



SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

AMENDED ORDINANCE NO. 97-074

AMENDING SNOHOMISH COUNTY CODE  
CHAPTERS 18.42 AND 18.43,  
RELATING TO BULK REGULATIONS AND LANDSCAPING

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. 96-076 on December 12, 1996, 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) sf - square feet;
- (3) ft - feet; and
- (4) 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).

18.42.020(A)

Zone	Lot Dimension (ft)			Setback Requirements From: (ft)					Maximum Lot Coverage <sup>(8)</sup>		
	Max Bldg Hgt (ft)	Minimum Lot Area	Min Lot Width	Min Corner Lot Width	Public Right of Way under 60' <sup>(10)</sup>	Public and Private Right of Way <sup>(9)</sup>	Commercially Zoned Properties <sup>(11)</sup>	Residentially Zoned Properties <sup>(11)</sup>		Resource Lands	Water Bodies <sup>(12)</sup>
F	45 <sup>(7)</sup>	20 ac <sup>(1)</sup>	300	300	100 <sup>(13)</sup>	100 <sup>(13)</sup>	100 <sup>(13)</sup>	100 <sup>(13)</sup>	50 <sup>(21)</sup> 100 <sup>(22)</sup>	25 <sup>(13)</sup>	35%
F&R	25 <sup>(7)</sup>	200,000 sf <sup>(2)(23)</sup>	100	100	50	20	5	5	50 <sup>(21)</sup> 100 <sup>(22)</sup>	25	35%
A-10	45	10 ac	none	none	50	20	5	5	50 <sup>(21)</sup> 100 <sup>(22)</sup>	25	none
R-5	45 <sup>(25)</sup>	200,000 sf <sup>(2)(23)(23)</sup>	165 <sup>(23)</sup>	165 <sup>(23)</sup>	50	20	5	5	50 <sup>(21)</sup> 100 <sup>(22)</sup>	25	35%
RC	35 <sup>(26)</sup>	100,000 sf <sup>(23)(23)</sup>	165 <sup>(23)</sup>	165 <sup>(23)</sup>	50	20	5	5	50 <sup>(21)</sup> 100 <sup>(22)</sup>	25	35%
RD	45	100,000 <sup>(27)</sup>	165	165	50	20	5	5	50 <sup>(21)</sup> 100 <sup>(22)</sup>	25	35%
SA-1	35	1 ac/43,560 sf <sup>(23)</sup>	150	150	50	20	5	5	50 <sup>(21)</sup> 100 <sup>(22)</sup>	25	35%
RU	35	see 18.42.150	60	65	50	20	5	5	50 <sup>(21)</sup> 100 <sup>(22)</sup>	25	35%
R-20,000	25	20,000 sf	85	90	50	20	5	5	50 <sup>(21)</sup> 100 <sup>(22)</sup>	25	35%
R-12,500	25	12,500 sf	75	80	50	20	5	5	50 <sup>(21)</sup> 100 <sup>(22)</sup>	25	35%
R-9,600	25	9,600 sf <sup>(24)</sup>	70	75	50	20	5	5	50 <sup>(21)</sup> 100 <sup>(22)</sup>	25	35%
R-8,400	25	8,400 sf <sup>(24)</sup>	65	70	50	20	5	5	50 <sup>(21)</sup> 100 <sup>(22)</sup>	25	35%
R-7,200	25	7,200 sf <sup>(24)</sup>	60	65	50	20	5	5	50 <sup>(21)</sup> 100 <sup>(22)</sup>	25	35%
WFB	25	7,200 sf <sup>(24)</sup>	60	65	50	20	5	5	50 <sup>(21)</sup> 100 <sup>(22)</sup>	25	35%
T	see 18.53	see 18.53	see 18.53	see 18.53	50 <sup>(14)</sup>	20 <sup>(14)</sup>	5 <sup>(14)</sup>	5 <sup>(14)</sup>		25 <sup>(14)</sup>	see 18.53
LDMR	35	7,200 sf <sup>(9)</sup>	60	70	55 <sup>(15)</sup>	25 <sup>(15)</sup>	see 18.42.020(B) <sup>(15)</sup>	see 18.42.020(B) <sup>(15)</sup>		25 <sup>(15)</sup>	30%
MR	35	7,200 sf <sup>(9)</sup>	60	70	55 <sup>(15)</sup>	25 <sup>(15)</sup>	see 18.42.020(B) <sup>(15)</sup>	see 18.42.020(B) <sup>(15)</sup>		25 <sup>(15)</sup>	40%
FS	35	none	none	none	55	25 <sup>(16)</sup>	5/15 <sup>(16)</sup>	25		none	none
NB <sup>(17)</sup>	25	none	none	none	55	25 <sup>(16)</sup>	none	10		none	35%
PCB <sup>(17)</sup>	40	none <sup>(17)</sup>	none	none	70	40 <sup>(16)(17)</sup>	none	25		none	none

\*Greater setbacks than those listed may apply to areas subject to Shoreline Management Master Program jurisdiction. Some uses have special setbacks. See 18.42.100 for specifics.

18.42.020(A)

Zone	Lot Dimension (ft)			Setback Requirements From: (ft)					Maximum Lot Coverage <sup>(8)</sup>		
	Max Bldg Hgt (ft)	Minimum Lot Area	Min Lot Width	Min Corner Lot Width	Public Right of Way under 60' <sup>(10)</sup>	Public and Private Right of Way <sup>(9)</sup>	Commercially Zoned Properties <sup>(11)</sup>	Residentially Zoned Properties <sup>(11)</sup>		Resource Lands Ag Forest	Water Bodies <sup>(12)</sup>
CB <sup>(7)</sup>	35	none	none	none	55	25 <del>xxx</del>	none	10		none	50%
GC <sup>(7)</sup>	45	none	none	none	55	25 <del>xxx</del>	none	10		none	50%
JP	65	none	none	none	30 <sup>(17)</sup>	30 <sup>(17)xxx</sup>	none <sup>(17)</sup>	25 <sup>(17)</sup>		none	50%
BP	50	none <sup>(19)</sup>	none	none	30	30 <del>xxx</del>	none	25		none	35%
LI	50	none	none	none	55	25 <del>xxx</del>	none	50		none	none
HI	65	none	none	none	55	25 <del>xxx</del>	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 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 within Urban Growth Areas pursuant to the county General Policy Plan and Chapter 36.70A RCW.

(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.

(5) In the MR zone, the maximum density shall be calculated based on 2,000 square feet of land 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.

(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 minimum side and rear setbacks of five feet (ten feet where abutting residence, rural or resource zones). Building separation shall be a minimum of 15 feet.

(c) Multi-story structures shall increase all setbacks by three feet and building separations by five feet for each additional story over two stories.

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

(21) See additional setback provisions for dwellings located along the boundaries of designated farmlands contained in SCC 32.14.050.

(22) See additional setback provisions for structures located adjacent to forest lands, and/or on lands designated local forest or commercial forest contained in SCC 32.13.030 and SCC 32.13.040.

(23) The minimum lot size for properties designated Rural Residential (RR)-10 (Resource Transition) on the comprehensive plan shall be 10 acres. Lot/unit yield for rural cluster subdivisions or housing demonstration program projects using PRD provisions shall be based on a minimum lot size of 200,000 square feet.

(24) Minimum lot area may be modified within UGAs in accordance with SCC 18.42.085.

(25) In rural cluster subdivisions approved in accordance with the provisions of Chapter 32.30 SCC, the minimum lot area shall be as provided in SCC 18.42.075. The maximum lot area shall not exceed 20,000 square feet when located in rural/urban transition areas.

(XX) Except where specifically prohibited by the hearing examiner, the director of the department of planning and development services may waive or modify building setback requirements abutting private roads and/or private access easements serving lots within commercial and industrial zones only if such waiver or modification will not have a likely impact upon future right-of-way needs and/or right-of-way improvements.

**SECTION 2.** Snohomish County Code Section 18.43.050, last amended by Ordinance Number 96-036 on June 12, 1996, is amended to read:

18.43.050 Landscaping requirements.

(1) The landscaping requirements matrix indicates buffer types required by use and zone. Buffer type descriptions are contained in SCC 18.43.040. Additional landscape requirements for PCB, BP, and IP zones are contained in SCC 18.60.110 through 18.60.140.


(2) An accessible route of travel may cross required landscape area(s) including buffer types I, II, or III. An accessible route of travel shall cross the width of the required landscaping area at 90 degrees or as close to 90 degrees to the street right-of-way as site conditions allow. The area devoted to an accessible route of travel may be included to satisfy site landscaping requirements, except for those within any parking area. See 18.43-Figure 1-"Accessible Routes of Travel".

Location	Zone	RU	NB	CB	GC	LI	HI	PCB	BP	IP
Abutting residentially designated property or use if not a parking or display area.			10 feet II	10 feet II	10 feet II	20 feet II	20 feet III	10 feet III	25 feet II	25 feet II
Between R/W (set private access road and building of) <del>and private roads, private access easements or parking areas.</del>			5 feet III	5 feet III	5 feet III	5 feet III	5 feet III	5 feet III	30 feet III	30 feet III
Outside storage or waste areas.			I	I	I	I or 5 feet II	I or 5 feet II	I	I	I
<del>(Public)</del> R/W frontage if not a parking or display area.			10 feet III	10 feet III	10 feet III	20 feet III	20 feet III	5 feet III	30 feet III	30 feet III
Between residential and non-residential uses or designations.	1 or 5 feet II									
Abutting commercially designated property.						20 feet III	20 feet III			

Ordinance Amending SCC Title 18, Chpts. 18.42 and 18.43  
 Relating to Bulk Regulations and Landscaping  
 cs9703o2

PASSED this 24th day of September, 1997

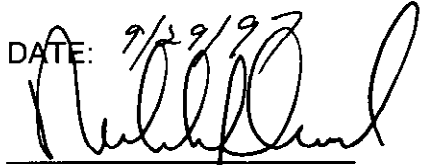
SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

  
\_\_\_\_\_  
Chairperson

ATTEST:

  
\_\_\_\_\_  
Asst. Clerk of the Council

- APPROVED  
 VETOED  
 EMERGENCY

DATE: 9/29/97  
  
\_\_\_\_\_  
County Executive  
ROBERT J. DREWEL  
County Executive

Approved as to form only:

\_\_\_\_\_  
Deputy Prosecuting Attorney