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MAY 28 1992

SNOHOMISH COUNTY COUNCIL



CO00024774

AMENDED
ORDINANCE NO. 92-052
AMENDING SNOHOMISH COUNTY CODE
TITLE 18, CHAPTERS 18.32, 18.72, AND 18.90,
RELATING TO ACCESSORY APARTMENTS IN SINGLE-FAMILY DWELLINGS

BE IT ORDAINED:

Section 1. That SCC, Title 18, subsection 18.32.040(A) Page 2(a), last amended by Ord. No. 90-086 adopted July 18, 1990, is amended to read:

	F	F3N	A-10	N-5	NC&HN	ND	SA-1	NU	R 20,000	R 12,500	R 9,600	R 8,400	R 7,200	WFB	T	LOJLN	LN	FS	ND	PCN	CB	GC	IP	RP	LV	HW	SC
Accessory Apartment ⁶⁶	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					P
Agriculture "	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
Airport: Stage & Utility	C			C	C	C	C	C	C	C	C	C	C	C	C												
All Others																								P	P	P	P
Amusement Facility "																											
Antique Shop				⁴⁹ C		C		⁴⁸ C													P	P	P				P
Art Gallery "				C	C	C	C	P	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P
Asphalt Batch Plant & Continuous Mix Asphalt Plant																											P
Auto Repair: Major																											P
Minor																											P
Auto Towing				C		C																					P
Auto Wrecking Yard																											C
Bakery																											P
Bed and Breakfast ⁶² Guesthouse				C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Bed and Breakfast ⁶² Inn				C	C	C	C	C																			
Billboards ⁴⁹																											P
Boat Launch: Commercial ¹¹				C																							C
Non-Commercial ¹¹				C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Boat Sales																											P
Body Painting Studio																											P
Building Contractor																											P

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

NOTE: Reference numbers within matrix indicate special conditions apply.
See 18.32 page 3 thru 18.32 page 17

Section 2. That SCC, Title 18, subsection 18.32.040(B), last amended by Ord. No. 90-086 adopted July 18, 1990, is amended by adding the following:

18.32.040 Use matrix.

(B) Reference notes for use matrix.

(66) Accessory Apartments:

(a) An owner-occupant of a single-family dwelling unit may establish one accessory apartment.

(b) In order to establish and maintain an accessory apartment the single-family dwelling unit to which the accessory apartment is to be added the single-family dwelling unit must be owner-occupied on the date of application and remain owner-occupied for as long as the accessory apartment exists.

(c) The minimum floor area for an accessory apartment shall be 450 square feet, but in no case shall the original single-family dwelling unit be reduced below 900 square feet. These net floor areas shall be exclusive of garages, porches, walls, or unfinished basements. The net floor area of an accessory apartment shall not exceed the following percentage of the net floor area of the single-family dwelling unit in which the accessory apartment is located, or the following fixed amount, as the case may be:

<u>If the net floor area of the single-family dwelling unit is:</u>	<u>the net floor area of the accessory apartment shall not exceed:</u>
Under 2,000 sq. ft.	40%
2,000 sq. ft. or more, but less than 3,000 sq. ft.	35% or 800 sq. ft. whichever is greater
3,000 sq. ft. or more, but less than 5,000 sq. ft.	30% or 1,050 sq. ft. whichever is greater
Over 5,000 sq. ft.	20% or 1,500 sq. ft. whichever is greater

(d) The architectural character of the single-family dwelling shall be preserved. Exterior materials, roof form, and window spacing and proportions shall match that of the existing single-family dwelling. Only one main entrance shall be permitted on the front (street face) of the dwelling. Entrances for the accessory apartment shall be on the side or in the rear of the dwelling.

(e) An applicant must provide documentation that the water supply is potable and of adequate flow and that the sewage or septic system is capable of handling the additional demand placed upon it by the accessory apartment.

(f) One off-street parking spaces shall be provided and designated for the accessory apartment (in addition to the two off-street parking spaces required for the primary single-family dwelling unit) and such additional spaces, if any, to accommodate all vehicles owned and used by occupants of the accessory apartment. Driveways may be counted as one parking space. No parking areas shall be created in front yards.

(g) An owner of a single-family dwelling unit with an accessory apartment shall file, on a form available from the Planning Department, an Guarantee of Owner Occupancy with the Planning Department no later than April 1st of each year.

Section 3. That SCC, Title 18, subsection 18.72.140, last amended by Ord. No. 91-173 adopted November 26, 1991, is amended to read:

18.72.140 Filing fees. The filing fees for requests/actions covered by this chapter shall be as follows:

(1) Variance	\$1,000.00
(a) Request for time extension	\$ 100.00
(b) Request for Minor Revision	\$ 200.00
(c) Request for Major Revision	\$ 800.00
(2) Special use permit	\$1,000.00
plus a per acre fee of \$50.00 limited to a maximum fee of \$3,000.00	
(a) Request for time extension	\$ 100.00
(b) Request for Minor Revision	\$ 200.00
(c) Request for Major Revision	\$ 800.00
(3) Conditional use permit	\$2,100.00
(a) Landfill	\$1,800.00
plus a per acre fee of \$50.00 limited to a maximum fee of \$4,000.00	
(b) Mineral extracting/processing	\$1,800.00
plus a per acre fee of \$100.00 limited to a maximum fee of \$6,000.00	
(c) Sanitary landfill	\$1,800.00
plus a per acre fee of \$100.00 limited to a maximum fee of \$6,000.00	
(d) Modification to site plan	
Minor Revision	\$ 200.00
Major Revision	\$ 800.00
(4) Temporary use permit	\$ 150.00
(5) Administrative Appeals	\$ 100.00
<u>(6) Accessory apartment permit</u>	<u>\$ 150.00</u>

Section 4. That SCC, Title 18, subsection 18.72.155, added by Ord. No. 86-037 adopted May 7, 1986, is amended to read:

18.72.155 Processing procedure - accessory apartments and temporary uses. Applications for accessory apartments, for temporary emergency uses or structures, and for temporary dwellings for relatives, shall be made in writing to the planning ~~(manager)~~ director. The planning director may prescribe the form in which application is made and the type of information to be provided by the applicant in the application. The ~~(manager)~~ director may grant those applications which meet the conditions listed in SCC 18.32.040. The ~~(manager)~~ director may also impose special conditions to assure compatibility with surrounding properties.

Section 5. That SCC, Title 18, subsection 18.72.175, added by Ord. No. 86-037 adopted May 7, 1986, is amended to read:

18.72.175 Notice provisions - accessory apartments and temporary uses. Notice of the ~~(manager's)~~ director's decision approving an accessory apartment or a temporary use permitted under the provisions of SCC 18.72.155 shall be mailed to property owners of record within ~~(three)~~ five hundred feet of the subject property, which notice shall state the manner of administratively appealing such a determination pursuant to SCC 18.72.100.

18.72.195 Continuing jurisdiction - accessory apartments and temporary uses. The planning director shall retain continuing jurisdiction over all accessory apartments and temporary uses, and may for good cause modify or revoke any permit issued under the authority of this chapter.

NEW SECTION. Section 7. A new section 18.90.017 is added to Snohomish County Code Title 18, as follows:

18.90.017 Accessory Apartment. "Accessory apartment" means a dwelling unit that is in the same structure as, under the same ownership as, and subordinate to a single-family dwelling unit, which is intended for use as a complete, independent living facility, and does not substantially alter the single-family character, harmony, and appearance of the structure or its conformity with the character of the neighborhood. An accessory apartment must include permanent provisions required by state and local law for living, sleeping, eating, cooking, and sanitation by not more than one family within the limits set forth in the Snohomish County Code pertaining to health, building, or other relevant provisions of the law as defined in this title.

Section 8. That SCC, Title 18, subsection 18.90.280, added by Ord. No. 86-037 adopted May 7, 1986, is amended to read:

18.90.280 Duplex. "Duplex" means a residential structure containing two dwelling units, which structure is located on one lot, but not including mobile homes as defined in SCC 18.90.590, and not including a structure containing an accessory apartment as defined in SCC 18.90.017.

Section 9. That SCC, Title 18, subsection 18.90.300, added by Ord. No. 86-037 adopted May 7, 1986, is amended to read:

18.90.300 Dwelling, single family. "Single family dwelling" means a dwelling containing one (and ~~only one~~) dwelling unit, or one dwelling unit and an accessory apartment as defined in SCC 18.90.017. This term shall also include factory built housing constructed pursuant to the standards delineated in RCW 43.22.455, as amended, and rules and regulations promulgated pursuant thereto.

Dated this 2nd day of May, 1992

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

Pat Haley
Chairman

ATTEST

Sheila McCallister
Clerk of the Council, *asst*

- APPROVED
- EMERGENCY
- VETOED

DATE *6/2/92*
[Signature]
County Executive

ATTEST:

Stellar Colwell