

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

ORDINANCE NO. 09-____

RELATING TO URBAN CENTER DESIGN STANDARDS, REPEALING THE URBAN CENTERS DEMONSTRATION PROGRAM, ESTABLISHING A NEW ZONE FOR URBAN CENTERS, ESTABLISHING BULK REGULATIONS FOR URBAN CENTERS; AMENDING BULK REGULATIONS FOR THE NEIGHBORHOOD BUSINESS ZONE; AMENDING AND REPEALING DEFINITIONS TO SUBTITLE 30.9 SCC; AMENDING SECTIONS OF AND ADDING SECTIONS TO TITLE 30 SCC.

WHEREAS, pursuant to the Growth Management Act (GMA), chapter 36.70A RCW, the Snohomish County Council has adopted the Snohomish County Growth Management Act Comprehensive Plan (GMACP) – General Policy Plan (GPP) for the unincorporated areas of Snohomish County; and

WHEREAS, on December 9, 2002, the Snohomish County Council (county council) adopted the Unified Development Code (UDC), title 30 of the Snohomish County Code (SCC) containing regulations that guide development within the unincorporated areas of Snohomish County; and

WHEREAS, adoption of title 30 SCC combined 17 code chapters together under one title resulting in a significant restructuring of the county’s development regulations; and

WHEREAS, the restructuring of the county’s development regulations focused on creating a more logical and streamlined grouping of like provisions and removal of duplicative, conflicting or ambiguous regulations; and

WHEREAS, on December 21, 2005, the county council adopted a series of ordinances to complete the required 10-year update to the Snohomish County GMACP, including Amended Ordinance No. 05-069 that amended the GPP; and

WHEREAS, the UDC Update Project was launched in 2007 to bring development regulations into alignment with state and federal mandates and with current policies in the GMACP, and to update antiquated development regulations; and

WHEREAS, the GMACP – GPP contains goals, objectives and policies that provide direction for planning and implementing urban centers; and

WHEREAS, the county council desires to encourage urban center development consistent with the intent and policies of the GMACP; and

WHEREAS, the county council adopted Ordinance No. 01-052 on August 8, 2001, creating an Urban Centers Demonstration Program (UCDP); and

1
2 WHEREAS, the county council adopted Ordinance No. 02-072 on November 18,
3 2002, amending the UCDP to include changes related to project applications submitted
4 under the program; and

5
6 WHEREAS, the county council adopted Ordinance No. 03-083 on September 10,
7 2003, amending the UCDP to include changes related to project applications submitted
8 under the program; and

9
10 WHEREAS, the county council adopted Ordinance No. 05-087 on December 21,
11 2005, amending the UCDP as part of the ten year update; and

12
13 WHEREAS, the UCDP has been in effect for seven years, during which feedback
14 from participants and staff has demonstrated that the program is successful; and

15
16 WHEREAS, the UCDP has exceeded its intended lifespan and permanent
17 regulations are justified; and

18
19 WHEREAS, the Department of Planning and Development Services (PDS)
20 drafted amendments to title 30 SCC, to respond to the feedback and experience of
21 implementing the UCDP; and

22
23 WHEREAS, PDS conducted early and continuous public participation in
24 developing draft Urban Center regulations. PDS provided notice through its website,
25 contacted interested parties, held public forums and received public input before
26 formulating the code amendments; and

27
28 WHEREAS, PDS briefed the Snohomish County Planning Commission (planning
29 commission) at its public meeting on March 24, 2009; and

30
31 WHEREAS, on April 28, 2009, after proper notice, the planning commission held
32 a public hearing to receive public testimony concerning the proposed development
33 regulations; and

34
35 WHEREAS, pursuant to RCW 36.70A.106, a notice of intent to adopt this code
36 amendment was transmitted to the Washington State Department of Community, Trade
37 and Economic development on April 16, 2009; and

38
39 WHEREAS, a State Environmental Policy Act (SEPA) threshold Determination of
40 Nonsignificance (DNS) for the proposed code amendments was issued on April 16,
41 2009; and

42
43 WHEREAS, on April 28, 2009, the planning commission deliberated on the
44 proposed development regulations at an advertised public meeting; and

1 WHEREAS, at the conclusion of its deliberations the planning commission voted
2 7-0 to recommend that the county council adopt the proposed development regulations,
3 with amendments as enumerated in its recommendation letter dated May 8; and
4

5 WHEREAS, after proper notice, the county council held a public hearing on
6 _____ to consider the entire record, including the planning commission's
7 recommendations on the full package of development regulations, and to hear public
8 testimony on this Ordinance No. 09-____; and
9

10 WHEREAS, the county council deliberated on the planning commission
11 recommendations, executive alternatives, and public testimony on _____.
12

13 NOW, THEREFORE, BE IT ORDAINED:
14

15 Section 1. The foregoing recitals are incorporated herein as findings and conclusions
16 as if set forth in full.
17

18 Section 2. The county council makes the following additional findings of fact and
19 conclusions:
20

- 21 A. The GMA discourages sprawl and encourages growth in urban areas served by a
22 multimodal transportation system.
- 23
- 24 B. The Snohomish County GMACP - GPP contains Urban Center goals, objectives
25 and policies and designates the general locations of planned Urban Center
26 zones.
- 27
- 28 C. The GPP encourages the use of innovative urban design techniques and
29 development guidelines for meeting the goals and objectives of the plan.
30
- 31 D. The amendments related to Urban Center zones maintain the GMACP's
32 consistency with the multi-county planning policies adopted by the Puget Sound
33 Regional Council and the GPP for Snohomish County.
- 34
- 35 E. The UCDP code has been updated as implementation of the demonstration
36 project progressed. The amendments occurred in 2002 (Ordinance No. 02-072
37 on November 18, 2002), as part of the 2003 Docket (Ordinance No. 03-083 on
38 September 10, 2003) and the ten year update (Ordinance No. 05-087 on
39 December 21, 2005).
- 40
- 41 F. Since its inception, PDS staff completed a general review of the UCDP and
42 determined that a permanent set of regulations is necessary to implement the
43 GMACP and Future Land Use Map (FLUM).
- 44

- 1 G. The proposal by PDS to amend SCC 30.21.020 and 30.21.025 is necessary to
2 add a new zoning classification, Urban Center, to implement the Urban Center
3 and Transit/Pedestrian Village comprehensive plan designations.
4
- 5 H. The proposal by PDS to amend SCC 30.22.100 is necessary to add a new
6 zoning classification, Urban Center, to the Urban Zone Categories-Use Matrix, to
7 add appropriate reference numbers, and to delete reference numbers related to
8 the UCDP.
9
- 10 I. The proposal by PDS to amend SCC 30.22.130 is necessary to remove
11 references to the UCDP and to include references related to the new Urban
12 Center zoning classification.
13
- 14 J. The proposal by PDS to amend SCC 30.23.030 is necessary to amend the bulk
15 regulations for the Neighborhood Business (NB) zone to preserve development
16 rights afforded property owners with land designated Urban Village on the
17 GMACP -- FLUM that were allowed under the UCDP.
18
- 19 K. The proposal by PDS to amend SCC 30.23.030 is necessary to add a cross-
20 reference to chapter 30.34A SCC for bulk standards related to the Urban Center
21 zone.
22
- 23 L. The proposal by PDS to amend SCC 30.23.040 is necessary to remove
24 references to the UCDP.
25
- 26 M. The proposal by PDS to amend SCC 30.28A.120 is necessary to add the Urban
27 Center zone to the list of priority locations for personal wireless communications
28 facilities.
29
- 30 N. The proposal by PDS to amend SCC 30.31A.010 and 30.31A.020 is necessary
31 to remove references to the Planned Community Business-Transit Pedestrian
32 Village (PCB-TPV) subzone, which will be replaced by the Urban Center zone.
33
- 34 O. The proposal by PDS to amend SCC 30.31A.100 is necessary to change the
35 parking standards for the NB zone from chapter 30.26 SCC to chapter 30.34A
36 SCC.
37
- 38 P. The proposal by PDS to amend chapter 30.34A SCC is necessary to repeal the
39 UCDP and replace it with set of new regulations contained in SCC 30.34A.010
40 through .210.
41
- 42 Q. The proposal by PDS to amend SCC 30.66B.625 is necessary to clarify the
43 requirements of that code section and to cross-reference projects submitted
44 under chapter 30.34A SCC.
45

- 1 R. The proposal by PDS to amend SCC 30.86.620 is necessary to clarify the
2 requirements of that code section and to change the reference from UCDP to
3 Urban Center.
- 4
- 5 S. The proposal by PDS to amend chapter 30.86 SCC is necessary to add a new
6 section, SCC 30.86.800 Urban center development fees, to state the fees
7 required to submit a project. This section is relocated from the UCDP.
8
- 9 T. The proposal by PDS to amend subtitle 30.9 SCC is necessary: to include new
10 definitions of “floor area ratio” and “wall, blank”: to remove definitions of
11 “applicant,” “committee,” “developable area,” “net acreage,” “public use,” and
12 “transit pedestrian village”; and to amend the definitions of “secondhand store,”
13 “urban center” and “urban village.”
14
- 15 U. The proposal by PDS to add a delayed effective date is necessary to provide
16 adequate time for implementation of the new regulations.
17
- 18 V. State Environmental Policy Act (SEPA) requirements, with respect to this non-
19 project action, have been satisfied through the completion of an environmental
20 checklist and the issuance of a Determination of Nonsignificance (DNS) on April
21 19, 2009.
22
- 23 W. The proposed amendments have been broadly disseminated and opportunities
24 have been provided for written comments and public hearing after effective
25 notice.
26
- 27 X. The public participation process related to the adoption of this ordinance has
28 been early and continuous and complies with all applicable requirements
29 including, but not limited to, RCW 36.70A.140, chapters 30.73 and 30.74 SCC,
30 and the Snohomish County Charter.
31
- 32 Y. The improvement in urban development will better achieve the overall goals of
33 the GMACP and facilitate eventual annexation of unincorporated urban areas by
34 the cities, as envisioned by the GMA.
35
- 36 Z. The amendments are consistent with goals and requirements of the GMA.
37
- 38 AA. This ordinance is adopted pursuant to the Snohomish County Charter and
39 Washington State Constitution, Article XI, Section 11.
40

41 Section 3. The county council bases its findings and conclusions on the entire
42 record of the planning commission and the county council, including all testimony and
43 exhibits. Any finding, which should be deemed a conclusion, and any conclusion which
44 should be deemed a finding, is adopted as such.
45

1 Section 4. Snohomish County Code Section 30.21.020, last amended by
 2 Amended Ordinance No. 07-029, on April 25, 2007, is amended to read:

3
 4 **30.21.020 Establishment of zones.**

5
 6 Snohomish County's use zones are established and categorized pursuant to SCC Table
 7 30.21.020.

8
 9 Table 30.21.020
 10 Snohomish County Zones by Category
 11

ZONE CATEGORY	ZONES
URBAN	Residential 9,600 R-9,600
	Residential 8,400 R-8,400
	Residential 7,200 R-7,200
	Townhouse T
	Low-Density Multiple Residential LDMR
	Multiple Residential MR
	Neighborhood Business NB
	Planned Community Business PCB
	Community Business CB
	General Commercial GC
	Freeway Service FS
	Business Park BP
	Industrial Park IP
	Light Industrial LI
	Heavy Industrial HI
RURAL	Mobile Home Park MHP
	<u>Urban Center</u> <u>UC</u>
	Rural Diversification RD
	Rural Resource Transition – 10 Acre RRT-10
	Rural 5-Acre R-5
	Rural Business RB
	Clearview Rural Commercial CRC
RESOURCE	Rural Freeway Service RFS
	Rural Industrial RI
	Forestry F
	Forestry and Recreation F&R
OTHER	Agriculture-10 Acre A-10
	Mineral Conservation MC
	Suburban Agriculture-1 Acre SA-1
Rural Conservation RC	
Rural Use RU	

	Residential 20,000	R-20,000
	Residential 12,500	R-12,500
	Waterfront Beach	WFB

Section 5. Snohomish County Code Section 30.21.025, last amended by Amended Ordinance No. 07-029, on April 25, 2007, is amended to read:

30.21.025 Intent of zones.

This section describes the intent of each use zone. Snohomish County's use zones are categorized and implemented consistent with the comprehensive plan. The comprehensive plan establishes guidelines to determine compatibility and location of use zones. The intent of each zone is established pursuant to SCC Table 30.21.020 and is set forth below in SCC 30.21.025(1) - (4).

(1) Urban Zones. The urban zones category consists of residential, commercial, and industrial zoning classifications in Urban Growth Areas (UGAs) located outside of cities in unincorporated Snohomish County. These areas are either already characterized by, or are planned for, urban growth consistent with the comprehensive plan.

(a) Single Family Residential. The intent and function of single family residential zones is to provide for predominantly single family residential development that achieves a minimum net density of four dwelling units per net acre. These zones may be used as holding zones for properties that are designated urban medium-density residential, urban high-density residential, urban commercial, urban industrial, public/institutional use (P/IU), or other land uses in the comprehensive plan. The official Snohomish County zoning maps prepared pursuant to SCC 30.21.030 shall use the suffix "P/IU" to indicate all areas in which these zones implement the P/IU designation (e.g., R-7,200-P/IU). Single family residential zones consist of the following:

- (i) Residential 7,200 sq. ft. (R-7,200);
- (ii) Residential 8,400 sq. ft. (R-8,400); and
- (iii) Residential 9,600 sq. ft. (R-9,600).

(b) Multiple Family Residential. Multiple family residential zones provide for predominantly apartment and townhouse development in designated medium- and high-density residential locations. Multiple family residential zones consist of the following:

- (i) Townhouse (T). The intent and function of the townhouse zone is to:
 - (A) provide for single family dwellings, both attached and detached, or different styles, sizes, and prices at urban densities greater than those for strictly single family detached development, but less than multifamily development;
 - (B) provide a flexible tool for development of physically suitable, skipped-over or under-used lands in urban areas without adversely affecting adjacent development; and
 - (C) provide design standards and review which recognize the special characteristics of townhouses, to ensure the development of well-planned communities, and to ensure 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

1 chapters 64.32 or 64.34 RCW, or owner or renter occupancy of separately conveyed
2 units on individual lots created through formal subdivision pursuant to chapter 58.17
3 RCW;

4 (ii) Low-Density Multiple Residential (LDMR). The intent and function of the
5 low-density multiple residential zone is to provide a variety of low-density, multifamily
6 housing including townhouses, multifamily structures, and attached or detached homes
7 on small lots; and

8 (iii) Multiple Residential (MR). The intent and function of the multiple
9 residential zone is to provide for high-density development, including townhouses and
10 multifamily structures generally near other high-intensity land uses; and

11 (iv) Mobile Home Park (MHP). The intent and function of the Mobile Home
12 Park zone is to provide and preserve high density, affordable residential development
13 consisting of mobile homes for existing mobile home parks.

14 (c) Commercial. The commercial zones provide for neighborhood, community
15 and urban center commercial, and mixed use developments that offer a range of retail,
16 office, personal service and wholesale uses. Commercial zones consist of the
17 following:

18 (i) Neighborhood Business (NB). The intent and function of the neighborhood
19 business zone is to provide for local facilities that serve the everyday needs of the
20 surrounding neighborhood, rather than the larger surrounding community. (~~Urban~~
21 ~~villages implemented under chapter 30.34A SCC Urban Centers Demonstration~~
22 ~~Program are only permitted within the Neighborhood Business (NB) zone));~~

23 (ii) Planned Community Business (PCB). The intent and function of the
24 planned community business zone is to provide for community business enterprises in
25 areas desirable for business but having highly sensitive elements of vehicular
26 circulation, or natural site and environmental conditions while minimizing impacts upon
27 these elements through the establishment of performance criteria. Performance criteria
28 for this zone are intended to control external as well as internal effects of commercial
29 development. It is the goal of this zone to discourage "piecemeal" and strip
30 development by encouraging development under unified control. (~~Urban centers~~
31 ~~implemented under chapter 30.34A SCC Urban Centers Demonstration Program are~~
32 ~~only permitted within the Planned Community Business (PCB) zone));~~

33 (iii) Community Business (CB). The intent and function of the community
34 business zone is to provide for businesses and services designed to serve the needs of
35 several neighborhoods;

36 (iv) General Commercial (GC). The intent and function of the general
37 commercial zone is to provide for a wide variety of retail and nonretail commercial and
38 business uses. General commercial sites are auto-oriented as opposed to pedestrian
39 or neighborhood oriented. Certain performance standards, subject to review and
40 approval of an official site plan, are contained in chapter 30.31B SCC;

41 (v) Freeway Service (FS). The intent and function of the freeway service
42 zone is to provide for needed freeway commercial facilities in the vicinity of on/off ramp
43 frontages and access roads of limited access highways with a minimum of traffic
44 congestion in the vicinity of the ramp. Allowed uses are limited to commercial
45 establishments dependent upon highway users. Certain performance standards,
46 subject to review and approval of an official site plan, are contained in chapter 30.31B

1 SCC to protect freeway design;

2 (vi) Business Park (BP). The intent and function of the business park zone is
3 to provide for those business/industrial uses of a professional office, wholesale and
4 manufacturing nature which are capable of being constructed, maintained, and operated
5 in a manner uniquely designed to be compatible with adjoining residential, retail
6 commercial, or other less intensive land uses, existing or planned. Strict zoning
7 controls must be applied in conjunction with private covenants and unified control of
8 land; many business/industrial uses otherwise provided for in the zoning code will not
9 be suited to the BP zone due to an inability to comply with its provisions and achieve
10 compatibility with surrounding uses. The BP zone, under limited circumstances, may
11 also provide for residential development where sites are large and where compatibility
12 can be assured for on-site mixed uses and for uses on adjacent properties;

13 (vii) Light Industrial (LI). The intent and function of the light industrial zone is
14 to promote, protect, and provide for light industrial uses while also maintaining
15 compatibility with adjacent nonindustrial areas;

16 (viii) Heavy Industrial (HI). The intent and function of the heavy industrial
17 zone is to promote, protect, and provide for heavy industrial uses while also maintaining
18 compatibility with adjacent nonindustrial areas; and

19 (ix) Industrial Park (IP/PIP). The intent and function of the industrial park and
20 planned industrial park zones is to provide for heavy and light industrial development
21 under controls to protect the higher uses of land and to stabilize property values
22 primarily in those areas in close proximity to residential or other less intensive
23 development. The IP and remaining Planned Industrial Park (PIP) zones are designed
24 to ensure compatibility between industrial uses in industrial centers and thereby
25 maintain the attractiveness of such centers for both existing and potential users and the
26 surrounding community. Vacant/undeveloped land which is currently zoned PIP shall
27 be developed pursuant to industrial park zone regulations (chapter 30.31A SCC).

28 (d) Industrial Zones. The industrial zones provide for a range of industrial and
29 manufacturing uses and limited commercial and other nonindustrial uses necessary for
30 the convenience of industrial activities. Industrial zones consist of the following:

- 31 (i) Business Park (BP). See description under SCC 30.21.025(1)(c)(vi);
32 (ii) Light Industrial (LI). See description under SCC 30.21.025(1)(c)(vii);
33 (iii) Heavy Industrial (HI). See description under SCC 30.21.025(1)(c)(viii);

34 and

35 (iv) Industrial Park (IP). See description under SCC 30.21.025(1)(c)(ix).

36 (e) Mixed use zone. The mixed use (MU) zone shall only be applied to
37 properties approved for an fully contained communities (FCC) in accordance with
38 Chapter 30.33A SCC. Allowed and/or prohibited uses for the MU zone shall be
39 administered through the FCC permit Master Plan pursuant to SCC 30.33A.100(9).

40 (i) Purposes. The MU zone is established to achieve the following
41 purposes:

42 (A) To enable FCC development, pursuant to this chapter, with
43 imaginative site and building design in a compatible mixture of land uses that will
44 encourage pedestrian rather than automotive access to employment opportunities and
45 goods and services;

46 (B) To ensure sensitivity in land use and design to adjacent land uses in

1 the MU district, and avoid the creation of incompatible land uses;

2 (C) To ensure that all development in the FCC gives adequate
3 consideration to and provides mitigation for the impacts it creates with respect to
4 transportation, public utilities, open space, recreation and public facilities, and that
5 circulation, solid waste disposal and recycling, water, sewer and storm water systems
6 are designed to adequately serve the FCC; and

7 (D) To ensure that development protects and preserves the natural
8 environment to the maximum extent possible, including but not limited to protection of
9 the water quality of the county's rivers, contribution to the long-term solution of flooding
10 problems, protection of wetlands and critical areas and protection of views of the
11 county's foothills, mountains, open space areas, or other scenic resources within the
12 county.

13 (ii) Objectives. Each proposal for development within the MU zone shall be
14 in conformity with the FCC permit master plan and advance the achievement of the
15 foregoing purposes of the MU zone and the following objectives:

16 (A) The preservation or creation of open space for the enjoyment of the
17 residents of the FCC, employees of business located within the FCC and the general
18 public;

19 (B) The creation of attractive, pedestrian-oriented neighborhoods with a
20 range of housing types, densities, costs and ownership patterns;

21 (C) The provision of employment opportunities and goods and services
22 in close proximity to, interspersed with, or attached to residential uses;

23 (D) The provision of a balanced mix and range of land uses within and
24 adjacent to the development that minimize the necessity for the use of automobiles on a
25 daily basis;

26 (E) The use of highest quality architectural design and a harmonious use
27 of materials;

28 (F) The provision of a range of street sizes and designs, including narrow
29 streets designed principally for the convenience of pedestrians as well as streets of
30 greater width designed primarily for vehicular traffic;

31 (G) The provision of commons, greens, parks or civic buildings or spaces
32 as places for social activity and assembly for the community; and

33 (H) The provision of clustered development to preserve open space
34 within the FCC while still achieving an overall desired density for the FCC.

35 (f) Urban Center (UC). The intent and function of the Urban Center zone is to
36 implement the Urban Center designation on the future land use map by providing a
37 zone that allows a mix of high-density residential and commercial uses with public and
38 community facilities and pedestrian connections located along existing or planned high
39 capacity transit corridors;

40 (2) Rural Zones. The rural zones category consists of zoning classifications
41 applied to lands located outside UGAs that are not designated as agricultural or forest
42 lands of long-term commercial significance. These lands have existing or planned rural
43 services and facilities, and rural fire and police protection services. Rural zones may be
44 used as holding zones for properties that are primarily a transition area within UGAs on
45 steep slopes adjacent to non-UGA lands designated rural or agriculture by the
46 comprehensive plan. Rural zones consist of the following:

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

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

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

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

20 (b) Rural Resource Transition - 10 Acre (RRT-10). The intent and function of
21 the rural resource transition - 10 acre zone is to implement the rural residential-10
22 (resource transition) designation and policies in the comprehensive plan, which identify
23 and designate rural lands with forestry resource values as a transition between
24 designated forest lands and rural lands;

25 (c) Rural-5 Acre (R-5). The intent and function of the rural-5 acre zone is to
26 maintain rural character in areas that lack urban services. Land zoned R-5 and having
27 an RA overlay, depicted as R-5-RA on the official zoning map, is a Transfer of
28 Development Rights (TDR) receiving area and, consistent with the comprehensive plan,
29 will be retained in the R-5 RA zone until regulatory controls are in place which ensure
30 that TDR certificates issued pursuant to SCC 30.35A.050 will be required for
31 development approvals within the receiving area;

32 (d) Rural Business (RB). The intent and function of the rural business zone is to
33 permit the location of small-scale commercial retail businesses and personal services
34 which serve a limited service area and rural population outside established UGAs. This
35 zone is to be implemented as a "floating zone" and will be located where consistent with
36 specific locational criteria. The rural business zone permits small-scale retail sales and
37 services located along county roads on small parcels that serve the immediate rural
38 residential population, and for a new rural business, are located two and one-half miles
39 from an existing rural business, rural freeway service zone, or commercial designation
40 in the rural area. Rural businesses, which serve the immediate rural population, may be
41 located at crossroads of county roads, state routes, and major arterials;

42 (e) Clearview Rural Commercial (CRC). The intent and function of the CRC
43 zone is to permit the location of commercial businesses and services that primarily
44 serve the rural population within the defined boundary established by the CRC land use
45 designation. Uses and development are limited to those compatible with existing rural
46 uses that do not require urban utilities and services.

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

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

11 (3) Resource Zones. The resource zones category consists of zoning
12 classifications that conserve and protect lands useful for agriculture, forestry, or mineral
13 extraction or lands which have long-term commercial significance for these uses.
14 Resource zones consist of the following:

15 (a) Forestry (F). The intent and function of the forestry zone is to conserve and
16 protect forest lands for long-term forestry and related uses. Forest lands are normally
17 large tracts under one ownership and located in areas outside UGAs and away from
18 residential and intense recreational use;

19 (b) Forestry and Recreation (F&R). The intent and function of the forestry and
20 recreation zone is to provide for the development and use of forest land for the
21 production of forest products as well as certain other compatible uses such as
22 recreation, including recreation uses where remote locations may be required, and to
23 protect publicly-owned parks in UGAs;

24 (c) Agriculture-10 Acre (A-10). The intent and function of the agricultural-10 acre
25 zone is:

26 (i) To implement the goals and objectives of the County General Policy Plan,
27 which include the goals of protecting agricultural lands and promoting agriculture as a
28 component of the County economy;

29 (ii) To protect and promote the continuation of farming in areas where it is
30 already established and in locations where farming has traditionally been a viable
31 component of the local economy; and

32 (iii) To permit in agricultural lands, with limited exceptions, only agricultural
33 land uses and activities and farm-related uses that provide a support infrastructure for
34 farming, or that support, promote or sustain agricultural operations and production
35 including compatible accessory commercial or retail uses on designated agricultural
36 lands.

37 (iv) Allowed uses include, but are not limited to:

38 (A) Storage and refrigeration of regional agricultural products;

39 (B) Production, sales and marketing of value-added agricultural products
40 derived from regional sources;

41 (C) Supplemental sources of on-farm income that support and sustain
42 on-farm agricultural operations and production;

43 (D) Support services that facilitate the production, marketing and
44 distribution of agricultural products;

45 (E) Off farm and on-farm sales and marketing of predominately regional
46 agricultural products from one or more producers, agriculturally related experiences,

1 products derived from regional agricultural production, products including locally made
2 arts and crafts, and ancillary sales or service activities.

3 (F) Accessory commercial or retail uses which shall be accessory to the
4 growing of crops or raising of animals and which shall sell products predominately
5 produced on-site, agricultural experiences, or products, including arts and crafts,
6 produced on-site. Accessory commercial or retail sales shall offer for sale a significant
7 amount of products or services produced on-site.

8 (v) Allowed uses shall comply with all of the following standards:

9 (A) The uses shall be compatible with resource land service standards.

10 (B) The allowed uses shall be located, designed and operated so as not
11 to interfere with normal agricultural practices.

12 (C) The uses may operate out of existing or new buildings with parking
13 and other supportive uses consistent with the size and scale of agricultural buildings but
14 shall not otherwise convert agricultural land to non-agricultural uses.

15 (d) Mineral Conservation (MC). The intent and function of the mineral
16 conservation zone is to comprehensively regulate excavations within Snohomish
17 County. The zone is designed to accomplish the following:

18 (i) preserve certain areas of the county which contain minerals of
19 commercial quality and quantity for mineral conservation purposes and to prevent
20 incompatible land use development prior to the extraction of such minerals and
21 materials and to prevent loss forever of such natural resources;

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

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

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

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

33 (4) Other Zones: The other zones category consists of existing zoning
34 classifications that are no longer primary implementing zones but may be used in
35 special circumstances due to topography, natural features, or the presence of extensive
36 critical areas. Other zones consist of the following:

37 (a) Suburban Agriculture-1 Acre (SA-1);

38 (b) Rural Conservation (RC);

39 (c) Rural Use (RU);

40 (d) Residential 20,000 sq. ft. (R-20,000);

41 (e) Residential 12, 500 sq. ft. (R-12,500); and

42 (f) Waterfront beach (WFB).

43
44 Section 6. Snohomish County Code Section 30.22.030, last amended by Amended
45 Ordinance No. 05-087 on December 21, 2005, is amended to read:

1 **30.22.030 Number of uses per lot.**

2 Uses shall be established upon legally created lots that conform to current zoning
3 requirements or on legal nonconforming lots. A lot may have more than one use placed
4 within its bounds, except that only one single family dwelling may be placed on a lot.
5 This exception shall not apply to model homes as defined herein, to planned residential
6 developments proposed and approved pursuant to chapter 30.42B SCC, ~~((center))~~
7 projects proposed and approved pursuant to chapter 30.34A SCC, or to land zoned
8 commercial or multiple family residential. Multifamily structures may be placed on lots
9 at densities controlled by chapter 30.23 SCC.

10

11 Section 7. Snohomish County Code Section 30.22.100, last amended by Amended
12 Ordinance No. 08-101 on January, 21, 2009, is amended to read:

13

14 **30.22.100 Urban Zone Categories Use Matrix**

TYPE OF USE	R9,600 ⁸⁸	R8,400 ⁸⁸	R7,200 ⁸	T	LDMR	MR	NB ⁽⁰⁸⁾	PCB ⁽¹⁰⁸⁾	CB	GC	FS	IP ⁷⁶	BP	LI ^{55,76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹¹⁷
Accessory Apartment ⁶²	A	A	A	A	A	A	A		A	A							
Adult Entertainment Business/Use ⁶⁷												P		P	P		
Agriculture ⁴¹	P	P	P		P	P	P		P	P		P	P	P	P		
Airport, Stage 1 Utility ¹	C	C	C						P	P		P	P	P	P		
Airport-All Others												P	P	P	P		
Amusement Facility ⁴¹								P	P	P		P		P	P		<u>P</u>
Antique Shop							P		P	P				P	P		<u>P</u>
Art Gallery ⁴¹	C	C	C		C	C	P	P	P	P		P	P	P	P		<u>P</u>
Asphalt Batch Plant & Continuous Mix Asphalt Plant												P			P		
Auto Repair, Major										P		P	P	P	P		<u>P⁸⁶</u>
Auto Repair, Minor							P	P	<u>P⁸⁶</u>	P	P	P	P	P	P		<u>P⁸⁶</u>
Auto Towing														P	P		
Auto Wrecking Yard														<u>C⁴⁴</u>	<u>P⁴⁴</u>		
Bakery							<u>P⁶⁹</u>	P	P	P		P	P	P	P		<u>P</u>
Bed and Breakfast Guesthouse ⁵⁸	C	C	C	C	C	C											
Billboards ⁴⁶										P				P	P		
Boarding House	<u>P¹⁵</u>	<u>P¹⁵</u>	<u>P¹⁵</u>		P	P	P		P	P							<u>P</u>
Boat Launch, Commercial ³¹									C	C				C	C		<u>P¹¹⁸</u>
Boat Launch, Non-commercial ³¹	C	C	C		C	C			C	C				C	C		
Boat Sales										P				P	P		
Caretaker's Quarters												P	P	P	P		
Cemetery, Columbarium, Crematorium, Mausoleum ⁴¹	C	C	C		C	C			P	P		P	P	P	P		<u>P</u>
Church ⁴¹	C	C	C		P	P	P	P	P	P		P	P	P	P		<u>P</u>

Ordinance No. 09-____
RELATING TO URBAN CENTER DESIGN STANDARDS, REPEALING THE URBAN CENTERS DEMONSTRATION PROGRAM, ESTABLISHING A NEW ZONE FOR URBAN CENTERS, ESTABLISHING BULK REGULATIONS FOR URBAN CENTERS; AMENDING BULK REGULATIONS FOR THE NEIGHBORHOOD BUSINESS ZONE; AMENDING AND REPEALING DEFINITIONS TO SUBTITLE 30.9 SCC; AMENDING SECTIONS OF AND ADDING SECTIONS TO TITLE 30 SCC.

TYPE OF USE	R9,600 ⁸⁸	R8, 400 ⁸⁸	R7,200 ⁸	T	LDMR	MR	NB ^(d 8))	PCB (⁽¹⁰⁸⁾)	CB	GC	FS	IP ⁷⁶	BP	LI ^{55, 76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹¹⁷
Cleaning Establishment							P	P	P	P		P	P	P	P		<u>P</u>
Clubhouse					C	C	C	P	P	P		P	P	P	P		<u>P</u>
Cold Storage										P		P	P	P	P		
Commercial Vehicle Storage Facility										P		P	P	P	P		
Community Club	C	C	C		C	C	C		P	P		P	P	P	P		<u>P</u>
Community Facilities for Juveniles ¹⁰³																	
1 to 8 Resident Facility	P	P	P	P	P	P	P	P	P	P		P	P	P	P		<u>P</u>
9 to 24 Resident Facility	S	S	S	S	S	P	P	P	P	P		P	P	P	P		<u>P</u>
Construction Contracting										P		P	P	P	P		
Country Club	C	C	C									P	P	P	P		<u>P</u>
Craft Shop ²¹									P ⁸⁶	P		P	P	P	P		<u>P⁸⁶</u>
Day Care Center ²	C	C	C		C	C	P	P	P	P	P	P	P	P	P		<u>P</u>
Department Store								P	P ⁸⁶	P				P	P		<u>P</u>
Distillation of Alcohol												P	P	P	P		<u>P⁸⁶</u>
Distillation of Wood, Coal, Bones or Manufacturing of Their By-products												P			P		
Dock & Boathouse, Private, Non-commercial ^{3,41}	P	P	P	P	P	P	P		P	P		P	P	P	P		
Drug Store							P	P	P	P	P ₂ ²			P	P		<u>P</u>
Dwelling, Attached Single Family ⁵	P	P	P	P	P	P	P	P	P	P							
Dwelling, Cottage Housing ¹¹⁶	A	A	A	A	A												
Dwelling, Duplex	P ⁴²	P ⁴²	P ⁴²	P	P	P	P		P	P							
Dwelling, Mobile Home	P ⁶	P ⁶	P ⁶	P ⁶	P	P	P ⁶		P ⁶	P ⁶							
Dwelling, Multifamily					P	P	P	P	P	P			P ⁵¹				<u>P</u>

TYPE OF USE	R9,600 ⁸⁸	R8, 400 ⁸⁸	R7,200 ⁸	T	LDMR	MR	NB ⁽⁸⁾ (⁽¹⁰⁸⁾)	PCB (⁽¹⁰⁸⁾)	CB	GC	FS	IP ⁷⁶	BP	LI ⁵⁵ , 76	HI ⁵⁵	MHP ¹¹⁴	UC ¹¹⁷
Dwelling, Single Family	P	P	P	P	P	P	P	P ⁴	P	P			P ⁵¹				
Dwelling, Townhouse ⁵			A	P	P	P	P	P	P	P							
Explosives, Manufacturing												P			P		
Explosives, Storage												P			P		
Extraction of Animal or Fish Fat or Oil												P			P		
Fabrication Shop										P		P	P	P	P		
Fairgrounds										P		P	P	P	P		
Fallout Shelter, Individual	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		<u>P</u>
Fallout Shelter, Joint ⁷	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		<u>P</u>
Family Day Care Home ⁸	P	P	P	P	P	P	P		P	P							
Farm Product Processing Up to 5000 sq ft Over 5000 sq ft ⁹⁴									P A	P P				P P	P P		
Farm Stand Up to 400 sq ft ⁹ 401 to 5,000 sq ft ⁹⁹	P	P	P						P	P				P	P		
Farmers Market ⁹³										P			P	P	P		<u>P</u>
Financial Institutions							P	P	P	P		P	P	P	P		<u>P</u>
Fish Farm												P	P	P	P		
Fix-it Shop								P	P ⁸⁶	P		P	P	P	P		<u>P⁸⁶</u>
Forestry												P		P	P		
Forge, Foundry, Blast Furnace for Melting of Ore															P		
Foster Home	P	P	P	P	P	P	P		P	P							
Fuel & Coal Yard										P		P	P	P	P		

Ordinance No. 09-____
RELATING TO URBAN CENTER DESIGN STANDARDS, REPEALING THE URBAN CENTERS DEMONSTRATION PROGRAM, ESTABLISHING A NEW ZONE FOR URBAN CENTERS, ESTABLISHING BULK REGULATIONS FOR URBAN CENTERS; AMENDING BULK REGULATIONS FOR THE NEIGHBORHOOD BUSINESS ZONE; AMENDING AND REPEALING DEFINITIONS TO SUBTITLE 30.9 SCC; AMENDING SECTIONS OF AND ADDING SECTIONS TO TITLE 30 SCC.

TYPE OF USE	R9,600 ⁸⁸	R8, 400 ⁸⁸	R7,200 ⁸	T	LDMR	MR	NB ^(⁰ 8))	PCB ^(¹⁰⁸)	CB	GC	FS	IP ⁷⁶	BP	LI ^{55, 76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹¹⁷
Garage, Detached Private Accessory⁶⁰																	
Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P	P		P	P	P	P		
2,401 – 4,000 sq ft on More than 3 Acres ^{41, 59}	P	P	P	P	P	P	P	P	P	P		P	P	P	P		
2,401 – 4,000 sq ft on Less than 3 acres ^{41, 59}	A	A	A	A	A	A	A	A	A	A		A	A	A	A		
4,001 sq ft and Greater ^{41, 59}	C	C	C	C	C	C	C	C	C	C		C	C	C	C		
Garage, Detached Private Non-accessory⁶⁰																	
Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
2,401 sq ft and greater ^{41, 59}	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
Golf Course and Driving Range	C	C	C						P	P		P	P	P	P		
Government Structures & Facilities^{27, 41}	C	C	C	C	C	C	C	P	P	P		P	P	P	P		<u>P</u>
Greenhouse, Lath House, & Nurseries :⁵² Retail							P	P	P	P				P	P		<u>P⁸⁶</u>
Greenhouse, Lath House, & Nurseries:⁵² Wholesale							P	P	P	P		P	P	P	P		
Grocery Store							P	P	<u>P⁸⁶</u>	P	<u>P²₂</u>			P	P		<u>P</u>
Grooming Parlor							P	P	P	P			<u>P⁵³</u>	P	P		<u>P</u>
Guesthouse⁸⁵	P	P	P		P	P	P	P	P	P							
Gymnasium								P	P	P		P	P	P	P		<u>P</u>
Hardware Store							P	P	P	P				P	P		<u>P</u>
Hazardous Waste Storage & Treatment Facilities, Offsite⁶⁶												C	C	C	C		
Hazardous Waste Storage & Treatment Facilities, Onsite⁶⁵							P	P	P	P	P	P	P	P	P		

TYPE OF USE	R9,600 ⁸⁸	R8,400 ⁸⁸	R7,200 ⁸	T	LDMR	MR	NB ⁽⁸⁾	PCB ⁽¹⁰⁸⁾	CB	GC	FS	IP ⁷⁶	BP	LI ^{55,76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹¹⁷
Health and Social Service Facility⁹⁰	P	P	P	P	P	P	P	P	P	P			P				<u>P</u>
Level I	C	C	C		C	C	C	P	P	P			P				<u>P</u>
Level II ⁴¹						C	C	P	P	P		P		P	P		<u>P</u>
Level III																	
Home Improvement Center							P	P	P ⁸⁶	P				P	P		<u>P</u>
Home Occupation¹¹	P	P	P	P	P	P	P		P	P							
Hotel/Motel					C	C		P	P	P	P			P ⁸⁹			<u>P</u>
Junkyard														C ⁴⁴	P ⁴⁴		
Kennel,⁴¹ Commercial¹²	C	C	C						P	P		P	P	P	P		
Kennel,⁴¹ Private-Breeding¹³	P	P	P		P	P	P		P	P		P	P	P	P		
Kennel,⁴¹ Private-Non-Breeding¹³	P	P	P		P	P	P		P	P		P					
Laboratory										P		P	P	P	P		<u>P⁸⁶</u>
Library⁴¹	C	C	C		C	C	C	P	P	P		P	P	P	P		<u>P</u>
Licensed Practitioner^{29, 41}					C	C	P	P	P	P		P	P	P	P		<u>P</u>
Livestock Auction Facility												P		P	P		
Locksmith							P	P	P ⁸⁶	P		P	P	P	P		<u>P</u>
Lumberyard										P		P	P	P	P		
Manufacturing, Heavy⁸²												P			P		
Manufacturing-All Other Forms Not Specifically Listed⁸³												P	P	P	P		<u>((P⁸⁶))</u>
Massage Parlor									P	P		P	P	P	P		<u>P</u>
Medical Clinic²⁹					C	C	P	P	P	P		P	P	P	P		<u>P</u>
Mini Self-Storage								P		P		P	P	P	P		
Mobile Home Park³⁸					C	C			C	C						P	
Mobile Home & Travel Trailer Sales										P		C ³⁶		P	P		

Ordinance No. 09-____
RELATING TO URBAN CENTER DESIGN STANDARDS, REPEALING THE URBAN CENTERS DEMONSTRATION PROGRAM, ESTABLISHING A NEW ZONE FOR URBAN CENTERS, ESTABLISHING BULK REGULATIONS FOR URBAN CENTERS; AMENDING BULK REGULATIONS FOR THE NEIGHBORHOOD BUSINESS ZONE; AMENDING AND REPEALING DEFINITIONS TO SUBTITLE 30.9 SCC; AMENDING SECTIONS OF AND ADDING SECTIONS TO TITLE 30 SCC.

TYPE OF USE	R9,600 ⁸⁸	R8, 400 ⁸⁸	R7,200 ⁸	T	LDMR	MR	NB ^(⁰ 8))	PCB (⁽¹⁰⁸⁾)	CB	GC	FS	IP ⁷⁶	BP	LI ^{55, 76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹¹⁷
Model Hobby Park ⁷⁵													A	A	A		
Model House/Sales Office	P	P	P	P	P	P	P	P	P	P							
Mortuary					C	C			P	P		P	P	P	P		<u>P</u>
Motocross Racetrack										C ¹¹ ₃		C ¹¹ ₃	C ¹³	C ¹¹³	C ¹¹ ₃		
Motor Vehicle & Equipment Sales									P ²³	P				P	P		<u>P</u> ⁸⁶
Museum ⁴¹	C	C	C		C	C	C	P	P	P		P	P	P	P		<u>P</u>
Office, General							P	P	P	P		P	P	P	P		<u>P</u>
Park, Public ¹⁴	P	P	P		P	P	P	P	P	P		P	P	P	P		<u>P</u>
Park-and-Pool Lot	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P		<u>P</u>
Park-and-Ride Lot	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P		<u>P</u>
Personal Services Shop							P	P	P ⁸⁶	P		P ⁴⁹	P ⁴⁹	P	P		<u>P</u>
Personal Wireless Communications Facilities ^{27, 41, 104, 105, 106}	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P		<u>P</u> ¹¹⁹
Pet Shop							P	P	P	P			P ⁵³	P	P		<u>P</u>
Petroleum Products & Gas Storage – Bulk ⁴³										P		P	P	P	P		
Petroleum Refining ⁴³												P					
Print Shop									P ⁸⁶	P		P	P	P	P		<u>P</u>
Printing Plant								P		P		P	P	P	P		
Race Track ^{24, 41}										C		P	P	P	P		
Railroad Right-of-way	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P		
Recreational Facility Not Otherwise Listed	C	C	C		C	C	P	P	P	P		P	P	P	P		<u>P</u>
Recreational Vehicle Park									C	C	P						
Rendering of Fat, Tallow, or Lard												P			P		
Restaurant							P	P	P	P	P	P ⁴⁹	P ⁴⁹	P	P		<u>P</u>

Ordinance No. 09-____
RELATING TO URBAN CENTER DESIGN STANDARDS, REPEALING THE URBAN CENTERS DEMONSTRATION PROGRAM, ESTABLISHING A NEW ZONE FOR URBAN CENTERS, ESTABLISHING BULK REGULATIONS FOR URBAN CENTERS; AMENDING BULK REGULATIONS FOR THE NEIGHBORHOOD BUSINESS ZONE; AMENDING AND REPEALING DEFINITIONS TO SUBTITLE 30.9 SCC; AMENDING SECTIONS OF AND ADDING SECTIONS TO TITLE 30 SCC.

TYPE OF USE	R9,600 ⁸⁸	R8,400 ⁸⁸	R7,200 ⁸	T	LDMR	MR	NB ^(d) ₈₎	PCB _{((¹⁰⁸))}	CB	GC	FS	IP ⁷⁶	BP	LI ⁵⁵ ₇₆	HI ⁵⁵	MHP ₁₁₄	UC ¹¹⁷
Retail Store							P	P	P ⁸⁶	P			P ⁵³	P	P		<u>P</u>
Retirement Apartments				P	P	P	P	P	P	P							<u>P</u>
Retirement Housing				P	P	P	P	P	P	P							<u>P</u>
Rolling or Blooming Mills												P			P		
Sanitary Landfill	C	C	C						C	C		C	C	C	C		
Sawmill										P		P	P	P	P		
Schools																	
K-12 & Preschool ^{41, 68}	C	C	C		C	C			P	P		P	P	P	P		<u>P</u>
College ^{41, 68}	C	C	C		C	C			P	P		P	P	P	P		<u>P</u>
Other ^{41, 68}					C	C			P	P		P	P	P	P		<u>P</u>
Second Hand Store									P ⁸⁶	P				P	P		<u>P</u>
Service Station ⁴¹							P	P	P ⁸⁶	P	P			P	P		<u>P</u>
Shake & Shingle Mill										P		P	P	P	P		
Shooting Range ⁹²												P	P	P	P		
Sludge Utilization ³⁹	C ⁵⁶	C ⁵⁶	C ⁵⁶		C ⁵⁶	C ⁵⁶			C ⁵⁶	C ⁵⁶		C ⁵⁶		C ⁵⁶	PC ⁵⁰		
Small Animal Husbandry ⁴¹	C ³⁷	C ³⁷	C ³⁷				P		P	P		P	P	P	P		
Specialty Store							P	P	P ⁸⁶	P				P	P		<u>P</u>
Stables	P	P	P		P	P	P	P	P	P		P	P	P	P		
Stockyard or Slaughter House												P			P		
Storage, Retail Sales Livestock Feed									P	P				P	P		
Storage Structure, Accessory ⁶⁰																	
Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
2,401 – 4,000 sq ft on More than 3 Acres ^{41, 59}	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
2,401 – 4,000 on Less than 3 acres ^{41, 59}	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
4,001 sq ft and Greater ^{41,59}	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		

Ordinance No. 09-____
RELATING TO URBAN CENTER DESIGN STANDARDS, REPEALING THE URBAN CENTERS DEMONSTRATION PROGRAM, ESTABLISHING A NEW ZONE FOR URBAN CENTERS, ESTABLISHING BULK REGULATIONS FOR URBAN CENTERS; AMENDING BULK REGULATIONS FOR THE NEIGHBORHOOD BUSINESS ZONE; AMENDING AND REPEALING DEFINITIONS TO SUBTITLE 30.9 SCC; AMENDING SECTIONS OF AND ADDING SECTIONS TO TITLE 30 SCC.

TYPE OF USE	R9,600 ⁸⁸	R8,400 ⁸⁸	R7,200 ⁸	T	LDMR	MR	NB ⁽⁸⁾	PCB ⁽¹⁰⁸⁾	CB	GC	FS	IP ⁷⁶	BP	LI ^{55,76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹¹⁷
Storage Structure, Non-accessory ⁶⁰ Up to 2,400 sq ft 2,401 sq ft and greater ^{41, 59}	P C	P C	P C	P C	P C	P C	P C	P C	P C	P C	P C	P C	P C	P C	P C		
Studio ⁴¹	C ⁷⁷	C ⁷⁷	C ⁷⁷		C ⁷⁷	C ⁷⁷	P	P	P ⁸⁶	P		P	P	P	P		<u>P</u>
Swimming/Wading Pool ^{17, 41}	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		<u>P</u>
Tannery												P			P		
Tar Distillation or Manufacturing												P			P		
Tavern ⁴¹								P	P	P				P	P		<u>P</u>
Television/Radio Stations														P	P		<u>P</u>
Temporary Dwelling During Construction	A	A	A	A	A	A	A	A	A	A	A						<u>A</u>
Temporary Dwelling For Relative ¹⁸	A	A	A	A	A	A	A	A	A	A	A						
Temporary Residential Sales Coach ⁷³	A	A	A														<u>A</u>
Temporary Woodwaste Recycling ⁶³														A	A		
Temporary Woodwaste Storage ⁶³														A	A		
Tire Store							P	P	P ⁸⁶	P				P	P		<u>P⁸⁶</u>
Tool Sales & Rental									P ⁸⁶	P				P	P		<u>P⁸⁶</u>
Transit Center	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P		<u>P</u>
Ultralight Airpark ²⁰												P					
Utility Facilities, Electromagnetic Transmission & Receiving Facility ²⁷	C	C	C	C	C	C	C	P	P ⁸⁶	P	C	P	P	P	P		

TYPE OF USE	R9,600 ⁸⁸	R8, 400 ⁸⁸	R7,200 ⁸	T	LDMR	MR	NB ⁽⁰ ⁸⁾)	PCB ⁽¹⁰⁸⁾)	CB	GC	FS	IP ⁷⁶	BP	LI ^{55,} 76	HI ⁵⁵	MHP ¹¹⁴	UC ¹¹⁷
Utility Facilities, Transmission Wires, Pipes & Supports ²⁷	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P
Utility Facilities-All Other Structures ^{27, 41}	C	C	C	C	C	C	C	P	P ⁸⁶	P	C	P	P	P	P		P
Veterinary Clinic					C	C	P	P	P ⁸⁶	P		P	P	P	P		P
Warehousing										P		P	P	P	P		
Wholesale Establishment								P	P ⁸⁶	P		P	P	P	P		
Woodwaste Recycling ⁵⁷														C	C		
Woodwaste Storage ⁵⁷														C	C		
Yacht/Boat Club												P	P	P	P		P
All other uses not otherwise mentioned												P	P	P	P		(P ⁸⁶)

1
2
3
4
5
6

1 Section 8. Snohomish County Code Section 30.22.130, last amended by
2 Amended Ordinance No 08-101 on January, 21, 2009, is amended to read:

3
4 **30.22.130 Reference notes for use matrix.**

- 5
6 (1) Airport, Stage 1 Utility:
7 (a) Not for commercial use and for use of small private planes; and
8 (b) In the RU zone, they shall be primarily for the use of the resident property
9 owner.
- 10 (2) Day Care Center:
11 (a) In WFB, R-7,200, R-8,400, R-9,600, R-12,500, R-20,000, and SA-1 zones,
12 shall only be permitted in connection with and secondary to a school facility or place of
13 worship; and
14 (b) Outdoor play areas shall be fenced or otherwise controlled, and noise
15 buffering provided to protect adjoining residences.
- 16 (3) Dock and Boathouse, Private, Non-commercial:
17 (a) The height of any covered over-water structure shall not exceed 12 feet as
18 measured from the line of ordinary high water;
19 (b) The total roof area of covered, over-water structures shall not exceed 1,000
20 square feet;
21 (c) The entirety of such structures shall have a width no greater than 50 percent
22 of the width of the lot at the natural shoreline upon which it is located;
23 (d) No over-water structure shall extend beyond the mean low water mark a
24 distance greater than the average length of all preexisting over-water structures along
25 the same shoreline and within 300 feet of the parcel on which proposed. Where no
26 such preexisting structures exist within 300 feet, the pier length shall not exceed 50 feet;
27 (e) Structures permitted hereunder shall not be used as a dwelling, nor shall any
28 boat moored at any wharf be used as a dwelling while so moored; and
29 (f) Covered structures are subject to a minimum setback of three feet from any
30 side lot line or extension thereof. No side yard setback shall be required for uncovered
31 structures. No rear yard setback shall be required for any structure permitted
32 hereunder.
- 33 (4) Dwelling, Single family: In PCB zones, shall be allowed only if included within the
34 same structure as a commercial establishment.
- 35 (5) See chapter 30.31 SCC for rezoning to Townhouse zone, and chapter 30.23A
36 SCC for design standards applicable to townhouse and attached single-family dwelling
37 development.
- 38 (6) Dwelling, Mobile Home:
39 (a) Shall be multi-sectioned by original design, with a width of 20 feet or greater
40 along its entire body length;
41 (b) Shall be constructed with a non-metallic type, pitched roof;
42 (c) Except where the base of the mobile home is flush to ground level, shall be
43 installed either with:
44 (i) skirting material which is compatible with the siding of the mobile home; or
45 (ii) a perimeter masonry foundation;
46 (d) Shall have the wheels and tongue removed; and

1 (e) In the RU zone the above only applies if the permitted lot size is less than
2 20,000 square feet.

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

4 Side and rear yard requirements may be waived by the department along the
5 boundaries lying between the properties involved with the proposal, and zone; provided
6 that its function as a shelter is not impaired.

7 (8) Family Day Care Home:

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

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

11 (9) Farm Stand:

12 (a) There shall be only one stand on each lot; and

13 (b) At least 50percent by farm product unit of the products sold shall be grown,
14 raised or harvested in Snohomish County, and 75percent by farm product unit of the
15 products sold shall be grown, raised or harvested in the State of Washington.

16 (10) Farm Worker Dwelling:

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

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

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

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

33 (11) Home Occupation: See SCC 30.28.050(1).

34 (12) Kennel, Commercial: There shall be a five-acre minimum lot area; except in the
35 R-5 and RD zones, where 200,000 square feet shall be the minimum lot area.

36 (13) Kennel, Private-breeding, and Kennel, Private Non-breeding: Where the animals
37 comprising the kennel are housed within the dwelling, the yard or some portion thereof
38 shall be fenced and maintained in good repair or to contain or to confine the animals
39 upon the property and restrict the entrance of other animals.

40 (14) Parks, Publicly-owned and Operated:

41 (a) No bleachers are permitted if the site is less than five acres in size;

42 (b) All lighting shall be shielded to protect adjacent properties; and

43 (c) No amusement devices for hire are permitted.

44 (15) Boarding House: There shall be accommodations for no more than two
45 persons.

46 (16) RESERVED for future use (Social Service Center - DELETED by Amended Ord.

1 04-010 effective March 15, 2004)

2 (17) Swimming/Wading Pool (not to include hot tubs and spas): For the sole use of
3 occupants and guests:

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

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

8 (18) Temporary Dwelling for a relative:

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

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

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

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

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

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

20 (g) A land use permit binder shall be executed by the landowner, recorded with
21 the Snohomish County Auditor and a copy of the recorded document submitted to the
22 department for inclusion in the permit file;

23 (h) Adequate screening, landscaping, or other measures shall be provided
24 pursuant to SCC 30.25.015 to protect surrounding property values and ensure
25 compatibility with the immediate neighborhood;

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

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

33 (k) Only one temporary dwelling may be established on a lot. The temporary
34 dwelling shall not be located on a lot on which a detached accessory apartment is
35 located.

36 (19) Recreational Vehicle:

37 (a) There shall be no more than one per lot;

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

40 (c) Shall be limited in the floodways to day use only (dawn to dusk) during the
41 flood season (October 1 through March 30) with the following exceptions:

42 (i.) Recreational vehicle use associated with a legally occupied dwelling to
43 accommodate overnight guests for no more than a 21-day period;

44 (ii.) Temporary overnight use by farm workers on the farm where they are
45 employed subject to SCC 30.22.130(19)(a) and (b) above; and

46 (iii) Subject to SCC 30.22.130(19)(a) and (b) above and SCC

1 30.22.120(7)(b), temporary overnight use in a mobile home park, which has been in
2 existence continuously since 1970 or before, that provides septic or sewer service,
3 water and other utilities, and that has an RV flood evacuation plan that has been
4 approved and is on file with the Department of Emergency Management and
5 Department of Planning and Development Services.

6 (20) Ultralight Airpark:

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

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

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

18 (i) create a hazard for other persons or property;

19 (ii) occur between sunset and sunrise;

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

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

24 (21) Craft Shop:

25 (a) Articles shall not be manufactured by chemical processes;

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

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

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

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

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

36 (25) Rural Industry:

37 (a) The number of employees shall not exceed 10;

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

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

45 (d) Outside storage, loading or employee parking in the RD zone shall provide
46 15-foot wide Type A landscaping as defined in SCC 30.25.017.

1 (26) Sawmill, Shake and Shingle Mill:

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

4 (b) The number of employees shall not exceed 25 during any eight-hour work
5 shift;

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

10 (d) Sawmills and shakemills adjacent to a state highway in the RU zone shall
11 provide 25 feet of Type A landscaping as defined in SCC 30.25.017.

12 (27) Governmental and Utility Structures and Facilities:

13 Special lot area requirements for this use are contained in SCC 30.23.200.

14 (28) Excavation and Processing of Minerals:

15 (a) This use, as described in SCC 30.31D.010(2), is allowed in the identified
16 zones only where these zones coincide with the mineral lands designation in the
17 comprehensive plan (mineral resource overlay or MRO), except for the MC zone where
18 mineral lands designation is not required.

19 (b) An Administrative Conditional Use Permit or a Conditional Use Permit is
20 required pursuant to SCC 30.31D.030.

21 (c) Excavation and processing of minerals exclusively in conjunction with forest
22 practices regulated pursuant to chapter 76.09 RCW is permitted outright in the Forestry
23 zone.

24 (29) Medical Clinic, Licensed Practitioner: A prescription pharmacy may be permitted
25 when located within the main building containing licensed practitioner(s).

26 (30) Forest Industry Storage & Maintenance Facility (except harvesting) adjacent to
27 property lines in the RU zone shall provide 15-foot wide Type A landscaping as defined
28 in SCC 30.25.017.

29 (31) Boat Launch Facilities, Commercial or Non-commercial:

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

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

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

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

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

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

45 (32) Campground:

- 1 (a) The maximum overall density shall be seven camp or tent sites per acre; and
 2 (b) The minimum site size shall be 10 acres.
- 3 (33) Commercial Vehicle Home Basing:
 4 (a) The vehicles may be parked and maintained only on the property wherein
 5 resides a person who uses them in their business;
 6 (b) Two or more vehicles may be so based; and
 7 (c) The vehicles shall be in operable conditions.
- 8 (34) Distillation of Alcohol:
 9 (a) The distillation shall be from plant products, for the purpose of sale as fuel,
 10 and for the production of methane from animal waste produced on the premises;
 11 (b) Such distillation shall be only one of several products of normal agricultural
 12 activities occurring on the premises; and
 13 (c) By-products created in this process shall be used for fuel or fertilizer on the
 14 premises.
- 15 (35) RESERVED for future use (Group Care Facility - DELETED by Amended Ord.
 16 04-010 effective March 15, 2004)
- 17 (36) Mobile Home and Travel Trailer Sales:
 18 (a) Property shall directly front upon a principal or minor arterial in order to
 19 reduce encroachment into the interior of IP designated areas;
 20 (b) The hearing examiner shall consider the visual and aesthetic characteristics
 21 of the use proposal and determine whether nearby business and industrial uses,
 22 existing or proposed, would be potentially harmed thereby. A finding of potential
 23 incompatibility shall be grounds for denial;
 24 (c) The conditional use permit shall include a condition requiring mandatory
 25 review by the hearing examiner at intervals not to exceed five years for the express
 26 purpose of evaluating the continued compatibility of the use with other IP uses. The
 27 review required herein is in addition to any review which may be held pursuant to SCC
 28 30.42B.100, SCC 30.42C.100 and SCC 30.43A.100;
 29 (d) Such use shall not be deemed to be outside storage for the purpose of SCC
 30 30.25.024; and
 31 (e) Such use shall be temporary until business or industrial development is timely
 32 on the site or on nearby IP designated property.
- 33 (37) Small Animal Husbandry: There shall be a five-acre minimum site size.
- 34 (38) Mobile Home Park: Such development must fulfill the requirements of chapter
 35 30.42E SCC.
- 36 (39) Sludge Utilization: See SCC 30.28.085.
 37 (40) Homestead Parcel: See SCC 30.28.055.
 38 (41) Special Setback Requirements for this use are contained in SCC 30.23.110(20).
 39 (42) Minimum Lot Size for duplexes shall be one and one-half times the minimum lot
 40 size for single family dwellings. In the RU zone, this provision only applies when the
 41 minimum lot size for single family dwellings is 12,500 square feet or less.
- 42 (43) Petroleum Products and Gas, Bulk Storage:
 43 (a) All above ground storage tanks shall be located 150 feet from all property
 44 lines; and
 45 (b) Storage tanks below ground shall be located no closer to the property line
 46 than a distance equal to the greatest dimensions (diameter, length or height) of the

- 1 buried tank.
- 2 (44) Auto Wrecking Yards and Junkyards: A sight-obscuring fence a minimum of
3 seven feet high shall be established and maintained in the LI zone. For requirements
4 for this use, SCC 30.25.020 and 30.25.050 applies.
- 5 (45) Antique Shops when established as a home occupation as regulated by SCC
6 30.28.050(1); provided further that all merchandise sold or offered for sale shall be
7 predominantly "antique" and antique-related objects.
- 8 (46) Billboards: See SCC 30.27.080 for specific requirements.
- 9 (47) Nursery, Wholesale: In R-20,000 zone, a wholesale nursery is permitted on
10 three acres or more; a conditional use permit is required on less than three acres.
- 11 (48) Stockyard and Livestock Auction Facility: The minimum lot size is 10 acres.
- 12 (49) Restaurants and Personal Service Shops: Located to service principally the
13 constructed industrial park uses.
- 14 (50) Sludge Utilization: A conditional use permit is required for manufacture of
15 materials by a non-governmental agency containing stabilized or digested sludge for a
16 public utilization.
- 17 (51) Single Family and Multifamily Dwellings are a prohibited use, except for the
18 following:
- 19 (a) Existing dwellings that are nonconforming as a result of a county-initiated
20 rezone to BP may make improvements or additions provided such improvements are
21 consistent with the bulk regulations contained in chapter 30.23 SCC; provided further
22 that such improvements do not increase the ground area covered by the structural
23 portion of the nonconforming use by more than 100 percent of that existing at the
24 existing date of the nonconformance; and
- 25 (b) New single family and multifamily dwellings in the BP zone authorized
26 pursuant to the provisions of SCC 30.31A.140.
- 27 (52) Greenhouses, Lath Houses, and Nurseries:
- 28 (a) Incidental sale of soil, bark, fertilizers, plant nutrients, rocks, and similar plant
29 husbandry materials is permitted;
- 30 (b) The sale of garden tools and any other hardware or equipment shall be
31 prohibited; and
- 32 (c) There shall be no on-site signs advertising other than the principal use.
- 33 (53) Retail Store: See SCC 30.31A.120 for specific requirements for retail stores in
34 the BP zone.
- 35 (54) Retail Sales of Hay, Grain, and Other Livestock Feed are permitted on site in
36 conjunction with a livestock auction facility.
- 37 (55) Noise of Machines and Operations in the LI and HI zones shall comply with
38 chapter 10.01 SCC and machines and operations shall be muffled so as not to become
39 objectionable due to intermittence, beat frequency, or shrillness.
- 40 (56) Sludge Utilization only at a completed sanitary landfill or on a completed cell
41 within a sanitary landfill, subject to the provision of SCC 30.28.085.
- 42 (57) Woodwaste Recycling and Woodwaste Storage Facility: See SCC 30.28.095.
- 43 (58) Bed and Breakfast Guesthouses and Bed and Breakfast Inns: See SCC
44 30.28.020.
- 45 (59) Detached accessory or non-accessory private garages and storage structures
46 are subject to the following requirements:

- 1 (a) Special setback requirements for these uses are contained in SCC
2 30.23.110(20);
- 3 (b) Artificial lighting shall be hooded or shaded so that direct outside lighting, if
4 any, will not result in glare when viewed from the surrounding property or rights-of-way;
- 5 (c) The following compatibility standards shall apply:
- 6 (i) proposals for development in existing neighborhoods with a well-
7 defined character should be compatible with or complement the highest quality
8 features, architectural character and siting pattern of neighboring buildings.
9 Where there is no discernable pattern, the buildings shall complement the
10 neighborhood. Development of detached private garages and storage structures
11 shall not interrupt the streetscape or dwarf the scale of existing buildings of
12 existing neighborhoods. Applicants may refer to the Residential Development
13 Handbook for Snohomish County Communities to review techniques
14 recommended to achieve neighborhood compatibility;
- 15 (ii) building plans for all proposals larger than 2,400 square feet in the
16 Waterfront Beach, R 7,200, R 8,400, R 9,600 and R 12,500 zones and rural
17 cluster subdivisions shall document the use of building materials compatible and
18 consistent with existing on-site residential development exterior finishes;
- 19 (iii) in the Waterfront Beach, R 7,200, R 8,400, R 9,600 and R 12,500
20 zones and rural cluster subdivisions, no portion of a detached accessory private
21 garage or storage structure shall extend beyond the building front of the existing
22 single family dwelling, unless screening, landscaping, or other measures are
23 provided to ensure compatibility with adjacent properties; and
- 24 (iv) in the Waterfront Beach, R 7,200, R 8,400, R 9,600 and R 12,500
25 zones and rural cluster subdivisions, no portion of a detached non-accessory
26 private garage or storage structure shall extend beyond the building front of
27 existing single family dwellings on adjacent lots where the adjacent dwellings are
28 located within 10 feet of the subject property line. When a detached non-
29 accessory private garage or storage structure is proposed, the location of
30 existing dwellings on adjacent properties located within 10 feet of the subject site
31 property lines shall be shown on the site plan;
- 32 (d) All detached accessory or non-accessory private garages and storage
33 structures proposed with building footprints larger than 2,400 square feet shall
34 provide screening or landscaping from adjacent properties pursuant to chapter
35 30.25 SCC;
- 36 (e) On lots less than ten acres in size having no established residential use, only
37 one non-accessory private garage and one storage structure shall be allowed. On lots
38 10 acres or larger without a residence where the cumulative square footage of all
39 existing and proposed non-accessory private garages and storage structures is 6,000
40 square feet or larger, a conditional use permit shall be required.
- 41 (f) Where permitted, separation between multiple private garages or storage
42 structures shall be regulated pursuant to subtitle 30.5 SCC.
- 43 (60) The cumulative square footage of all detached accessory and non-accessory
44 private garages and storage structures shall not exceed 6,000 square feet on any lot
45 less than 5 acres, except this provision shall not apply in the LDMR, MR, T, NB, GC,
46 PCB, CB, FS, BP, IP, LI, HI, RB, RFS, CRC and RI zones.

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

3 (62) Accessory Apartments: See SCC 30.28.010.

4 (63) Temporary Woodwaste Recycling and Temporary Woodwaste Storage
5 Facilities: See SCC 30.28.090.

6 (64) Home Occupation: See SCC 30.28.050(2).

7 (65) On-site Hazardous Waste Treatment and Storage Facilities are allowed only as
8 an incidental use to any use generating hazardous waste which is otherwise allowed;
9 provided that such facilities demonstrate compliance with the state siting criteria for
10 dangerous waste management facilities pursuant to RCW 70.105.210 and WAC 173-
11 303-282 as now written or hereafter amended.

12 (66) An application for a conditional use permit to allow an off-site hazardous waste
13 treatment and storage facility shall demonstrate compliance with the state siting criteria
14 for dangerous waste management facilities pursuant to RCW 70.105.210 and WAC
15 173-303-282 as now written or hereafter amended.

16 (67) Adult Entertainment Uses: See SCC 30.28.015.

17 (68) Special Building Height provisions for this use are contained in SCC
18 30.23.050(2)(d).

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

21 (70) Equestrian Centers are allowed with a conditional use permit on all lands zoned
22 A-10 except in that portion of the special flood hazard area of the lower Snohomish and
23 Stillaguamish rivers designated density fringe as described in chapter 30.65 SCC.

24 (71) Mini-equestrian Centers are allowed as a permitted use on all lands zoned A-10
25 except in that portion of the special flood hazard area of the lower Snohomish and
26 Stillaguamish rivers designated density fringe as described in chapter 30.65 SCC.

27 (72) Equestrian Centers and Mini-equestrian Centers require the following:

28 (a) Five-acre minimum site size for a mini-equestrian center;

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

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

34 (d) On sites located in RC and R-5 zones, Type A landscaping as defined in
35 SCC 30.25.017 is required to screen any outside storage, including animal waste
36 storage, and parking areas from adjacent properties;

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

38 (f) Outside storage, including animal waste storage, and parking areas shall be
39 set back at least 30 feet from any adjacent property line. All structures shall be set back
40 as required in SCC 30.23.110(8); and

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

43 (73) Temporary Residential Sales Coach (TRSC):

44 (a) The commercial coach shall be installed in accordance with all applicable
45 provisions within chapter 30.54A SCC;

46 (b) The TRSC shall be set back a minimum of 20 feet from all existing and

1 proposed road rights-of-way and five feet from proposed and existing property lines;
2 (c) Vehicular access to the temporary residential sales coach shall be approved
3 by the county or state; and

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

7 (i) plat construction plans have been approved;

8 (ii) the fire marshal has approved the TRSC proposal;

9 (iii) proposed lot lines for the subject lot are marked on site; and

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

13 (74) Golf Course and Driving Range: In the A-10 zone, artificial lighting of the golf
14 course or driving range shall not be allowed. Grading shall be limited in order to
15 preserve prime farmland. At least 75 percent of prime farmland on site shall remain
16 undisturbed.

17 (75) Model Hobby Park: SCC 30.28.060.

18 (76) Commercial Retail Uses are not allowed in the Light Industrial and Industrial
19 Park zones when said zones are located in the Maltby UGA of the comprehensive plan,
20 and where such properties are, or can be served by railway spur lines.

21 (77) Studio: Studio uses may require the imposition of special conditions to ensure
22 compatibility with adjacent residential, multiple family, or rural-zoned properties. The
23 hearing examiner may impose such conditions when deemed necessary pursuant to the
24 provisions of chapter 30.42C SCC. The following criteria are provided for hearing
25 examiner consideration when specific circumstances necessitate the imposition of
26 conditions:

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

30 (b) The hours of facility operation may be limited; and

31 (c) Landscape buffers may be required to visually screen facility structures or
32 outdoor storage areas when the structures or outdoor storage areas are proposed
33 within 100 feet of adjacent residential, multiple family, and rural-zoned properties. The
34 buffer shall be an effective site obscuring screen consistent with Type A landscaping as
35 defined in SCC 30.25.017.

36 (78) The gross floor area of the use shall not exceed 1,000 square feet.

37 (79) The gross floor area of the use shall not exceed 2,000 square feet.

38 (80) The gross floor area of the use shall not exceed 4,000 square feet.

39 (81) The construction contracting use in the Rural Business zone shall be subject to
40 the following requirements:

41 (a) The use complies with all of the performance standards required by SCC
42 30.31F.100 and 30.31F.110;

43 (b) Not more than 1,000 square feet of outdoor storage of materials shall be
44 allowed and shall be screened in accordance with SCC 30.25.024;

45 (c) In addition to the provisions of SCC 30.22.130(81)(b), not more than five
46 commercial vehicles or construction machines shall be stored outdoors and shall be

1 screened in accordance with SCC 30.25.020 and 30.25.032;

2 (d) The on-site fueling of vehicles shall be prohibited; and

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

5 (82) Manufacturing, Heavy includes the following uses: Distillation of wood, coal,
6 bones, or the manufacture of their by-products; explosives manufacturing; manufacture
7 of fertilizer; extraction of animal or fish fat or oil; forge, foundry, blast furnace or melting
8 of ore; manufacturing of acid, animal black/black bone, cement or lime, chlorine,
9 creosote, fertilizer, glue or gelatin, potash, pulp; rendering of fat, tallow and lard, rolling
10 or booming mills; tannery; or tar distillation and manufacturing. See SCC 30.91M.028.

11 (83) "All other forms of manufacture not specifically listed" is a category which uses
12 manufacturing workers, as described under the Dictionary of Occupational Titles,
13 published by the US Department of Labor, to produce, assemble or create products and
14 which the director finds consistent with generally accepted practices and performance
15 standards for the industrial zone where the use is proposed. See SCC 30.91M.024 and
16 30.91M.026.

17 (84) Home Occupations: See SCC 30.28.050(3).

18 (85) A single family dwelling may have only one guesthouse.

19 (86) Outdoor display or storage of goods and products is prohibited on site.

20 (87) Wedding Facility:

21 (a) Such use is permitted only on undeveloped land or in structures which are
22 legally existing on January 1, 2001;

23 (b) The applicant shall demonstrate that the following criteria are met with
24 respect to the activities related to the use:

25 (i) compliance with the noise control provisions of chapter 10.01 SCC;

26 (ii) adequate vehicular site distance and safe turning movements exist at the
27 access to the site consistent with the EDDS as defined in title 13 SCC; and

28 (iii) adequate sanitation facilities are provided on site pursuant to chapter
29 30.52A SCC and applicable Snohomish Health District provisions;

30 (c) Adequate on-site parking shall be provided for the use pursuant to SCC
31 30.26.035;

32 (d) A certificate of occupancy shall be obtained pursuant to chapter 30.52A SCC
33 for the use of any existing structure. The certificate of occupancy shall be subject to an
34 annual inspection and renewal pursuant to SCC 30.53A.060 to ensure building and fire
35 code compliance;

36 (e) In the A-10 zone, the applicant must demonstrate that the activities related to
37 the use are subordinate to the use of the site for agricultural purposes; and

38 (f) In the A-10 zone, any grading or disturbances required to support the use
39 shall be limited to preserve prime farmland. At least 90 percent of prime farmland on
40 site shall remain undisturbed.

41 (88) Public/Institutional Use Designation (P/IU): When applied to land that is (a)
42 included in an Urban Growth Area and (b) designated P/IU on the Snohomish County
43 Future Land Use Map concurrent with or prior to its inclusion in a UGA, the R-7,200, R-
44 8,400 and R-9,600 zones shall allow only the following permitted or conditional uses:
45 churches, and school instructional facilities. All other uses are prohibited within areas
46 that meet criteria (a) and (b), unless the P/IU designation is changed.

1 (89) Hotel/Motel uses are permitted in the Light Industrial zone when the following
2 criteria are met:

- 3 (a) The Light Industrial zone is located within a municipal airport boundary;
- 4 (b) The municipal airport boundary includes no less than 1000 acres of land
5 zoned light industrial; and
- 6 (c) The hotel/motel use is served by both public water and sewer.

7 (90) Health and social service facilities regulated under this title do not include secure
8 community transition facilities (SCTFs) proposed pursuant to chapter 71.09 RCW. See
9 SCC 30.91H.095.

10 (a) Snohomish County is preempted from regulation of SCTFs. In accordance
11 with the requirements of state law the county shall take all reasonable steps permitted
12 by chapter 71.09 RCW to ensure that SCTFs comply with applicable siting criteria of
13 state law. Every effort shall be made by the county through the available state
14 procedures to ensure strict compliance with all relevant public safety concerns, such as
15 emergency response time, minimum distances to be maintained by the SCTF from "risk
16 potential" locations, electronic monitoring of individual residents, household security
17 measures and program staffing.

18 (b) Nothing herein shall be interpreted as to prohibit or otherwise limit the county
19 from evaluating, commenting on, or proposing public safety measures to the state of
20 Washington in response to a proposed siting of a SCTF in Snohomish County.

21 (c) Nothing herein shall be interpreted to require or authorize the siting of more
22 beds or facilities in Snohomish County than the county is otherwise required to site for
23 its SCTFs pursuant to the requirements of state law.

24 (91) Level II health and social service uses are allowed outside the UGA only when
25 the use is not served by public sewer.

26 (92) The area of the shooting range devoted to retail sales of guns, bows, and related
27 equipment shall not exceed one-third (1/3) of the gross floor area of the shooting range
28 and shall be located within a building or structure.

29 (93) Farmers Market: See SCC 30.28.036.

30 (94) Farm Product Processing and Farm Support Business: See SCC 30.28.038.

31 (95) Farmland Enterprise: See SCC 30.28.037.

32 (96) Public Events/Assemblies on Farmland: Such event or assembly shall:

- 33 (a) Comply with the requirements of Chapter 6.37 SCC; and
- 34 (b) Not exceed two events per year. No event shall exceed two weeks in
35 duration.

36 (97) Bakery, Farm: The gross floor area of the use shall not exceed 1,000 square
37 feet.

38 (98) Recreational Facility Not Otherwise Listed in Ag-10 zone: See SCC 30.28.076.

39 (99) Farm Stand: See SCC 30.28.039.

40 (100) Farm Stand: Allowed as a Permitted Use (P) when sited on land designated
41 riverway commercial farmland, upland commercial farmland or local commercial
42 farmland in the comprehensive plan. Allowed as an Administrative Conditional Use (A)
43 when sited on land not designated riverway commercial farmland, upland commercial
44 farmland or local commercial farmland in the comprehensive plan.

45 (101) Farmers Market: Allowed as a Permitted Use (P) when sited on land
46 designated riverway commercial farmland, upland commercial farmland or local

1 commercial farmland in the comprehensive plan. Allowed as an Administrative
2 Conditional Use (A) when sited on land not designated riverway commercial farmland,
3 upland commercial farmland or local commercial farmland in the comprehensive plan.

4 (102) Community Facilities for Juveniles in R-5 zones must be located within one mile
5 of an active public transportation route at the time of permitting.

6 (103) All community facilities for juveniles shall meet the performance standards set
7 forth in SCC 30.28.025.

8 (104) Personal wireless telecommunications service facilities: See chapter 30.28A
9 SCC and landscaping standards in SCC 30.25.025.

10 (105) Personal wireless telecommunications service facilities are subject to a building
11 permit pursuant to SCC 30.28A.020 and the development standards set forth in chapter
12 30.28A SCC and landscaping standards in SCC 30.25.025.

13 (106) A building permit only is required for facilities co-locating on existing utility
14 poles, towers, and/or antennas unless otherwise specified in 30.28A SCC.

15 (107) RESERVED for future use (R-5 w/MRO - DELETED by Ord. 07-090 effective
16 September 21, 2007)

17 (108) (~~Projects submitted under the Urban Centers Demonstration Program (chapter~~
18 ~~30.34A SCC) and located within the NB or PCB zones may include the permitted uses~~
19 ~~in these zones. Uses listed in SCC 30.34A.100(5) and conditional uses in the NB and~~
20 ~~PCB zones are prohibited in these projects.)) RESERVED for future use.~~

21 (109) Privately operated off-road vehicle (ORV) use areas shall be allowed by
22 conditional use permit on Forestry and Recreation (F&R) zoned property designated
23 Forest on the comprehensive plan future land use map. These areas shall be identified
24 by an F&R ORV suffix on the zoning map. Privately operated ORV use areas are
25 regulated pursuant to SCC 30.28.080, SCC 30.28.085 and other applicable county
26 codes.

27 (110) Recreational Facility Not Otherwise Listed: Playing fields permitted in
28 accordance with chapter 30.33B SCC are allowed as a Permitted Use (P) when sited on
29 designated recreational land as identified on the future land use map in the county's
30 comprehensive plan.

31 (111) Recreational Facility Not Otherwise Listed: Playing fields not permitted in
32 accordance with chapter 30.33B SCC are allowed as an Administrative Conditional Use
33 (A) when sited on designated recreational land as identified on the future land use map
34 in the county's comprehensive plan.

35 (112) Land zoned R-5 and having an RA overlay, depicted as R-5-RA on the official
36 zoning map, is a Transfer of Development Rights (TDR) receiving area and, consistent
37 with the comprehensive plan, will be retained in the R-5-RA zone until regulatory
38 controls are in place which ensure that TDR certificates issued pursuant to SCC
39 30.35A.050 will be required for development approvals within the receiving area.

40 (113) Privately operated motocross racetracks are allowed by conditional use permit,
41 and are regulated pursuant to SCC 30.28.100, SCC 30.28.105, and other applicable
42 county codes. Motocross racetracks are allowed in the Forestry and Recreation (F&R)
43 zone only on commercial forest lands.

44 (114) Mobile Home Park zone:

45 (a) The Mobile Home Park zone is intended to promote the retention of mobile
46 home parks as a source of affordable detached single-family and senior housing. This

1 zone is assigned to certain existing mobile home parks which contain rental pads, as
2 opposed to fee simple owned lots, and as such are more susceptible to future
3 developmen..

4 (b) The only use permitted in the Mobile Home Park zone is mobile home
5 parks. No other use is permitted on property zoned Mobile Home Park. For any mobile
6 home park regulated by a conditional use permit, an application for vacation of the
7 conditional use permit must be submitted for approval concurrently with rezone
8 approval.

9 (115) This use is prohibited in the R-5 zone with the Mineral Resource Overlay
10 (MRO). Public park is a permitted use on reclaimed portions of mineral excavation sites
11 with the MRO.

12 (116) See cottage housing design standard requirements in chapter 30.41G SCC.

13 (117) A drive-through either freestanding or associated with any permitted use shall
14 not be permitted.

15 (118) This use is only permitted when associated with a public or private marina.

16 (119) Only building mounted personal wireless communications facilities shall be
17 permitted.

18
19 Section 9. Snohomish County Code Section 30.23.030, last amended by
20 Amended Ordinance No. 08-101 on January 21, 2009, is amended to read:

21
22 **30.23.030 Bulk matrix.**

23
24 The bulk matrix contains standard setback, lot coverage, building height, and lot
25 dimension regulations for zones in unincorporated Snohomish County. Additional
26 setback and lot area requirements and exceptions are found at SCC 30.23.100 –
27 30.23.260 and chapter 30.34A SCC.

**Table 30.23.030(1)
BULK MATRIX**

			Lot Dimension (ft) ⁵⁴				Setback Requirements From: (ft) ^{28, 53}						
Category	Zone	Max. Bldg. Height (ft) ²⁷	Min. Lot Area ²⁹	Min. Lot Width	Min. Corner Lot Width	Public Right of Way under 60' ^{34, 42}	Public and Private Right of Way ^{9, 11, 34, 42}	Commercial and Industrial Zones ¹¹	Residential, Multifamily, and Rural Zones ¹¹	Resource Lands		Water Bodies ¹²	Max. Lot Coverage ^{8, 51}
										Ag ²⁰	Forest ²¹		
Resource	MC ³¹		10 ac ³²			50	50		100 ³³				
	F ³⁸	45 ⁶	20 ac ³	300	300	130 ^{10, 13}	100 ¹³	100 ¹³	100 ^{13, 33}	50	100 ³⁰	25 ¹³	35%
	F&R ^{38, 39}	30 ⁷	200,000 sf ^{2, 23}	100	100	50 ¹⁰	20	5	5 ³³	50	100 ³⁰	25	35%
	A-10 ^{37, 40, 52}	45	10 ac	none	none	50 ¹⁰	20	5	5 ³³	50	100 ³⁰	25	none
Rural	RRT-10	45	10 ac	225	225	50	20	5	5 ³³	50	100 ³⁰	25	35%
	R-5 ^{37, 38, 39, 40, 46}	45 ²⁵	200,000 sf ^{2, 24}	165 ²⁴	165 ²⁴	50 ¹⁰	20	5	5 ³³	50	100 ³⁰	25	35%
	RC ^{37, 38, 39, 40}	35	100,000 sf ²⁴	165 ²⁴	165 ²⁴	50 ¹⁰	20	5	5 ³³	50	100 ³⁰	25	35%
	RD ³⁸	45	200,000	165	165	50 ¹⁰	20	5	5 ³³	50	100 ³⁰	25	35%
	RB	35	none	none	none	55	25	none	50 ³³	50	100	none	35%
	CRC	35 ⁴³	none	none	none	25 ²⁶	25 ²⁶	none	25	50	100	none	50% ⁴⁴ 30% ⁴⁵
	RFS	35	none	none	none	55	25	none	50	50	100	none	35%
	RI	50	none	none	none	55	25	none	100	100	100	none	35%
Other	SA-1 ^{37, 39}	35	1 ac/ 43,560 sf	150	150	50 ¹⁰	20	5	5 ³³	50	100	25	35%
	RU ^{37, 39}	35	41	60	65	50 ¹⁰	20	5	5 ³³	50	100	25	35%
	R20,000 ^{37, 39}	25	20,000 sf	85	90	50 ¹⁰	20	5	5	50	100	25	35%
	R12,500 ⁴⁰	30	12,500 sf	75	80	50 ¹⁰	20	5	5	50	100	25	35%
	WFB	30	7,200 sf ²³	60	65	50 ¹⁰	20	5	5	50	100	25	35%

Table 30.23.030(1) (continued)
BULK MATRIX

		Lot Dimension (ft) ⁵⁴					Setback Requirements From: (ft) ^{28, 53}						
Category	Zone	Max. Bldg. Height (ft) ²⁷	Min. Lot Area ²⁹	Min. Lot Width	Min. Corner Lot Width	Public Right of Way under 60' ^{34, 42}	Public and Private Right of Way ^{9, 11, 34, 42}	Commercial and Industrial Zones ¹¹	Residential, Multiple Family, and Rural Zones ¹¹	Resource Lands		Water Bodies ¹²	Max. Lot Coverage ^{8, ((54))}
										Ag ²⁰	Forest ²¹		
Urban	FS	35	none	none	none	25 ²⁵	25 ²⁶	5/15 ¹⁶	25	none	100	none	none
	NB ¹	((30)) 40 ((47))	None ((48))	none	none	((25)) 10 25, ((40))	((25)) 10 26, ((49)), 58	none	10 ((50))	none	100	none	((35)) 65% ((54))
	PCB ¹	40 ((47))	none ¹⁹ ((48))	none	none	55 ²⁵ ((49))	25 ^{18, 26} ((49))	none	25 ((50))	none	100	none	None ((54))
	CB ¹	35	none	none	none	25 ²⁵	25 ^{26, 58}	none	10	none	100	none	50%
	GC ¹	45	none	none	none	25 ²⁵	25 ^{26, 58}	none	10	none	100	none	50%
	IP	65	none	none	none	30 ^{17, 25}	25 ^{17, 26}	none ¹⁷	25 ¹⁷	none	100	none	50%
	BP ¹	50	none ¹⁹	none	none	30 ²⁵	25 ²⁶	none	25	none	100	none	35%
	LI	50	none	none	none	25 ²⁵	25 ²⁶	none	50	none	100	none	none
	HI	65	none	none	none	25 ²⁵	25 ²⁶	none	50	none	100	none	none
UC	SEE CHAPTER 30.34A SCC.												

1 Section 10. Snohomish County Code Section 30.23.040, last amended by
2 Amended Ordinance No. 08-101 on January 21, 2009, is amended to read:

3
4 **30.23.040 Reference notes for bulk matrix.**

5
6 (1) MR bulk requirements shall apply for all residential development permitted in
7 urban commercial zones.

8 (2) When subdivisionally described, the minimum lot area shall be 1/128th of a
9 section.

10 (3) When subdivisionally described, the minimum lot area shall be 1/32nd of a
11 section.

12 (4) In the LDMR zone, the maximum density shall be calculated based on 4,000
13 square feet of land per dwelling unit.

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

16 (6) Commercial forestry structures shall not exceed 65 feet in height.

17 (7) Non-residential structures shall not exceed 45 feet in height.

18 (8) Lot coverage includes all buildings on the given lot.

19 (9) Includes public rights-of-way 60 feet and wider; public rights-of-way under 60 feet
20 in a recorded plat with curbs and gutters; and private roads and easements. These
21 setbacks shall be measured from the edge of the right-of-way.

22 (10) Applies to public rights-of-way under 60 feet. These setbacks shall be measured
23 from the center of the right-of-way.

24 (11) These setbacks shall be measured from the property line.

25 (12) Greater setbacks than those listed may apply to areas subject to Shoreline
26 Management Master Program jurisdiction. Some uses have special setbacks. See
27 SCC 30.23.110 for specifics.

28 (13) The listed setbacks apply where the adjacent property is zoned F. In all other
29 cases, setbacks are the same as in the R-8,400 zone. In the F zone, the setbacks for
30 residential structures on 10 acres or less which were legally created prior to being
31 zoned to F shall be the same as in the R-8,400 zone.

32 (14) RESERVED for future use.

33 (15) MR and LDMR setbacks.

34 (a) Single family detached structures and duplexes shall have the minimum
35 setbacks required in the R-8,400 zone. Building separation between single family
36 detached structures or duplexes shall be a minimum of 10 feet. For single family
37 detached structures over two stories that have a third-story side yard ingress/egress
38 window, the building structure shall be increased to 15 feet; provided, however, that (i)
39 the building separation shall not be increased if the three-story units with side-yard
40 ingress/egress windows are equipped with approved NFPA 13D automatic sprinkler
41 systems, or (ii) where it is shown that due to topography of the particular site a building
42 separation of less than 15 feet (but not less than the minimum 10 feet) can provide the
43 necessary geometric prism for fire fighters to set a ladder reaching the third-story yard
44 ingress/egress window at no greater than a 75 degree angle.

45 (b) Other structures shall have minimum side and rear setbacks of five feet (10

1 feet where abutting residential, rural, or resource zones). Building separation between
2 primary structures in the MR and LDMR zones shall be a minimum of 15 feet. Building
3 separation between primary structures and secondary/accessory structures, including
4 but not limited to carports and garages, and separation between secondary structures
5 themselves, shall be determined by the applicable sections of the construction codes.

6 (c) Multi-story structures other than single family detached structures shall
7 increase all setbacks by three feet and building separations by five feet for each
8 additional story over two stories.

9 (d) In order to provide fire access to a side yard ingress/egress window on the
10 third floor of a single family detached structure, either (i) unit boundaries should be
11 drawn with a "zero lot line" on one side of the unit, (ii) fencing between units shall be
12 prohibited (at least in the area that is within five feet of the third story ingress/egress
13 window) so as not to impede ladder access to the third floor window, or (iii) fencing
14 between units shall be limited to either vegetative fencing or hard fences (e.g. wood or
15 metal) not exceeding three feet, six inches (3'6") in height.

16 (16) In the FS zone, the setback from non-residential property shall be five feet for
17 side setbacks and 15 feet for rear setbacks.

18 (17) In the IP zone there shall be an additional one foot setback for every one foot of
19 building height over 45 feet.

20 (18) In the PCB zone the setback from private roads and easements is 25 feet.

21 (19) See SCC 30.31A.020(1) and (2) which specifies the minimum area of a tract of
22 land necessary for PCB or BP zoning.

23 (20) See additional setback provisions for dwellings located along the boundaries of
24 designated farmland contained in SCC 30.32B.130.

25 (21) See additional setback provisions for structures located adjacent to forest lands,
26 and/or on lands designated local forest or commercial forest contained in SCC
27 30.32A.110.

28 (22) The minimum lot size for properties designated Rural Residential (RR) - 10
29 (Resource Transition) on the comprehensive plan shall be 10 acres. For properties
30 designated Rural Residential - 10 (Resource Transition) and located outside the Tulalip
31 Reservation the lot/unit yield for rural cluster subdivisions or housing demonstration
32 program projects using PRD provisions shall be based on a minimum lot size of
33 200,000 square feet.

34 (23) Minimum lot area requirements may be modified within UGAs in accordance with
35 SCC 30.23.020.

36 (24) In rural cluster subdivisions approved in accordance with the provisions of
37 chapter 30.41C SCC, the minimum lot area shall be as provided in SCC 30.23.220.
38 The maximum lot area shall be 20,000 square feet or less when located in rural/urban
39 transition areas.

40 (25) These setbacks shall be measured from the edge of the right-of-way as
41 determined by the director of the department of public works.

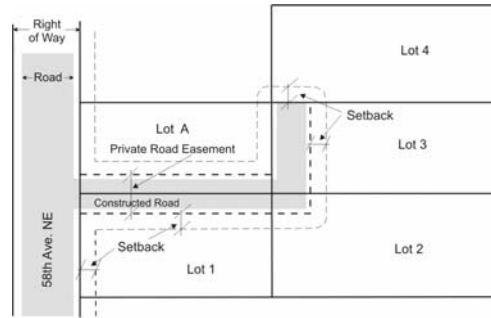
42 (26) Except where specifically prohibited by the hearing examiner, the director of the
43 department may waive or modify building setback requirements abutting private roads
44 and/or private access easements serving lots within commercial and industrial zones
45 only if such waiver or modification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

- 1 needs and/or right-of-way improvements.
- 2 (27) See SCC 30.23.050 for height limit exceptions.
- 3 (28) See SCC 30.23.100 et seq. for additional setback requirements and exceptions.
- 4 (29) See SCC 30.23.200 et seq. for additional lot area requirements and exceptions.
- 5 (30) SCC 30.32A.120 (Siting of new structures: commercial forest land) requires an
6 application for a new structure on parcels designated commercial forest, but not within a
7 designated commercial forest-forest transition area, to provide a minimum 500-foot
8 setback, which shall be a resource protection area, from the property boundaries of
9 adjacent commercial forest lands except that if the size, shape, and/or physical site
10 constraints of an existing legal lot do not allow a setback of 500 feet, the new structure
11 shall maintain the maximum setback possible, as determined by the department.
- 12 (31) Setback requirements for mineral excavation and processing are in SCC
13 30.23.110(26). Performance standards and permit requirements are in chapter 30.31D
14 SCC.
- 15 (32) The site shall be a contiguous geographic area and have a size of not less than
16 10 acres, except in the case of subsurface shaft excavations, no minimum acreage is
17 required, pursuant to SCC 30.31D.020(1)(a).
- 18 (33) See SCC Table 30.28.050(3)(i) for setback requirements for structures
19 containing a home occupation.
- 20 (34) See SCC 30.23.120 for other setback exceptions.
- 21 (35) See chapter 30.31E SCC, for more complete information on the Townhouse
22 Zone height, setback, and lot coverage requirements.
- 23 (36) RESERVED for future use (MR and LDMR setbacks - DELETED by Ord. 05-094
24 effective September 29, 2005.
- 25 (37) Agriculture: All structures used for housing or feeding animals, not including
26 household pets, shall be located at least 30 feet from all property lines, as provided in
27 SCC 32.23.110(1).
- 28 (38) There shall be no subdivision of land designated commercial forest in the
29 comprehensive plan except to allow installation of communication and utility facilities if
30 all the following requirements are met:
- 31 (a) The facility cannot suitably be located on undesignated land;
- 32 (b) The installation cannot be accomplished without subdivision;
- 33 (c) The facility is to be located on the lowest feasible grade of forest land; and
- 34 (d) The facility removes as little land as possible from timber production.
- 35 (39) On parcels designated commercial forest, but not within a designated
36 commercial forest - forest transition area, establish and maintain a minimum 500-foot
37 setback, which shall be a resource protection area, from the property boundaries of
38 adjacent commercial forest lands except when the size, shape, and/or physical site
39 constraints of an existing legal lot do not allow a setback of 500 feet, the new structure
40 shall maintain the maximum setback possible as provided in SCC 30.32A.120.
- 41 (40) Land designated local commercial farmland shall not be divided into lots of less
42 than 10 acres unless a properly executed deed restriction which runs with the land and
43 which provides that the land divided is to be used exclusively for agricultural purposes
44 and specifically not for a dwelling(s), is recorded with the Snohomish County Auditor.
- 45 (41) Minimum lot area in the rural use zone shall be the minimum allowed by the

1 zone identified as the implementing zone by the comprehensive plan for the plan
2 designation applied to the subject property. Where more than one implementing zone is
3 identified for the same designation, the minimum lot size shall be that of the zone
4 allowing the smallest lot size.

5 (42) Figure 30.23.040(42) EASEMENT SETBACKS PER BULK MATRIX.

6
7 **Figure 30.23.040(42)**
8 **EASEMENT SETBACKS PER BULK MATRIX**
9



10
11
12 Setbacks are measured from edge of easement or road right-of-way, not from edge of
13 constructed road.
14

15 (43) Additional bulk requirements may apply. Refer to SCC 30.31F.100 and
16 30.31F.140.

17 (44) The 50percent maximum lot coverage limitation applies solely to the portion of
18 the area within the CRC comprehensive plan designation and zone that is centered at
19 180th Street SE and SR 9, generally extending between the intersection of 172nd
20 Street/SR 9 to just south of 184th Street/SR 9, as indicated on the County's FLUM and
21 zoning map.

22 (45) The 30percent maximum lot coverage limitation applies solely to the portion area
23 located within the CRC comprehensive plan designation and zone that is centered at
24 State Route (SR) 9 and 164th Street SE, as indicated on the County's Future Land Use
25 Map (FLUM) and zoning map.

26 (46) Additional setbacks may apply to development within a rural cluster subdivision.
27 Refer to Table 30.41C.210(1). Residential subdivision is restricted pursuant to
28 30.32C.150. Uses are restricted where the R-5 zone coincides with the Mineral
29 Resource Overlay (MRO) to prevent development which would preclude future access
30 to the mineral resources.

31 ~~(47) ((Projects submitted under the Urban Centers Demonstration Program (chapter~~
32 ~~30.34A SCC) require a maximum building height of 45 feet if using surface parking or~~
33 ~~90 feet if using structured parking.)) RESERVED for future use~~

34 ~~(48) ((Projects submitted under the Urban Centers Demonstration Program (chapter~~
35 ~~30.34A SCC) require a minimum lot size of 5 acres unless within 120 feet of a park-and-~~
36 ~~ride facility where minimum lot area is 3 acres per SCC 30.31A.020 (2) and (3).))~~
37 RESERVED for future use

38 ~~(49) ((Projects submitted under the Urban Centers Demonstration Program (chapter~~

1 ~~30.34A SCC) require a setback of 5 feet minimum and 10 feet maximum.))~~ RESERVED
2 for future use

3 (50) ~~((Projects submitted under the Urban Centers Demonstration Program (chapter~~
4 ~~30.34A SCC) require a setback from residential, multiple family and rural zones of 10~~
5 ~~feet minimum and 25 feet maximum.))~~ RESERVED for future use

6 (51) ~~((Projects submitted under the Urban Centers Demonstration Program (chapter~~
7 ~~30.34A SCC) require a maximum lot coverage of 90 percent of net acreage.))~~
8 RESERVED for future use

9 (52) See SCC 30.33B.020 for bulk regulations related to existing playing fields on
10 designated recreational land.

11 (53) This provision is not applicable to single-family and duplex dwellings and their
12 accessory structures. Subject to chapter 30.51A SCC, all development activities and
13 actions requiring project permits for buildings or structures located within a seismic
14 hazard area and listed in SCC 30.51A.020 require a fifty (50) foot setback from the
15 closest edge of an identified active fault trace.

16 (54) A split parcel may be subdivided along the UGA boundary line using one of three
17 methods. First, a split parcel may be subdivided along the UGA boundary line into two
18 lots, whereby one lot remains within the UGA and the other lot remains outside the
19 UGA, pursuant to SCC 30.41B.010(5). Second, a split parcel may be subdivided as part
20 of a short plat application, pursuant to SCC 30.41B.010(6). Finally, a split parcel may be
21 subdivided as part of a plat application, pursuant to SCC 30.41A.010(3)

22 (55) See SCC 30.42E.100(9)(c).

23 (56) Measured from centerline of right of way.

24 (57) See SCC 30.42E.100(5)(a)(iv).

25 (58) Minimum setback for dwellings constructed pursuant to chapter 30.41F SCC is
26 five feet from the pavement edge of a drive aisle, fire lane, or sidewalk, whichever is
27 closer.

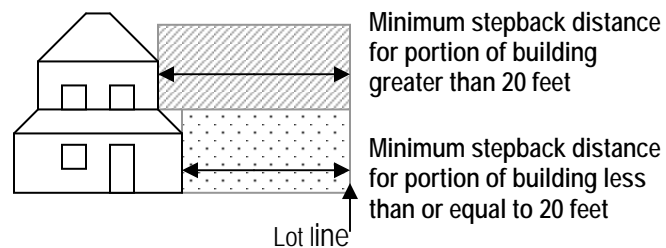
28 (59) Relationship of setback to building height:

29 The minimum setback requirements are dependent on the heights of the building
30 as specified in this column. To meet the setback requirements, buildings over 20 feet in
31 height must either:

32 (a) Set the entire building back the minimum setback distance; or

33 (b) Stepback those portions of the building exceeding 20 feet in height to the
34 minimum setback distance, as illustrated in Figure 30.23.040(59).

35
36
37 **Figure 30.23.040(59)**
38 **Example of relationship of building height to setback**



1
2
3 (c) Those portions of a building or structure allowed to exceed the maximum
4 building height pursuant to SCC 30.23.050(3) for low impact development shall have the
5 minimum side and rear yard setbacks increased by one foot for each additional 2 feet of
6 building height.

7 (60) Lots adjoining a right-of-way that is less than 50 feet in width, or is otherwise
8 determined by the Director of Public Works to be of inadequate width for future roadway
9 needs, as determined by the comprehensive plan arterial circulation map or an adopted
10 design report, roadway design or right-of-way plan, shall have the following minimum
11 setback from the front lot line:

12 (a) The minimum setback shall be increased by an amount determined by the
13 director to be sufficient to ensure that future roadway needs can be met without the
14 need for public acquisition and demolition of structures; or

15 (b) The front lot line setback shall be measured from the reservation line as
16 determined in SCC 30.24.070(2).
17

18 Section 11. Snohomish County Code Section 30.28A.120, last amended by
19 Amended Ordinance No. 07-029 on April 25, 2007, is amended to read:
20

21 **30.28A.120 Priority of locations.**
22

23 The order of priorities for locating new personal wireless telecommunications services
24 facilities shall be in accordance with SCC 30.28A.120(1) through (7) below. The
25 applicant shall demonstrate that all other locations with a higher priority on the list are
26 not feasible. Priorities rank from highest to lowest as set forth below. The zones listed
27 in SCC 30.28A.120(4) through (7) are prioritized in order of preference within each
28 subsection.

29 (1) On existing wireless communications support structures.

30 (2) Place on appropriate rights-of-way and existing structures such as buildings,
31 towers, water towers and smokestacks located on non-residentially zoned property or in
32 utility corridors. Wireless communications support structures for personal wireless
33 telecommunications service facilities locating under this subsection shall secondarily
34 consider the priorities established in SCC 30.28A.120(4) through (7).

35 (3) Place on other public property if practical and allowed, i.e., Snohomish County
36 property, etc.

37 (4) Place in districts zoned:

- 38 (a) Heavy Industrial (HI);
- 39 (b) Light Industrial (LI);
- 40 (c) General Commercial (GC); and
- 41 (d) Community Business (CB).

42 (5) Place in districts zoned:

- 43 (a) Industrial Park (IP);
- 44 (b) Business Park (BP);
- 45 (c) Freeway Service (FS);

- 1 (d) Rural Freeway Service (RFS);
- 2 (e) Planned Community Business (PCB);
- 3 (f) Neighborhood Business (NB);
- 4 (g) Urban Center (UC)
- 5 ~~((g))~~(h) Rural Industrial (RI);
- 6 ~~((h))~~(i) Clearview Rural Commercial (CRC); and
- 7 ~~((i))~~(j) Rural Business (RB).
- 8 (6) Place in districts zoned:
 - 9 (a) Rural Use (RU);
 - 10 (b) Rural Diversification (RD);
 - 11 (c) Rural Resource Transition-10 Acre (RRT-10);
 - 12 (d) Forestry (F);
 - 13 (e) Mineral Conservation (MC);
 - 14 (f) Forestry and Recreation (F&R); and
 - 15 (g) Agricultural-10 (A-10).
- 16 (7) Place in districts zoned:
 - 17 (a) Rural 5 Acres (R-5);
 - 18 (b) Rural Conservancy (RC);
 - 19 (c) Suburban Agriculture 1 (SA-1);
 - 20 (d) Residential 20,000 (R-20,000);
 - 21 (e) Residential 12,500 (R-12,500);
 - 22 (f) Waterfront Beach (WFB);
 - 23 (g) Multiple Residential (MR);
 - 24 (h) Mobile Home Park (MHP);
 - 25 (i) Low-density Multiple Residential (LDMR);
 - 26 (j) Townhouse (T);
 - 27 (k) Residential 9,600 (R-9,600);
 - 28 (l) Residential 8,400 (R-8,400); and
 - 29 (m) Residential 7,200 (R-7,200).

31 Section 12. Snohomish County Code Section 30.31A.010, last amended by
 32 Amended Ordinance No. 05-087 on December 21, 2005, is amended to read:

33
 34 **30.31A.010 Purpose and applicability.**

35
 36 This chapter regulates development in and establishes zoning criteria for the planned
 37 community business (PCB), neighborhood business (NB), business park (BP), and
 38 industrial park (IP) zones. ~~((The PCB zone includes a subzone of planning community
 39 business – transit pedestrian village (PCB-TPV) with additional performance
 40 requirements described in 30.34A.))~~ This chapter sets forth procedures and standards
 41 to be followed in applying for, and building in these zones.

42
 43 Section 13. Snohomish County Code Section 30.31A.020, last amended by
 44 Amended Ordinance No. 05-087 on December 21, 2005, is amended to read:

1 **30.31A.020 Minimum zoning criteria.**

2
3 (1) A tract of land proposed for BP zoning shall contain sufficient area to create a
4 contiguous tract of BP zoned land at least four acres in size.

5 (2) A tract of land proposed for PCB zoning shall contain sufficient area to create a
6 contiguous tract of PCB zoned land at least five acres in size. ~~((Rezoning to PCB-TPV
7 is only allowed when a master plan has been approved by the department and is
8 adopted as part of the rezone. The county may rezone during adoption of a master or
9 concept plan. A property owner may also complete a master plan as outlined in the
10 GMACP and request a rezone through the docketing process.))~~

11 (3) A tract of land proposed for NB zoning shall contain sufficient area to create a
12 contiguous tract of NB zoned land at least three acres in size.

13 (4) A tract of land must be in single ownership or, for multiple parcels, under
14 unified control. This requirement shall apply during preliminary and final plan stages to
15 ensure continuity of plan development.

16 (5) Zoning request must be accompanied by a preliminary development plan
17 prepared by a team of design professionals in compliance with the regulations and
18 requirements of this chapter. ~~((Rezones to PCB-TPV subzone must be accompanied by
19 a master plan or concept plan, approved by the department, in compliance with the
20 regulations and requirements of chapter 30.34A SCC.))~~

21 (6) Preliminary and final plans must comply with bulk regulations contained in
22 SCC 30.23.030 ~~((or if project is submitted under chapter 30.34A, the plans must comply
23 with the bulk regulations in SCC 30.23.030)).~~

24 (7) All utility services and distribution lines shall be located underground, and in
25 the case of the BP zone ~~((and projects submitted under chapter 30.34A))~~ the property
26 shall be served by public water and sewer services and paved streets, paved private
27 roads, or paved common access areas.

28
29 Section 14. Snohomish County Code Section 30.31A.100, last amended by
30 Amended Ordinance No. 05-087 on December 21, 2005, is amended to read:

31
32 **30.31A.100 General performance standards.**

33
34 Each planned zone and uses located in the BP, PCB, NB and IP zones shall comply
35 with the following requirements unless more specific requirements are provided in code:

36 (1) Processes and Equipment. Processes and equipment employed and goods
37 processed or sold shall be limited to those which are not objectionable beyond the
38 boundaries of the lot upon which the use is located by reason of offensive odors, dust,
39 smoke, gas, or electronic interference;

40 (2) Development Phases. Where the proposal contains more than one phase, all
41 development shall occur in a sequence consistent with the phasing plan which shall be
42 presented as an element of the preliminary plan unless revisions are approved by the
43 department;

44 (3) Building Design. Buildings shall be designed to be compatible with their
45 surroundings, both within and adjacent to the zone;

1 (4) Restrictive Covenants. Restrictive covenants shall be provided which shall
2 ensure the long-term maintenance and upkeep of landscaping, storm drainage facilities,
3 other private property improvements, and open space areas and facilities. Further, the
4 covenants shall reference the official or binding site plan(s) and indicate their availability
5 at the department, and shall provide that Snohomish County is an additional beneficiary
6 with standing to enforce, and shall preclude the avoidance of performance obligations
7 through lease agreements;

8 (5) Off-street Parking. Permanent off-street parking shall be in accordance with
9 terms of chapter 30.26 SCC, except in the NB zone where the land is designated Urban
10 Village on the future land use map, parking shall be in accordance with SCC
11 30.34A.050;

12 (6) Signing. Signs for business identification or advertising of products shall conform
13 to the approved sign design scheme submitted with the final plan, and must comply with
14 chapters 30.54B and 30.27 SCC;

15 (7) Noise. Noise levels generated within the development shall not exceed those
16 established in chapter 10.01 SCC - noise control, or violate other law or regulation
17 relating to noise. Noise of machines and operations shall be muffled so as to not
18 become objectionable due to intermittence or beat frequency, or shrillness; and

19 (8) Landscaping. General landscaping and open space requirements shall be in
20 accordance with chapter 30.25 SCC.

21
22 Section 15. Chapter 30.34A of the Snohomish County Code, last amended by
23 Amended Ordinance No. 08-100 on October 8, 2008, is repealed.

24
25 Section 16. A new chapter is added to Subtitle 30.3 of the Snohomish County
26 Code to read:

27
28 **Chapter 30.34A**
29 **URBAN CENTER DEVELOPMENT**

30
31 **30.34A.010 Purpose and applicability.**

32 **30.34A.020 Permitted uses.**

33 **30.34A.030 Floor area ratio.**

34 **30.34A.040 Building height and setbacks.**

35 **30.34A.050 Parking ratios, parking locations and parking lot and structure**
36 **design.**

37 **30.34A.060 Landscaping.**

38 **30.34A.070 Open space.**

39 **30.34A.080 Circulation and access.**

40 **30.34A.090 Design standard-signs.**

41 **30.34A.100 Design standard-screening trash/service areas and rooftop**
42 **mechanical equipment.**

43 **30.34A.110 Design standard-lighting.**

44 **30.34A.120 Design standard-step back and roof edge.**

45 **30.34A.130 Design standard-massing and articulation.**

- 1 **30.34A.140 Design standard-ground level detail and transparency.**
- 2 **30.34A.150 Design standard-weather protection.**
- 3 **30.34A.160 Design standard-blank walls.**
- 4 **30.34A.170 Submittal requirements.**
- 5 **30.34A.180 Review process and decision criteria.**
- 6 **30.34A.190 Public spaces and amenities.**
- 7 **30.34A.200 Priority permit processing.**
- 8 **30.34A.210 Master plans and city review**

9

10 **30.34A.010 Purpose and applicability.**

11

12 This chapter regulates development in the Urban Center (UC) zone. This chapter

13 sets forth procedures and standards to be followed in applying for any required permits

14 and for building in this zone. The standards outlined in this chapter are meant to

15 encourage higher density transit- and pedestrian-oriented development that provides a

16 mix of uses and encourages high quality design. The standards outlined in this chapter

17 shall not apply to the following:

- 18 (1) Interior alterations that do not alter the exterior appearance of a structure or
- 19 modify an existing site condition;
- 20 (2) Site and exterior alterations that do not exceed 75 percent of the assessed
- 21 valuation (building or land) according to the most recent county assessor records;
- 22 (3) Building additions that are less than 10 percent of the existing floor area of the
- 23 existing building(s). Any cumulative floor area increase (after the adoption date of this
- 24 chapter) that totals more than 10 percent shall not be exempt unless the director
- 25 determines compliance with these standards would either be unfeasible or
- 26 unreasonable or both;
- 27 (4) Normal or routine building and site maintenance or repair that is exempt from
- 28 permit requirements;
- 29 (5) Any remodeling or expansion of existing single-family residences with no change
- 30 in use or addition of dwelling units involved;
- 31 (6) Reconstruction of a single-family residence if it is destroyed due to fire or natural
- 32 disaster.

33

34 **30.34A.020 Permitted Uses.**

35

36 Permitted uses in the UC zone are governed by the matrix in SCC 30.22.100 and

37 reference notes in SCC 30.22.130.

38

39 **30.34A.030 Floor area ratio.**

40

41 Floor to area ratios (FAR) in the UC zone are established in accordance with SCC

42 Table 30.34A.030(1). Additional FAR is allowed in accordance with the bonuses as set

43 forth in SCC Table 30.34A.030(2) and SCC Table 30.34A.030(3);

44

45 **Table 30.34A.030(1)**

Floor to Area Ratios

	Minimum	Maximum	Maximum allowable with bonus (Table 30.34A.030(2))	Maximum allowable with super bonus (Table 30.34A.030(3))
Non-Residential	.5	1.0	1.5	2.5
Residential	1.0	2.0	3.0	4.0
Mixed Use	1.5	3.0	4.5	6.5

Notes:

1. Allowable FAR for non-residential and residential uses may be added together within a development for a combined total.
2. Hotels are considered residential for the purpose of this chart.
3. "Mixed-use" means residential and non-residential uses located within the same building.

**Table 30.34A.030(2)
Floor Area Ratio Bonuses**

Feature	Additional Floor Area for Each Feature
<ul style="list-style-type: none"> • Street Level Commercial • Health club • Green roof • Daycare • Rooftop Solar Panels • Community gardens for use by residents • Structured Parking 	<ul style="list-style-type: none"> • 250 sf of floor area for each linear foot of retail frontage • 5 sf of floor area for each sf of health club • 5 sf of floor area for each sf of green roof • 5 sf of floor area for each sf of daycare • 10 sf of floor area for each sf of solar panel • 10 sf of floor area for each sf of community garden • .5 FAR for 80% or greater of required parking contained in a structure

**Table 30.34A.030(3)
Floor Area Ratio Super Bonuses**

Feature	Additional Floor Area for Each Feature
<ul style="list-style-type: none"> • One percent of total construction cost for public art • LEED (Silver Certification) • Built Green (King and Snohomish County Certification) 	<ul style="list-style-type: none"> • .5 FAR • 1 FAR • 1 FAR

Notes:

1. Public art is a fountain, sculpture, painting, mural, or similar object that is sited within a planned development as a focal point and is intended for the enjoyment of the general public. It does not contain characteristics of an advertising sign or identify or draw attention to a business.

30.34A.040 Building height and setbacks.

(1) The maximum building height in the UC zone shall be 80 feet for proposals that use surface parking. When parking is contained within a structure, however, the maximum building height shall be increased by 1 foot for every 1 percent of the required parking that is contained in an above or below grade structure, up to a maximum building height of 180 feet. Building heights must be scaled down for buildings located

1 on the edge of UC zoning and abutting R-9600, R-8400, (~~(R-8400))~~R-7200, T or LDMR
 2 zoning and limited in height to (~~(no more than twice))~~that equal to the distance to such
 3 land (e.g.-a building that is 50 feet from R-9600, R-8400, R-8400, T or LDMR zoning
 4 may not exceed (~~(100))~~50 feet in height)(~~(, except that building height shall not be~~
 5 ~~subject to this limitation when a right-of-way forms the zoning boundary))~~). All ground
 6 floor residential units facing a public street must maintain a minimum structural ceiling
 7 height of 13 feet to provide the opportunity for future conversion to nonresidential use.

8 (2) Excluding weather protection required in SCC 30.34A.150, buildings must be
 9 setback pursuant to SCC Table 30.34A.040(2).

10
 11 **Table 30.34.040(2)**
 12 **Setbacks**
 13

Front	None
Side	None
Rear	None

14
 15 **30.34A.050 Parking ratios, parking locations and parking lot and structure design**
 16

17 (1) Development in the UC zone must comply with the parking ratios established in
 18 SCC Table 30.34A.050(1).

19
 20 **Table 30.34A.050(1)**
 21 **Parking Ratios**
 22

Use	Minimum	Maximum	Bicycle Parking
Restaurants	2 stalls/1000 nsf	8 stalls/1000 nsf	2 spaces minimum
Retail	2 stalls/1000 nsf	4 stalls/1000 nsf	2 spaces minimum
Office	2 stalls/1000 nsf	4 stalls/1000 nsf	2 spaces minimum
Residential (units >1000 sq ft each)	1.5 stalls per unit	2.5 stalls per unit	2 spaces minimum
Residential (units <1000 sq ft each)	1 stall per unit	1.5 stalls per unit	2 spaces minimum
Senior Housing	.5 stalls per unit	1 stall per unit	2 spaces minimum
All other uses	See SCC 30.34A.050(5)		2 spaces minimum

23
 24 (1) Parking must be located under, behind or to the side of buildings.

25 (2) Parking lots must be landscaped pursuant SCC 30.25.022.

26 (4) Parking garage entrances must be minimized, and where feasible, located to the
 27 side or rear of buildings. Lighting fixtures within garages must be screened from view
 28 from the street. Exterior architectural treatments must complement or integrate with the
 29 architecture of the building through the provision of architectural details such as:

- 30 (a) window openings;
- 31 (b) plantings designed to grow on the façade;
- 32 (c) louvers;
- 33 (d) expanded metal panels;
- 34 (e) decorative metal grills;
- 35 (f) spandrel (opaque) glass; and

1 (g) any other architectural detail approved by the director that reduces and softens
2 the presence of above ground parking structures.

3 (5) Uses not listed in Table 30.34A.050(1) must undergo a parking demand analysis
4 by an independent consultant with expertise in parking demand analysis to ensure no
5 more than the necessary amount of parking is provided. The director may allow an
6 increase up to 20 percent above the estimated parking demand when historical data of
7 a particular use indicate additional parking is necessary to properly serve a use or uses
8 at a site.

9 (6) A reduction from the parking space requirements as specified in Table
10 30.34A.050(1) may be allowed by the director if a shared parking study based on the
11 either the Urban Land Institute Shared Parking Report, ITE Shared Parking Guidelines,
12 or other approved procedures is prepared by an independent consultant with expertise
13 in performing shared parking studies. The study must demonstrate that the
14 development will result in a more efficient use of parking provided the combined peak
15 parking demand is less than that required in Table 30.34A.050(1). The number of
16 spaces required for an approved shared parking plan shall be based on the number of
17 spaces estimated to be the combined use peak parking demand.

18 19 **30.34A.060 Landscaping.**

20
21 In addition to the landscaping requirements contained in SCC 30.25.015, 30.25.017,
22 30.25.023, 30.25.043 and 30.25.045, requirements for developments in the UC zone
23 are as follows:

24 (1) Where a development abuts an R-9600, R-8400, R-7200, T or LDMR zone, a
25 Type A landscaping buffer pursuant to SCC 30.25.017 averaging 25 feet, but not less
26 than 15 feet must be provided. Where appropriate, existing vegetation and significant
27 trees must be retained within the landscaping buffer.

28 (2) Areas of a site not occupied by buildings, parking lots, other improvements or
29 textured paving must be intensively planted with trees, shrubs, hedges, ground covers,
30 and/or grasses, unless such area consists of attractive existing vegetation and
31 significant trees to be retained. Perennials and annuals are encouraged.

32 (3) Landscaping must be integrated with other functional and ornamental site design
33 elements, where appropriate, such as recreational facilities, ground paving materials,
34 paths and walkways, fountains or other water features, trellises, pergolas, gazebos,
35 fences, walls, street furniture, art, and sculpture.

36 (4) The landscape design must reinforce and support the open space design,
37 pedestrian circulation and building architecture.

38 (5) Street trees must be planted along public and private roads and drive aisles
39 according to the road cross section and general landscaping standards of the EDDS.
40 Street trees are not required around turnarounds at the end of roads less than 150 feet
41 in length. Maintenance of street trees must be provided pursuant to SCC 30.25.015(9).

42 43 **30.34A.070 Open space.**

1 (1) All developments in the UC zone must have a coherent integrated open space
2 network that links together the various open spaces within the project.

3 (2) All developments must provide open space at a rate of 150 square feet per
4 residential unit and 2 percent of the floor area of non-residential development (excluding
5 parking), at least 50 percent of which must be accessible to the public as an active
6 recreation area. At least 25 percent of the required active recreation area must be
7 located on a single tract. Those portions of required sidewalks that abut an active
8 recreation area may be counted toward the 50 percent active recreation open space
9 requirement.

10 (3) On-site recreational open space for residential and non-residential developments
11 must be designed and improved to allow one or more active uses. Active uses include:

- 12 (a) Playgrounds developed with children's play equipment;
- 13 (b) Outdoor sports courts (such as volleyball, basketball or tennis courts), swimming
14 pools, and similar facilities;
- 15 (c) Picnic areas with permanent tables, benches or gazebos;
- 16 (d) Community gardens for use by residents;
- 17 (e) Improved trails or paths not otherwise required to provide pedestrian
18 connections;
- 19 (f) Plaza;
- 20 (g) Courtyard;
- 21 (h) Forecourt; or
- 22 (i) Rooftop garden; and
- 23 (j) Other active recreational uses approved by the director.

24 **30.34A.080 Circulation and access.**

25
26
27 (1) The vehicular and pedestrian circulation system must be designed to be
28 consistent with this chapter, chapter 30.24 SCC, the EDDS and the provisions
29 described in the following design reports available at the department:

30 (a) Southwest Snohomish County Urban Centers Phase 1 Report, February 2001,
31 Appendix E, Street Design, pp. 9-13; and

32 (b) Specific road designs for public roads in urban centers that have been approved
33 by the Department of Public Works, including but not limited to Ash Way Design for the
34 Transit/Pedestrian Village, August 2003.

35 (2) Pedestrian connections must be provided to existing or previously approved
36 walkways on adjacent urban center projects to provide for inter-project pedestrian
37 circulation. The design of such connections must match or be consistent with the
38 design of existing or previously approved walkways on adjacent urban center projects.

39 (3) Sidewalks must be designed to include a minimum clear zone of 7 feet for
40 pedestrian travel and a planting/amenity zone of an additional 5 feet between the curb
41 and the clear zone.

42 (4) A minimum 5-foot wide pedestrian connection, which complies with standards
43 established by the Americans with Disabilities Act (ADA), must be provided through
44 parking lots to building entrances, sidewalks and transit stops.

45 (5) Curb cuts for driveway entrances:

- 1 (a) may not be located closer than 100 feet apart; and
- 2 (b) may not exceed 35 feet in width for combined entry and exits.

3 (6) Internal public and private roads, drive aisles, woonerfs and auto courts must
4 comply with the EDDS. The county engineer may approve a design that varies from the
5 EDDS.

6 (7) The director, in consultation with the county engineer, may require additional
7 circulation requirements, if needed, to ensure pedestrian safety or based on pedestrian
8 connectivity pursuant to chapter 30.24 SCC, title 13 SCC and the EDDS.

9 (8) As a condition of site development approval, a property owner may be required to
10 provide for joint access to and/or from adjacent parcels. This must be accomplished
11 through easements or joint use agreements on forms approved by the county. Curb
12 cuts from a public right-of-way allowed at the time of development may be temporary
13 and subject to closure when more suitable access is developed on adjacent sites.
14 Specifically, when a site plan is approved the owner may, at the county engineer's
15 discretion, be allowed to develop either permanent or temporary curb cuts for site
16 access. When adjacent sites are developed, the property owner may be required to
17 close temporary curb cuts and provide access through one of the adjacent sites.
18 Alternatively, one or more of the adjacent sites may be required to provide its access
19 through a permanent curb cut granted to the first site. This shared access scheme is
20 intended to provide greater traffic safety.

21 (9) Applicants must provide transportation demand management measures for
22 developments pursuant to chapter 30.66B SCC with the the potential for removing a
23 minimum of 15 percent of the development's peak hour trips from the road system.

24 (10) If there is a conflict between the provisions of this chapter and other chapters
25 within title 30 SCC, the county engineer shall determine the appropriate regulation.

27 **30.34A.090 Design standard-signs.**

28
29 In addition to the sign requirements contained in chapter 30.27 SCC, requirements for
30 development in the UC zone are as follows:

31 (1) Signs must fit with the overall architectural character, proportions, and details of
32 the development;

33 (2) The base of any ground or monument sign must be planted with shrubs or
34 seasonal flowers;

35 (3) Electronic reader boards and signs which include flashing, chasing, moving or
36 animation are prohibited.

37 (4) Freestanding or pole signs may be permitted if they are approved by the director
38 and if they meet the following criteria:

39 (a) No more than 15 feet in height;

40 (b) Designed with two poles placed at the outermost sides of the sign face;

41 (c) No more than 45 square feet in sign area per face; and

42 (d) Constructed of materials matching one or more buildings located on the site.

44 **30.34A.100 Design standard-screening trash/service areas and rooftop** 45 **mechanical equipment.**

1
2 (1) Garbage collection and service areas must be placed away from public right-of-
3 way and screened from view on all sides with solid evergreen plant material or
4 architectural treatments similar to those used in the design of the adjacent building.

5 (2) Rooftop mechanical equipment must be screened by an extended parapet wall or
6 other roof forms that are integrated with the architecture of the building.
7

8 **30.34A.110 Design standard-lighting**

9
10 (1) All lighting fixtures must be equipped with a “cut-off,” which is either an external
11 housing or internal optics that directs light downward.

12 (2) Flashing lights are prohibited, except for low wattage holiday and special occasion
13 accent lights.

14 (3) Lighting directed upwards above the horizontal plane (up-lighting) is prohibited.
15

16 **30.34A.120 Design standard-step back and roof edge**

17
18 (1) Any parts of the building façade over 60 feet high facing a public right-of-way and
19 those portions of buildings facing R-9600, R-8400, R-8400, T or LDMR zoning must be
20 stepped back at least 10 feet from the first floor façade.

21 (2) Façades of floors that are stepped back must be distinguished by a change in
22 elements such as window design, railings, trellises, details, materials and/or color so
23 that the result is a rich and organized combination of features that face the street.
24 Balconies may extend into the step back areas.

25 (3) Buildings with pitched roofs must have a minimum slope of 4:12.

26 (4) The director may approve an alternative step back provided the effect is that the
27 upper floor(s) appears to recede from view.
28

29 **30.34A.130 Design standard-massing and articulation**

30
31 (1) Buildings over 30 feet in height must distinguish a “base” at ground level using
32 articulation and materials such as stone, masonry, or decorative concrete.

33 (2) The “top” of the building must emphasize a distinct profile or outline with elements
34 such as projecting parapet, cornice, upper-level setback or pitched roof line.

35 (3) For buildings over 60 feet in height, the “middle” of the building may be
36 distinguished from the top and base by a change in materials or color, windows,
37 balconies, step backs and signage.
38

39 **30.34A.140 Design standard-ground level detail and transparency**

40
41 (1) Façades of commercial and mixed-use buildings that face the streets must be
42 designed to be pedestrian-friendly through the inclusion of at least three of the following
43 elements:

44 (a) kickplates for storefront windows;

45 (b) projecting window sills;

1 (c) pedestrian scale signs;
2 (d) canopies or awnings;
3 (e) plinth;
4 (f) containers for seasonal plantings;
5 (g) ornamental tilework;
6 (h) pilasters;
7 (i) cornice;
8 (j) medallions; or
9 (k) an element not listed above that is approved by the director, if it reinforces the
10 character of the streetscape and encourages active and engaging design of the
11 pedestrian edge of the streetscape.

12 (2) Street-facing, ground-floor façades of commercial and mixed-use buildings must
13 incorporate glass in storefront-like windows in sufficient type and quantity to produce the
14 following quality and dimensions: clear, transparent glass must be incorporated in at
15 least 40 percent of the ground level façade length and the bottom of such glass must be
16 located no higher than 2 feet above grade and top of such glass must be located up to
17 at least 10 feet above grade.
18

19 **30.34A.150 Design standard-weather protection.**

20
21 (1) Overhead weather protection elements such as canopies must be installed on
22 street-facing façades along county arterials and streets intended for pedestrian activity
23 and connectivity within the urban center. Canopies or awnings must be a minimum of 5
24 feet in width.

25 (2) Canopies or awnings must be at least 10 feet, but not more than 13 feet, above
26 the sidewalk.
27

28 **30.34A.160 Design standard-blank walls.**

29 Blank walls longer than 20 feet must incorporate two or more of the following:

30 (1) vegetation, such as trees, shrubs, ground cover and/or vines adjacent to the wall
31 surface;

32 (2) artwork, such as bas-relief sculpture, murals, or trellis structures;

33 (3) seating area with special paving, lighting fixtures and seasonal plantings; and/or

34 (4) architectural detailing, reveals, contrasting materials or other techniques that
35 provide visual interest.
36

37 **30.34A.170 Submittal requirements.**

38 (1) An urban center development plan must contain, at a minimum, the following:

39 (a) The location of existing structures to be retained, proposed structures, parking,
40 internal circulation required pursuant to chapter 30.24 SCC, landscape areas required
41 pursuant to chapter 30.25 SCC, recreation open space, pedestrian facilities, and other
42 applicable design components required by this chapter, including any design standards
43 selected by the applicant for compliance with the provisions of chapter 30.34A SCC;
44
45

- 1 (b) A narrative description, together with either architectural drawings or
- 2 photographs that will adequately demonstrate compliance with any required
- 3 architectural design standard of chapter 30.34A SCC, where applicable;
- 4 (c) The location of building envelopes of all structures, and points of egress;
- 5 (d) Existing and proposed topography at contour intervals of five or less feet;
- 6 (e) The names and addresses of the developer, land surveyor, engineer, architect,
- 7 planner, and other professionals involved;
- 8 (f) Calculations showing acreage of the site and recreational open space, number of
- 9 dwelling units proposed, zoning, FAR, number of parking spaces and site density;
- 10 (g) Scale and north arrow;
- 11 (h) Vicinity sketch (drawn to approximately 1" = 2,000' scale) showing sufficient area
- 12 and detail to clearly locate the development in relation to arterial streets, natural
- 13 features, landmarks, and municipal boundaries;
- 14 (i) Natural drainage courses and probable alterations which will be necessary to
- 15 handle the expected drainage from the proposal, and the general method proposed to
- 16 comply with chapter 30.63A SCC;
- 17 (j) A description of intended type of uses including timing of development, if phased,
- 18 and management control;
- 19 (k) A document satisfactorily assuring unified control through the final urban center
- 20 development plan approval; and
- 21 (l) A provision for removing existing structures or incorporating them into the overall
- 22 development scheme.

23 (2) The applicant for a proposed development in a UC zone must certify that, in
24 addition to the direct involvement of licensed architect in the state of Washington, one of
25 the following has been involved with the preparation of the urban center development
26 plan:

- 27 (a) A landscape architect licensed in the state of Washington;
 - 28 (b) A registered civil engineer licensed in the state of Washington; or
 - 29 (c) A registered land surveyor licensed in the state of Washington.
- 30 (3) A circulation, landscape and open space plan must be submitted which includes
31 the following requirements:
- 32 (a) A narrative containing:
 - 33 (i) Plant list indicating species, quantity and size, and spacing of each plant type;
 - 34 (ii) Assessment of whether temporary or permanent irrigation is required;
 - 35 (iii) How potential off-site pedestrian connections relate to the development and all
 - 36 abutting properties; and
 - 37 (iv) How potential off-site public and private road right-of-way connections relate to
 - 38 the development and all abutting properties; and
 - 39 (v) How potential critical areas and/or designated open space tracts on abutting
 - 40 properties will be integrated into the development.
 - 41 (b) A site plan containing:
 - 42 (i) Location of parking lot landscaping;
 - 43 (ii) Location of proposed and existing landscaping areas;
 - 44 (iii) Information indicating the size of required landscape buffers and whether
 - 45 such buffers use Type A or B landscaping;

- 1 (iv) Critical areas and their buffers including any extending into abutting
- 2 properties;
- 3 (v) Active recreation space including plazas and public realm elements;
- 4 (vi) All internal roads and drive aisles;
- 5 (vii) All internal pedestrian walkways, sidewalks and trails;
- 6 (viii) Designation of all potential off-site pedestrian connections; and
- 7 (ix) Designation of all potential off-site public and private road right-of-way
- 8 connections.

9 (4) Building Elevations must be drawn to scale and must include the following items:

- 10 (a) Elevations for each façade of the building;
- 11 (b) Specification or sample of the type and color of building materials to be used for
- 12 all wall, window, roof and other architectural features;
- 13 (c) A separate true color rendering of the proposed building(s), including any
- 14 proposed wall sign;
- 15 (d) Details on any exterior architectural lighting proposed on or around the building;
- 16 and
- 17 (e) A color rendering of the proposed building.

18 (5) A shared parking allocation plan showing all the shared parking must be

19 submitted when shared parking is proposed.

20 (6) A complete application for urban center approval meeting requirements of this

21 section is deemed to have vested to the zoning code, development standards and

22 regulations as of the date of submittal.

23

24 **30.34A.180 Review process and decision criteria.**

25

26 (1) An Urban Center development shall be decided as a Type 1 decision and is

27 subject to the review procedures in chapter 30.71 SCC.

28 (2) The director may approve or approve with conditions the proposed development

29 when all the following are met:

30 (a) The development complies with the requirements in this chapter, chapters 30.24

31 and 30.25 SCC, and requirements of other applicable county codes;

32 (b) The development demonstrates high quality design by incorporating elements

33 such as:

- 34 (i) Superior pedestrian- and transit-oriented architecture;
- 35 (ii) Building massing or orientation that responds to site conditions;
- 36 (iii) Use of structural articulation to reduce bulk and scale impacts of the
- 37 development;

38 (iv) Use of complementary materials;

39 (v) Use of lighting, landscaping, street furniture, public art, and open space to

40 achieve an integrated design;

41 (c) The development features high density residential and/or non-residential uses;

42 and

43 (d) Buildings and site features are arranged, designed, and oriented to facilitate

44 pedestrian access, to limit conflict between pedestrians and vehicles, and to provide

45 transit linkages.

1 (3) Any revision which substantially alters the approved site plan is no longer vested
2 and re-submittal of a complete application is required pursuant to SCC 30.34A.170.
3 Revisions not requiring re-submittal are vested to the regulations in place as of the date
4 the original application was submitted. Revisions after approval of the development
5 which cause an increase in traffic generated by the proposed development shall be
6 reviewed pursuant to SCC 30.66B.075.

7 (4) Urban Center project approval expires after six years from the date of approval
8 unless a complete application for construction has been submitted to the department.
9

10 **30.34A.190 Public spaces and amenities.**

11
12 On-site recreation required in SCC 30.34A.070 and pedestrian circulation required in
13 SCC 30.34A.080 must be installed with completion of the first building or first phase of
14 the development if the overall development is to be phased.
15

16 **30.34A.200 Priority permit processing.**

17
18 Applications that include public or nonprofit housing will receive priority for expedited
19 site plan review as authorized in chapter 30.76 SCC.
20

21 **30.34A.210 Master plans and city review**

22
23 (1) Where the county has adopted a master plan the director may require an
24 applicant to meet any applicable requirements of the plan.

25 (2) If the county has executed an interlocal agreement with an adjacent city, the city
26 must be involved the project review as specified in the interlocal agreement.
27

28 Section 17. Snohomish County Code Section 30.66B.625, last amended by
29 Amended Ordinance No. 02-064 on December 9, 2002, is amended to read:
30

31 **30.66B.625 Transportation demand management (TDM)- voluntary payment.**

32
33 (1) A development may satisfy a requirement under SCC 30.34A.080, SCC
34 30.66B.160 or SCC 30.66B.630 to provide Transportation Demand Management (TDM)
35 by making a voluntary payment equal to the development's TDM obligation as
36 ((calculated under))required pursuant to SCC 30.66B.615.

37 (2) Funds received by the ~~((county))~~department for TDM measures will be placed in
38 special accounts with the transportation mitigation fund to be used exclusively for
39 identified TDM measures. The county may construct or purchase these measures or,
40 upon establishment of appropriate interlocal agreements, may transfer the monies to
41 transit agencies for construction or purchase of specific TDM measures. The collection
42 and administration of any funds shall be consistent with SCC 30.66B.350.

43 (3) Any payment under this section must be made at the time specified in SCC
44 30.66B.340.
45

1 Section 18. Snohomish County Code Section 30.86.620, last amended by
2 Amended Ordinance No. 03-017 on April 2, 2003, is amended to read:

3
4 **30.86.620 City Fees.**

5
6 Pursuant to the terms of an executed interlocal agreement, the ((County)) department
7 may request and collect fees on behalf of the city, which are voluntarily paid by an
8 applicant for the city's cost of review of an urban center ((demonstration project))
9 development, submitted under ((the County's Urban Center Demonstration Program
10 (C)) chapter 30.34A SCC((?))), located in a city's associated urban growth area. The
11 ((County)) department will forward these fees to the city within 60 days.
12

13 Section 19. A new section is added to Chapter 30.86 of the Snohomish County
14 Code to read:

15
16 **30.86.800 Urban center development fees.**

17
18 A fee consistent with the Rezoning Fees for commercial zones (SCC 30.86.200) and
19 any other applicable fees required by code (i.e., drainage, landscaping review, traffic
20 concurrency, and subdivision or binding site plan, etc.) must be paid upon submittal.
21

22 Section 20. Snohomish County Code Section 30.91A.230 ("applicant") is
23 repealed:

24
25 Section 21. Snohomish County Code Section 30.91C.180 ("committee") is
26 repealed:

27
28 Section 22. Snohomish County Code Section 30.91D.190 ("developable area")
29 is repealed:

30
31 Section 23. A new section is added to Chapter 30.91F of the Snohomish County
32 Code to read:

33
34 **30.91F.445 "Floor Area Ratio"** means the total building square footage (building area),
35 measured to the inside face of exterior walls, excluding areas below finished grade,
36 space dedicated to parking, mechanical spaces, elevator and stair shafts, lobbies and
37 commons spaces including atriums and space used for any bonus features, divided by
38 the site size square footage (site area).
39

40 Floor Area Ratio = (Building area)/(Site area)

41
42 Section 24. A new section is added to Chapter 30.91M of the Snohomish County
43 Code to read:
44

1 **30.91M.135 "Mixed Use"** means residential and non-residential uses located within the
2 same building.

3
4 *This definition applies only to SCC 30.34A.030.*

5
6 Section 25. Snohomish County Code Section 30.91N.032 ("net acreage") is
7 repealed:

8
9 Section 26. Snohomish County Code Section 30.91P.405 ("public use") is
10 repealed:

11
12 Section 27. Snohomish County Code Section 30.91S.080, last amended by
13 Amended Ordinance No. 02-064 on December 9, 2002, is amended to read:

14
15 **30.91S.080 "Secondhand store"** means a ~~((retail))~~ profit or nonprofit establishment
16 dealing in the storage, selling ((and)) or buying of used merchandise which is not
17 antique, not including the sale of used automobiles.

18
19 Section 28. Snohomish County Code Section 30.91T.064 ("transit pedestrian
20 village") is repealed:

21
22 Section 29. Snohomish County Code Section 30.91U.085, last amended by
23 Amended Ordinance No. 05-087 on December 21, 2005, is amended to read:

24
25 **30.91U.085 "Urban center"** means an area with a mix of high-density residential, office
26 and retail ~~((development))~~ uses with public and community facilities and pedestrian
27 connections located along ~~((designated))~~ existing or planned high capacity routes ~~((or~~
28 transit corridors)).

29
30 Section 30. Snohomish County Code Section 30.91U.095, last amended by
31 Amended Ordinance No. 05-087 on December 21, 2005, is amended to read:

32
33 **30.91U.095 "Urban Village"** means a neighborhood scale mixed-use area with a
34 ~~((variety))~~ mix of ~~((small-scale commercial))~~ retail and office uses, public and community
35 ~~((buildings))~~ facilities, and high-density residential development ~~((units, and public open~~
36 space)). ~~((Pedestrian orientation includes pedestrian circulation, pedestrian scale and~~
37 pedestrian convenience with connections between neighborhoods, communities and
38 other centers. Urban Villages serve several neighborhoods or communities within a
39 radius of about two miles.))

40
41 Section 31. A new section is added to Chapter 30.91W of the Snohomish
42 County Code to read:

43
44 **30.91W.007 "Wall, Blank"** means an exterior building wall with no openings covered
45 predominantly with single material and uniform texture on a single plane.

1
2 Section 32. Effective date, implementation. This ordinance shall take effect
3 _____, 2009, (60 days after the date of adoption). PDS is authorized to take such
4 actions as may be necessary to implement this ordinance on its effective date.
5

6 Section 33. Severability and Savings. If any section, sentence, clause or phrase
7 of this ordinance is held invalid or unconstitutional by the Growth Management Hearings
8 Board (Board), or a court of competent jurisdiction, such invalidity or unconstitutionality
9 shall not affect the validity or constitutionality of any other section, sentence, clause or
10 phrase of this ordinance. Provided, however, that if any section, sentence, clause or
11 phrase of this ordinance is held to be invalid or unconstitutional by the Board or a court
12 of competent jurisdiction, then the section, sentence, clause or phrase in effect prior to
13 the effective date of this ordinance shall be in full force and effect for that individual
14 section, sentence, clause or phrase as if this ordinance had never been adopted.
15

16 Section 34. Applicability. The provisions of this ordinance shall apply to all
17 applicable development applications submitted on or after the effective date of this
18 ordinance. The provisions of this ordinance shall not apply to any development
19 application determined to be complete prior to the effective date of this ordinance,
20 EXCEPT that an applicant for a development application that is complete prior to the
21 effective date of this ordinance may request in writing that all the provisions of this
22 ordinance be applied to his/her pending development application. If an applicant so
23 chooses to waive vesting to prior development regulations to take advantage of the
24 provisions of this ordinance, the pending development application must also comply
25 with any other development regulations that become effective before the effective date
26 of this ordinance.
27

28
29 PASSED this ___ day of _____, 2009.
30

31
32 SNOHOMISH COUNCIL
33 Snohomish, Washington
34

35
36 _____
37 Council Chair

38 ATTEST:
39

40 _____
41
42 Asst. Clerk of the Council
43

44 () APPROVED
45

1 () EMERGENCY
2 () VETOED

DATE:

3
4
5
6
7
8
9
10
11
12
13
14

Deputy Executive

ATTEST:

Approved as to form only:

Deputy Prosecuting Attorney