

PDS Director's Rule 24-07



Snohomish County

Planning and Development Services

Department: Snohomish County Planning and Development Services	Pages: 2	Supersedes: N/A
	Adopted: June 11, 2025	Effective: June 11, 2025
Subject and Title: Accessory Dwelling Units in Rural Areas on Properties with Split Zoning	Code and Section Reference: SCC 30.28.010(3)(a)(i)	
	Type of Rule: Code Clarification and Implementation	
	Cite Basis: Chapter 30.82 SCC	
Approved: <i>Michael McCrary</i>	Date: June 11, 2025	

BACKGROUND:

SCC 30.28.010(3)(a)(i) prohibits detached accessory dwelling units (ADUs) in rural, resource, and other zones on lots that do not meet the minimum required lot area of the underlying zone. SCC 30.28.010(3) does not specifically address how to handle properties with split zoning.

(3) Rural, resource, and other zones. Accessory dwelling units are permitted uses in the rural, resource, and other zones on lots with a single-family dwelling pursuant to SCC 30.22.110 and 30.22.120 and the following standards:

(a) One accessory dwelling unit may be established on lots that contain a legally- established single-family dwelling pursuant to the following:

(i) Detached accessory dwelling units are prohibited on lots that do not meet the minimum required lot area, pursuant to SCC 30.23.030, in the zone in which they are located. The following prohibitions also apply:

(A) Detached accessory dwelling units are prohibited on lots in the R-5 zone that are less than five acres in size; and

(B) Detached accessory dwelling units are prohibited on lots in the RC zone that are less than 100,000 square feet in size.

(ii) A mobile home that is subordinate to the single-family dwelling may be allowed as a detached accessory dwelling unit on lots equal to or greater than 10 acres.

PURPOSE:

The intent of this rule is to provide more specificity to the existing code sections that permit detached ADUs in rural, resource, and other zones within unincorporated Snohomish County. This rule is necessary to remove an ambiguity with regards to split zoning and the allowance of detached ADUs.

RULE:

Under SCC 30.28.010(3)(a)(i), if a parcel is split by a zoning classification line and one portion of said parcel meets the minimum lot area of the underlying zoning, then a detached ADU is permitted on that portion of the lot.

Application of the rule can be further illustrated as follows:

Example A (Detached ADU permitted on the R-5 portion as the R-5 portion meets the minimum lot area)

R-5 (5 acres)	A-10 (5 acres)
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Example B (Detached ADU not permitted as neither side meets the minimum lot area)

R-5 (3 acres)	A-10 (7 acres)
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FINDINGS:

There must be enough land to meet the minimum lot size of the underlying zone on one portion of a parcel to permit a detached ADU. This rule is necessary to provide clarity and consistency with the application of SCC 30.28.010(3)(a)(i). Pursuant to Chapter 30.82 SCC, the public participation process and notification requirements for this rule have been satisfied.

RULEMAKING PROCESS:

The following provides the procedural process for adoption of this rule:

Rulemaking Process		
Notice of Proposed Rule		
Filed with Council Clerk	July 19, 2024	
Posted at Counter	July 19, 2024	
Published	July 19, 2024	Herald
Comment Period (21 days)	August 9, 2024	
Notice of Rule Adoption		
Filed with Council Clerk		
Published		