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SNOHOMISH COUNTY COUNCIL  
SNOHOMISH COUNTY, WASHINGTON

ORDINANCE NO 96-020

AMENDING SNOHOMISH COUNTY CODE CHAPTER 18.42 and 18.90  
RELATING TO BULK REGULATIONS AND DEFINITIONS

BE IT ORDAINED:

Section 1. Snohomish County Code Section 18.42.100 last amended by Ordinance 90-086, § 3, on July 18, 1990 is amended to read:

18.42.100 Setbacks for certain uses. This section supplements the normal setbacks required by the subject zone for the specified use.

(1) Agriculture: All structures used for housing or feeding animals not including household pets, shall be located at least 30 feet from all property lines and dwellings.

(2) Amusement Facilities: Theaters must be at least 300 feet from the property line of any preschool or K-12 school. Other amusement facilities must be at least 500 feet from the property line of any park, playground, preschool, or K-12 school. Distances in such cases shall be measured along street margins to find the shortest travel route.

(3) Art Gallery: All buildings must be at least 20 feet from any other lot in a residential zone.

(4) Cemetery, mausoleum, and crematoriums: All buildings must be at least 50 feet from external boundaries of the property.

(5) Church: All buildings must be at least 25 feet from any other lot in a residential zone.

(6) Dock and Boathouse: Covered structures must be at least three feet from any side lot line or extension thereof. No setback from adjacent properties is required for any uncovered structure, and no setback from the water is required for any structure permitted hereunder.

Ord 96-020  
Amending SCC Title 18  
page 1

(7) Governmental Structure or Facility: All structures must be at least 20 feet from any other lot in a residential zone.

(8) Hospital: All buildings must be at least 30 feet from all external property boundaries.

(9) Kennels, Commercial (~~(, Exhibitor/Breeding,)~~) or Private: All animal runs, and all buildings and structures devoted primarily to housing animals, must be at least 30 feet from ~~((any))~~ all external property lines. ~~((or dwelling unit.))~~

(10) Library: All buildings must be at least 20 feet from any other lot in a residential zone.

(11) Mini-self storage: Separation between buildings shall be a minimum of 25 feet; within which parallel parking and loading areas shall be provided.

(12) Museum: All buildings must be at least 20 feet from any other lot in a residential zone.

(13) Nursing Home: All buildings must be at least 30 feet from all external property boundaries.

(14) Office, Licensed Practitioners: all buildings must be at least 20 feet from any other lot in a residential zone.

(15) Race Track: The track must be at least 50 feet from all external property lines.

(16) Riding Academy: Stables must be at least 30 feet from any external property line.

(17) Rural Industry: All buildings and structures, storage areas, or other activities (except sales stands) occurring outside of a residential structure must be at least 20 feet from any property line.

(18) School - Preschool and K-12.

(a) All buildings must be at least 35 feet from all external property lines; and

(b) All buildings must be at least 75 feet from the centerlines of all street rights-of-way, or 45 feet from the edges of all such rights-of-way, whichever is greater.

(19) Service Station:

(a) Pump Islands. Where the right-of-way is less than 60 feet, pump islands shall meet a minimum setback of 45 feet from the centerline of the right-of-way. Where the right-of-way is 60 feet or more pump islands shall meet a minimum setback on one-half the right-of-way plus 15 feet. Setbacks shall apply to private rights-of-way and easements.

(b) Canopies. Where the right-of-way is less than 60 feet canopies shall meet a minimum setback of 35 feet from the centerline of the right-of-way. Where the right-of-way is 60 feet or more canopies shall meet a minimum setback of one-half the right-of-way plus five feet. Setbacks shall apply to private rights-of-way and easements.

(20) Small Animal Husbandry: All structures used for housing or feeding animals must be at least 30 feet from all property lines.

(21) Swimming or Wading Pool: The pool must be at least five feet from any property line.

(22) Tavern: The use must be at least 500 feet from the external property lines of all public school grounds and public parks or playgrounds.

(23) Utility Structures: All structures must be at least 20 feet from any other lot in a residential zone.

(24) Educational Institutions:

(a) All buildings must be at least 35 feet from all external property lines; and

(b) All buildings must be at least 75 feet from the centerlines of all street rights-of-way, or 45 feet from the edges of all such rights-of-way, whichever is greater.

(25) Storage structure over 1,000 sq. ft. on less than three acres: The building must be at least 15 feet from any external property line. The hearing examiner may require additional setback distance if the bulk (heights, length and width) of the storage structure would be out of scale with the bulk of an adjacent structure or structures on adjoining properties.

Section 2. Snohomish County Code Section 18.90.500 last amended by Ordinance 87-033, § 4, on May 6, 1987 is amended to read:

18.90.500 Kennel, commercial. "Commercial kennel" means a place where:

(1) (~~three~~) four or more adult dogs, cats or combination thereof are kept, whether or not for compensation, including facilities known and operated as animal shelters, and boarding facilities, or

(2) (~~four or more litters of dogs, cats or combination thereof are produced in a calendar year;~~) dogs are sold but not including small animal hospitals where pets are kept for treatment only, pet shops, private kennels, (~~exhibit/breeding kennels;~~) or zoological parks, or

(3) the occupant of the property keeps and owns more than ten and not more than twenty-five adult dogs.

Section 3. Snohomish County Code Section 18.90.502 added by Ordinance 87-033, § 5, on May 6, 1987 is repealed in its entirety.

Section 4. Snohomish County Code Section 18.90.505 last amended

by ordinance 87-033, § 6, on May 6, 1987 is amended to read:

18.90.505 Kennel, private. "Private kennel" means a place at or adjoining a private residence where ~~((three))~~ four, but not more than 10, adult dogs ~~((, cats, or combination thereof))~~ owned by ~~((natural))~~ persons residing on said property, are kept for the purpose of hunting, training, for field work, ~~((and))~~ obedience trials and other competition, or for the enjoyment of the species ~~((; but not including an exhibitor/breeding kennel. Cats kept for pest or vermin control and in conjunction with an agricultural pursuit, as defined, shall not be subject to this provision))~~. Dogs under the age of six months shall not be included in the total number of dogs within the private kennel. For purposes of this title, this definition includes Private Kennel-Breeding and Private Kennel- Non-Breeding as defined in Title 6.

PASSED this 4<sup>th</sup> day of June, 1997.

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

John Garner  
Chairperson

Approved as to Form:

TRACY G. WAGGONER  
Deputy Prosecuting Attorney

ATTEST:

Sheila McCauley  
Clerk of Council, asst.

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

DATE: 6/5/97  
Robert J. Drewel  
County Executive

ROBERT J. DREWEL  
County Executive

PUBLISHED \_\_\_\_\_ and \_\_\_\_\_

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