



SNOHOMISH COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON
AMENDED ORDINANCE NO. 98-121

AMENDING SNOHOMISH COUNTY CODE TITLES 18, 19 AND 32 PURSUANT
TO CHAPTER 32.07 SCC RELATING TO RURAL COMMERCIAL AND
INDUSTRIAL ZONE CLASSIFICATIONS, USES, AND DEVELOPMENT
STANDARDS, BED AND BREAKFAST USES, ACCESS TO RURAL CLUSTER
SUBDIVISIONS, AND APPLICABILITY OF AGRICULTURAL LAND
REGULATIONS TO SHORT SUBDIVISIONS

WHEREAS, RCW 36.70A.130 and .470 direct counties planning under the Growth Management Act (GMA) to adopt procedures for interested persons to propose amendments and revisions to the comprehensive plan or development regulations; and

WHEREAS, the Snohomish County Council adopted chapter 32.07 SCC to comply with the requirements of RCW 36.70A.130 and .470; and

WHEREAS, seventy-five proposals to amend the comprehensive plan and implementing development regulations, including proposals to amend the zoning code, were submitted to the county for consideration to be included on the 1996 final docket; and

WHEREAS, the county council, after public hearings, considered recommendations from the Snohomish County Department of Planning and Development Services (PDS), and included citizen and county-initiated proposals to amend the Future Land Use Map (FLUM) and text of the GMA comprehensive plan on the 1996 final docket of proposed amendments to the plan and development regulations; and

WHEREAS, the county council adopted Revised Motion 96-389 setting the 1996 final docket of proposed amendments to the plan and development regulations, including direction to PDS to prepare plan text and county code amendments to provide a general policy and regulatory framework concerning rural commercial development; and

WHEREAS, PDS employed the services of planning consultants to assist in developing amendments to the policies and map of the GMA comprehensive plan regarding rural commercial and industrial land uses; and

WHEREAS, following two public meetings, the consultants prepared a report with recommendations for plan text and map amendments; and

WHEREAS, PDS completed final review and evaluation of the 1996 final docket, including proposed rural commercial and industrial land use plan and zoning code amendments based on the consultants' report, and forwarded a recommendation to the Snohomish County Planning Commission; and

WHEREAS, the planning commission held hearings on the 1996 final docket including the rural commercial and industrial plan and zoning code amendments on November 25, 1997, December 16, 1997, January 27, 1998, February 24, 1998, March 10, 1998, and April 21, 1998, and forwarded a recommendation to the county council; and

WHEREAS, the county council held public hearings on November 30, 1998, December 7, 1998 and December 16, 1998 to consider the entire record and hear public testimony on Ordinance 98-121, adopting map and text amendments to the comprehensive plan and implementing development regulations.

NOW, THEREFORE, BE IT ORDAINED:

Section 1. The Snohomish County Council makes the following findings of fact and conclusions:

- A. The proposed General Policy Plan (GPP) and zoning code amendments are consistent with the direction provided by the county council in Motion 96-389 (revised 1/23/97) setting the final 1996 docket of annual plan amendments and directing PDS to prepare plan amendments for consideration by the planning commission and county council to provide a general policy and regulatory framework concerning rural commercial development.
- B. The county council has harmonized the goals of the GMA and considered their balance in enacting the amendments to the rural element. The proposed amendments to the rural element of the comprehensive plan are consistent with the goals of the GMA, specifically the following:
 1. Urban growth: The amendments allow carefully checked rural commercial development in the rural areas, consistent with the character of the rural area. By carefully limiting the types and scope of rural business, commercial and industrial development that may occur in the rural area, the action encourages urban growth in the urban areas.
 2. Reduce sprawl: The proposal includes requirements for maximum lot size, building size, lot coverage, buffering, landscaping and other controls which will reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

3. **Transportation:** By providing limitations on size of rural commercial businesses and requirements for their location at existing crossroads or on a county road or state highway, the amendments encourage efficient use of the existing public road system. The rural freeway service amendments allow for the provision of services to the motoring public without undermining the rural character of the area.
 4. **Economic development:** The proposal recognizes existing commercial and industrial developments in rural areas and allows for limited expansion, where appropriate, to serve the needs of the surrounding rural residential population.
 5. **Property rights:** The proposal balances the rights of property owners who own land zoned for commercial and industrial uses in rural areas with the rights of adjacent rural residential property owners.
 6. **Permits:** By establishing clear standards for commercial and industrial uses in the rural area, the amendments promote efficiency and predictability in the issuance of permits.
 7. **Natural resource industries:** The proposed amendments emphasize natural resource based businesses and industries within the rural commercial and industrial designations and zones.
 8. **Environment:** The proposed amendments require that site disruptions be minimized and that additional landscape and buffering measures be applied that facilitate the integration of environmental protection into site design.
 9. **Citizen participation and coordination:** The amendments have been widely disseminated and the public has been given numerous opportunities to comment on the proposed amendments.
 10. **Public facilities and services.** The proposed new plan designations and their associated policies are designed through limitations on maximum lot size and building size to require only a rural and not an urban level of service.
- C. The proposal as amended by the planning commission meets the requirements of the GMA, specifically for development in rural areas as follows:

1. The proposed amendments will maintain a level of rural character outside designated urban growth areas (UGAs) consistent with the county GMA comprehensive plan and applicable GMA provisions.
 2. The proposed amendments will contain or otherwise control rural development consistent with GMA provisions.
 3. The proposed rural commercial plan designations and zoning classification of Rural Freeway Service, Rural Industrial and Rural Business are consistent with the GMA provisions that allow limited rural development and protect rural character.
 4. The proposed policies and code amendments regarding setbacks, building size, landscaping, buffering, and use separation are necessary for, and constitute adequate provisions for maintaining visual compatibility of rural commercial and industrial uses with adjacent and vicinity rural residential uses.
- D. The proposed plan and zoning code amendments as amended by the planning commission are consistent with the final review and evaluation criteria of SCC 32.07.080.
1. The proposed amendments maintain consistency with other elements of the County's GMA comprehensive plan.
 2. All applicable elements of the GMA comprehensive plan support the proposed amendments.
 3. The proposed amendments meets and implements the goals, objectives, and policies of the GMA comprehensive plan as discussed in the specific findings. The rural commercial amendments meet the General Policy Plan's (GPP's) direction in Policies LU 6.A.3 and 6.A.6 and Implementation Measure LU 6.C for further study of rural commercial and industrial land use issues.
 4. The proposed plan and zoning code amendments are consistent with the countywide planning policies. Specifically, the proposed rural commercial amendments implement Policies RU-5 and RU-6, which call for guidelines limiting commercial and industrial development outside of UGAs. In addition, the proposed rural commercial amendments provide more detailed direction consistent with recent amendments to the GMA regarding rural development.

- E. The Rural Activity plan designation, objective and policies are not adopted based on the following findings and conclusions:
1. Public testimony indicated that more time is required to work with Clearview area citizens and property owners on revisions to the proposal.
 2. Current business owners are worried about the financial impacts of the proposal on their ability to operate their businesses.
 3. Since the existing Clearview commercial area appears to be no longer rural, several features of the proposed Rural Activity Center designation and policies cannot be applied in this area.
 4. The volume of existing and projected traffic on SR-9, its impact, and proposed road improvements need to be considered as part of the reconsideration of the proposal.
- F. The Agricultural Advisory Board's proposal to allow "bed and breakfast guesthouses" as a permitted use in the A-10 zone, without reference to any specific conditions, is inconsistent with the current treatment of this use in all other zones where it is allowed. Currently, approval of a conditional use permit is required for the use in the zones where it is allowed in order to address neighborhood compatibility issues.
- G. The staff alternative to the Agricultural Advisory Board's proposal will allow "bed and breakfast guesthouses" as a permitted use in the A-10 zone, subject to the conditions established for the use in other zones and subject to administrative review. The alternative responds to the Agricultural Advisory Board's desire to allow bed and breakfast establishments in the A-10 zone in an effort to provide additional opportunities for farm-related income, while ensuring compatibility with agricultural operations. The additional opportunities for farm-related income provided by relaxation of the requirements for bed and breakfast uses in the A-10 zone will reduce the pressure to convert agricultural land to other uses and will not impede the ability of property owners to use the land for agricultural purposes. The staff alternative is more consistent with the treatment of the use in other zones where it is currently allowed and it responds to the need for easier permitting of this use. The staff alternative is consistent with and implements GPP Objective LU 7.C, which provides direction to develop and adopt supporting programs and code amendments that help to conserve and enhance the agricultural industry.

- H. The Michael O'Neill proposal as developed by PDS staff to permit bed and breakfast establishments as a conditional use in the Forestry zone with a maximum of three detached guest units of limited size is consistent with and implements GPP policy LU 6.B.4. Policy LU 6.B.4 provides direction to allow "resource dependent tourism" and "recreation-oriented" uses in rural areas on a conditional use basis provided they do not adversely impact adjoining rural areas. "Resource dependent tourism" and "recreation-oriented" uses are interpreted to include bed and breakfasts. The amendments require a conditional use permit approval process that will adequately address issues of compatibility with adjoining rural and resource lands. The amendments will establish in all zones a minimum size for each bed and breakfast outbuilding and a maximum aggregate size for all outbuildings together. The minimum size for outbuildings proposed as guest rooms will be one hundred-thirty square feet to ensure that inspections will be performed on these structures. Guest room structures will be reviewed under the building, health/safety and fire codes since the building code requires a permit for any structure over one hundred-twenty square feet. There is a need for this review since members of the public will be solicited for occupancy of these structures, as with motels. Also, the maximum aggregate outbuilding size will be eight hundred and fifty square feet, consistent with the maximum size for a detached Accessory Apartment, in order to provide a compatibility guideline for hearing examiner review and to help maintain an appropriate scale for bed and breakfasts.
- I. The Michael O'Neill proposal, as developed by PDS staff, includes an additional condition intended to ensure that the scale of bed and breakfast uses is compatible with surrounding land uses. The additional condition addresses the occurrence of bed and breakfast uses along with an accessory apartment or temporary dwelling. In order to prevent an inappropriate amount of residential density in single-family residential zones, the maximum number of permitted bed and breakfast guest rooms shall be one less than otherwise allowed when a bed and breakfast is proposed as an ancillary use to a single family home along with an accessory apartment or temporary dwelling. For example, without this condition a small lot in the R-7200 zone could have a three-room bed and breakfast, an accessory apartment, and a single-family residence all under one roof or in detached structures. This is considered an inappropriate amount of residential development on a lot of that size.
- J. The Michael O'Neill proposal, as developed by PDS staff, maintains consistency with GPP policies LU 8.C.1 and LU 8.C.2 by permitting bed and breakfast uses in the Forestry zone on a conditional use basis only if the property is not designated "Commercial Forest" by the GPP. These policies encourage uses of designated commercial forest land that rely on the forest

land itself and specifically discourage residential development within designated commercial forest lands.

- K. The amendments to SCC 19.28.020 and 32.30.040 reflect the staff alternative to the Higa Engineering proposal, as modified in a compromise with the applicant, to amend the rural cluster subdivision regulations in order to allow access by private roads to the boundary of cluster development. The staff alternative maintains consistency with GPP policies LU 6.B.1 and LU 8.D.1. The amendments maintain consistency with chapter 32.30 SCC which requires that rural cluster subdivisions adhere to the Department of Public Works' engineering design and development standards for private roads.
- L. The staff alternative to the Higa Engineering proposal (as modified) will allow private roads, built to the Department of Public Works' Engineering Design and Development Standards, as access to the boundary of rural cluster subdivisions. The modified staff alternative responds to Higa Engineering's desire to provide the option of rural cluster subdivision to owners of property where access is provided by existing private roads or easements. The staff alternative also maintains consistency with the subdivision and short subdivision codes. The modified staff alternative is consistent with and implements GPP policy LU 6.B.1, which encourages the use of rural cluster subdivision development in rural areas, by giving more rural property owners the option of using the cluster subdivision technique. It also is consistent with GPP policy LU 8.D.1 which states that rural cluster subdivisions shall be utilized on rural land that is immediately adjacent to designated commercial forest lands to ensure that adjacent land uses do not interfere with commercial forest management activities. The amendments will allow a property owner adjacent to designated commercial forest land to use a private road for access to a rural cluster subdivision and will be consistent with the direction of GPP policy LU 8.D.1 to allow only rural cluster subdivisions adjacent to designated commercial forest lands.
- M. The Gene Miller proposal to amend the agricultural land regulations related to subdivisions in local and upland commercial farmland is consistent with GPP policy LU 7.B.1. The amendment will clarify that the regulations apply to short subdivisions as well as subdivisions, consistent with policy LU 7.B.1, which prohibits the subdivision of areas designated Upland Commercial or Local Commercial Farmland into lots of less than ten acres.
- N. The amendments to the zoning code satisfy the procedural and substantive requirements of and are consistent with the GMA.

- O. The amendments maintain consistency with the multi-county policies adopted by the Puget Sound Regional Council and with the countywide planning policies for Snohomish County.
- P. The proposed amendments are consistent with the county's adopted GMA comprehensive plan and plan amendments enacted by Amended Ordinance No. 98-112 and Amended Ordinance No. 98-119.
- Q. The proposed amendments will maintain a level of rural character outside designated UGAs consistent with the county GMA comprehensive plan and applicable GMA provisions.
- R. The proposed amendments will contain or otherwise control rural development consistent with GMA provisions.
- S. The proposed rural commercial and industrial zone classifications of Rural Business, Rural Freeway Service, and Rural Industrial and the uses allowed in the zones are consistent with the GMA provisions that allow limited rural development and protect rural character.
- T. Proposed bulk regulations, including setbacks, building size and separation for the Rural Business, Rural Freeway Service, and Rural Industrial zones are necessary for, and constitute adequate provisions for maintaining a rural scale and scope of commercial and industrial development in the county's rural areas.
- U. Proposed performance standards, including setback buffer areas, impervious surface limitations, and vegetation retention are necessary, and will be effective in maintaining visual compatibility of rural commercial and industrial uses with adjacent and vicinity rural residential uses.
- V. Existing legal nonconforming commercial/industrial uses in the rural areas are preserved with limitations on expansion where appropriate.
- W. There has been early and continuous public participation in the review of the proposed amendments.
- X. The Draft Supplemental Environmental Impact Statement (DSEIS) (October 7, 1997) to the Final Environmental Impact Statement (FEIS) for the Snohomish County Comprehensive Plan was prepared for the proposed amendments to satisfy the State Environmental Policy Act (SEPA) requirements. A Final Supplemental Environmental Impact Statement (FSEIS) was issued on July 10, 1998 for the proposed amendments. The

FSEIS describes the proposed GMA comprehensive plan and development regulation amendments and analyzes their impacts.

- Y. The recommended amendments are within the scope of analysis contained in the FSEIS and result in no new significant adverse environmental impacts. The DSEIS and FSEIS perform the function of keeping the public apprised of the refinement of the original GMA comprehensive plan proposal by adding new information.
- Z. The SEPA requirements with respect to this proposed action have been satisfied by this document.

Section 2. Snohomish county code section 18.12.030, last amended by Ordinance 96-076, on November 27, 1996, is amended to read:

18.12.030 Intent of zones.

(1) Residential Zones. The intent and function of the residential zones is to provide, consistent with the comprehensive plan, zoning classifications for predominantly single family residential development that achieves a minimum net density of 4 dwelling units per acre in unincorporated urban growth areas and to act as holding zones for properties within a UGA that are designated Urban Medium Density Residential, Urban High Density Residential, Urban Commercial, Urban Industrial, or Other Land Uses in the comprehensive plan. The comprehensive plan establishes guidelines to determine compatibility and location of residential zones. Single Family Residential zones consist of the following:

- (a) Residential 7,200 sq. ft. (R-7,200).
- (b) Residential 8,400 sq. ft. (R-8,400).
- (c) Residential 9,600 sq. ft. (R-9,600).
- (d) Residential 12,500 sq. ft. (R-12,500).
- (e) Residential 20,000 sq. ft. (R-20,000).
- (f) Waterfront Beach (WFB).

(2) Multiple Family Zones. The intent and function of the multiple family zones is to provide, consistent with the comprehensive plan, zoning classifications for predominantly apartment and townhouse development in designated medium and high density residential locations in unincorporated urban growth areas. The comprehensive plan establishes guidelines to determine compatibility and location of multiple family zones. Multiple family zones consist of the following:

- (a) Townhouse (T). 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) Low Density Multiple Residential (LDMR).

(c) Multiple Residential (MR).

(3) Rural Zones. The intent and function of the rural zones is to provide, consistent with the comprehensive plan, zoning classifications for lands located outside urban growth areas, and not designated as agricultural or forest lands of long-term commercial significance, with existing or planned rural services and facilities such as domestic water systems (generally systems without fire flow), and rural fire and police protection services. Rural zones also act as holding zones for properties that are primarily a transition area within UGAs on steep slopes adjacent to non-UGA lands designated rural or agriculture. The comprehensive plan establishes guidelines to determine compatibility and location of rural zones. Rural zones consist of the following:

(a) Suburban Agriculture-1 Acre (SA-1).

(b) Rural-5 Acre (R-5).

(c) Rural Construction (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) Rural Diversification (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.

(4) Natural Resource Zones. The intent and function of the natural resource zones is to provide zoning classifications that conserve and protect lands useful for agricultural, forestry or mineral extraction or lands which have long-term commercial significance for these uses, consistent with the comprehensive plan. The comprehensive plan establishes guidelines to determine compatibility and location of natural resource zones. Natural resource zones consist of the following:

(a) Forestry and Recreation (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 and to protect publicly owned parks in UGAs.

(b) Forestry (F).

(c) Agriculture-10 Acre (A-10).

(d) Mineral Conservation (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. The intent and function of the commercial zones is to provide, consistent with the comprehensive plan, zoning classifications for neighborhood, community and urban center commercial and mixed use developments that provide a range of retail, office, personal service and wholesale uses. The comprehensive plan establishes guidelines to determine compatibility and location of commercial zones. Commercial zones consist of the following:

(a) Neighborhood Business (NB).

(b) Planned Neighborhood Shopping Center (PNSC).

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 be eligible for "NB with contract" zoning.

(c) Planned Community Business (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) Community Business (CB).

(e) General Community (GC).

(f) Business Park (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) Freeway Service (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.

(h) Rural Business (RB). The intent and function of the rural business zone is to permit the location of small-scale commercial retail businesses and personal services which serve a limited service area and rural population outside established UGAs. This zone is to be implemented as a "floating zone" and will be located where consistent with specific locational criteria. The rural business zone permits small-scale retail sales and services located along county roads on small parcels that serve the

immediate rural residential population, and at least one mile from an existing UGA boundary and two and one-half miles from an existing rural business, rural freeway service or rural industrial zone, or commercial designation in the rural area. Rural businesses which serve the immediate rural population may be located at crossroads of county roads, state routes and major arterials.

(i) Rural Freeway Service (RFS). The intent and function of the rural freeway service zone is to permit the location of small-scale freeway- oriented commercial services in the vicinity of on/off ramp frontages and access roads of interstate highways in areas outside a designated UGA boundary and within rural areas of the county. Permitted uses are limited to commercial establishments dependent upon highway users.

(6) Industrial Zones. The intent and function of the industrial zones is to provide, consistent with the comprehensive plan, zoning classifications for a range of industrial and manufacturing uses and limited commercial and other non-industrial uses necessary for the convenience of industrial activities. The comprehensive plan establishes guidelines to determine compatibility and location of industrial zones. Industrial zones consist of the following:

(a) Light Industrial (LI).

(b) Heavy Industrial (HI).

(c) Industrial Park/Planned Industrial Park (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).

(d) Rural Industrial (RI). The intent and function of the rural industrial zone is to provide for small-scale light industrial, light manufacturing, recycling, mineral processing and resource-based goods production uses that are compatible with rural character and do not require an urban level of utilities and services.

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

Section 3. Snohomish county code Section 18.32.040 last amended by Ordinance 96-076, on November 27, 1996 is amended to read:

18.32.040 Use matrix

(A) The following key applies to the use matrix. Reference notes are found in SCC 18.32.040(B). Use Matrix Key

P --- Permitted Use

C --- Conditional Use

T --- Temporary Use

	F	F&R 10	A-	R-5	RC & RR	RD 1	SA	RU	R	12,500	R	9,600	R	8,400	R	7,200	WFB	T	LDMR	MR	FS	NB	PCB	CB	GC	80	BP	LI	BO	HI	MC	BB	BES	BI		
Accessory Apt. Attached and Detached		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P								P												
Adult Entertainment Business/Use		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P																				
Agriculture		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P																				
Airport																																				
Stage 1 Utility 1		C																																		
All Others																																				
Amusement Facility																																				
Antique Shop																																				
Art Gallery																																				
Asphalt Batch Plant & Continuous Mix Asphalt Plant																																				
Auto Repair:Major																																				
Minor																																				
Auto Towing																																				
Auto Wrecking Yard																																				
Bakery																																				
Bed and Breakfast Guesthouse																																				
Bed and Breakfast Inn																																				
Billboards																																				
Boat Launch: Commercial																																				
BoatLaunch:Non-commercial																																				
Boat Sales																																				
Building Contractor																																				
Campground																																				

P -- Permitted Use
 C -- Conditional Use
 T -- Temporary Use

Note: Reference numbers within matrix indicate special conditions apply. See chapter 18.32 SCC.

	F	A:	RC & RR	SA-1	RU	R	R	R	R	R	R	7,200	WFB	T	LDMR	MR	FS	NB	PCB	CB	GC	IP	LI	HI	MC	RB	RES	RI
	F&R	10	5	RD	1	20,000	12,500	9,600	8,400	45	45	45	45	45	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Duplex	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P							
Townhouse																												
Multiple Family																												
Equestrian Center		74	C	C	P																							
Excavation & Processing Minerals																												
30	PC	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Explosives:Storage	P	C	C	C	C	C																						
Manufacturing																												
Extraction of Animal or Fish Fat or Oil																												
Fabrication Shop																												
Fairgrounds																												
Fallout Shelter:Individual	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
7	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Family Care Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Family Day Care																												
Home8	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Family Rehabilitation																												
Home			C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Farm Product		39	39	39	39																							
Processing	C	C	C	C	C																							
Farm Stand	9	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Farm Workers																												
Dwelling		10																										
Financial Institutions																												
Fish Farm	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Fix-it Shop																												
Forestry	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Forestry Industry																												
Storage & Maintenance Facility	P																											
Forge, Foundry, BlastFurnace or Melting of Ore																												
Foster Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

P -- Permitted Use
 C -- Conditional Use
 T -- Temporary Use

Note: Reference numbers within matrix indicate special conditions apply. See chapter 18.32 SCC.

	F	F&R 10	A:	RC & RR	RD 1	SA-	RU	R 20,000	R 12,500	R 9,600	R 8,400	R 7,200	WFB	T	LDMR	MR	FS	NB	PCB	CB	GC	IP	BP	80	LI	HI	MC	BB	BFS	RI				
Fuel & Coal Yard																																		
Garage, Private	P	P																																
Garage, Public																																		
Golf Course and Driving Range			78																															
Government Structures & Facilities 29, 44	C	C																																
Lathouse, Nurseries Retail	P	P																																
Wholesale	P	P																																
Grocery Store																																		
Group Care Facility 37																																		
Guesthouse	P	P																																
Gym																																		
Hardware Store																																		
Hazardous Waste Storage & Treatment Facilities	P	P																																
Onsite 69																																		
70																																		
Home Improvement Center																																		
Home Occupation 11	68	68	68	68	68	68	68																											
Homestead Parcel 43																																		
Hospital 31, 44																																		
Hotel/Motel 31																																		
Institution, Educational 44, 72																																		
Junkyard																																		
Kennel/Commercial 12	P																																	
Exhibitor/Breeding 57	P																																	
Private Laboratory 13	P																																	

P -- Permitted Use
 C -- Conditional Use
 T -- Temporary Use

Note: Reference numbers within matrix indicate special conditions apply. See chapter 18.32 SCC.

	F	F&R	A-	RC	SA-	RU	R	R	R	R	R	R	7,200	R	7,200	WFB	T	LDMR	MR	FS	NB	PCB	CB	CC	IP	LI	80	HI	MC	BB	BFS	RI							
		10	5	RR	RD	1	20,000	12,500	9,600	8,400	7,200																												
Library				C	C	C	C	C	C	C	C	C	C	C	C	C																							
Licensed Practitioner																																							
31, 44																																							
Livestock Auction																																							
Facility																																							
Locksmith																																							
Log Scaling Station																																							
Lumber Yard																																							
Manufacturing of:																																							
Acid																																							
Animal/Bone																																							
Black																																							
Cement or Lime																																							
Chlorine																																							
Creosote																																							
Fertilizer																																							
Glue or Gelatin																																							
Potash																																							
Pulp																																							
All other forms																																							
of Manu. not																																							
specifically listed																																							
Massage Parlor																																							
Metal Working Shop																																							
Mini-equestrian Center																																							
76																																							
Mini Self-Storage																																							
44																																							
Mobile Home Park																																							
41																																							
Mobile Home &																																							
Travel/Trailer Sales																																							
Model Hobby Park																																							
79																																							
Model House/Sales																																							
Office																																							
Motor Vehicle &																																							
Equipment Sales																																							
25																																							
Montuary																																							

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Note: Reference numbers within matrix indicate special conditions apply. See chapter 18.32 SCC.

	F	A- F&R 10	R-5	RC & RR	SA- RD 1	RU	R	20,000	R	12,500	R	9,600	R	8,400	R	7,200	WFB	T	LDMR	MR	FS	NB	PCB	CB	GC	80	BP	LI	80	HI	MC	BB	RES	RI		
Museum 44		65																																		
Nursing Home 44																																				
Office, General																																				
Park, Public 14	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Personal Services Shop																																				
Park-and-Pool Lot, Small																																				
Park-and-Ride Lot																																				
Petroleum Products & Gas Storage -- Bulk	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
Petroleum Refining 44																																				
Photo Processing Shop																																				
Printing Plant																																				
Printshop																																				
Racetrack 26, 44																																				
Railroad Right-of-way	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
Recreational Facility																																				
Not Otherwise Listed																																				
Rendering of Fat, Tallow or Lard																																				
Resort																																				
Restaurant																																				
Retail Store																																				
Retirement Apartments																																				
Retirement Housing																																				
Rolling or Blooming Mills																																				
Rooming & Boarding house	15	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Rural Industries 44																																				
Sanitary Landfill	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Sawmill	P	P	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	

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Note: Reference numbers within matrix indicate special conditions apply. See chapter 18.32 SCC.

	F	F&R 10	A-	RC & RR	RD 1	SA-	RU	R	20,000	R	12,500	R	9,600	R	8,400	R	7,200	WEB	T	LDMR	MR	FS	NB	PCB	CB	GC	80	IP	LI	BO	HI	MC	RB	RES	RI				
Schools, K-12 & Preschool 44, 72																																							
Other																																							
Second Hand Store																																							
Service Station 44																																							
Shake & Shingle Mill																																							
Shooting Range																																							
Sludge Utilization																																							
42																																							
Small Animal Husbandry 44																																							
Social Services Center																																							
17																																							
Specialty Store																																							
Stables																																							
Stockyard or Slaughterhouse																																							
Storage/Retail																																							
Sales/Livestock Feed																																							
Storage Structure over 1,000 sq. ft. on less than three acres																																							
63																																							
Swimming Pool																																							
18, 44																																							
Tannery																																							
Tar Distillation or Manufacturing																																							
44																																							
Television/Radio Stations																																							
Temporary Logging Crew Quarters																																							
Temporary Emergency/Use 20																																							
Temporary Use, Residential/Sales Coach 77																																							

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Note: Reference numbers within matrix indicate special conditions apply. See chapter 18.32 SCC.

	F	F&R 10	A- R-5	RC & RR	SA- RD 1	RU	R 20,000	R 12,500	R 9,500	R 8,400	R 7,200	WFB	T	LDMR	MR	FS	NB	PCB	CB	GC	IP 80	BP	LI 80	HI	MC	BB	RES	RI									
Temporary Use Dwelling:During Construction	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T								
For Relative	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T								
Woodwaste Recycling 67	T																																				
Woodwaste Storage 67	T																																				
Tire Store																																					
Tool Sales & Rental																																					
Transit Center	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C				
Travel Trailers 21	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Travel Trailer Court	C																																				
Ultralight Airpark 22	C		C	C	C																																
Utility Facilities:Electromagnetic Transmission &Receiving Fac. 29	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
Transmission Wiresor Pipes & Supports 29	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
All Other Structures 29,44	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Veterinary Clinic		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Warehousing																																					
Wholesale Establishment																																					
Woodwaste Recycling 61	C		C	C																																	
Storage 61	C		C	C																																	
Yacht/Boat Club																																					
All other uses not otherwise mentioned																																					

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Note: Reference numbers within matrix indicate special conditions apply. See chapter 18.32 SCC.

(B) Reference notes for use matrix.

(1) Airport, Stage 1 Utility:

- (a) Not for commercial use and for use of small private planes, and
- (b) In the RU zone, they shall be primarily for the use of the

resident property owner.

(2) Day Care Center:

(a) In WFB, R 7200, R 8400, R 9600, R 12,500, R 20,000, and SA-1 zones, shall only be permitted in connection with and secondary to a school facility or place of worship, and

(b) Outdoor play areas shall be fenced or otherwise controlled, and noise buffering provided to protect adjoining residences.

(3) Private, Noncommercial Docks and Boathouses:

(a) The height of any covered overwater structure shall not exceed 12 feet as measured from the line of ordinary high water,

(b) The total roof area of covered, overwater structures shall not exceed 1,000 square feet,

(c) The entirety of such structures shall have a width no greater than 50 percent of the width of the lot at the natural shoreline upon which it is located,

(d) No overwater structure shall extend beyond the mean low water mark a distance greater than the average length of all preexisting overwater structures along the same shoreline and within 300 feet of the parcel on which proposed. Where no such preexisting structures exist within 300 feet, the pier length shall not exceed 50 feet,

(e) Structures permitted hereunder shall not be used as a dwelling, nor shall any boat moored at any wharf be used as a dwelling while so moored, and

(f) Covered structures are subject to a minimum setback of three feet from any side lot line or extension thereof. No side yard setback shall be required for uncovered structures. No rear yard setback shall be required for any structure permitted hereunder.

(4) Single Family Dwelling: In PCB zones, shall be allowed only if included within the same structure as a commercial establishment.

(5) Townhouse dwellings shall be:

(a) Subject to all conditions of the chapter 18.53 SCC;

(b) Subject to the maximum density allowed by the appropriate implementing zone for the comprehensive plan designation applied to the site;

(c) A permitted use when placed on individual lots created by the formal subdivision process;

(d) A conditional use when located on individual lots not created through the formal subdivision process.

(6) Mobile Home:

(a) Shall be multi-sectioned by original design, with a width of 20 feet or greater along its entire body length,

(b) Shall be constructed with a non-metallic type, pitched roof,
(c) Except where the base of the mobile home is flush to ground level shall be installed either with:
(i) skirting material which is compatible with the siding of the mobile home, or
(ii) a perimeter masonry foundation,
(d) Shall have the wheels and tongue removed, and
(e) In the RU zone the above only applies if the permitted lot size is less than 20,000 square feet.

(7) Joint Fallout Shelter, by two or more property owners:

(a) Side and rear yard requirements may be waived by the department of planning and development services along the boundaries lying between the properties involved with the proposal, and zone PROVIDED That its function as a shelter is not impaired.

(8) Family Day Care Home:

(a) No play yards or equipment shall be located in any required setback from a street, and

(b) Outdoor play areas shall be fenced or otherwise controlled.

(9) Farm Stand:

(a) There shall be only one stand on each lot,

(b) The maximum size in the A-10 zone shall be 500 square feet,

(c) The maximum size in all other zones shall be 300 square feet,

and

(d) At least 75 percent (by value) of the products sold must be grown or raised in Snohomish County.

(10) Farm Worker Dwelling:

(a) At least one person residing in each farm worker dwelling unit shall be employed full time in the farm operation,

(b) An agricultural farm worker dwelling unit affidavit must be signed and recorded with the county attesting to the need for such dwellings to continue the farm operation,

(c) The number of farm worker dwellings shall be limited to one per each 40 acres under single contiguous ownership to a maximum of six total dwellings, with 40 acres being required to construct the first accessory dwelling unit. Construction of the maximum number of dwelling units permitted shall be interpreted as exhausting all residential potential of the land until such time as the property is legally subdivided, and

(d) All farm worker dwellings must be clustered on the farm within a 10-acre farmstead which includes the main dwelling. The farmstead's boundaries shall be designated with a legal description by the property owner with the intent of allowing maximum flexibility while minimizing interference with productive farm operation. Farm worker dwellings may be located other than as provided for in this subsection only if environmental or physical constraints preclude meeting these conditions.

- (11) Home Occupation:
- (a) Not more than one person outside the family shall be employed;
 - (b) The occupation shall be secondary to the use of the dwelling for dwelling purposes;
 - (c) There shall be no external display of merchandise. No sales or fees for the use of merchandise except that produced by the inhabitants shall be made in the dwelling or on the premises;
 - (d) The maximum nameplate horsepower rating of any single piece of mechanical equipment used in the home occupation shall be five horsepower, and no equipment shall be three-phase motors. The electrical service for the home occupation shall not exceed 200 amps;
 - (e) Not more than one-fourth of the total square footage of the dwelling may be used in the occupation;
 - (f) Signs in connection with the occupation shall be unlighted, shall not exceed two square feet, and shall be attached flat to the building;
 - (g) The home occupation shall in no way affect the appearance of the building as a residence; and
 - (h) The home occupation shall be fully enclosed within the residence with no outside storage of equipment or materials.
- (12) Kennel, commercial: There shall be a five acre minimum lot size.
- (13) Kennel, private: Where the animals comprising the kennel are housed within the dwelling, the yard or some portion thereof shall be fenced and maintained in good repair or to contain or to confine the animals upon the property and restrict the entrance of other animals.
- (14) Parks, publicly owned and operated:
- (a) No bleachers are permitted if the site is less than five acres in size,
 - (b) All lighting shall be shielded so as not to produce glare which would be unduly annoying to adjoining uses, and
 - (c) No amusement devices for hire are permitted.
- (15) Rooming and Boarding House: There shall be accommodations for no more than two persons,
- (16) Riding Academies:
- (a) Shall be operated in such a manner so as not to cause offense to adjoining properties by reason of dust or odor,
 - (b) Lighting shall be shielded or directed away from adjoining properties or rights-of-way, and
 - (c) Landscaping shall be provided consistent with achieving the goal of compatibility with the surrounding area.
- (17) Social Service Center: Hours of operation shall be restricted to that compatible with the neighborhood and proposed usage of the facility.
- (18) Swimming and Wading Pool, not to include hot tubs and spas for the sole use of occupants and guests:

(a) No part of the pool shall project more than one foot above the adjoining ground level in a required setback, and

(b) The pool shall be enclosed with a fence not less than four feet high, of sufficient design and strength to keep out children.

(19) Temporary Dwelling, for a relative:

(a) The dwelling shall be occupied only by a relative, by blood or marriage, of the occupant(s) of the permanent dwelling,

(b) The relative must receive from, or administer to, the occupant of the other dwelling continuous care and assistance necessitated by advanced age or infirmity,

(c) The need for such continuous care and assistance shall be attested to in writing by a licensed physician,

(d) The temporary dwelling shall be occupied by not more than two persons,

(e) Use as a commercial rental unit shall be prohibited,

(f) The temporary dwelling shall be situated not less than 20 feet from the permanent dwelling on the same lot and shall not be located in any required yard of the principal dwelling,

(g) A land use permit binder shall be executed by the landowner, recorded with the Snohomish County auditor and a copy of the recorded document submitted to the department of planning and development services for inclusion in the permit file,

(h) Adequate screening, landscaping or other measures shall be provided to protect surrounding property values and insure compatibility with the immediate neighborhood,

(i) An annual renewal of the temporary dwelling permit, together with recertification of need shall be accomplished by the applicant through the department of planning and development services in the same month of each year in which the initial mobile home/building permit was issued,

(j) An agreement to terminate such temporary use at such time as the need no longer exists shall be executed by the applicant and recorded with the Snohomish County auditor, and

(k) The temporary dwelling shall not be located on a lot on which a detached accessory apartment, as defined in SCC 18.90.018, is located.

(20) Temporary Emergency Use or Structures:

(a) Such approvals shall apply only to uses or structures normally requiring a conditional or special use permit, and

(b) The request shall be approved only where action must be taken immediately, or within a time too short to allow processing of a permit, to avoid imminent danger to public or private property, or to prevent an imminent threat of serious environmental degradation.

(21) Travel Trailer:

(a) There shall be no more than one per lot, and

(b) Shall not be placed on a single site for more than 180 days in any 12-month period.

(22) Ultralight Airparks:

(a) Applicant shall submit a plan for the ultralight airpark showing the location of all buildings, ground circulation and parking areas, common flight patterns, and arrival and departure routes,

(b) Applicant shall describe in writing the types of activities, events and flight operations which are expected to occur at the airparks, and

(c) Approval shall be dependent upon a determination by the county hearing examiner that all potential impacts such as noise, safety hazards, sanitation, traffic and parking are compatible with the site and neighboring land uses, particularly those involving residential uses or livestock or small animal husbandry; and further that the proposed use can comply with Federal Aviation Administration regulations (FAR Part 103), which state that ultralight vehicle operations will not:

(i) create a hazard for other persons or property,

(ii) occur between sunset and sunrise,

(iii) occur over any substantially developed area of a city, town, or settlement, particularly over residential areas or over any open air assembly of people,

(iv) occur in an airport traffic area, control zone, terminal control area, or positive control area without prior authorization of the airport manager with jurisdiction.

(23) Craft Shop:

(a) Articles shall not be manufactured by chemical processes,

(b) No more than three persons shall be employed at any one time in the fabricating, repair, or processing of materials, and

(c) The aggregate nameplate horsepower rating of all mechanical equipment on the premises shall not exceed two.

(24) Grocery and Drug Stores: In the FS zone, there shall be a 5,000-square foot floor area limitation.

(25) Motor Vehicle and Equipment Sales: In the CB zone, all display, storage, and sales activities shall be conducted indoors.

(26) Race Track: The track shall be operated in such a manner so as not to cause offense by reason of noise or vibration beyond the boundaries of the subject property.

(27) Rural Industry.

(a) The number of employees shall not exceed 10,

(b) All operations shall be carried out in a manner so as to avoid the emission or creation of smoke, dust, fumes, odors, heat, glare, vibration, noise, traffic, surface water drainage, sewage, water pollution, or other emissions which are unduly or unreasonably offensive or injurious to properties, residents or improvements in the vicinity,

(c) The owner of the rural industry must reside on the same premises as the rural industry and, in the RD zone, the residence shall be considered as a caretaker's quarters as defined in SCC 18.90.170, and

(d) Outside storage, loading or employee parking in the RD zone shall provide 15 feet of type "II" buffer as defined in SCC 18.43.040.

(28) Sawmill, Shake and Shingle Mill:

(a) Such uses shall not include the manufacture of finished wood products such as furniture and plywood, but shall include lumber manufacturing,

(b) The number of employees shall not exceed 25 during any eight hour work shift,

(c) All operations shall be carried out in a manner so as to avoid the emission or creation of smoke, dust, fumes, odors, heat, glare, vibration, noise, traffic, surface water drainage, sewage, water pollution, or other emissions which are unduly or unreasonably offensive or injurious to properties, residents or improvements in the vicinity, and

(d) Sawmills and shakemills adjacent to a state highway in the RU zone shall provide 25 feet of type "II" buffer as defined in SCC 18.43.040.

(29) Governmental and Utility Structures and Facilities: Special lot area requirements for this use are contained in SCC 18.42.050.

(30) Excavation and Processing of Minerals:

(a) All such operations shall comply with the provisions of Chapter 18.54 SCC, Mineral Excavation Procedures and Standards, and

(b) The extraction and processing of rock and gravel exclusively for forest practices shall be permitted outright in the F zone,

(c) This use shall allow only the primary reduction, treatment, and processing of minerals and materials, together with any necessary buildings,

(d) At least one of the major mineral or material constituents being exploited shall be from said property,

(e) Allowed uses shall include but not be limited to rock crushers, concrete batching, asphalt mixing, and the manufacturing of terra cotta, tile, brick, and concrete products,

(f) The use shall only be allowed in undeveloped areas and shall not be detrimental to the existing, developing, or projected land uses,

(g) In the A-10 zone, the excavation shall not reduce the area of prime agricultural soils which are located on parcels designated local, uplands, or riverway commercial farmland by the comprehensive plan;

UNLESS all of the following conditions can be demonstrated to the satisfaction of the county:

(i) The prime agricultural soils as defined by SCC 18.90.690 constitute no more than 25 percent of the proposed excavation,

(ii) Excavation of said soils is necessary to the conduct of the excavation on portions overlain by other than prime agricultural soils, and

(iii) It can be demonstrated that the use of the land underlying prime agricultural soils does not threaten other prime agricultural soils

beyond the proposed excavation through encroachment or disruptions due to operation of the excavation.

(h) If a property is designated both Rural Residential-10 and Mineral Lands on the General Policy Plan Future Land Use Map, excavation and processing of materials does not require a rezone to MC, but is subject to the requirements for a conditional use permit on sites zoned MC as set forth in chapter 18.54.

(31) Clinic, Hospital, Licensed Practitioner, Hotel/Motel:

(a) Where the abutting property is designated for residential use, type "I" or "II" buffer, as defined in SCC 18.43.040, is required, and

(b) A prescription pharmacy may be permitted when located within the main building containing licensed practitioner(s).

(32) Forest Industries, (except harvesting) adjacent to property lines in the RU zone shall provide a 15-foot type "III" buffer as defined in SCC 18.43.040.

(33) Boat Launch Facilities, commercial or non-commercial:

(a) The examiner may regulate, among other factors, required launching depth, lengths of existing docks and piers,

(b) Off-street parking shall be provided in an amount suitable to the expected usage of the facility. When used by the general public, the guideline should be 32 to 40 spaces capable of accommodating both a car and boat trailer for each ramp lane of boat access to the water,

(c) A level vehicle-maneuvering space measuring at least 50 feet square shall be provided,

(d) Pedestrian access to the water separate from the boat launching lane or lanes may be required where it is deemed necessary in the interest of public safety,

(e) Safety buoys shall be installed and maintained separating boating activities from other water-oriented recreation and uses where this is reasonably required for public safety, welfare and health, and

(f) All site improvements for boat launch facilities shall comply with all other requirements of the zone in which it is located.

(34) Campground:

(a) The maximum overall density shall be seven camp or tent sites per acre, and

(b) The minimum site size shall be 10 acres.

(35) Commercial Vehicle Home Basing:

(a) The vehicles may be parked and maintained only on the property wherein resides a person who uses them in their business,

(b) Two or more vehicles may be so based, and

(c) The vehicles shall be in operable conditions.

(36) Distillation of Alcohol:

(a) The distillation shall be from plant products, for the purpose of sale as fuel, and for the production of methane from animal waste produced on the premises,

(b) Such distillation shall be only one of several products of normal agricultural activities occurring on the premises, and

(c) By-products created in this process shall be used for fuel or fertilizer on the premises.

(37) Group Care Facility:

(a) The number of persons to reside in the facility shall be generally consistent with the maximum allowed residential density in the zone,

(b) The allowing of the proposed use must be found to not adversely affect the surrounding area as to present use or character of future development, and

(c) In other than single family residences, yard requirements shall be as set forth for apartment structures in the allowed zone.

(38) Mobile Home and Travel Trailer Sales:

(a) Property shall directly front upon a principal or minor arterial in order to reduce encroachment into the interior of IP designated areas,

(b) The hearing examiner shall consider the visual and aesthetic characteristics of the use proposal and determine whether nearby business and industrial uses, existing or proposed, would be potentially harmed thereby. A finding of potential incompatibility shall be grounds for denial,

(c) The conditional use permit shall include a condition requiring mandatory review by the hearing examiner at intervals not to exceed five years for the express purpose of evaluating the continued compatibility of the use with other IP uses. The review required herein is in addition to any review which may be held pursuant to SCC 18.72.190,

(d) Such use shall not be deemed to be outside storage for the purpose of SCC 18.43.060, and

(e) Such use shall be temporary until business or industrial development is timely on the site or on nearby IP designated property.

(39) Farm Product Processing:

(a) Where a lot of nonconforming size has been previously developed for residential use and the owner resides therein, farm product processing may be permitted by the hearing examiner when the following criteria are met:

(i) No more than one person outside of immediate family shall be employed full time in farm product processing at any one time.

(ii) Nature of operation and any structures shall not adversely affect adjacent properties. Physical scale and use intensity must be compatible with surrounding neighborhood.

(b) Retail sales of products produced on the premises for off-site consumption may be allowed.

(40) Small Animal Husbandry: There shall be a five acre minimum site size.

(41) Mobile Home Park: Such development must fulfill the requirements of Chapter 18.55 SCC.

(42) Sludge Utilization:

- (a) Minimum total project area including setbacks is 20 acres,
- (b) Access to the site shall be controlled in an acceptable manner using measures such as fences, gates, posting, etc.,
- (c) For the following applications, minimum setbacks between the utilization area and the property boundary shall be observed (unless a lesser setback is agreed to by the adjoining property owner(s) outside of the project boundaries):
 - (i) Spray application: 500 feet,
 - (ii) Surface application: 300 feet, and
 - (iii) Sub-surface injection: 200 feet,
- (d) Minimum setbacks from year-round surface waters shall be 200 feet, or greater if deemed necessary to protect water quality,
- (e) A joint site inspection shall be arranged by representatives of the Snohomish health district and the Snohomish County department of planning and development services at the time of initial application. The applicant shall provide said agencies with at least 10 days advance notice of such initial application,
- (f) The applicant shall submit for approval by the hearing examiner a monitoring schedule suitable to the Snohomish health district, and
- (g) Provided that sludge utilization at a completed sanitary landfill or on a completed cell within a sanitary landfill shall not be subject to the minimum area requirement of subsection (a).

(43) Homestead Parcels: Lot area and width requirements may be reduced, PROVIDED That:

- (a) The parcel is designated as agricultural land of primary or secondary significance in the Snohomish County agricultural preservation plan or as agriculture in an adopted subarea comprehensive plan,
- (b) The resultant non-homestead parcel shall not be less than the minimum lot area permitted in the zone,
- (c) A dwelling currently exists on the parcel, and must have existed on the parcel prior to the effective date of this amendment,
- (d) The homestead parcel shall include no more than two acres of land, unless soil conditions, topography or other unique circumstances require a greater land area,
- (e) Concurrent with application under this section, the applicant shall submit an application under the Snohomish County short subdivision code, Title 20 SCC or Snohomish County boundary line adjustment, Title 29 SCC, where appropriate, and
- (f) Approval shall be dependent upon a determination by the hearing examiner that the proposed use is for the purpose of consolidation of existing agricultural lands or operations, minimizes interference with the usual and normal farm practices on adjacent agricultural lands, and further that the following conditions are imposed:

(i) a declaration shall be recorded with the homestead parcel which states that the homestead parcel is located in an agricultural area which experiences activities customarily associated with agricultural practices,

(ii) the non-homestead parcel created by subdivision shall not be subdivided further for a period of 10 years following creation of the initial homestead parcel, except as provided for herein,

(iii) no dwelling shall be constructed on the non-homestead parcel created by subdivision for a period of 10 years from approval of the conditional use permit except for farm worker dwellings.

(44) Special setback requirements for this use are contained in SCC 18.42.100.

(45) Minimum lot size for duplexes shall be one and one half times the minimum lot size for single-family dwellings.

(46) Bulk Storage of Petroleum Products and Gas:

(a) All above ground storage tanks shall be located 150 feet from all property lines, and

(b) Storage tanks below ground shall be located no closer to the property line than a distance equal to the greatest dimensions (diameter, length or height) of the buried tank.

(47) Auto Wrecking Yards and Junk Yards: A sight-obscuring fence a minimum of seven feet high shall be established and maintained in the LI zone. For landscaping requirements for these uses, SCC 18.43.050 and 18.43.070 apply.

(48) Antique shops when established as a home occupation as regulated by SCC 18.32.040 (B)(11); PROVIDED FURTHER, That all merchandise sold or offered for sale shall be predominantly "antique" as defined in SCC 18.90.060, and antique related objects.

(49) See SCC 18.44.090 for specific requirements for billboards.

(50) Wholesale Nursery: In R-20,000 zone, a wholesale nursery is permitted on three acres or more; a conditional use permit is required on less than three acres.

(51) Stockyard and Livestock Auction Facility: The minimum lot size is 10 acres.

(52) Restaurants and Personal Service Shops: Located to service principally the constructed industrial park uses.

(53) Sludge Utilization: A conditional use permit is required for manufacture of materials by a non-governmental agency containing stabilized or digested sludge for a public utilization.

(54) Single family dwellings are a prohibited use, except that such dwellings that are nonconforming as a result of a county-initiated rezone to BP may make improvements or additions provided such improvements are consistent with the bulk regulations contained in Chapter 18.42 SCC; and PROVIDED FURTHER, That such improvements do not increase the ground

area covered by the structural portion of the nonconforming use by more than 100 percent of that existing at the existing date of the nonconformance.

(55) Greenhouses, lath houses, and nurseries:

(a) Incidental sale of soil, bark, fertilizers, plant nutrients, rocks and similar plant husbandry materials is permitted,

(b) The sale of garden tools and any other hardware or equipment shall be prohibited,

(c) There shall be no on-site signs advertising other than the principal use.

(56) See SCC 18.60.130 for specific requirements for retail stores in the BP zone.

(57) Kennel, exhibitor/breeding: Where the animals comprising the kennel are housed within the dwelling, the yard or some portion thereof shall be fenced and maintained in good repair or to contain or to confine the animals upon the property and restrict the entrance of other animals. Where the number of animals kept is 10 or more, a five acre minimum lot size and a conditional use permit are required.

(58) Retail sales of hay, grain, and other livestock feed are permitted on-site in conjunction with a livestock auction facility.

(59) Noise of machines and operations in the LI and HI zones shall comply with Chapter 10.01 SCC, Noise Control, and machines and operations shall be muffled so as not to become objectionable due to intermittence, beat frequency, or shrillness.

(60) Sludge utilization only at a completed sanitary landfill or on a completed cell within a sanitary landfill, subject to the provision of subsection 18.32.040(B)(42).

(61) Woodwaste Recycling and Woodwaste Storage Facilities: These two uses are subject to the following minimum requirements except when incidental to a primary use allowed in the applicable zone:

(a) Siting Criteria. Woodwaste recycling and woodwaste storage shall be located in compliance with the following:

(i) The minimum site size shall be 10 acres.

(ii) Outside storage, recycling and processing activity areas, parking areas and other outside activity areas shall be located at least 100 feet from adjacent properties used, zoned or designated for residential purposes and at least 200 feet from any stream or wetland or land designated as an environmentally sensitive area by the Snohomish County comprehensive land use plan; PROVIDED, HOWEVER, That where such activities are fully enclosed within a structure, the minimum 200-foot setback shall be reduced to 50 feet. The character of the minimum setback area and the potential need for a greater setback shall be determined by the hearing examiner in accordance with adopted county plans and policies, including the applicable area comprehensive plan.

(b) Submittal Requirements to accompany a conditional use application: An application for a conditional use permit to allow a woodwaste recycling or woodwaste storage facility shall include the following submittals:

(i) A site development plan showing all woodwaste storage areas (active and reserve areas), recycled material storage areas, proposed structures, equipment, parking areas, access drives/fire lanes, delineation of existing vegetation, extent of clearing, buffer widths, on-site sewage disposal areas (if proposed), and existing site structures/facilities that are to remain or be removed.

(ii) A water quality control and monitoring plan. The applicant shall prepare a water quality control plan which demonstrates adequate protections for surface and groundwater quality consistent with the requirements of Snohomish health district regulation, EHD 8-30, "regulations governing solid waste handling"; contains provisions for minimizing stormwater runoff contact with woodwaste and recycled materials; and includes an independently-produced hydrogeologic report which analyzes the potential for surface water contamination, groundwater infiltration, or other types of water degradation (on-site or off-site) resulting from leachate produced by the proposal and recommends preventative measures if such contamination is anticipated.

(iii) An operational plan which contains the following elements:

(A) a fire prevention and protection plan which contains adequate provisions for the prevention of on-site fires and includes specific measures to prevent the spread of fires and protect adjacent properties. Approval of said plan shall be obtained from the county fire marshal prior to conditional use approval.

(B) a materials inspection plan which will insure control over the type of woodwaste entering the site. This plan shall include provisions for the visual inspection of all materials brought to the site during placement in the designated storage area and procedures for the immediate removal of waste material other than woodwaste and demolition or construction debris as defined by this title. The operator shall be responsible for insuring that such material does not enter the site.

(C) for woodwaste recycling, a requirement for use of specific equipment (crushers, chippers, etc.) capable of woodwaste processing at a rate in conformance with Snohomish health district regulation, EHD 8-30, "regulations governing solid waste handling", section EHD 8-30-300-3(c)(i).

(D) a landscaping and screening plan which demonstrates maximum retention of natural vegetation around the perimeter of the site and augmentation with planted landscaping materials as necessary to assure site screening capability.

(iv) The applicant shall be required to post a performance bond for site reclamation and other bonds as determined by the hearing examiner, including, but not limited to bonds for facility maintenance, water

quality control and monitoring equipment, and recovery of fire extinguishment costs.

(c) Minimum Performance Standards: A conditional use permit shall be subject to the following minimum performance standards:

(i) All woodwaste and demolition and construction debris shall be stored at or above ground level. Natural or artificially created depressions in the earth shall not be used.

(ii) The applicant shall demonstrate that an adequate water supply is available at the site to sustain necessary fire flow pressure for purposes of fire protection as determined by the applicable local fire district in consultant with the county fire marshal.

(iii) The proposed operation shall be carried out so as to avoid the emission of smoke, dust, fumes, odors, heat, glare, vibration, noise, traffic, surface water drainage, sewage, water pollution, or other emissions which are unduly or unreasonably offensive or injurious to properties, residents or improvements in the vicinity.

(iv) The applicant shall provide on-site leachate collection/treatment system designed, constructed and operated in a manner that disposes of the leachate when one or more of the following circumstances exist:

(A) the hydrogeologic report prepared in accordance with SCC 18.32.040 (B)(61)(b)(ii) recommends a leachate collection/ treatment system due to site characteristics of topography, underlying geology and hydrology; or

(B) a treatment/collection system is recommended by the Snohomish health district to satisfy the requirements of Snohomish health district regulation, EHD 8-30, "regulations governing solid waste handling" relating to surface and groundwater protection.

(v) A 30-foot wide, type II buffer as described by SCC 18.43.040(2) is required around the perimeter of the proposed site. All outside activity areas and buildings used in recycling or processing shall be screened from view from the surrounding roadways. Where feasible, natural vegetation shall be used for screening purposes. If the natural buffer is inadequate to provide sight screening, additional landscaping will be required.

(vi) Woodwaste and recycled materials shall be placed in piles, and piles must be stored and recycled in compliance with the Snohomish health district's criteria for waste recycling facilities, as contained in Snohomish health district regulation, EHD 8-30, "regulations governing solid waste handling", section 8-30-300-3(c)(i).

(vii) Woodwaste and recycled material in a pile shall be stored in piles no more than 40 feet high and not more than one-half acre in size. Piles shall be separated by a fire lane with a minimum width of 40 feet.

(viii) For purposes of fire prevention, no more than 40 percent of the designated storage area shall be devoted to active storage at any

one time. At least 60 percent of the designated storage area shall be cleared and identified as a reserve storage area at all times.

(ix) Except in the LI and HI zones, a proposed woodwaste storage or woodwaste recycling facility shall be limited to wholesale distribution only, with retail sales of any woodwaste recycled product being prohibited.

(62) Bed and breakfast guesthouses and bed and breakfast inns.

(a) Where bed and breakfast inns and bed and breakfast guesthouses are allowed in the same zone, only one or the other of these facilities may be located on a subject property at the same time. An approved bed and breakfast guesthouse may be expanded to a bed and breakfast inn if a conditional use application for an inn is obtained and the original permit for the guesthouse, if necessary, is vacated.

(b) Submittal requirements to accompany a conditional use or building permit application:

(i) Site plan requirements. The site plan shall indicate the location of the off-street parking, proposed screening, the location and size of the bed and breakfast inn, and any proposed new construction to the premises, including additions, remodeling and ~~((/or))~~ outbuildings.

(ii) Architectural requirements. For new construction only, the following shall apply:

(A) The applicant shall submit proposed architectural drawings and renderings of the proposed structure, including exterior elevations, which shall project a residential, rather than a commercial appearance. This architectural documentation shall be in sufficient detail to demonstrate discernible compatibility between the new construction and the existing on-site development and structures; PROVIDED FURTHER, That the applicant also shall document a design which, in scale, bulk, siding, and use of materials, is in keeping with existing buildings on adjacent properties and compatible with the surrounding character and neighborhood in which the guesthouse or inn is located.

(B) If an outbuilding or outbuildings are proposed, a grading plan, showing the extent of clearing activity, is required. Site design shall be sensitive to the natural features of the site. The use of manufactured and mobile homes is prohibited.

(iii) Screening: The owner/operator shall provide screening with shrubs, trees, fencing, and other suitable materials as necessary to minimize the impacts upon the residential character of the surrounding neighborhood.

(iv) Floor plan: The ~~((floor))~~ floor plan shall indicate bathrooms to be used by guests and the location and number of guest rooms.

(c) Minimum performance standards:

(i) Parking requirements shall be in accordance with subsection SCC 18.45.040(35). No on-street parking shall be allowed.

(ii) Meal service shall be limited to overnight guests of the establishment. Kitchens shall not be allowed in individual guest rooms.

(iii) The owner shall operate the facility and reside on the premises.

(iv) One sign for business identification and advertising shall be permitted in conjunction with the bed and breakfast establishment in accordance with SCC 18.44.070.

(v) The bed and breakfast establishment shall be conducted in such a manner as to give no outward appearance nor manifest any characteristics of a business, except as to the sign as allowed above, that would be incompatible with the ability of the neighboring residents to enjoy peaceful occupancy of their properties.

(vi) Guests shall be permitted to stay at the establishment for not more than 10 consecutive days at a time.

(vii) The applicant shall submit a letter from the applicable water purveyor and sewer district, if applicable, stating that each of them has the respective capacity to serve the bed and breakfast inn.

(viii) The applicant shall comply with all applicable county codes for fire, health and building requirements and any applicable food service regulations and on-site sewage disposal requirements of the Snohomish health district. The applicant shall comply with the applicable requirements of Chapter 258-54 WAC, "public water system rules and regulations", as now written or hereafter amended, if a water system is to be developed or connected to an existing public water system.

(ix) If three or more guest rooms are proposed, the applicant shall also meet state requirements for a "transient accommodation license", as required by Chapter 212-52 WAC, as now written or hereafter amended.

(x) If outbuilding(s) are proposed for guest rooms, each outbuilding shall be a minimum of one hundred thirty square feet. The aggregate outbuilding square footage for guest use shall not exceed eight hundred fifty square feet.

(xi) If an accessory apartment or temporary dwelling exists on the premises, the maximum number of bed and breakfast guest rooms shall be one less than otherwise permitted.

(d) In the Forestry (F) zone, bed and breakfast establishments shall not be permitted if the GPP designates the property as "Commercial Forest." In the F zone, up to three outbuildings for guest use may be permitted, provided that the aggregate outbuilding square footage does not exceed eight hundred and fifty square feet.

(63) Storage structure over 1,000 sq. ft. on less than three acres: This use is subject to the following requirements:

(a) Special setback requirements for this use are contained in SCC 18.42.100.

(b) Artificial lighting shall be hooded or shaded so that direct outside lighting, if any, will not result in glare when viewed from the surrounding property or rights-of-way.

(c) The applicant shall submit building elevations that document a residential appearance through the design and through depiction of appropriate building materials for the exterior finish.

(d) The applicant shall propose a screening plan which will result in a building screened from the view of neighboring property owners. Landscaping will be required on the subject property's boundary line or lines and/or around the building sides, as necessary, to effectively accomplish this objective.

(64) Storage structures over 1,000 sq. ft. in the R-7,200 and R-8,400 zones are limited to 20 feet in building height.

(65) Museums. Museums within the agriculture A-10 zone are permitted only in structures which are legally existing on October 31, 1991.

(66) Accessory apartments — Attached and detached:

(a) An owner-occupant of a single-family dwelling unit may establish only one accessory apartment, which may be either attached to, or detached from, the single-family dwelling. A detached accessory apartment may not be located on a lot on which a temporary dwelling, as defined in SCC 18.90.305, is located.

(b) The single-family dwelling unit to which an attached accessory apartment is to be added, or which is located on the same lot as the detached accessory apartment, must be owner-occupied on the date of application and remaining owner-occupied for as long as the attached or detached accessory apartment exists.

(c) The minimum floor area for an attached or detached accessory apartment shall be 450 square feet, but in no case shall the original single-family dwelling unit be reduced below 900 square feet. These floor areas shall be exclusive of garages, porches, or unfinished basements. The floor area of an attached accessory apartment shall not exceed the following percentage of the floor area of the single-family dwelling unit to which it is accessory, or the following fixed amount, whichever is applicable:

If the floor area of the single-family dwelling unit is:	the floor area of the attached accessory apartment shall not exceed:
Under 2,000 sq. ft.	40%
2,000 sq. ft. or more, but less than 3,000 sq. ft.	35% or 800 sq. ft. whichever is greater

(j) The owner-occupant(s) may reside in the single-family dwelling unit, the accessory apartment, or both.

(67) Temporary woodwaste recycling and temporary woodwaste storage facilities: These two uses require a temporary use permit and are subject to the following minimum requirements except when incidental to a primary use allowed in the applicable zone:

(a) An application for a temporary use permit to allow a woodwaste recycling and/or woodwaste storage facility shall include the following:

(i) A site development plan showing all woodwaste storage areas (active and reserve areas), recycled material storage areas, equipment, parking areas, access drives/fire lanes, extent of vegetation clearing, buffer widths, on-site sewage disposal areas (if proposed), proposed site structures, existing site structures that are to remain or be removed, natural drainage courses and probable alterations which will be necessary to handle the expected drainage from the site.

(ii) Operational information which demonstrates that:

(A) Adequate fire prevention and protection measures have been incorporated into the proposal. Approval of said measures shall be obtained from the county fire marshal prior to temporary use approval;

(B) Adequate provisions have been incorporated into the proposal which will ensure that the type of woodwaste brought to the site consists only of materials authorized by this title and does not contain wood pieces or particles containing chemical preservatives such as creosote, pentachlorophenol, copper-chrome-arsenate, paints or stains; the operator shall be responsible for insuring that such material does not enter the site;

(C) The woodwaste material is being stored in conformance with Snohomish health district regulation, EHD 8-30, "regulations governing solid waste handling", section EHD 8-30-300(3)(c)(i);

(b) A temporary use permit shall be subject to the following minimum performance standards:

(i) All woodwaste and demolition and construction debris shall be stored at or above ground level. Natural or artificially created depressions in the earth shall not be used. All woodwaste material shall be limited to temporary storage at a rate in conformance with the Snohomish health district regulation, EHD 8-30-300(3)(c)(i);

(ii) The applicant shall demonstrate that an adequate water supply is available at the site to sustain necessary fire flow pressure for purposes of fire protection as determined by the applicable fire district in consultation with the county fire marshal.

(iii) The proposed operation shall be carried out in conformance with all applicable provisions of county code and state law and shall avoid the emission of smoke, dust, fumes, odors, heat, glare, vibration, noise, traffic, surface water drainage, sewage, water pollution, or other emissions

which are unduly or unreasonably offensive or injurious to properties, residents or improvements in the vicinity.

(iv) A type I buffer as described in SCC 18.43.040(1) is required around the perimeter of all storage, recycling, processing, parking and other outside activity areas. When the subject property is zoned LI or HI, this type I buffer shall supersede the LI and HI buffer requirements described in the landscaping requirements matrix in SCC 18.43.050 for outside storage or waste areas, where the abutting property is designated commercial, or where the abutting property or use is residential.

(v) Woodwaste and recycled material placed in a pile shall be stored in piles no more than 30 feet high and not more than one-half acre in size. Piles shall be separated by a fire lane with a minimum width of 40 feet.

(vi) The combined total storage area for woodwaste and recycled materials shall not exceed two acres.

(vii) Except in the LI and HI zones, a proposed woodwaste storage or woodwaste recycling facility shall be limited to wholesale distribution only, with retail sales of any woodwaste recycled product being prohibited.

(viii) Outside storage, recycling and processing activity areas, parking areas and other outside activity areas shall be setback at least 20 feet from adjacent properties; PROVIDED, That where such activities are adjacent to properties containing an existing residential use, properties where the existing zoning is categorized as residential, multiple family or rural, or adjacent to any stream or wetland designated by Snohomish County, the minimum setback shall be 100 feet; PROVIDED FURTHER, That where such activities are fully enclosed within a structure, the minimum setback may be reduced to 50 feet depending on the sensitivity of the resource. The character of the minimum setback area shall be determined by the planning director in accordance with adopted county regulations, plans and policies.

(68) Except in the rural business zone, ((Home)) home occupations ~~((may))~~ must be conducted in an accessory building and/or an attached garage in accordance with the following:

(a) The provisions of SCC 18.32.040 (B)(11)(a), (c), (d) and (f) shall be met;

(b) A minimum lot size of one acre is required;

(c) The following table identifies the maximum allowable combined accessory building and attached garage area and the minimum required building setback for the garage and/or the accessory building from adjacent residentially zoned properties according to the home occupation lot or parcel size:

	One ac.	Two ac.	Three ac.	Four ac.	Five or more ac.
Area (sq. ft.)	500	600	700	800	900
Setback (ft.)	30	40	50	60	70

(d) The home occupation shall in no way affect the appearance of the accessory building and/or the attached garage as accessory to the residential dwelling;

(e) The home occupation shall be fully enclosed within the accessory building and/or the attached garage including no outside storage of equipment or materials;

(f) The home occupation shall not create a level of noise vibration, smoke, dust, odors, heat, light, or glare beyond that which is acceptable in a residential area;

(g) The following activities, including any similar activities, are prohibited as home occupations: minor or major automobile, truck or heavy equipment fueling, maintenance or repair; auto-body work or painting; parking or storage of heavy equipment; and any Group H occupancies as defined in the Uniform Building Code except for woodworking and spray finishing in conjunction with woodworking activities;

(h) The home occupation hours of operation shall be limited to: 8:00 a.m. to 8:00 p.m., Monday through Friday; and 9:00 a.m. to 5:00 p.m., Saturday and Sunday;

(i) A certificate of occupancy shall be obtained from the community development division prior to commencing the home occupation to ensure building and fire code compliance. The certificate of occupancy shall be subject to an annual inspection and renewal pursuant to SCC 16.04.060.

(69) On-site hazardous waste treatment and storage facilities are allowed only as an incidental use to any use generating hazardous waste which is otherwise allowed, PROVIDED, That such facilities demonstrate compliance with the state siting criteria for dangerous waste management facilities pursuant to RCW 70.105.210 and WAC 173-303-282 as now written or hereafter amended.

(70) An application for a conditional use permit to allow an offsite hazardous waste treatment and storage facility shall demonstrate compliance with the state siting criteria for dangerous waste management facilities pursuant to RCW 70.105.210 and WAC 173-303-282 as now written or hereafter amended.

(71) Adult entertainment uses must meet the following requirements:

(a) Adult entertainment businesses or uses are prohibited within the area circumscribed by a circle which has the radius shown below from any public or private school, preschool, educational institution, church or other religious facility, public or private park, youth oriented facility, establishment serving alcohol by the drink, or from the following zones: R-5, RC, RU, RD, SA-1, R-20,000, R-12,500, R-9,600, R-8,400, R-7,200, A-10, F, F and R, WFB, T, LDMR, and MR.

- (1) Adult entertainment book stores — 330';
- (2) Adult entertainment dance studios — 660';
- (3) Adult entertainment movie theaters — 330';
- (4) Adult hotels — 330';

- (5) Adult tanning salons — 330’;
- (6) Escort businesses — 0’;
- (7) Nude house cleaning businesses — 0’;
- (8) Panoram premises — 660’;
- (9) Public bathhouses and hot tub premises — 660’;
- (10) All other adult entertainment uses — 660’.

(b) The distances specified in this section shall be measured horizontally by following a straight line from the nearest point of the building in which the proposed adult entertainment use is to be located, to the nearest point of the parcel of property which contains a use from which the proposed adult entertainment use is to be separated, and to the nearest point of a zone listed in subsection (a).

(c) Violation of the use provisions of this section is:

(1) Declared to be a public nuisance per se, which may be abated by the county by way of civil abatement procedures only, and not by criminal prosecution; or

(2) Subject to enforcement in accordance with the provisions of Title 28 SCC but shall not be subject to SCC 28.08.080.

(d) Nothing in this section is intended to authorize, legalize or permit the establishment, operation or maintenance of any business, building or use which violates any Snohomish County ordinance or statute of the State of Washington regarding public nuisances, sexual conduct, lewdness, or obscene or harmful matter or the exhibition or public display thereof.

(72) Special building height provisions for this use are contained in SCC 18.42.030(4).

(73) Bakery: In the NB zone, the gross floor area of the use shall not exceed 1,000 square feet and the bakery business shall be primarily retail in nature.

(74) Equestrian centers are allowed with a conditional use permit on all lands zoned A-10 except in that portion of the special flood hazard area of the lower Snohomish and Stillaguamish rivers designated density fringe as described in Chapter 27.36 SCC.

(75) Mini-equestrian centers are allowed as a permitted use on all lands zoned A-10 except in that portion of the special flood hazard area of the lower Snohomish and Stillaguamish rivers designated density fringe as described in Chapter 27.36 SCC.

(76) Equestrian centers and mini-equestrian centers require the following:

(a) Ten acre minimum site size for an equestrian center.

(b) Five acre minimum site size for a mini-equestrian center.

(c) Covered riding arenas shall not exceed 15,000 square feet for a mini-equestrian center, provided that stabling areas, whether attached or detached, shall not be included in this calculation.

(d) Any lighting of an outdoor or covered arena shall be shielded so as not to glare on surrounding properties or rights-of-way.

(e) On sites located in RC, and R-5 zones, a type I or II buffer as described in SCC 18.43.040 is required to screen any outside storage, including animal waste storage, and parking areas from adjacent properties.

(f) Riding lessons, rentals or shows shall only occur between 8 a.m. and 9 p.m.

(g) Outside storage, including animal waste storage, and parking areas shall be set back at least 30 feet from any adjacent property line. All structures shall be set back as required in SCC 18.42.100(16).

(h) Dust emissions shall be controlled by an approved dust suppression plan.

(i) The facility shall comply with all applicable county building, health and fire code requirements.

(77) Temporary Residential Sales Coach (TRSC):

(a) The commercial coach shall be installed in accordance with all applicable provisions within Chapter 17.28 SCC.

(b) The TRSC shall be set back a minimum of 20 feet from all existing and proposed road rights-of-way and 5 feet from proposed and existing property lines.

(c) Vehicular access to the temporary residential sales coach shall be approved by the county or state.

(d) Temporary residential sales coaches may be permitted in approved preliminary plats, prior to final plat approval, when the following additional conditions have been met:

- (i) plat construction plans have been approved,
- (ii) the fire marshal has approved the TRSC proposal,
- (iii) proposed lot lines for the subject lot are marked on-site,

and

(iv) the site has been inspected for TRSC installation to verify compliance with all applicable regulations and plat conditions, and to assure that grading, drainage, utilities infrastructure and native growth protection areas are not adversely affected.

(78) Golf Course and Driving Range: In the A-10 zone, artificial lighting of the golf course or driving range shall not be allowed. Grading shall be limited in order to preserve prime agricultural soils. At least 75% of prime agricultural soils on-site shall remain undisturbed.

(79) Model Hobby Park:

(a) An application for a model hobby park shall include the following:

(i) A plan for the model hobby park showing the location of all property lines, ground circulation and parking areas, runways, tracks, pits, overflight areas and other improved or active use areas. The plan shall also depict a non-use area at least 100 feet wide adjacent to and beyond all active use areas, including overflight areas.

(ii) Operational information which demonstrates that the model hobby park will be operated in conformance with all applicable provisions of county code and state law and shall avoid impacts which are unduly or unreasonably offensive or injurious to properties, residents or improvements in the vicinity.

(iii) Documentation that the improved or active use areas and the overflight areas, if any, are authorized for such use, if not fully under the ownership of the applicant.

(b) Runway, track, and pit surfaces shall be limited to natural grass or removable composite matting in the A-10 zone.

(c) Maximum allowable runway size shall be 600 feet by 100 feet, not including buffer overrun areas.

(d) The improved area, including parking, pit, track and runway areas but excluding any overflight area, shall be limited to five acres. In the A-10 zone, parking stalls and aisles shall not be paved.

(e) Minimum size of the site, including any overflight area, shall be 20 acres.

(f) Any site improvements and structures in addition to the runways, tracks and pits shall be incidental to the use of the site as a model hobby park.

(g) Operation of models shall be prohibited within identified non-use areas.

(h) In the A-10 zone, grading shall be limited in order to preserve prime agricultural soils. At least 75% of prime agricultural soils on-site shall remain undisturbed.

(i) A model hobby park permit application shall be processed in accordance with the provisions of SCC 18.72.155.

(80) Commercial retail uses are not allowed in the Light Industrial and Industrial Park zones when said zones are located in the Maltby UGA of the comprehensive plan, and where such properties are, or can be served by railway spur lines.

(81) Studio: Studio uses may require the imposition of special conditions to ensure compatibility with adjacent residential, multiple family, or rural zoned properties. The hearing examiner may impose such conditions when deemed necessary pursuant to the provisions of SCC 18.72.060. The following criteria are provided for hearing examiner consideration when specific circumstances necessitate the imposition of conditions:

(a) The number of nonresident artists and professionals permitted to use a studio at the same time may be limited to no more than 10 for any lot 200,000 square feet or larger in size, and limited to 5 for any lot less than 200,000 square feet in size.

(b) The hours of facility operation may be limited.

(c) Landscape buffers may be required to visually screen facility structures or outdoor storage areas when the structures or outdoor storage areas

are proposed within 100 feet of adjacent residential, multiple family, and rural zoned properties. The buffer shall be an effective site obscuring screen consistent with the Type II buffer standard of SCC 18.43.040(2).

(82) The gross floor area of the use shall not exceed 1000 square feet.

(83) The gross floor area of the use shall not exceed 2000 square feet.

(84) The gross floor area of the use shall not exceed 4000 square feet.

(85) The building contractor use in the Rural Business zone shall be subject to the following requirements:

(a) The use complies with all of the performance standards required by SCC 18.65.040.

(b) Not more than 1,000 square feet of outdoor storage of materials shall be allowed and shall be screened in accordance with SCC 18.43.050.

(c) In addition to the provisions of subsection (85) (b), not more than five commercial vehicles or construction machines shall be stored outdoors and shall be screened in accordance with SCC 18.43.050.

(d) The on-site fueling of vehicles shall be prohibited.

(e) The storage of inoperable vehicles and hazardous or earth materials shall be prohibited.

Section 4. Snohomish county code Section 18.42.020 last amended by Ordinance 96-076, on November 27, 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(8)	
	Max Bldg Hgt (ft)	Minimum Lot Area	Min Lot Width	Min Corner Lot Width	Public Right of Way under 60' (10)	Public and Private Right of Way (9)	Commercially Zoned Properties (11)	Residentially Zoned Properties (11)	Resource Lands			Water Bodies*(12)
									Ag	Forest		
F	45(6)	20 ac(3)	300	300	100(13)	100(13)	100(13)	100(13)	50(21)	100(22)	25(13)	35%
F&R	25(7)	200,000 sf(2),(23)	100	100	50	20	5	5	50(21)	100(22)	25	35%
A-10	45	10 ac	none	none	50	20	5	5	50(21)	100(22)	25	none
R-5	45(25)	200,000 sf(2),(23), (25)	165(25)	165(25)	50	20	5	5	50(21)	100(22)	25	35%
RC	35(26)	100,000 sf(23), (25)	165(25)	165(25)	50	20	5	5	50(21)	100(22)	25	35%
RD	45	100,000(23)	165	165	50	20	5	5	50(21)	100(22)	25	35%
SA-1	35	1 ac/43,560 sf(23)	150	150	50	20	5	5	50(21)	100(22)	25	35%
RU	35	see 18.42.150	60	65	50	20	5	5	50(21)	100(22)	25	35%
R-20,000	25	20,000 sf	85	90	50	20	5	5	50(21)	100(22)	25	35%
R-12,500	25	12,500 sf	75	80	50	20	5	5	50(21)	100(22)	25	35%
R-9,600	25	9,600 sf(24)	70	75	50	20	5	5	50(21)	100(22)	25	35%
R-8,400	25	8,400 sf(24)	65	70	50	20	5	5	50(21)	100(22)	25	35%
R-7,200	25	7,200 sf(24)	60	65	50	20	5	5	50(21)	100(22)	25	35%
WFB	25	7,200 sf(24)	60	65	50	20	5	5	50(21)	100(22)	25	35%
T	see 18.53	see 18.53	see 18.53	see 18.53	50(14)	20(14)	5(14)	5(14)		100(22)	25(14)	see 18.53
LDMR	35	7,200 sf(4)	60	70	55(15)	25(15)	see 18.42.020(B)(15)	see 18.42.020(B)(15)		100(22)	25(15)	30%
MR	35	7,200 sf(5)	60	70	55(15)	25(15)	see 18.42.020(B)(15)	see 18.42.020(B)(15)		100(22)	25(15)	40%
FS	35	none	none	none	55	25	5/15(16)	25		100(22)	none	none
NB(1)	25	none	none	none	55	25	none	10		100(22)	none	35%
PCB(1)	40	none(19)	none	none	70	40(18)	none	25		100(22)	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)
Setback Requirements From: (ft)

Zone	Lot Dimension (ft)			Min Corner Lot Width	Public Right of Way under 60' (10)	Public and Private Right of Way (9)	Commercially Zoned Properties (11)	Residentially Zoned Properties (11)	Resource Lands		Water Bodies*(12)	Maximum Lot Coverage(8)
	Max Bldg Hgt (ft)	Min Lot Width	Minimum Lot Area						Ag	Forest		
CB(1)	35	none	none	none	55	25	none	10		100(22)	none	50%
GC(1)	45	none	none	none	55	25	none	10		100(22)	none	50%
IP	65	none	none	none	30(17)	30(17)	none(17)	25(17)		100(22)	none	50%
BP	50	none(19)	none	none	30	30	none	25		100(22)	none	35%
LI	50	none	none	none	55	25	none	50		100(22)	none	none
HI	65	none	none	none	55	25	none	50		100(22)	none	none
RB	35	none	none	none	55	25	10	50		50(21)	100(22)	35%
RFS	35	none	none	none	55	25	10	50		50(21)	100(22)	35%
RI	50	none	none	none	55	25	50	100		100(21)	100(22)	35%

*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.

Section 5. A new section is added to chapter 18.43 of the Snohomish county code to read:

18.43.045. Buffer character for the RB, RFS, and RI zones.

The type II and III buffers required in accordance with SCC 18.43.040 and 18.43.050 for the RB, RFS, and RI zones shall include existing native vegetation pursuant to the provisions of chapter 18.65 SCC.

Section 6. Snohomish county code Section 18.43.050 last amended by Ordinance 99-036, on June 12, 1996 is amended to read:

18.43.050 Landscaping requirements.

(1) The landscaping requirements matrix of SCC 18.43.050(3) 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".

(3) Landscape requirement matrix and reference notes

(a) Landscape requirement matrix

Zone	RU	NB	CB	GC	LI	HI	PCB	BP	IP	RB	RFS	RI
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	50 feet II	50 feet II	100 feet II
Between R/W or private access road and building or parking areas.							5 feet III	30 feet III	30 feet III	25 feet III	25 feet III	25 feet III
Outside storage or waste areas.		1	1	1	1 or 5 feet II	1 or 5 feet II	1	1	1	1 or 5 feet II	1 or 5 feet II	1 or 5 feet II
Public 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	25 feet III	25 feet III	25 feet III
Between residential and non-residential uses or designations.	1 or 5 feet II											
Abutting commercially designated property.					20 feet III	30 feet III						

(b) Landscape matrix reference notes:

(i) The specified standard buffer width may be reduced using buffer width averaging. When buffer width averaging is used, a minimum buffer width of ten feet shall be maintained, and the total area of the buffer shall not be less than the total area that is required if the standard buffer were used.

Section 7. Snohomish county code Section 18.44.040 last amended by Ordinance No. 87-008, March 4, 1987, is amended to read:

18.44.040 NB, CB, GC, LI,~~((and))~~ HI, RB and RI zone requirements.

(1) Signs for identification purposes shall be permitted to have an area not to exceed one square foot for each linear foot of business property frontage;

(2) Advertising displays or signs may have an area not to exceed 150 square feet in NB,~~((and))~~ CB, RB and RI zones, or 500 square feet in GC, LI and HI zones, and may be divided into not more than four single or double faced signs in NB,~~((and))~~ CB, RB and RI zones, or not more than six single or double-faced signs in GC, LI and HI zones; and

(3) Signs may extend to the front property line, PROVIDED they do not violate other requirements of this chapter.

Section 8. Snohomish county code Section 18.44.060 last amended by Ordinance No. 96-003, February 21, 1996, is amended to read:

18.44.060 FS and RFS zone requirements.

(1) Each individual FS and RFS business is allowed to erect signs under the following conditions:

(a) One wall-mounted sign identifying the business conducted therein may be permitted. The sign must be solely supported by the attachment and the uppermost portion shall not extend more than five feet higher than the building at its highest point, subject further to the overall height regulation of this zone. Such sign may be an attached, single-face sign or a back-to-back, double-face sign and shall have a surface area not to exceed 150 square feet per face;

(b) One additional business identification sign, having a surface area not in excess of 50 square feet, may be permitted when attached flat to one wall of the building, but not to extend above the exterior wall top plate line to which attached;

(c) One freestanding sign for business identification may be permitted in place of the sign provided in subparagraph (1)(a) or (1)(b)~~((only if it can be proven that such sign attached to the building cannot be made visible to any motorist approaching the interchange on the limited access highway))~~.

(2) Permit Processing — Freestanding Signs.

(a) Freestanding sign applications shall be subject to all the provisions of chapter 32.50 SCC including, notice of application, completeness

determination, consistency determination, time periods for processing, and notice of decision.

(b) Submittal/completeness requirements are contained within the "submittal checklist" attached to the commercial sign permit application.

(c) Regulation of sign type, size and location is subject to these conditions:

~~(i) Where a sign attached to the building would be concealed by natural vegetation, the freestanding sign structure may be permitted only if the applicant agrees in writing to preserve, in full, such vegetation and replace it if destroyed. In such case, the applicant shall submit a drawing showing the location, height and diameter of each tree comprising the natural buffer;~~

~~((ii))~~ Where permitted, the uppermost portion of the freestanding sign shall be a height not greater than 35 feet above the ground as measured from the average finished grade at the front face of the principal building;

~~((iii))ii~~ Such freestanding sign shall be located no farther than 100 feet from the principal building; and

~~((iv))iii~~ Freestanding, single-face identification signs, or back-to-back double-face identification signs, shall have a surface area not to exceed 150 square feet per face. A V-shaped, double-face sign with an interior angle of 60 degrees or less shall have a total surface area not to exceed 150 square feet. All other sign configurations shall have a surface area not to exceed 300 square feet, with no single face to exceed 100 square feet.

(3) The department of planning and development services will receive the application and approve the application with or without conditions, deny the application, or return the application for revision based on compliance with SCC 18.44.060(1) and (2).

(4) Appeals of the department's decision regarding any freestanding sign shall be addressed to the hearing examiner pursuant to SCC 18.72.100.

(5) In addition to the business identification signs, advertising displays or signs may be permitted subject to the following limitations:

(a) Such signs shall not identify the business, as such, but shall be limited to advertising the product and/or service offered;

(b) The total surface area of all such signs shall not exceed 50 square feet, and no single surface area shall exceed 25 square feet;

(c) No business shall divide its display into more than four single sign faces or display surfaces;

(d) In no case shall the top of any display surface be more than seven feet above the ground as measured from the sign base;

(e) No advertising sign shall be located as to be readable primarily from a limited access highway; and

(6) Signs may be illuminated, but no rotating sign, flashing beacon or variable intensity light shall be permitted.

Section 9. Snohomish county code section 18.44.070, last amended by Ordinance No. 96-076 on November 27, 1996, is amended to read:

18.44.070 Signs for particular uses.

Signs are allowed in conjunction with the following uses wherever such uses are permitted, subject to the stated conditions:

(1) The planning and development services department may approve on-site signs for identifying residential subdivisions provided the following criteria are met:

(a) The subdivision identification sign message does not exceed six feet in height from adjacent finished grade nor have a surface area greater than 40 square feet. Surface area is measured as the smallest rectangle or circle that encloses the total message;

(b) There are a maximum of two such identification signs for each road entrance to the subdivision;

(c) Signs are located so they permit an unobstructed sight distance along road rights-of-way in accordance with the Engineering Design and Development Standards adopted under Chapter 13.05 SCC;

(d) SCC 18.42.090(3) provisions are met; and

(e) Signs are stationary and if illuminated, are to be lit with indirect lighting. Lighting which is flashing, blinking or of variable intensity is prohibited;

(2) The hearing examiner may approve on-site subdivision identification signs in conjunction with preliminary plat approval. The hearing examiner may approve signs that do not meet the criteria in SCC 18.44.070(1) only when such sign(s) are compatible with the immediate neighborhood and surrounding property values are not adversely affected. New subdivisions are allowed off-site advertising signs as allowed by the hearing examiner;

(3) Schools, churches, community clubs and public structures/buildings, may display two single or double faced signs for identification purposes which do not exceed 20 square feet of surface area per face. The total signage on-site may not exceed 60 square feet of surface area. Freestanding signs may not be more than eight feet in height and are to be stationary. Lighting which is flashing, blinking or of variable intensity is prohibited. A portion of the identification sign allotment may be used for activity reader boards. Reader boards shall not result in glare when viewed from surrounding properties or road rights-of-way. In no case shall a reader board or illuminated identification sign be located within 50 feet of an adjacent residential property;

(4) A bed and breakfast sign may be allowed in conjunction with a conditional use permit if the sign is stationary and if illuminated, is lit with indirect lighting. Lighting which is flashing, blinking or of variable intensity is prohibited.

(a) In the MR, LDMR, R-20,000, R-12,500, R-9,600, R-8,400, and R-7,200 zones, the sign shall be a single face sign with dimensions not exceeding four square feet in area.

(b) In the F, F&R, A-10, R-5, RC, RD, and SA-1 zones, the sign may be single or double-faced with dimensions not exceeding 15 square feet per face; PROVIDED, That the applicant shall submit, as part of the application for a conditional use permit, sign designs and elevations that document a common architectural breakfast guesthouse or inn and are compatible with the surrounding rural character and neighborhood in which the guesthouse or inn is located.

Section 10. A new chapter is added to Title 18 Snohomish county code to read:

Chapter 18.65
RB, RI AND RFS ZONES PROCEDURES AND STANDARDS

Sections:

- 18.65.010 Applicability.
- 18.65.020 Minimum zoning criteria.
- 18.65.030 Site development plan.
- 18.65.040 Performance standards.
- 18.65.050 Binding site plan (BSP).

18.65.010 Applicability.

This chapter regulates development in the Rural Business (RB), Rural Industrial (RI), and Rural Freeway Service (RFS) zones. It sets forth procedures and standards applicable to rezone and development approval in these zones.

18.65.020 Minimum zoning criteria.

(1) The RI and RFS zones shall be applied only to properties that contain the appropriate land use designation as depicted on the Future Land Use Map (FLUM) of the of the General Policy Plan(GPP).

(2) The RB zone is a zoning classification which will be located within a rural residential land use designation. The RB zone, including expansions to the RB zone classification, shall be applied only to properties that meet all the following locational criteria, except as provided in SCC 18.65.020(3):

(a) A minimum of six hundred residential dwelling units shall be located within a two and one-half mile radius of the proposed site;

(b) The proposed site is located along a county road or state highway with at least one hundred feet of street frontage or at an intersection of two public roads;

(c) The proposed site shall be located no closer than two and one-half miles from an existing RB, RFS or RI zone, or commercial designation in the rural area;

(d) The total area zoned RB at an any given location shall not include more than five acres designated as net usable area. In calculating net

usable area pursuant to this chapter, net usable area shall be the total site areas less critical areas and their required buffers, public rights-of-way, private roads, detention/retention areas, and biofiltration swales.

(e) The proposed site shall be located outside of, and no closer than one mile to an urban growth area (UGA) boundary;

(f) The proposed site shall contain a rural residential designation on the GPP FLUM, and not be designated Forest lands or Farm lands by the FLUM;

(g) The size and configuration of the proposed site must be capable of accommodating applicable setbacks, buffers, and critical area protection;

(h) Site information required pursuant to SCC 18.65.030(2) shall have been submitted by the applicant. The information shall clearly demonstrate that an adequate building and development area is located on the site outside of identified critical areas and buffers; and

(i) Any proposed site that expands an existing RB zone shall have a common property boundary with the existing RB zone at one point. A common property boundary may consist of properties separated by a public right-of-way where the centerline of the right-of-way is used as their extended front property boundary.

(3) For properties that contain a commercial use permitted or otherwise allowed in the RB zone that existed on or before the effective date of this section, a rezone to RB may be approved only for that portion of the site containing the existing use and may not expand beyond the location of the existing commercial use unless the locational criteria of SCC 18.65.020(2) are met with respect to the expansion area. The locational criteria contained in SCC 18.65.020(2) and the maximum building footprint requirements of SCC 18.65.040(2) and (3) need not be met for that portion of the site containing the existing use.

(4) Any applicant proposing a rezone to the RFS zone must

(a) demonstrate that the proposed site is abutting a frontage or access road of a limited access highway and is under a single ownership or unified control; and

(b) submit a freeway interchange evaluation in accordance with the provisions of SCC 18.56.050.

18.65.030 Site development plan.

(1) An official site plan shall not be required at the time of rezone application for the RB and RI zones. The performance standards of SCC 18.65.040, and other applicable provisions of this title shall be applied to a site development plan otherwise required at the time of initial development in the RB and RI zones.

(2) For the RB zone, information shall be submitted at the time of application for the RB rezone in a form acceptable to the director that identifies

the approximate location and amount of net usable area designated on the site. The submittal shall also include the approximate location and type of critical areas and their probable required buffers pursuant to chapter 32.10 SCC, detention/retention areas, biofiltration swales, public rights-of-way, and private roads. This information is to be used at the time of zoning approval to determine whether an adequate development and building area exists on the site, and whether the five-acre net usable area limitation of SCC 18.65.020(2)(d) has been exceeded on the site.

(3) An official site plan shall be required at the time of rezone application for the RFS zone. The plan shall be reviewed and approved in accordance with the provisions governing official site plan approval for the Freeway Service (FS) zone as provided in SCC 18.56.030. The performance standards of SCC 18.65.040, and other provisions of this title applicable to the RFS zone shall be applied at the time of official site plan review and approval.

(4) Modifications of a RFS official site plan are permitted in accordance with the provisions of SCC 18.56.040.

18.65.040 Performance standards.

(1) General. In addition to other applicable standards contained in Title 18 SCC, the following performance standards apply to development in the RB, RI and RFS zones:

(a) Existing trees of three-inch caliper and larger size shall be retained in all side and rear yard landscape buffer areas, excluding areas for access drives and sign location;

(b) Existing evergreen trees of three-inch caliper and larger size shall be retained in all front yard landscape buffer areas, excluding areas for access drives and sign location. Tree removal is allowed when required to meet Department of Public Works Engineering Design and Development Standards or because of public health and safety concerns;

(c) The size and location of required landscape and buffer areas shall be consistent with the provisions of chapter 18.43 SCC;

(d) Adequate water supplies shall be demonstrated for fire protection;

(e) Storm water detention facilities such as ponds and grass swales shall be designed whenever possible as to integrate them into the overall site design and required landscaping and buffers on the site;

(f) Signage shall be consistent with the provisions of chapter 18.44 SCC; and

(g) Refuse collection, fuel loading and above ground fuel storage areas, and large truck parking areas shall be located at least one hundred feet from residential uses or designations and shall be screened in accordance with the landscaping requirements for outdoor storage and solid waste contained in SCC 18.43.050.

(2) Rural Business zone. In addition to the general performance standards of SCC 18.65.040(1), and other applicable standards of Title 18 SCC, the following standards apply to development in the RB zone:

(a) The total impervious surface of all buildings, parking and other support areas such as storage, trash containers, etc., shall not exceed fifty percent of the net usable area of the site; and

(b) The maximum area for each building footprint on the site shall not exceed four thousand square feet.

(3) Rural Freeway Service zone. In addition to the general performance standards of SCC 18.65.040(1) and other applicable standards of Title 18 SCC, the following standards apply to development in the RFS zone:

(a) The total impervious surface of all buildings, parking and other support areas such as storage, trash containers, etc., shall not exceed sixty percent of the site; and

(b) The maximum area for each building footprint on the site shall not exceed six thousand square feet; except that, the maximum area for each building footprint for a hotel/motel use shall be ten thousand square feet.

(4) Rural Industrial zone. In addition to the general performance standards of SCC 18.65.040(1) and other applicable standards of Title 18 SCC, the total impervious surface of all buildings, parking and other support areas such as storage, trash containers, etc., shall not exceed sixty percent of the site.

18.65.050 Binding Site Plan (BSP).

(1) If an applicant chooses to divide land pursuant to Title 19A SCC, an approved RFS official site plan, or in the RB, and RI zones, a site plan approved concurrent with a building permit for the site may be used as a basis for binding site plan approval.

(2) All hearing examiner or department conditions of approval, as may be applicable, shall appear on either (a) the binding site plan with record of survey to be recorded, or (b) be referenced on said document and recorded separately as covenants, conditions, and restrictions (CCRs).

Section 11. Snohomish county code section 18.72.140, last amended by Ordinance Number 96-076 on November 27, 1996, is amended to read:

18.72.140 Filing fees.

The filing fees for requests/actions covered by this chapter shall be as follows:

(1) Variance: \$1,000

(a) Except that a request for a single revision to a dimensional requirement related to a single family residence shall be: \$500.00

(b) Request for time extension: \$100.00

(c) Request for minor revision under SCC 18.72.192: \$200.00

(d) Request for major revision under SCC 18.72.192: \$800.00

- (2) Special use permit: \$1,000, plus a per-acre fee of \$50.00, limited to a maximum fee of \$3,000
 - (a) Request for time extension: \$100.00
 - (b) Request for minor revision under SCC 18.72.192: \$200.00
 - (c) Request for major revision under SCC 18.72.192: \$800.00
- (3) Conditional use permit: \$2,100
 - (a) Landfill: \$1,800, plus a per-acre fee of \$50.00, limited to a maximum fee of \$4,000
 - (b) Mineral extraction/processing: \$1,800, plus a per-acre fee of \$100.00, limited to a maximum fee of \$6,000
 - (c) Sanitary landfill: \$1,800, plus a per-acre fee of \$100.00, limited a maximum fee of \$6,000
 - (d) Modification to site plan:
 - Minor revision under SCC 18.72.192: \$200.00
 - Major revision under SCC 18.72.192: \$800.00
- (4) Temporary use permit: \$150.00
 - (a) Temporary woodwaste recycling and temporary woodwaste storage: \$500.00
 - (b) Annual renewal: \$40.00
- (5) Accessory apartment (attached or detached) permit: \$150.00
- (6) Model hobby park permit: \$150.00
- (7) ~~((Pre-application conference fee: \$400.00))~~ Bed and breakfast guesthouses (A-10 zone only): \$150.00
- (8) ~~((When an applicant chooses to utilize the pre-application process, the pre-application conference fee shall be credited toward the application fee upon submittal of said application if received within twelve months from the date of the pre-application conference.))~~
Pre-application conference fee: \$400.00
- (9) When an applicant chooses to utilize the pre-application process, the pre-application conference fee shall be credited toward the application fee upon submittal of the application if received within twelve months from the date of the pre-application conference.

Section 12. Snohomish county code section 18.72.155, last amended by Ordinance Number 96-076 on November 27, 1996, is amended to read:

18.72.155 Permit processing and notice — Attached or detached accessory apartments, model hobby parks, bed and breakfast guesthouses in the A-10 zone, and temporary dwellings or temporary emergency uses.

- (1) Applications for an accessory apartment (attached or detached) permit, for a model hobby park permit, for bed and breakfast guesthouses in the A-10 zone, for a temporary permit for emergency uses or structures, for a temporary woodwaste recycling and temporary woodwaste storage permit, and

for a temporary dwelling permit for relatives, shall be made in writing to the director of the department of planning and development services.

(2) The director of the department of planning and development services may prescribe the form in which application is made and the type of information to be provided by the applicant in the application.

(3) Applications for permit types identified in SCC 18.72.155(1) shall:

(a) Provide a posted notice of application. Said notice shall be given within five working days of filing an application, and shall be given pursuant to the provisions of SCC 32.50.060(4)(a). At a minimum, such notice shall contain the information required in SCC 32.50.060(3)(a), (b), and (c); and

(b) Comply with the consistency determination provisions of SCC 32.50.100.

(4) For temporary uses, the director may grant those permits which meet the conditions listed in SCC 18.32.040, if applicable, and may also impose special conditions to assure compatibility with surrounding properties.

(5) Temporary use permits for temporary woodwaste recycling and temporary woodwaste storage are valid for two years from the date of issuance and are eligible for renewal, subject to compliance with all applicable requirements of this title.

Section 13. Snohomish county code section 18.90.097, added by Ordinance No. 90-085 on July 18, 1990, is amended to read:

18.90.097 Bed and breakfast guesthouse.

"Bed and breakfast guesthouse" means a facility in which one kitchen, a shared dining area, and not more than a total of three guest rooms are available within a single family residence and ~~((for one))~~ as many as three outbuildings, providing short-term lodging for paying guests in accordance with the provisions of SCC 18.32.040.

Section 14. Snohomish county code section 18.90.098, added by Ordinance No. 90-085 on July 18, 1990, is amended to read:

18.90.098 Bed and breakfast inn.

"Bed and breakfast inn" means a facility in which one kitchen, a shared dining area, and not more than a total of six guest rooms are available within a single family residence and ~~((for one))~~ as many as three outbuildings providing short-term lodging for paying guests in accordance with the provisions of SCC 18.32.040.

Section 15. A new section is added to chapter 18.90 Snohomish County Code to read:

18.90.577 Metal working shop.

"Metal working shop" means a small-scale commercial establishment that sells metal articles produced by skilled manual work on the premises. This term shall include establishments that produce knives, horsehoes, hand tools and similar metal articles. The term shall not include welding shops, fabrication shops, craft shops, forge and foundry uses, and general manufacturing uses.

Section 16. Snohomish county code section 19.28.020, last amended by Ordinance No. 95-034 on June 28, 1995, is amended to read:

19.28.020 Design standards - Roads.

(1) Access to Roads. All plats shall be served by an opened, constructed and maintained public road to which the road system within the plat must connect, except as provided in SCC 19.28.020(2) and (8).

(2) Access to the boundary of subdivisions where all lots are five acres in size or larger, or one-one-hundred-twenty-eighth of a section or larger when described as a fraction of a section, shall be provided by an open, constructed and maintained county road or county roads or approved trail permit, except that access to the boundary of the subdivisions by private road may be permitted where such private road is within an adjoining subdivision and conforms to all the standards of this title and further, written permission is obtained from all owners of record of said private road; PROVIDED, That the county engineer may waive some or all improvement standards of SCC 19.28.020(4)(a) when he finds that the existing private road is adequate to serve the additional tracts, and that the applicant demonstrates full standards are unnecessary, impossible to achieve or result in an inequitable financial burden.

(3) Road Standards. All plat roads shall be dedicated public roads designed and constructed in conformance with the department of public works' engineering design and development standards adopted under chapter 13.05 SCC (EDDS), except as provided in SCC 19.28.020 (4).

(4) Roads within subdivisions where all lots are five acres in size or larger, or one-one-hundred-twenty-eighth of a section or larger when described as a fraction of a section, may be public roads or private roads.

(a) All roads within such subdivisions shall be designed and constructed in accordance with the (~~Engineering Design and Development Standards adopted under chapter 13.05 SCC~~) EDDS. Additional right-of-way or easement width shall be provided if necessitated by cut or fill slopes;

(b) The overall road network and access needs of lands in the area of the subdivision shall be considered in determining road location within the subdivision;

(c) Where a road right-of-way extending to a boundary property line is not needed to provide improved legal access to the abutting lots, then said right-of-way need not be initially constructed where not providing access, PROVIDED, That the right-of-way is capable of being constructed to the minimum required standards;

(d) Utilities located within the road right-of-way shall be placed in accordance with the specifications of the ~~((Engineering Design and Development Standards adopted under chapter 13.05 SCG))~~ EDDS unless waiver is granted by the county engineer;

(e) Utility easements meeting the standards of all involved utilities shall be established as part of the final plat map. Prior to installation of utilities, the developer shall receive approval from the involved utility district as to the acceptability of such location and minimum standards for installation;

(f) Stop signs constructed to department of public works standards shall be installed as required by the department of public works;

(g) Lots shall generally be designed to have a minimum of individual accesses on the public road serving the property.

(5) Sidewalk Standards. Sidewalks and/or walkways shall be provided in accordance with the ~~((Engineering Design and Development Standards adopted under chapter 13.05 SCG))~~ EDDS.

(6) Street Signs. Street signs shall be as specified by the department of public works.

(7) Landscaping Within Road Rights-of-way. A developer proposing landscaped areas within county rights-of-way shall submit a landscape design plan to the department of planning and development services for approval. Further, the landscape design plan shall also be reviewed by the department to insure that fire apparatus access is not impeded by planned landscaping within county right-of-way. If approved, the final plat for such subdivision shall contain a covenant that such areas shall be maintained by the developer and his successor and may be reduced or eliminated if deemed necessary for or detrimental to county road purposes and/or fire apparatus access.

(8) In rural cluster subdivisions, private roads may be permitted in accordance with the ~~((department of public works engineering and development standards))~~ EDDS and where specifically approved by the county engineer. Access to the boundary of a rural cluster subdivision by a private road may be permitted in accordance with the EDDS and where specifically approved by the county engineer. Where pedestrian walkways are required, modifications to the ~~((department of public works engineering design and development standards))~~ EDDS may be considered by the department of public works to allow pedestrian walkways in buffers and/or open space, adjacent to public or private road rights-of-way, where consistent with the public health, safety and welfare and subject to the provision of a private maintenance agreement. Applicants are encouraged to propose such modifications as are appropriate for their specific circumstances.

Section 17. Snohomish county code section 32.14.020, added by Amended Ordinance No. 95-049 on July 10, 1995, is amended to read:

32.14.020 Subdivisions and short subdivisions in upland commercial farmland.

Areas designated upland commercial farmland and not zoned agriculture 10-acre, shall not be (~~subdivided~~) divided into lots less than 10 acres unless a properly executed deed restriction which runs with the land and which provides that the land (~~subdivided~~) divided is to be used exclusively for agriculture, forestry, utility purposes or for gift or dedication to a public or not-for-profit park or conservation agency and specifically not for a dwelling(s) is recorded with the Snohomish County auditor.

Section 18. Snohomish county code section 32.14.030, added by Amended Ordinance No. 95-049 on July 10, 1995, is amended to read:

32.14.030 Subdivisions and short subdivisions in local commercial farmland.

Areas designated local commercial farmland shall not be (~~subdivided~~) divided into lots of less than 10 acres unless, (1) a properly executed deed restriction which runs with the land and which provides that the land (~~subdivided~~) divided is to be used exclusively for agriculture, forestry, utility purposes or for gift or dedication to a public or not-for-profit park or conservation agency and specifically not for a dwelling(s), is recorded with the Snohomish County auditor, or (2) a rural cluster subdivision at the underlying zoning is approved.

Section 19. Snohomish county code section 32.30.040, last amended by Ordinance No. 96-076 on November 27, 1996, is amended to read:

32.30.040 Criteria for preliminary approval.

In addition to all other requirements of state law and county code for approval of a subdivision or short subdivision, a rural cluster subdivision shall meet all the following standards:

(1) When environmentally sensitive areas such as streams, shorelines, wetlands, fish and wildlife habitat areas and corridors, areas of unique vegetation or wildlife species, steep slopes, and other critical areas are present, and when such areas are identified and protected pursuant to Title 23 SCC and/or other applicable county ordinances or policies, the areas shall be designated as native growth protection areas as defined in SCC 32.30.015;

(2) The transition from any proposed residences within the rural cluster subdivision to uses on adjoining property or adjoining public roadways classified as an arterial (any type) or a non-arterial collector, according to the Snohomish County Arterial Plan and the Snohomish County Engineering Design and Development Standards, shall be provided with a sight obscuring buffer of native vegetation, or where no native vegetation exists, landscape screening comprised

of fast growing, low maintenance, native trees and shrubs in accordance with the requirements of Table 1 in SCC 32.30.050. Existing wind resistant vegetation providing such a screen shall be preserved. Between proposed residences and any adjoining natural resource area, a setback shall be established consistent with the setback shown in Table 1 in SCC 32.30.050;

(3) All roads, whether public or private, shall be provided in accordance with the department of public works engineering design and development standards. Access to the boundary of a rural cluster subdivision by a private road may be permitted as specified in SCC 19.28.020(1) and (8). Location of public or private roads and access points to the existing public roadway system shall be carefully controlled with no more than two access points allowed per cluster unless specifically requested by the county road engineer:

(4) Electric, telephone and other utility lines shall be designed, located and screened so as to minimize their visibility from adjacent properties and the site or shall be located underground;

(5) All unbuildable land shall be designated as native growth protection areas unless they are designated as natural resource areas within restricted open space as defined in this chapter;

(6) When agricultural or forestry uses are proposed for the open space area(s), adequate buffers to minimize conflicts between resource and residential uses shall be provided;

(7) When agricultural or forestry uses are proposed within an open space tract within a rural cluster subdivision, a disclosure statement, as described in SCC 32.30.040(8), shall be placed on the final plat or final short plat in a location determined by the director. The disclosure statement shall apply to the real property which is subject to the final plat or final short plat as of the date of approval and may not be applicable thereafter if the agricultural or forestry uses are discontinued;

(8) The following disclosure statement shall constitute the disclosure required by this section for notice of agricultural or forestry uses within required or optional open space:

Lots within a rural cluster subdivision and adjacent to or within 1,300 feet of agricultural or forestry uses located in a designated open space tract may be subject to inconvenience or discomforts arising from agricultural or forestry activities, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, FUMES, DUST, SMOKE, THE OPERATION OF MACHINERY OF ANY KIND, TIMBER HARVEST, BRUSH CONTROL, THE STORAGE AND DISPOSAL OF MANURE, THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL OR ORGANIC FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES, HOURS OF OPERATION, AND OTHER AGRICULTURAL OR FORESTRY ACTIVITIES.

(9) Where practicable open space tracts within a rural cluster subdivision shall be located contiguous to designated open space tracts on adjacent properties;

(10) A management plan which details the required maintenance and management tasks and responsibilities shall be provided for all restricted open space and other open space areas which require continuing maintenance or management;

(11) Each rural cluster development shall be divided into physically separated clusters with a maximum of 30 residential lots per cluster. The minimum physical separation shall consist of a buffer of wind resistant native vegetation with an average width of 75 feet and a minimum width of 50 feet (see Table 1 in SCC 32.30.050);

(12) At least 75 percent of the residential lots within a rural cluster subdivision development shall abut a required buffer or an open space tract;

(13) The rural cluster subdivision shall be designed, to the greatest extent possible, to configure the residential lots in accordance with the natural features of the site and minimize topographic alteration, to maintain rural character, and to maximize the visibility of the open space tracts from adjoining collector roads, arterials, or state and federal highways;

(14) Rural cluster subdivisions shall not be served by public sanitary sewers unless the Snoho-mish health district requires the development to connect to a public sewer system to protect public health;

(15) Each individual cluster within the subdivision shall be located near the interior of the site, if feasible, and also located where the cluster and/or the building sites are within existing forested areas of the site. Individual clusters shall not be located on ridgelines and other prominent topographic features visible to adjacent and vicinity properties when other locations are available;

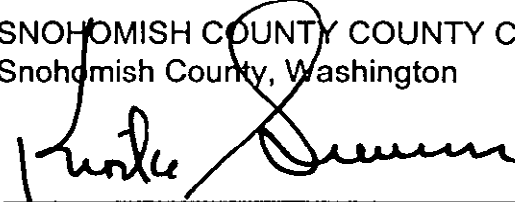
(16) Rural cluster subdivisions shall be located in a rural fire district;

(17) Rural cluster subdivisions shall meet applicable rural concurrency standards.

Section 20. Severability. If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance or the application of the provision to other persons or circumstances is not affected.

PASSED this 16th day of December, 1998.

SNOHOMISH COUNTY COUNTY COUNCIL
Snohomish County, Washington



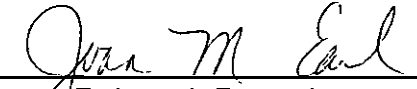
Chair

ATTEST:

Sheila McCauley
Clerk of the Council, *asst*

- APPROVED
- EMERGENCY
- VETOED

Date: 12-17-98



Robert J. Drewel
County Executive
JUAN M. EARL
Deputy Executive

APPROVED AS FORM:

ATTEST:

Deputy Prosecuting Attorney

Connie Merritt 12-17-98

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