

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington



CO00023066

AMENDED ORDINANCE NO. 95-044

AMENDING SNOHOMISH COUNTY CODE
CHAPTERS 18.42 AND 18.72
RELATING TO ZONING

WHEREAS, the county executive and county council have identified regulatory reform of land use regulations as a high priority for county government; and

WHEREAS, with the assistance of the county council, the county executive and prosecuting attorney have established a regulatory reform process to make land use regulations more understandable to the public and more easily implemented by the county; and

WHEREAS, this ordinance is a result of that process;

THEREFORE, BE IT ORDAINED:

Section 1. Snohomish County Code Section 18.42.030, adopted 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.*

(5) Aircraft hangars, when located in industrial zones, PROVIDED, That the hangar shall be setback 100 feet or more from any non-industrial zone; and

(6) Rooftop heating, ventilation and air conditioning (HVAC) and similar systems, when located on commercial, industrial or multiple-family structures, PROVIDED, That such systems shall not exceed the maximum building height of the underlying zone by more than 30% or 15 feet which ever is less. Sight-obscuring screening shall be required unless otherwise approved by the director of planning and development services or his/her designee.

Section 2. Snohomish County Code Section 18.72.140, last amended by Ord. 94-029 on April 6, 1994, 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
 - (a) Except that a request for a single revision to a dimensional requirement related to a single family residence shall be: \$500.00
 - (b) Request for time extension: \$100.00
 - (c) Request for minor revision under SCC 18.72.192: \$200.00
 - (d) Request for major revision under SCC 18.72.192: \$800.00
- (2) Special use permit: \$1,000, plus a per-acre fee of \$50.00, limited to a maximum fee of \$3,000
 - (a) Request for time extension: \$100.00
 - (b) Request for minor revision under SCC 18.72.192: \$200.00
 - (c) Request for major revision under SCC 18.72.192: \$800.00
- (3) Conditional use permit: \$2,100
 - (a) Landfill: \$1,800, plus a per-acre fee of \$50.00, limited to a maximum fee of \$4,000
 - (b) Mineral extraction/processing: \$1,800, plus a per-acre fee of \$100.00, limited to a maximum fee of \$6,000
 - (c) Sanitary landfill: \$1,800, plus a per-acre fee of \$100.00, limited a maximum fee of \$6,000
 - (d) Modification to site plan:
 - Minor revision under SCC 18.72.192: \$200.00
 - Major revision under SCC 18.72.192: \$800.00
- (4) Temporary use permit: \$150.00
 - (a) Temporary woodwaste recycling and temporary woodwaste storage: \$500.00
 - (b) Annual renewal: ~~(\$60.00)~~ \$40.00
- (5) Administrative appeal: \$100.00
- (6) Accessory apartment (attached or detached) permit: \$150.00
 - ~~((a) Annual renewal: ((\$60.00)) \$40.00.))~~

PASSED this 5th day of July, 1995

SNOHOMISH COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON

Karen Miller
Chairperson

ATTEST:

Sheila McAlister
Clerk of the Council, *asst.*

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

DATE:

7/10/95
[Signature]
County Executive

ATTEST:

Maureen B. Ahef

D-9