

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington



CO00022422

AMENDED ORDINANCE NO. 96-035

AMENDING SNOHOMISH COUNTY CODE
CHAPTERS 18.42 AND 18.45
RELATING TO PARKING LOT DEVELOPMENT.

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 18.42.100, last amended by Ordinance No. 90-086 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: Theatres 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.

(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 external property line 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))~~(11) Museum: All buildings must be at least 20 feet from any other lot in a residential zone.

~~((13))~~(12) Nursing Home: All buildings must be at least 30 feet from all external property boundaries.

~~((14))~~(13) Office, Licensed Practitioners: All buildings must be at least 20 feet from any other lot in a residential zone.

~~((15))~~(14) Race Track: The track must be at least 50 feet from all external property lines.

~~((16))~~(15) Riding Academy: Stables must be at least 30 feet from any external property line.

~~((17))~~(16) 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))~~(17) 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))~~(18) 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))~~(19) Small Animal Husbandry: All structures used for housing or feeding animals must be at least 30 feet from all property lines.

~~((21))~~(20) Swimming or Wading Pool: The pool must be at least five feet from any property line.

~~((22))~~(21) 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))~~(22) Utility Structures: All structures must be at least 20 feet from any other lot in a residential zone.

~~((24))~~(23) 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))~~(24) 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 18.45.100*, last amended by Ordinance No. 87-026 on April 29, 1987 is AMENDED to read:

**NOTE: Other revisions to this section regarding "Accessible Routes of Travel" are scheduled for concurrent consideration.*

18.45.100 Parking lot development standards.

~~(1) ((Building sites which contain more than 100 parking spaces shall be designed with access lanes and fire lanes not less than 25 feet in width. Mini-self storage complexes shall be designed with access lanes not less than 28 feet in width, within which loading areas, access and fire lanes, and any parking shall be located. Access lanes shall be designed so as to provide continuous, unrestricted vehicular movement and shall connect to public streets. In parking lots containing less than 100 parking spaces emergency access shall be provided subject to approval of the fire marshal. Emergency access shall be provided to within 50 feet of any multiple family building. If any of these requirements are impractical due to the peculiarities of the site and/or building, other provisions for emergency access may be approved by the fire marshal. Parking in fire lanes shall be prohibited, and indicated as being unlawful by signs and/or painting on the parking lot surface.))~~ Interior site access lanes shall be designed so as to provide continuous, unrestricted vehicular movement and shall connect to public streets or private roads which provide legal access to the site.

(2) Access lanes and emergency vehicle lanes shall not be less than 20 feet in width, and emergency access shall be provided pursuant to the provisions of Title 16 SCC.

(3) Parking in emergency vehicle lanes shall be prohibited, and indicated as being unlawful by signs and/or painting on the lane/parking lot surface.

(4) Emergency access shall be provided to within 50 feet of any multiple family building.

(5) If any of these requirements are impractical due to the peculiarities of the site and/or building, other provisions for emergency access may be approved by the fire marshal.

~~((2))~~ (6) All parking stalls and aisles shall be designed according to Figure 1 or Figure 2, "Minimum Standards for Off-Street Parking," unless all parking is to be done by parking attendants on duty at all times that the parking lot is in use for the storage of automobiles.

(7) When parking standards require 10 or more parking spaces, up to 50 percent of the off-street parking spaces required by this chapter may be designed for compact cars in accordance with Table II of Figure 1 or Figure 2, "Compact Car Stall and Aisle Specifications." Such parking stalls shall be individually marked ((in))on the ((parking))site plan and on each constructed parking stall as being for compact cars only.

(8) Parking at any angle other than those shown is permitted, providing the width of the stalls and aisles is adjusted by interpolation between the specified standards.

(9) Parking shall be so designed that automobiles shall not back out into public streets.

Section 3. The effective date of this ordinance shall be July 31, 1996.

PASSED this 12th day of June, 1996

SNOHOMISH COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON

R C Johnson
Chairperson

ATTEST:

Kathryn J. Bratcher
Clerk of the Council

- APPROVED
 VETOED
 EMERGENCY

DATE: 6/14/96
[Signature]
County Executive

ROBERT J. DREWEL
County Executive