

SUMMARY OF URBAN CENTER CODE CHANGES

Chapter #	Section #	Section Name	Modification Type	Change(s)
30.21	Purpose and Establishment of Zones			
	.020	Establishment of Zones	Amendment	Add new zone Urban Center (UC) to the list of zones
	.025	Intent of zones	Amendment	Add new UC zone and intent statement
30.22	Uses Allowed in Zones			
	.030	Number of uses per lot	Amendment	Remove reference to 30.34A and replace with reference to UC zone
	.100	Urban Use Matrix	Amendment	Adds new UC zone to use matrix and populates with permitted uses
	.130	Reference notes for use matrix	Amendment	Delete reference note 108 which relates back to the Urban Centers Demonstration Program; adds three new reference notes pertaining to drive-through, boat launch and personal wireless communication facilities
30.23	General Development Standards-Bulk Regulations			
	.030(1)	Bulk Matrix	Amendment	Amend NB bulk standards (height, setbacks, lot coverage); add UC zone to matrix with cross-reference to SCC 30.34A.
	.040	Reference notes for bulk matrix	Deleted	Repeal footnotes 47-51 which relate to the Urban Centers Demonstration Program
30.28A	Development Standards and Siting Process for Personal Wireless Telecommunications Services Facilities			
	.120	Priority of locations	Amendment	Adds UC zone to list of locations for person wireless telecommunications facilities
30.31A	Business Park (BP), Planned Community Business (PCB), Neighborhood Business (NB) and Industrial Park (IP) Zones			
	.010	Purpose and applicability	Amendment	Delete reference to the PCB-TPV subzone
	.020	Minimum zoning criteria	Amendment	Delete reference to the PCB-TPV subzone and the Urban Centers Demonstration Program
	.100	General performance standards	Amendment	Amend off-street parking reference from SCC 30.26 to SCC 30.34A.050 for NB zone with Urban Village plan designation
30.34A	Urban Center Demonstration Program			
	.005	Types of centers	Deleted	Repealed; no longer needed
	.010	Purpose and applicability	Deleted	Repealed; See NEW SCC 30.34A.010
	.020	Eligibility for demonstration program	Deleted	Repealed; no longer needed
	.030	Submittal requirements	Deleted	Repealed; See NEW SCC 30.34A.170; Fee section moved to SCC 30.86.800
	.040	Centers review committee	Deleted	Repealed; replaced with administrative review
	.050	Public meeting and notice	Deleted	Repealed; replaced with administrative review
	.060	Public open house and notice	Deleted	Repealed; replaced with administrative review
	.070	Procedures-director's decision	Deleted	Repealed; See NEW SCC 30.34A.180
	.075	Cottage Housing	Deleted	Repealed; New code adopted through URDS Ordinance 08-101
	.080	Special development standards	Deleted	Repealed; See NEW SCC 30.34A.030 through .160
	.090	Decision criteria	Deleted	Repealed; See NEW SCC 30.34A.180
	.100	Permitted and prohibited uses	Deleted	Repealed; replaced with new urban center zone; See SCC 30.21.025 and SCC 30.34A.020
	.110	Modifications to the Snohomish County Code and standards	Deleted	Repealed; incorporated into selected design standards in NEW SCC 30.34A
	.120	Appeals	Deleted	Repealed; Will rely on SCC 30.71.050
	.130	Program evaluation	Deleted	Repealed; no longer needed
	.140	Sunset clause	Deleted	Repealed; no longer needed
30.34A	Urban Center Development			
	.010	Purpose and applicability	New	Articulates the purpose and applicability of the new regulations; addresses non-conforming uses and structures
	.020	Permitted uses	New	Describes uses permitted and those prohibited
	.030	Floor area ratio	New	Cross reference to SCC 30.22.100
	.040	Building height and setbacks	New	Establishes building heights and setbacks
	.050	Parking ratios, parking locations, and parking lot and structure design	New	Establishes min/max parking ratios, shared parking requirements and design standards for parking lots

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	.060	Landscaping	New	Landscaping standards including perimeter buffering when adjacent to R-9600, R-8400, R-7200, T and LDMR
	.070	Open space	New	Requirements to provide on-site recreation space for each project
	.080	Circulation and acces	New	Standards for vehicle circulation, sidewalks, joint access and transportation demand management
	.090	Design standard-signs	New	Sign regulations specific to urban center development
	.100	Design standard-screening trash/service areas and rooftop mechanical equipment	New	Standards for screening trash/services areas and rooftop mechanical equipment
	.110	Design standard-lighting	New	Standards for exterior lighting
	.120	Design standard-step back and roof edge	New	Standards for stepped back upper floors
	.130	Design standard-massing and articulation	New	Standards to mitigate for building mass
	.140	Design standard-ground level detail and transparency	New	Standards to encourage visually attractive streetscape
	.150	Design standard-weather protection	New	Standards for canopies/awnings to provide weather protection for pedestrians
	.160	Design standard-blank walls	New	Standards to mitigate for blank walls
	.170	Submittal requirements	New	Documents required to submit an urban center development
	.180	Review process	New	Process to review an urban center development
	.190	Public spaces and amenities.	New	Requirements to construct the on-site recreation space with the construction of the first building or phase
	.200	Prority permit processing	New	Low income housing project allowed priority permit process
	.210	Master plans and city review	New	Director discretion to require consistency with adopted master plan; allows city review of project when interlocal agreement in place
30.66B	Concurrency and Road Mitigation			
	.625	Transportation demand management-voluntary payment	Amendment	Adds cross reference to circulation and access section of SCC 30.34A
30.86	Fees			
	.620	City fees	Amendment	Minor wording to remove refence to demonstration program
	.800	Urban center development fees	New	Moved from old SCC 30.34A.030(6)
30.9	Definitions			
	A.230	Applicant	Deleted	Repeal; will rely on 30.91A.220
	C.180	Committee	Deleted	Repeal; no longer needed with change to administrative review
	D.130	Developable area	Deleted	Repeal; will relay on 30.91N.035
	F.445	Floor area ratio	New	New definition for floor area ratio to correspond to SCC 30.34A.030
	M.135	Mixed use	New	New definition related to footnote 3
	N.032	Net acreage	Deleted	Repeal; will relay on 30.91N.035
	P.405	Public use	Deleted	Repeal; no longer needed with addition of new UC zone
	S.080	Secondhand stores	Amendment	Definition modified to clarify term; use is permitted in the new UC zone
	T.064	Transit pedestrian village	Deleted	Repealed; definition no longer needed as references in the code have been removed
	U.085	Urban center	Amendment	Definition modified to clarify term
	U.095	Urban village	Amendment	Definition modified to clarify term
	W.007	Wall, blank	New	New definition for blank walls to correspond to SCC 30.34A.160