

RECEIVED
SNOHOMISH COUNTY
EXECUTIVE OFFICE

JUN 27 1988

(1583)
GW.

PCK

WDT
KLB

WBD

SNOHOMISH COUNTY COUNCIL



CO00027021

ORDINANCE NO. 88-044

AMENDING SNOHOMISH COUNTY CODE

TITLE 18, CHAPTER 18.42, BULK REGULATIONS, CHANGING TERMINOLOGY
AND ESTABLISHING SETBACK REQUIREMENTS FOR EXISTING STRUCTURES WHEN
ADDITIONAL RIGHT-OF-WAY IS TAKEN FOR PUBLIC USE

BE IT ORDAINED:

Section 1. That SCC, Title 18, section 18.42.050, enacted by
Ord. 86-037 adopted May 7, 1986, is amended to read:

18.42.050 Reducing lot area. No minimum lot [~~(or building site)]~~ area shall be so reduced or diminished that the setbacks or other open spaces shall be smaller than prescribed by this title, nor shall the density of population be increased in any manner except in conformity with the regulations established by this title. Government structures and facilities, and utilities structures and facilities, shall have no minimum lot area.

Section 2. That SCC, Title 18, section 18.42.060, enacted by
Ord. 86-037 adopted May 7, 1986, is amended to read:

18.42.060 Lot area when land is taken for public use.

A. If a portion of a legally existing lot or parcel of land in any zone is acquired for public use in any manner, including condemnation or purchase, the remainder of the lot or parcel shall be considered as having the required minimum [~~(building site)]~~ lot area provided:

[~~(A-)~~] 1) The portion of the lot or parcel remaining after the acquisition for public use has an area of at least one-half (1/2) of that required for [~~(a building site)]~~ the minimum lot area in the zone in which the lot or parcel is located except that, in a zone requiring a [~~(building site)]~~ minimum lot area area of one-half (1/2) acre or more, a [~~(building site)]~~ minimum area of not less than six thousand (6,000) square feet shall be required; and

[~~(B-)~~] 2) After all applicable setback requirements are met, the remainder of the lot or parcel contains a rectangular space at least thirty (30) feet by forty (40) feet in size which is usable for a main building.

B) The setback requirements of this title shall not apply to existing legal structures located on legally-created lots or parcels where the setbacks for such structures have been reduced by governmental acquisition of a portion of the lots or parcels

and such acquisition complies with the standards promulgated for decent, safe and sanitary housing in Section 12, Right of Way Manual, Washington State Department of Transportation. Any structural expansion of these existing structures which would increase the degree of setback nonconformity is prohibited.

Dated this 22nd day of June, 1988

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

Stanley Bartholomew
Chairman

Matthew J. Merton
Clerk of the Council

- () APPROVED
() EMERGENCY
() VETOED

DATE 6-28-88

Wilho D. Treke
PUBLISHED _____

Jane A. Tanner, DPA

Approved as to form only on

April 21, 1988
(Date)