

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington



CO00023153

ORDINANCE NO. 95-059

AMENDING SNOHOMISH COUNTY CODE
CHAPTER 18.42
RELATING TO THE BULK MATRIX OF THE ZONING CODE

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 18.42.020, last amended by Ordinance no. 94-099 on November 23, 1994, 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)) (1) sf - square feet;~~

~~((3)) (2) ft - feet; and~~

~~((4)) (3) r/w - right-of-way.~~

Reference notes to the bulk matrix are found in SCC 18.42.020(B). Special setbacks for specific uses are contained in SCC 18.42.100(B).

| Zone | Maximum Building Height (ft.) | Minimum Lot Area | Lot Dimensions (ft) | | Setback Requirements From: (ft) | | | | | Maximum Lot Coverage ⁸ |
|------------------|-------------------------------|-------------------------|---------------------|--------------------------|---------------------------------------|-------------------------------------|-------------------------------------|--------------------------------------|------------------------------|-----------------------------------|
| | | | Minimum Lot Width | Minimum Corner Lot Width | Public RAW under 60 ft. ¹⁰ | Public and Private RAW ⁹ | Commercial Properties ¹¹ | Residential Properties ¹¹ | Water Bodies * ¹² | |
| 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 | 43,560 sf | 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 | 20,000 sf | 85 | 90 | 50 | 20 | 5 | 5 | 25 | 35% |
| R-12,500 | 25 | 12,500 sf | 75 | 80 | 50 | 20 | 5 | 5 | 25 | 35% |
| R-9,600 | 25 | 9,600 sf | 70 | 75 | 50 | 20 | 5 | 5 | 25 | 35% |
| R-8,400 | 25 | 8,400 sf | 65 | 70 | 50 | 20 | 5 | 5 | 25 | 35% |
| R-7,200 | 25 | 7,200 sf | 60 | 65 | 50 | 20 | 5 | 5 | 25 | 35% |
| WFB | 25 | 7,200 sf | 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 | 7,200 sf ⁴ | 60 | 70 | 55 ¹⁵ | 25 ¹⁵ | see 18.42.020(15) | | 25 ¹⁵ | 30% |
| MR | 35 | 7,200 sf 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)) none | 10 | none | 35% |
| PCB ¹ | 40 | none ²⁰ | none | none | 70 | 40 ¹⁸ | ((UBC)) none | 25 | none | none |
| CB ¹ | 35 | none | none | none | 55 | 25 | ((UBC)) none | 10 | none | 50% |
| GC ¹ | 45 | none | none | none | 55 | 25 | ((UBC)) none | 10 | none | 50% |
| IP | 65 | none | none | none | 30 ¹⁷ | 30 ¹⁷ | ((UBC)) none | 25 ¹⁷ | none | 50% |
| BP | 50 | none ²⁰ | none | none | 30 | 30 | ((UBC)) none | 25 | none | 35% |
| LI | 50 | none | none | none | 55 | 25 | ((UBC)) none | 50 | none | none |
| HI | 65 | none | none | none | 55 | 25 | ((UBC)) none | 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 SCC 18.42.100 for specifics.

(B) Reference notes for bulk matrix.

(1) LDMR standards shall apply for all residential development permitted in commercial zones, except that MR standards shall apply for all residential development permitted in commercial zones located in the Paine Field, Alderwood, Southwest County and Marysville comprehensive plan subareas.

(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 4,000 square feet of land per dwelling unit. In a PRD (LDMR), density shall be calculated based on 3,400 square feet per dwelling unit.

(5) In the MR zone, the maximum density shall be calculated based on 2,000 square feet of land per dwelling unit. In a PRD (MR), density shall be calculated based on 1,700 square feet per dwelling unit.

(6) Commercial forestry structures shall not exceed 65 feet in height.

(7) Non-residential structures shall not exceed 45 feet in height.

(8) Lot coverage includes all buildings on the given lot.

(9) Includes public rights-of-way 60 feet and wider; public rights-of-way under 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 60 feet. These setbacks shall be measured from the center of the right-of-way.

(11) These setbacks shall be measured from the property line. Buildings located within 20 feet of a property line may be required to have walls of fire resistive construction dependent upon building use, size and construction type as set out in the Uniform Building Code.

(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 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 chapter 18.53 SCC.

(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 25 feet and a minimum total side setback of 15 feet, with a minimum single side setback of five feet. Building separation shall be a minimum of 15 feet.

(c) Multi-story structures over two stories shall increase setbacks for each additional story as follows:

- (i) front - three feet
- (ii) rear - three feet
- (iii) side - five feet total with minimum side increased by three feet
- (iv) building separation - five feet

(16) In the FS zone, the setback from non-residential property shall be five feet for side setbacks and 15 feet for rear setbacks.

(17) In the IP zone there shall be an additional one foot setback for every one foot of building height over 45 feet.

(18) In the PCB zone the setback from private roads and easements is 25 feet.

(19) Rural reserve subdivisions shall maintain the following minimum standards in compliance with SCC 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 12,500 square feet;

(b) minimum lot width may be reduced, to not less than 75 feet for interior lots or 80 feet if a corner lot.

(20) See SCC 18.60.020(1) and (2) which specifies the minimum area of a tract of land necessary for PCB or BP zoning.

(21) Deleted by Ord. 94-099.

PASSED this 16th day of August, 1995

SNOHOMISH COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON

Richard C Johnson

for Chairperson

EFFECTIVE DATE: OCTOBER 31, 1995

ATTEST:

Sheila McCallister
Clerk of the Council, *asst.*

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

PUBLISHED _____

Approved as to form only:

Michael J. Amos
Deputy Prosecuting Attorney

DATE 8/18/95
[Signature]
County Executive