

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington



AMENDED ORDINANCE NO. 96-034

AMENDING SNOHOMISH COUNTY CODE
CHAPTER 18.12
RELATING TO CONDOMINIUM ACT
CITATION IN TOWNHOUSE ZONE REFERENCE.

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 18.12.030, last amended by Ordinance No. 95-024 on May 24, 1995 is AMENDED to read:

18.12.030 Intent of zones.

(1) Residential Zones. The intent and function of the residential zones is to provide for and protect areas for land development at densities designed to meet contemporary building and living standards. The comprehensive plan establishes guidelines to determine compatibility and location of zones.

(a) R-7200.

(i) Zone should be located on the fringes of existing cities or towns or other intense urbanized areas; and

(ii) This zone will not be established unless all public facilities such as sanitary facilities, water and paved roads are in existence or contemplated in the immediate future.

(b) R-8400.

(i) Zone should be located primarily on the fringes of intense residential development and where public sanitary facilities are provided.

(c) R-9600.

(i) Zone should be located in outlying areas and/or where required by soil conditions or topography; and

(ii) This zone is designed to meet the needs of a transitional zone between R-8400 and R-12,500.

(b) R-12,500.

(i) Zone should be located in outlying areas and/or where required by soil conditions or topography.

(e) R-20,000.

(i) Zone should be located in outlying areas or where soil or topography require larger lot sizes; and

(ii) This zone should be located in those areas designated as suburban agriculture by the comprehensive plan.

(f) WFB.

(i) This zone is designed to protect the public health, safety and welfare in areas adjacent to and surrounding bodies of water and tidelands.

(2) Multiple Family Zones.

(a) Townhouse. The intent and function of this zone is:

(i) to provide for single-family dwellings, both attached and detached, or different styles, sizes, and prices in locations specifically designated by the county comprehensive plan for the townhouse zone with its urban densities greater than those for strictly single family detached development, but less than multiple family development;

(ii) to provide a flexible tool for development of physically suitable skipped-over or under-used lands in urban areas without adversely affecting adjacent development; and

(iii) to provide design standards and review which recognize the special characteristics of townhouses, to insure the development of well-planned communities and to insure the compatibility of such housing developments with adjacent existing and planned uses. Townhouses are intended to serve the housing needs of a variety of housing consumers and producers. Therefore, townhouses may be built for renter occupancy of units on a site under single ownership, owner agreements pursuant to chapters 64.32 or 64.34 RCW, or owner or renter occupancy of separately conveyed units on individual lots created through formal subdivision pursuant to chapter 58.17 RCW.

(b) LDMR. The intent and function of the low density multiple family zone is:

(i) to provide for and protect certain areas for the development of multi-family housing at a density which can provide an environment similar to single family areas; and

(ii) to locate areas near higher intensity uses, and where they can be served by a system of adequate public roads and are provided with community water systems, and community sewage disposal that is either:

(A) already provided through public sewers; or

(B) to be provided within a time certain through public sewers, and can be provided temporary service satisfactory to Snohomish health district.

(c) MR. The intent and function of the multiple family zone is:

(i) to provide for and protect certain areas for the development of multi-family housing in regions of urban concentration; and

(ii) to be located near, or adjacent to, community centers and are served by a system of adequate public roads and provided with community water and sewage disposal.

(3) Rural Zones.

(a) SA-1. The intent and function of this zone is to preserve the rural character of areas which have a definite residential potential. Large lot areas and open space will be required to maintain the rural character.

(b) R-5. The intent and function of this zone is to preserve the character of the outlying and sparsely populated areas of Snohomish county. These rural areas are characterized by: rudimentary public services and facilities; large parcel sizes; a natural environment which discourages intensive development; a resident population which favors a rural and undeveloped landscape; and important economic activities such as forestry, agriculture and recreation which are adversely affected by more intensive development.

Large lots will be required to reduce the pressure for suburban density development and the necessity for urban services.

(c) RC. The intent and function of this zone is to provide for those areas of less than prime agricultural soils unsuited to intensive development, because of its relative isolation, lack of public utilities and/or services, steep slopes or other natural conditions. Large lot areas shall be required with the intent of preserving a rural lifestyle as well as for the protection and enhancement of deltas, wetlands, steep gradients, aquifers, watersheds, shorelines and other natural features of major significance.

(d) RD. The intent and function of this zone is to provide for the orderly use and development of the most isolated, outlying rural areas of the county and at the same time allow sufficient flexibility so that traditional rural land uses and activities can continue. These areas characteristically have only rudimentary public services and facilities, steep slopes and other natural conditions which discourage intense development, and a resident population which forms an extremely rural and undeveloped environment. The resident population of these areas is small and highly dispersed. The zone is intended to protect, maintain and encourage traditional and appropriate rural land uses, particularly those which allow residents to earn a satisfactory living on their own land.

(i) a minimum of restrictions shall be placed on traditional and appropriate rural land uses;

(ii) the rural character of these outlying areas will be protected by carefully regulating the size, location, design and timing of large-scale, intensive land use development; and

(iii) large residential lots shall be required with the intent of preserving a desirable rural lifestyle as well as preventing intensive urban and suburban density development, while also protecting the quality of ground and surface water supplies and other natural resources.

(e) RR. The intent and function of this classification is to preserve future subdivision options and to allow development which is sensitive to environmental conditions. This method is intended to be applied to subdivisions in transitional areas of the county.

(4) Resource Zones.

(a) F&R. The intent and function of the forestry and recreation zone is to provide for the development and use of forest land for the production of forest products as well as certain other compatible uses such as recreation.

(b) F. The intent and function of the forestry zone is to conserve and protect commercial forest lands for long-term forestry and related uses. Commercial forest lands are normally large tracts under one ownership and located in remote areas away from residential and intense recreational uses.

(c) A-10. The intent and function of the agriculture 10 acre zone is to preserve those portions of the county which contain prime agricultural soils for agricultural purposes. Since those portions of the county which contain the proper combination of soil and topographic characteristics for intense agricultural development are limited and irreplaceable, the prime function of this zone will be to establish the proper area standards and permitted uses which will encourage the use and preservation of this land for agricultural purposes.

(d) MC. The intent and function of the mineral conservation zone is to comprehensively regulate excavations within Snohomish county. The zone is designed to accomplish the following:

(i) preserve certain areas of the county which contain minerals of commercial quality and quantity for mineral conservation purposes and to prevent

incompatible land use development prior to the extraction of such minerals and materials and to prevent loss forever of such natural resources;

(ii) preserve the goals and objectives of the comprehensive plan by setting certain guidelines and standards for location of zones and under temporary small scale conditions to permit other locations by conditional use permit;

(iii) permit the necessary processing and conversion of such material and minerals to marketable products;

(iv) provide for protection of surrounding neighborhood, ecological and aesthetic values, by enforcing controls for buffering and for manner and method of operation; and

(v) preserve the ultimate suitability of the land from which natural deposits are extracted for rezones and land usages consistent with the goals and objectives of the comprehensive plan.

(5) 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/underdeveloped land which is currently zoned PNSC shall be developed pursuant to planned community business (PCB) zone regulations (chapter 18.60 SCC). 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 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.

(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.

(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.

(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.

(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.

(6) 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 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 (chapter 18.60 SCC).

(7) RU. The intent and function of this zone is to provide interim zoning control until such time as permanent zoning categories are applied. The rural use zone is not, therefore, intended as the implementing zone for adopted comprehensive plans nor are the provisions of adopted comprehensive plans, including development density prescriptions, intended to be superseded by the rural use zone.

Section 2. The effective date of this ordinance shall be July 31, 1996.

PASSED this 12th day of June, 1996

SNOHOMISH COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON

Richard C. Johnson
Chairperson

ATTEST:

Kathleen Bratcher
Clerk of the Council

- APPROVED
 VETOED
 EMERGENCY

DATE: 6/14/96
Robert J. Drewel
County Executive
ROBERT J. DREWEL
County Executive

D-13