | | | | | | | | | | | | | | | | | | | | | | | | P | |
| Cement or Lime | | | | | | | | | | | | | | | | | | | | | | | | | | | P | |
| Chlorine | | | | | | | | | | | | | | | | | | | | | | | | | | | P | |
| Creosote | | | | | | | | | | | | | | | | | | | | | | | | | | | P | |
| Fertilizer | | | | | | | | | | | | | | | | | | | | | | | | | | | P | |
| Glue or Gelatin | | | | | | | | | | | | | | | | | | | | | | | | | | | P | |
| Potash | | | | | | | | | | | | | | | | | | | | | | | | | | | P | |
| Pulp | | | | | | | | | | | | | | | | | | | | | | | | | | | P | |
| All Other Forms of Manu. Not Specifically Listed | | | | | | | | | | | | | | | | | | | | | | | | P | P | P | P | |
| Massage Parlor | | | | | | | | | | | | | | | | | | | | | | P | P | P | P | P | P | |
| Mini-Self Storage 41 | | | | | | | | | | | | | | | | | | | | | P | P | P | P | P | P | P | |
| Mobile Home Park 41 | | | | | | | | | | | | | | | | C | C | | | | | C | C | | | | | |
| Mobile Home & Travel Trailer Sales | | | | | | | | | | | | | | | | | | | | | | | P | 38 C | | P | P | |
| Model House/ Sales Office | E | E | E | E | E | E | E | E | E | E | E | E | E | E | E | E | E | E | E | E | P | P | P | P | | | | |
| Motor Vehicle & Equipment Sales | | | | | | | | | | | | | | | | | | | | | | | 25 P | P | | P | P | |
| Mortuary | | | | | | | | | | | | | | | | | C | C | | | | | P | P | P | P | P | |
| Museum 44 | | | | | C | C | C | C | P | C | C | C | C | C | C | C | C | C | | | | P | P | P | P | P | P | |
| Nursing Home 44 | | | | | | | | C | C | C | C | C | C | C | C | C | C | C | | | | | P | P | | | | |
| Office, General | | | | | | | | | | | | | | | | | | | | | | P | P | P | P | P | P | |
| Park, Public 14 | P | | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | |
| Personal Services Shop | | | | | | | | | | | | | | | | | | | | | | P | P | P | P | 52 P | 52 P | P |

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|--|---------|-----|---------|---------|---------|---------|---------|-----------------|----------|----------|---------|---------|---------|---------|---|------|----|----|----|-----|----|---------|----|---------|---------|---------|----|---|
| Petroleum Products & Gas Storage-Bulk | | | | | | | | C ⁴⁶ | | | | | | | | | | | | | | 46 P | P | 46 P | 46 P | 46 P | | |
| Petroleum Refining 44 | | | | | | | | | | | | | | | | | | | | | | | P | | | | | |
| Photo Processing Shop | | | | | | | | | | | | | | | | | | | | | P | P | P | P | P | P | P | |
| Printing Plant | | | | | | | | | | | | | | | | | | | | | P | P | P | P | P | P | P | |
| Printshop | | | | | | | | | | | | | | | | | | | | | P | P | P | P | P | P | P | |
| Public Bathhouse | | | | | | | | | | | | | | | | | | | | | P | P | P | P | P | P | P | |
| Racetrack 26,44 | | | | C | C | | | C | | | | | | | | | | | | | | C | P | P | P | P | P | |
| Railroad Right-of-Way | C | | C | C | C | C | C | C | C | C | C | C | C | C | | | | | | | | P | P | P | P | P | P | |
| Recreational Facility not Otherwise Listed | | | | C | C | C | C | P | C | C | C | C | C | C | | C | C | | | P | | P | P | P | P | P | P | |
| Rendering of Fat, Tallow or Lard | | | | | | | | | | | | | | | | | | | | | | | | | | | P | |
| Resort | | C | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Restaurant | | | | | | | | | | | | | | | | | | | | P | P | P | P | P | 52 P | 52 P | P | P |
| Retail Store | | | | | | | | | | | | | | | | | | | | | P | P | P | P | 56 P | P | P | |
| Retirement Apartments | | | | | | | | | | | | | | | P | P | P | | | P | P | P | P | | | | | |
| Retirement Housing | | | | | | | | | | | | | | | P | P | P | | | P | P | P | P | | | | | |
| Riding Academy 16,44 | C | P | | C | C | P | | | | | | | | | | | | | | | | | | P | P | P | P | |
| Rolling or Blooming Mills | | | | | | | | | | | | | | | | | | | | | | | | | | | P | |
| Rooming & Boarding House | 15 P | | 15 P | 15 P | 15 P | 15 P | 15 P | 15 P | 15 P | 15 P | 15 P | 15 P | 15 P | 15 P | | | P | P | | | P | | P | P | | | | |
| Rural Industries 44 | | | | | | 27 P | | | | | | | | | | | | | | | | | | | | | | |
| Sanitary Land-fill | C | | | C | C | C | C | C | C | C | C | C | C | C | | | | | | | | C | C | C | C | C | C | |

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|---|---|-----|------|---------|---------|---------|------|---------|----------|----------|---------|---------|---------|---------|---|------|----|----|----|-----|----|----|----|----|----|----|----|
| Sawmill | P | P | | 28 C | | 28 P | | 28 C | | | | | | | | | | | | | | P | P | P | P | P | |
| School 44 K-12 & Preschool | | | | C | C | C | C | C | C | C | C | C | C | C | | C | C | | | | | P | P | P | P | P | P |
| Other | | | | | | | | | | | | | | | | C | C | | | | | P | P | P | P | P | |
| Second Hand Store | | | | | | | | | | | | | | | | | | | | | | P | P | | | P | P |
| Service Station 44 | | | | | | | | | | | | | | | | | | | | | | P | P | P | P | | P |
| Shake & Shingle Mill | P | | | 28 C | | 28 P | | 28 C | | | | | | | | | | | | | | | | | | P | P |
| Shooting Range | C | | | C | C | C | | C | | | | | | | | | | | | | | | | | P | P | P |
| Sludge Utilization 42 | C | | | C | C | C | C | C | C | C | C | C | C | C | | C | C | | | | | C | C | | | C | P |
| Small Animal Husbandry 44 | P | P | P | P | P | P | P | P | 40 C | 40 C | 40 C | 40 C | 40 C | 40 C | | | | | | | | P | P | P | P | P | P |
| Social Service Center 17 | | | | C | C | C | | C | | | | | | | | C | C | | | | | P | P | P | P | P | P |
| Specialty Store | | | | | | | | | | | | | | | | | | | | | P | P | P | P | | | P |
| Stockyard or Slaughter House | | | | | | | | 51 C | | | | | | | | | | | | | | | | P | | | P |
| Storage/Retail Sales Livestock Feed | | | | 60 P | 60 P | 60 P | | | | | | | | | | | | | | | | P | P | | | P | P |
| Storage Structure over 1000 sq.ft. on less than 1 ac. | C | | | C | C | C | C | P | C | C | C | C | C | C | C | C | C | | | | | P | P | P | P | P | P |
| Swimming Pool 18.44 | P | | | P | P | P | P | P | P | P | P | P | P | P | P | P | P | | | | | P | P | P | | | P |
| Tannery | | | | | | | | | | | | | | | | | | | | | | | | | | | P |
| Tar Distillation or Manufacturing | | | | | | | | | | | | | | | | | | | | | | | | | | | P |
| Tavern 44 | | | | | | | | | | | | | | | | | | | | | | P | P | P | | | P |
| Television/Radio Stations | | | | | | | | | | | | | | | | | | | | | | | | | | | P |
| Temporary Logging Crew Quarters | P | P | | | | | | | | | | | | | | | | | | | | | | | | | |

P - Permitted Use
C - Conditional Use
T - Temporary Use

NOTE: Reference numbers within matrix indicate special conditions apply.
See pages 32-11 through 32-20.

s;18.32 matrix 9:7

| | F | F&R | A-10 | R-5 | RC & RR | RD | SA-1 | RU | R 20,000 | R 12,500 | R 9,600 | R 8,400 | R 7,200 | WFB | T | LDMR | MR | FS | NB | PCB | CB | GC | IP | BP | LI | HI | MC |
|---|---|-----|------|-----|---------|----|------|----|----------|----------|---------|---------|---------|-----|---|------|----|----|----|-----|----|----|----|----|----|----|----|
| Temporary Emergency Use ²⁰ | T | T | F | T | F | F | F | F | F | T | F | F | F | F | F | F | F | T | T | T | T | T | T | T | T | T | T |
| Temporary Use Dwelling: During Const. | T | T | F | T | F | T | F | T | F | T | F | T | F | F | T | F | T | T | T | T | T | T | | | | | T |
| For Relative ¹⁹ | T | F | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | | | | | T |
| Tire Store | | | | | | | | | | | | | | | | | | | | F | F | F | F | | | P | P |
| Tool Sales & Rental | | | | | | | | | | | | | | | | | | | | | | F | F | | | P | P |
| Travel Trailers ²¹ | P | P | P | P | P | P | P | P | | | | | | | | | | | | | | | | | | | |
| Travel Trailer Court | | C | | | | | | | | | | | | | | | | | F | | C | C | | | | | |
| Ultralight Airpark ²² | C | | C | C | C | C | | | | | | | | | | | | | | | | | | P | P | P | P |
| Utility Facilities: Electromagnetic Transmission & Receiving Fac. ²⁹ | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C |
| Transmission Wires or Pipes & Supports ²⁹ | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P |
| All Other Structures ^{29,44} | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C |
| Veterinary Clinic | | | C | C | C | P | C | P | | | | | | | | C | C | | | F | F | F | F | P | P | P | P |
| Warehousing | | | | | | | | | | | | | | | | | | | | | | | P | P | P | P | P |
| Wholesale Establishment | | | | | | | | | | | | | | | | | | | | | P | F | F | P | P | P | P |
| Yacht/Boat Club | | | | | | | | | | | | | | C | | | | | | | | | | P | P | P | P |
| All other uses not otherwise mentioned | | | | | | | | | | | | | | | | | | | | | | | | P | P | P | P |

NOTE: Reference numbers within matrix indicate special conditions apply.

- P - Permitted Use
- C - Conditional Use
- T - Temporary Use

Section 2. That SCC, Title 18, subsection 18.32.040 (B) (3) and (11), last amended by Ord. 87-033 adopted May 6, 1987, is amended to read:

18.32.040 Use Matrix

. . .

B. Reference notes for use matrix

. . .

3) Private, Noncommercial, Docks and Boathouses:

- a) The height of any covered overwater structure shall not exceed twelve (12) feet as measured from the line of ordinary high water,
- b) The total roof area of covered, overwater structures shall not exceed one thousand (1,000) square feet,
- c) 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,
- d) 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,
- e) 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, and
- f) 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.

. . .

11) Home Occupation:

- a) Not more than one (1) person outside the family shall be employed,
- b) The occupation shall be secondary to the use of the dwelling for dwelling purposes,
- c) There shall be no external display of merchandise. No sales or fees for the use of merchandise except that produced by the inhabitants shall be made in the dwelling or on the premises,
- d) The maximum aggregate nameplate horsepower rating of all mechanical equipment shall be five (5) horsepower,
- e) Not more than one-fourth (1/4) of the total square footage of the dwelling may be used in the occupation,

f) Signs in connection with the occupation shall be unlighted, shall not exceed two (2) square feet, and shall be attached flat to the building, [~~except as regulated in SCC 18.44.020(B)~~] and

g) The home occupation shall in no way affect the appearance of the building as a residence.

Section 3. That SCC, Title 18, subsection 18.44.020(B), last amended by Ord. 87-007 adopted March 4, 1987, is amended to read:

18.44.020 Residential zone requirements.

. . .

B. [~~In the SA-1, RC, RR, and A-10 zones, a~~] A residence may display:

1) [(e)] One (1) sign not exceeding twelve (12) square feet in area per side for identification of the premises or advertising products sold thereon, in the SA-1, RC, RR and A-10 zones. Such signs shall not be located in any required setback.

2) In the RD zone, such signs as described in subsection 1, above, are allowed with a maximum size of thirty (30) square feet per face. Such signs shall not be located in any required setback.

3) Notwithstanding the provisions of subsections (1) and (2) above, signs for home occupations located in the referenced zones shall comply with the provisions of 18.32.040(B)(11).

Section 4. That SCC, Title 18, subsection 18.42.020 (B), last amended by Ord. 87-007 adopted March 4, 1987, is amended to read:

18.42.020 Bulk matrix.

. . .

B. Reference notes for bulk matrix.

- 1) In commercial zones where residential uses are permitted, MR standards shall apply for all residential development.
- 2) When subdivisionally described, the minimum lot size shall be 1/128th of a section.
- 3) When subdivisionally described, the minimum lot size in the F zone shall be 1/32nd of a section.
- 4) In the LDMR zone, the maximum density shall be calculated based on four thousand (4,000) square feet of land per

dwelling unit. In a PRD (LDMR), density shall be calculated based on three thousand four hundred (3,400) square feet per dwelling unit.

- 5) In the MR zone, the maximum density shall be calculated based on two thousand (2,000) square feet of land per dwelling unit. In a PRD (MR), density shall be calculated based on one thousand seven hundred (1,700) square feet per dwelling unit.
- 6) Commercial forestry structures shall not exceed sixty-five (65) feet in height.
- 7) Non-residential structures shall not exceed forty-five (45) feet in height.
- 8) Lot coverage includes all buildings on the given lot.
- 9) Includes public rights-of-way sixty (60) feet and wider; public rights-of-way under sixty (60) feet in a recorded plat with curbs and gutters; and private roads and easements. These setbacks shall be measured from the edge of the right-of-way.
- 10) Applies to public right-of-way under sixty (60). These setbacks shall be measured from the center of the right-of-way.
- 11) These setbacks shall be measured from the property line.
- 12) These setbacks shall be measured from the ordinary highwater mark and shall apply only to the rear setback. In the "LDMR" and "MR" zones this setback applies to single-family dwellings only.
- 13) The listed setbacks apply where the adjacent property is zoned F. In all other cases, setbacks are the same as in the R-8400 zone. In the F zone, the setbacks for residential structures on [~~five (5)~~] ten (10) acres or less which were legally created prior to being zoned to F shall be the same as in the R-8400 zone.
- 14) The listed setbacks apply to single-family detached structures. For townhouse, see SCC Chapter 18.53.
- 15) MR and LDMR Setbacks
 - a) Single-family detached structures shall have the minimum setbacks required in the R-8400 zone.
 - b) Other structures shall have a minimum rear setback of twenty-five (25) feet and a minimum total side setback of

fifteen (15) feet, with a minimum single side setback of five (5) feet. Building separation shall be a minimum of fifteen (15) feet.

- c) Multi-story structures over two (2) stories shall increase setbacks for each additional story as follows:
- i) front - three (3) feet
 - ii) rear - three (3) feet
 - iii) side - five (5) feet total with minimum side increased by three (3) feet
 - iv) building separation - five (5) feet

16) In the FS zone, the setback from non-residential property shall be five (5) feet for side setbacks and fifteen (15) feet for rear setbacks.

17) In the IP zone there shall be an additional one (1) foot setback for every one (1) foot of building height over forty-five (45) feet.

18) In the PCB zone the setback from private roads and easements is twenty-five (25) feet.

19) Rural reserve subdivisions shall maintain the following minimum standards in compliance with 18.42.160:

- a) minimum lot area may be reduced provided that the Snohomish Health District approves the reduced lot area, and in no case shall the reduced lot area be less than twelve thousand five hundred (12,500) square feet;
- b) minimum lot width may be reduced, to not less than seventy-five (75) feet for interior lots or eighty (80) feet if a corner lot.

Section 5. That SCC, Title 18, subsection 18.42.100 (K), last amended by Ord. 87-033 adopted May 6, 1987, is amended to read:

18.42.100 Setbacks for certain uses. This section supplements the normal setbacks required by the subject zone for the specified use.

. . .

K. Mini-self storage: [~~In the PCB and HI zones,~~ s] Separation between buildings shall be a minimum of twenty-five (25) feet; within which parallel parking and loading areas shall be provided.

Section 6. That SCC, Title 18, section 18.42.130, last amended by Ord. 86-148 adopted February 4, 1987, is amended to read:

18.42.130 Fences.

A. All fences and freestanding walls on corner lots must meet the vision clearance requirements of SCC 18.42.090(C);

B. The height of a fence or freestanding wall, retaining wall, or combination of same, shall be measured from its top surface, board, rail, or wire to the ground on which it stands, provided, that an open wire mesh or similar type fence not to exceed four (4) feet in height may be constructed on top of a retaining wall which otherwise meets the setback requirements of this section; [(and)]

C. Notwithstanding the provisions of subsection B, above, three (3) strands of wire or less are allowed on top of fences six (6) feet or less in height;

[(E)] D. Fences and freestanding walls six (6) feet or less in height shall be set back the width or any required landscaped area or where no landscaped area is required, may be allowed without a setback in any required front, side, or rear yard; PROVIDED, that open wire mesh or similar type fence may be erected in excess of the maximum heights permitted in this section on the periphery of play grounds associated with private and public schools and parks, public facilities, industrial and commercial uses, transmitter and transformer sites, government installations where security or public safety require[(+)] ; and

[(D)] E. Site-obscuring fences and freestanding walls in excess of six (6) feet shall meet the required building setback or the width of any required or approved landscaped area if less than the required building setback.

Ord. Section 7. That SCC, Title 18, section 18.90.435, enacted by 86-037 adopted May 5, 1986, is amended to read:

18.90.435 Guest house. "Guest house" means a structure with not more than two (2) bedrooms having no kitchen [(facilities)], and which shall be used or designed for use primarily by guests or servants for sleeping quarters only.

Ord. Section 8. That SCC, Title 18, section 18.90.655, enacted by 86-037 adopted May 7, 1986, is amended to read:

18.90.655 Parking, off-street. "Off-street parking" means parking areas within the boundaries of a lot as required by SCC [(18-44)] 18.45.

Dated this 27th day of April, 1988

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

Kathryn J. Morton
Clerk of the Council

Shirley Bartholomew
Chairman

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

DATE 5/4/88

Gary Weikel **GARY WEIKEL**
~~Executive Administrator~~
County Executive

PUBLISHED _____

Neil A. Tanner, DPA
Approved as to form only