

SNOHOMISH COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON



CO00022966

AMENDED
ORDINANCE NO. 95-024

ENACTING REGULATORY REFORM AMENDMENTS;
AMENDING SNOHOMISH COUNTY CODE
TITLE 18;
CHAPTERS 18.12, 18.32, 18.42, AND 18.90;
RELATING TO ZONING

BE IT ORDAINED:

Section 1. Snohomish County Code (SCC) Title 18, Section 18.12.020, last amended by Amended Ord. 87-007, Sec. 1, adopted March 4, 1987 is hereby **REPEALED** and **RE-ENACTED** to read as follow:

18.12.020 Zoning designations.

All unincorporated land in Snohomish county is divided into the following zones:

Zone	Abbreviation
Residential 7,200 sq.ft.	R-7,200
Residential 8,400 sq.ft.	R-8,400
Residential 9,600 sq.ft.	R-9,600
Residential 12,500 sq.ft.	R-12,500
Residential 20,000 sq.ft.	R-20,000
Waterfront Beach	WFB
Townhouse	T
Low Density Multiple Residential	LDMR
Multiple Residential	MR
Suburban Agriculture-1 Acre	SA-1
Rural-5 Acre	R-5
Rural Conservation	RC
Rural Diversification	RD
Rural Reserve	RR
Forestry & Recreation	F & R
Forestry	F
Agriculture-10 Acre	A-10
Mineral Conservation	MC
Neighborhood Business	NB
<u>Planned Neighborhood Shopping Center</u>	<u>PNSC</u>

Ordinance Amending SCC Title 18,
Chapters 18.12, 18.32, 18.32/18.42, and 18.90. Zoning
(Revised 4/5/95 to Reflect Changes Made by P.C. at 3/28/95 Hearing)

Planned Community Business	PCB
Community Business	CB
General Commercial	GC
Business Park	BP
Freeway Service	FS
Light Industrial	LI
Heavy Industrial	HI
<u>Planned Industrial Park</u>	<u>PIP</u>
Industrial Park	IP
Rural Use	RU

Section 2. SCC Title 18, Section 18.12.030(5), last amended by Amended Ord. 87-007, Sec. 2, March 4, 1987 is **AMENDED** to read:

18.12.030(5) Intent of zones: Commercial Zones.

(a) NB. The intent and function of the neighborhood business zone is to provide for the location and grouping of uses to a type designed to dispense commodities, provide professional services or personal services. These uses are intended to be small in nature, providing local facilities to serve the everyday needs of the surrounding neighborhood rather than the larger surrounding community.

(b) PNSC. The intent and function of the planned neighborhood shopping center zone is to permit needed neighborhood shopping facilities in areas or locations where compatibility of size and uses with the surrounding areas is essential and must be secured. Vacant/undeveloped land which is currently zoned PNSC shall be developed pursuant to planned community business (PCB) zone regulations (SCC Title 18.60). Areas designated planned neighborhood shopping center (PNSC) by Snohomish County comprehensive plans shall be zoned either "NB" with a contract or "PCB" zoning. Sites containing less than five acres will only be eligible for "NB with contract" zoning.

(c) PCB. The intent and function of the planned community business zone is to permit community business enterprises in areas desirable for business but having highly sensitive elements of vehicular circulation, land use or natural site and environmental conditions while minimizing impacts upon these elements through the establishment of performance criteria. Performance criteria for this zone are intended to control external as well as internal effects of commercial development. It is the goal of this zone to discourage "piecemeal" and strip development by encouraging development under unified control.

~~((b))~~(d) CB. The intent and function of the community business zone is to promote, provide for and protect certain areas for businesses and services designed to serve the needs of several neighborhoods.

~~((d))~~(e) GC. The intent and function of the general commercial zone is to permit a wide variety of nonretail commercial and business uses which are primarily related to automotive rather than pedestrian buying.

~~((e))~~(f) BP. The intent and function of the business park zone is to provide for those business/industrial uses of a professional office, wholesale, and manufacturing nature which are capable of being constructed, maintained and operated in a manner uniquely designed to be compatible with adjoining residential, retail commercial or other less intensive land uses, existing or planned. Strict zoning controls must be applied in conjunction with private covenants and unified control of land; Many business/industrial uses otherwise provided for in the zoning code will not be suited to the BP zone due to an inability to comply with its provisions and achieve compatibility with surrounding uses. This zone may be applied to any area designated for any industrial or general commercial zone on an adopted county comprehensive plan.

~~((f))~~(g) FS. The intent and function of the freeway service zone is to permit the location of needed freeway commercial facilities in the vicinity of on/off ramp frontages and access roads of limited access highways with a minimum of traffic congestion in the vicinity of the ramp. Permitted uses are limited to commercial establishments dependent upon by highway uses. Certain performance standards, subject to hearing examiner review, are contained in chapter 18.56 SCC to protect freeway design.

Section 3. SCC Title 18, Section 18.12.030(6), last amended by Amended Ord. 87-007, Sec. 2, March 4, 1987 is **AMENDED** to read:

18.12.030(6) Intent of Zones: Industrial Zones.

(a) LI. The intent and function of the light industrial zone is to promote, provide for and protect areas for light industrial while at the same time making the areas compatible with adjacent nonindustrial areas.

(b) HI. The intent and function of the heavy industrial zone is to promote, provide for and protect areas for heavy industry while at the same time making the areas compatible with adjacent nonindustrial areas.

(c) IP/PIP. The intent and function of the industrial park and planned industrial park zones is to provide for heavy and light industrial development under controls to protect the higher uses of land and to stabilize property values primarily in those areas in close proximity to residential or other less intensive development. The IP and PIP zones ~~((is))~~ are designed to insure compatibility between industrial uses in industrial centers and thereby maintain the attractiveness of such centers for both existing and potential users and the surrounding community. Vacant/undeveloped land which is currently zoned PIP shall be developed pursuant to industrial park (IP) zone regulations (SCC Title 18.60).

Section 4. SCC Title 18, Section 18.12.090, adopted by Ord. 86-037, Sec. 2, May 7, 1986 is **REPEALED**:

~~((18.12.090—Planned Neighborhood Shopping Center))~~

~~((Areas designated planned neighborhood shopping center (PNSC) by Snohomish county comprehensive plans shall be zoned either "NB" with a contract or "PCB" zoning. Sites containing less than five acres will only be eligible for "NB with contract" zoning.))~~

Section 5. SCC Title 18, Section 18.32.040(B) last amended by Ord. 95-004, Sec. 43, on February 15, 1995 is **AMENDED** to read:

18.32.040(B)(66) Accessory apartments-Attached and detached:

(a) An owner-occupant of a single-family dwelling unit may establish only one accessory apartment, which may be either attached to, or detached from the single-family dwelling. A detached accessory apartment may not be located on a lot on which a temporary dwelling, as defined in SCC 18.90.305, is located.

(b) The single-family dwelling unit to which an attached accessory apartment is to be added, or which is located on the same lot as the detached accessory apartment, must be owner-occupied on the date of application and remaining owner-occupied for as long as the attached or detached accessory apartment exists.

(c) The minimum floor area for an attached or detached accessory apartment shall be ~~((450))~~ 360 square feet, but in no case shall the original single-family dwelling unit be reduced below 900 square feet. These floor areas shall be exclusive of garages, porches, or unfinished basements. The floor area of an attached accessory apartment shall not exceed the following percentage of the floor area of the single-family dwelling unit to which it is accessory, or the following fixed amount, whichever is applicable:

If the floor area of the single-family dwelling unit is:	the floor area of the attached accessory apartment shall not exceed:
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

The floor area of a detached accessory apartment shall not exceed 40 percent of the floor area of the single-family dwelling unit to which it is accessory, or 850 square feet, whichever is less.

(d) For an attached accessory apartment, 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 attached accessory apartment shall be on the side or in the rear of the dwelling.

(e) For a detached accessory apartment located within a new structure, the exterior materials, roof form, and window spacing and proportions of the detached accessory apartment structure shall approximate those of the existing single-family dwelling. For a detached accessory apartment located within an existing structure, the structure is not required to approximate the exterior features of the existing single-family dwelling.

(f) In zones categorized as residential, multiple family or commercial, no portion of a detached accessory apartment shall extend beyond the building front of the existing single-family dwelling.

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

(h) One off-street parking space shall be provided and designated for the attached or detached accessory apartment (in addition to the two off-street parking spaces required for the primary single-family dwelling unit). Additional spaces shall be provided to accommodate any additional vehicles owned and/or used by occupants of the attached or detached accessory apartment. Driveways may be counted as one parking space but no parking areas other than driveways shall be created in front yards.

(i) An owner-occupant of a single-family dwelling with an attached or detached accessory apartment shall file, on a form available from the community development department, a declaration of owner occupancy with the community development department prior to issuance of the building permit for the attached or detached accessory apartment and shall renew the declaration annually. The initial declaration of owner occupancy shall be recorded with the county auditor prior to filing the declaration with the community development department.

(j) The owner-occupant(s) may reside in the single family dwelling unit, the accessory apartment, or both.

Section 6. SCC Title 18, Section 18.32.040 last amended by Ord. 95-004, Sec. 43 on February 15, 1995 is **AMENDED** to add the following footnote pursuant to "Institution, Educational" and "School:"

18.32.040(A),(B) Use Matrix and Reference Notes for Use Matrix

() Special building height provisions for this use are contained in SCC 18.42.030(4).**

(Footnote number (**)) to be assigned by Code Reviser.)

Section 7. SCC Title 18, Section 18.42.030 added by Ord. 86-037 on May 7, 1986, is **AMENDED** to read:

18.42.030 Height limit exceptions.

The following types of structures or structural parts shall not be subject to height limitations:

(1) Tanks and bunkers, church spires, belfries, domes, monuments, chimneys, water towers, fire and hose towers, observation towers, stadiums, smokestacks, flag poles, towers and masts used to support commercial radio and television antennae, bulkheads, water tanks, scenery lofts, cooling towers, grain elevators, gravel and cement tanks and bunkers, and drive-in theater projection screens; **PROVIDED**, That such structures or parts shall be 50 feet or more from any adjoining lot line;

(2) Towers and masts used to support private antennae; **PROVIDED**, That such structures shall meet minimum setback requirements of the zone in which they are located, and **PROVIDED**, That the horizontal array of the antennae does not intersect the vertical plane of the property line; and

(3) Towers, masts, or poles supporting electric utility, telephone and/or other communication lines.

(4) Schools and educational institutions, when approved as part of a conditional use permit, shall not exceed a maximum building height of 45 feet; **PROVIDED**, That the portion of any building that exceeds the maximum building height of the underlying zone shall be setback 50 feet or more from any external lot line.

Section 8. SCC Title 18, Section 18.90.840, last amended by Ord. 90-033 on April 30, 1990 is **AMENDED** to read:

18.90.840 Townhouse.

"Townhouse" means a dwelling unit designed exclusively for occupancy by one family, no portion of which lies vertically under or over any portion of an adjacent unit, and which is attached to one or ~~((two))~~ more townhouse units in a townhouse structure. A townhouse structure consists of at least ~~((three))~~ two units joined by common walls which may be located on side lot lines. The term does not include a duplex as defined in SCC 18.90.280.

Section 9. This ordinance shall become effective July 20, 1995.

PASSED this 24th day of May, 1995

SNOHOMISH COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON

Karen Miller
Chairperson

ATTEST:

Sheila McCauslin
Clerk of the Council, *asst.*

{ APPROVED
{ VETOED
{ EMERGENCY

DATE: 05/24/95
Robert J. Drewel
County Executive

ATTEST:

Maureen B. Abel

ROBERT J. DREWEL
County Executive

_____, DPA
Approved as to form only on:

Date

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