

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington



AMENDED ORDINANCE NO. 97-028

AMENDING SNOHOMISH COUNTY CODE,  
CHAPTER 18.42,  
RELATING TO LOTS ACCESSIBLE TO PRIVATE ROADS

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 18.42.140, added by Ordinance Number 86-037 on May 7, 1986 is **AMENDED** to read:

18.42.140 Other setback exceptions.

(1) In any zone when at least 50 percent of the frontage in any block front is improved with permitted buildings, some of which have setbacks from the street of less than the required depth, then any new building shall provide a setback from the street of not less than the average of setbacks provided by all properties 165 feet on either side of the subject lot. Vacant lots shall be considered as having the setback required in the zone;

(2) On any lot where the natural gradient or slope, as measured from the front lot line along the centerline of the lot for a distance of 60 feet, is in excess of 35 percent, then the required front setback may be reduced one foot for each one percent of gradient or slope in excess of 35 percent;

(3) The depth of a required setback from a street on any lot abutting a hammerhead on a dead end street shall be measured from the extended right-of-way line of the street before entering the hammerhead. The depth of this required setback from the extended right-of-way line shall be computed the same way as any other setback on any normal street, and in no case shall it be less than 15 feet;

(4) The minimum setback requirement for buildings existing at the time of creation of a private road, having legal right of access to the private road, which private road is less than 50 feet in width and is incapable of ~~((either))~~ (a): providing access for more than ~~((four))~~ eight lots; (b) generating a maximum of 80 average daily trips in designated urban growth areas adopted by the county council pursuant to chapter 36.70A RCW and a maximum of 90 average daily trips in areas not included within the urban growth areas adopted by the county council pursuant to chapter 36.70A RCW. Trip generation shall be determined based on the latest edition of the ITE trip generation report published by the

Institute of Traffic Engineers; or (c) being converted to a street in light of all potential developments surrounding the particular lot, shall be five feet from the edge of the private road right-of-way, PROVIDED: (a) a minimum two off-street parking stalls shall be provided within the unencumbered portion of the property in conformance with chapter 18.45 SCC; and (b) when the existing structure is less than 20 feet from the private road, the existing structure may not be moved or expanded to encroach closer to the private road than existed at the time of creation of the private road;

(5) The minimum setback requirement from private roads for structures which do not have legal right of access to the private road when the private road is less than 50 feet in width and is incapable of either providing access for more than ~~((four))~~ eight lots or being converted to a street in light of all potential developments surrounding the particular lot shall be five feet from the edge of the private road right-of-way; and

(6) Yards abutting a private right-of-way or easement capable of serving two lots or less shall be considered as a side or rear setback, if the lot also fronts on a public right-of-way.

**SECTION 2. Effective date.**

The effective date of this ordinance shall be June 30, 1997.

PASSED this 14th day of May, 1997.

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington



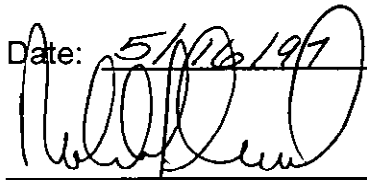
Chair

ATTEST:

  
Clerk of the Council, *asst.*

- APPROVED  
 VETOED  
 EMERGENCY

Date: 5/14/1997



County Executive

ATTEST:



ROBERT J. DREWEL  
County Executive

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