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SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

ORDINANCE NO. 89-152

AMENDING SNOHOMISH COUNTY CODE TITLE 18,
ZONING, CHAPTER 18.42, RELATING TO RESIDENTIAL
USE OF SUBSTANDARD LOTS

BE IT ORDAINED:

Section 1. Snohomish County Code Section 18.42.040, adopted by Ordinance 86-037 on May 7, 1986, is repealed.

NEW SECTION, Section 2. The following new section is added to Snohomish County Code Title 18:

18.42.045 Residential use of substandard lots.

Use of lots in residential zones for single family dwellings when such lots have substandard area for their present zone is permitted only in the manner and upon the conditions set forth below:

(1) A person who owns a single substandard lot or two or more substandard lots which were noncontiguous and under single ownership on the effective date of this section, may use such lot or lots, either individually or in combination, for building sites, one dwelling per building site: Provided, such building sites meet the requirements of subsection (4).

(2) A person who owns two or more substandard lots which were contiguous and under single ownership on the effective date of this section, may use such lots, either individually or in combination, for up to two building sites, one dwelling per building site: Provided, such building sites meet the requirements of subsection (4). Additional contiguous substandard lots owned by such person may be used for additional building sites, one dwelling per building site: Provided, such additional building sites contain at least one acre (43,560 square feet) or 50% of the lot area required for the zone in which such building sites are located, whichever is less: Provided further, such building sites meet the requirements of subsection (4).

(3) Notwithstanding the provisions of subsection (2) above, a person who owns two or more substandard lots which were established on or after April 15, 1957 and which were contiguous and under single ownership on the effective date of this section, may use such lots, either individually or in combination, for

building sites, one dwelling per building site: Provided, such building sites meet the requirements of subsection (4).

(4) All building sites utilized for single family dwellings pursuant to this section shall meet the setback and lot coverage requirements for the zone in which they are situated and meet Snohomish Health District's standards.

PASSED this 18th day of December, 1989.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

William A. Burt
Chairperson

Approved as to Form:

George W. S. J. 10/30/89
Deputy Prosecuting Attorney

ATTEST:

Sheila McCallister
Clerk of Council, *asst*

- APPROVED
 VETOED
 EMERGENCY

DATE: Dec 21, 1989

[Signature]
County Executive

JOHN MARTINIS
Deputy Executive

PUBLISHED _____ and _____