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SNOHOMISH COUNTY COUNCIL

ORDINANCE NO. 89-017

AMENDING SNOHOMISH COUNTY CODE
TITLE 18, CHAPTERS 18.42 and 18.60,
RELATING TO MINIMUM LOT AREA FOR
PCB AND BP ZONING

BE IT ORDAINED:

Section 1. That SCC, Title 18, subsection 18.42.020(A), last amended by Ord. 87-007, adopted March 4, 1987, is amended to read:

18.42.020 Bulk matrix.

A. The bulk matrix contains setback, lot coverage, building height and lot dimension regulations for zones in unincorporated Snohomish County. Following is a listing of abbreviations used on the bulk matrix and their meaning:

- 1) UBC - Uniform Building Code;
- 2) sf - square feet;
- 3) ft - feet; and
- 4) r/w - right-of-way.

Zone	Maximum Building Height (ft)	Minimum Lot Area	Lot Dimensions (ft)		Setback Requirements From: (ft)					Maximum Lot Coverage %
			Minimum Lot Width	Minimum Corner Lot Width	Public R/W under 60'	Public and Private R/W	Commercial Properties	Residential Properties	Water Bodies #	
F	45 ⁶	20ac ³	300	300	100 ¹³	100 ¹³	100 ¹³	100 ¹³	25 ¹³	35%
F&R	25 ⁷	200,000sf ²	100	100	50	20	5	5	25	35%
A-10	45	10ac	none	none	50	20	5	5	25	none
R-5	45	200,000sf ²	165	165	50	20	5	5	25	35%
RC	35	100,000sf	165	165	50	20	5	5	25	35%
RR	35	100,000sf ¹⁹	165 ¹⁹	165 ¹⁹	50	20	5	5	25	35%
RD	45	100,000sf	165	165	50	20	5	5	25	35%
SA-1	35	43,560sf	150	150	50	20	5	5	25	35%
RU	35	see 18.42.150	60	65	50	20	5	5	25	35%
R-20,000	25	20,000sf	85	90	50	20	5	5	25	35%
R-12,500	25	12,500sf	75	80	50	20	5	5	25	35%
R-9,600	25	9,600sf	70	75	50	20	5	5	25	35%
R-8,400	25	8,400sf	65	70	50	20	5	5	25	35%
R-7,200	25	7,200sf	60	65	50	20	5	5	25	35%
WFB	25	7,200sf	60	65	50	20	5	5	25	35%
T	see 18.53	see 18.53	see 18.53	see 18.53	50 ¹⁴	20 ¹⁴	5 ¹⁴	5 ¹⁴	25 ¹⁴	see 18.53
LDMR	35	7,200sf ⁴	60	70	55 ¹⁵	25 ¹⁵	see 18.42.020(15)	25 ¹⁵	30%	
MR	35	7,200sf ⁵	60	70	55 ¹⁵	25 ¹⁵	see 18.42.020(15)	25 ¹⁵	40%	
FS	35	none	none	none	55	25	5/15 ¹⁶	25	none	none
NB ₁	25	none	none	none	55	25	UBC	10	none	35%
PCB ₁	40	none [(5as)] ²⁰	none	none	70	40 ¹⁸	UBC	25	none	none
CB ₁	35	none	none	none	55	25	UBC	10	none	50%
GC ₁	45	none	none	none	55	25	UBC	10	none	50%
IP	65	none	none	none	30 ¹⁷	30 ¹⁷	UBC ¹⁷	25 ¹⁷	none	50%
BP	50	none [(4as)] ²⁰	none	none	30	30	UBC	25	none	35%
LI	50	none	none	none	55	25	UBC	50	none	none
HI	65	none	none	none	55	25	UBC	50	none	none

Greater setbacks than those listed may apply to areas subject to Shoreline Management Master Program jurisdiction. Some uses have special setbacks, see 18.42.100 for specifics.

Section 2. That SCC, Title 18, subsection 18.42.020(B), last amended by Ord. 88-022, adopted April 27, 1988, is amended to read:

18.42.020 Bulk matrix.

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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 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.
- 20) See section 18.60.020 (A) and (B) which specifies the minimum area of a tract of land necessary for PCB or BP zoning.

Section 3. That SCC, Title 18, section 18.60.020, last amended by Ord. 87-008, adopted March 4, 1987, is amended to read:

18.60.020 Minimum zoning criteria.

A. A tract of land proposed for BP zoning shall contain sufficient area to create a contiguous tract of BP zoned land no less than four (4) acres in size.

B. A tract of land proposed for PCB zoning shall contain sufficient area to create a contiguous tract of PCB zoned land no less than five (5) acres in size.

[(A)] C. [(Must be)] A tract of land must be in single ownership or for multiple parcel under unified control. This requirement shall apply during preliminary and final plan stages to insure continuity of plan development,

[(B)] D. Zoning request must be accompanied by a preliminary development plan prepared by team of design professionals in compliance with the regulations and requirements of this chapter,

[(C)] E. Preliminary and final plans must comply with bulk regulations contained in SCC 18.42.020, and

[(D)] F. All utility services and distribution lines shall be located underground, and in the case of the BP zone, the property shall be served by public water and sewer services and paved streets.

Dated this 29th day of March, 19889.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

William H. ...
Chairman

Julie Van Cleave
Asst. Clerk of the Council

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

DATE 4/3/89
John Martinis
JOHN MARTINIS
Deputy Executive
County Executive

PUBLISHED _____
Paul A. Tanner, DPA
Approved as to form only on
January 23, 1988
(Date)