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Parking Regulations Ordinance 25-084 (ECAF 2025-3617)					
Hearing Date: Wednesday, January 7, 2025 @ 10:30 a.m.					
Council Staff: Ryan Hembree		PDS Staff: Diana Dannoun		DPA: Alethea Hart	
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Snohomish County

Planning and Development Services

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www.snoco.org**MEMORANDUM**

TO: Snohomish County Planning Commission

Dave Somers
County Executive

FROM: Diana Dannoun, Planner PDS

SUBJECT: Proposed Code Amendments Relating to Parking

DATE: August 26, 2025

INTRODUCTION

The purpose of this staff report is to provide information on a non-project proposal to amend chapters 30.23A and 30.26 of the Snohomish County Code (SCC) relating to residential parking requirements. The code amendments to chapters SCC 30.26 and SCC 30.23A are required to align with the updates to parking regulations in the state law that occurred in 2024.

PROPOSAL BACKGROUND

The County's minimum parking requirements for residential and commercial developments in chapters 30.23A and 30.26 SCC are proposed to be updated to remain consistent with recent changes within the state regulations outlined in Senate Bill 6015 (2024) and codified at RCW 36.70A.622. The 2024 legislation is summarized below:

Senate Bill 6015 (codified at RCW 36.70A.622):

- Parking spaces in tandem must count towards meeting minimum parking requirements at a rate of one space for every 20 linear feet with any necessary provisions for turning radius.
- Residential parking spaces may not be required to exceed eight feet by 20 feet, except for required parking for people with disabilities.
- Parking spaces that consist of grass block pavers may count toward minimum parking requirements for residential uses.
- Legal nonconforming gravel parking areas may be used to meet local parking standards up to a maximum of six parking spaces.
- Existing parking spaces that do not conform to the requirements within Senate Bill 6015 (RCW 36.70A.622) by June 6, 2024, are not required to be modified or resized, except for compliance with the Americans with Disabilities Act. Existing paved parking lots are not required to change the size of existing parking spaces during resurfacing if doing so will be more costly or require significant reconfiguration of the parking space locations.
- A county may not require off-street parking as a condition of permitting residential projects that would otherwise be made infeasible due to that county's tree retention requirements.

To incorporate the changes of this legislation as well as staff-initiated proposals described below, the following sections in chapters 30.23A and 30.26 SCC are proposed to change:

- SCC 30.23A.060 Multifamily design standards.
- SCC 30.26.010 Applicability
- SCC 30.26.025 Tandem parking
- SCC 30.26.030 Number of spaces required
- SCC 30.26.032 Additional parking requirements for the UC zone
- SCC 30.26.065 Parking lot development standards
- SCC 30.26.070 Parking lot surfacing requirements

Snohomish County is not proposing code amendments to address the requirement in SB 6015, Sec. 1 (1)(f), codified at RCW 36.70A.622(1)(f), which provides that a county may not require off street parking as a condition of permitting a residential project that would otherwise be made infeasible due to the county's tree retention requirements. PDS evaluated parking requirements, tree retention standards, and tree canopy and landscaping requirements applicable to residential developments. The county requires the retention of "significant trees," defined in SCC 30.91S.320, in certain limited circumstances as well as tree canopy and landscaping requirements for residential developments, all of which are outlined in chapter 30.25 SCC. Specially, there are two instances in which existing significant trees are required to be retained for a residential development. The first is when perimeter landscaping is required, and the second is when there are critical area protection areas and associated buffers on site. See SCC 30.25.016(2). Neither instance requiring the retention of existing significant trees can be impacted or otherwise limited by the county's parking requirements applicable to residential developments. As such, PDS has determined that no amendments to the parking requirements in chapter 30.26 SCC or the landscaping standards in chapter 30.25 SCC are required currently to comply with RCW 36.70A.622(1)(f).

PROPOSED CODE AMENDMENTS

The following table is an overview of the proposed amendments within Title 30 SCC.

TABLE 1: SUMMARY OF PROPOSED CODE CHANGES AND FINDINGS	
Proposed Change	Finding
<p>30.23A.060 Multifamily design standards.</p> <p>Multifamily dwellings shall comply with the following requirements:</p> <p>(1) <i>Site layout and pedestrian circulation.</i></p> <p>(a) Multifamily development shall have pedestrian facilities pursuant to SCC 30.24.080.</p> <p>(b) When a site has more than one multifamily building, the buildings shall be arranged in a cohesive manner incorporating at least one of the following:</p> <p>(i) Configure the buildings around a courtyard;</p> <p>(ii) Limit the average number of dwellings per building to seven and cluster these into groups of not more than four buildings with each group of buildings having designed common space and internal circulation and parking separated from other groups of buildings; or</p> <p>(iii) Buildings with 10 or more dwellings include an internal building courtyard or create several smaller areas of common space that are located within 25 feet of a building entry.</p> <p>(c) Pedestrian facilities should be visible from buildings or parking lots, and shall be designed to avoid creating "dead ends" or isolated areas.</p> <p>(d) The design standards of this section shall be implemented pursuant to the Snohomish County Residential Design Manual.</p> <p>(2) Location of parking.</p> <p>(a) Surface parking spaces shall be located to the side((,)) or rear of buildings, <u>or as tandem spaces in the front setback of buildings as allowed in subsection (b).</u></p>	<p>The proposed amendments to the location of multifamily parking design standards align with the updates to tandem parking rules from Senate Bill 6015. The amendments to SCC 30.23A.060(2)(a) and (b) allow surface parking in front of multifamily buildings, if certain conditions are met, to be considered tandem parking. These conditions include a legally allowed front yard setback, often located in front of a covered parking structure, connected by a road or drive aisle. Tandem parking is rarely placed on the side or rear of a multifamily building.</p> <p>Unlike the general tandem parking requirements for residential uses in SCC 30.26.025, tandem parking spaces in multifamily developments are not required to be assigned to a specific unit because the minimum parking requirements for some multifamily developments are less than 1 space per unit. Senate Bill 6015 (RCW 36.70A.622(1)(c)) requires that allowed tandem parking must count towards meeting a residential development's minimum parking requirements. SCC 30.26.031 limits the minimum parking for multifamily developments near transit stops to 0.75 parking spaces per unit. Under these circumstances it is not possible to assign a tandem parking space to a unit.</p> <p>The new subsection (c) replaces the term "structured parking facilities" with "covered parking structures." This change is because there is no definition of</p>

TABLE 1: SUMMARY OF PROPOSED CODE CHANGES AND FINDINGS	
Proposed Change	Finding
<p><u>(b) Tandem parking is allowed within the setback area from a drive aisle to the entrance of a covered parking structure. Tandem parking must comply with the requirements of SCC 30.26.025, except that tandem spaces are not required to be assigned to a specific dwelling unit.</u></p> <p>((b)) <u>(c) ((Structured parking facilities)) Covered parking structures</u> shall be located underneath residential dwellings or to the side of the building.</p> <p>((c)) <u>(d)</u> Large parking areas shall be divided into small groupings of not more than 15 parking spaces in a row. A landscaped island of at least 72 square feet shall be utilized to divide groups of parking spaces.</p> <p>((d)) <u>(e)</u> Parking may be located in a rear or side setback area when vehicle access is from an alley abutting the rear or side lot line.</p> <p>((e)) <u>(f)</u> Parking structures located entirely below the finished grade may have parking located within a front or side setback area.</p> <p>(3) <i>Exterior lighting.</i></p> <p>(a) Lighting shall illuminate building entries and surfaces intended for pedestrians or vehicles.</p> <p>(b) Exterior lighting shall be used along pedestrian facilities to identify and distinguish the pedestrian facilities from automobile circulation and parking areas.</p> <p>(c) All building lighting for security or aesthetics will be full cut-off or a shielded type, not allowing any upward distribution of light.</p> <p>(4) Buildings shall be oriented pursuant to SCC 30.23A.070.</p> <p>(5) <i>Architectural design elements.</i></p>	<p>“structured parking facilities” in the county code. However, “covered parking structures” is already defined and includes structured parking facilities, which fits with the changes in subsection (b) regarding tandem parking.</p>

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Proposed Change	Finding
<p>(a) When a multifamily building has shared entryways, the building entrances shall incorporate a canopy, awning or other architectural element that provides pedestrians protection from the weather.</p> <p>(b) Each multifamily building shall incorporate variation to any facade of a building that faces a public or private right-of-way by incorporating at least three of the following elements:</p> <ul style="list-style-type: none"> (i) Incorporate changes in the roofline at intervals not greater than 40 continuous feet in length, such as variations in roof pitch, dormers, overhangs, projections and extended eaves; (ii) Provide distinctive window patterns that are not repeated within groupings of up to six dwelling units; (iii) Include balconies, bay windows, cornices, covered porches or other changes in the facade of the building; (iv) Set back balconies and other architectural elements on the upper floors of multi-story buildings; (v) Incorporate diminishing upper floors (gross floor area of upper story is smaller than the gross floor area of the lower story); (vi) Provide variations in the setback of the building from the front lot line by at least five feet at horizontal intervals of 40 feet or less; or (vii) Provide other architectural elements that the director determines accomplish the objective of visually dividing the structure into smaller identifiable sections. <p>(c) The architectural elements in this section shall be implemented pursuant to the Snohomish County Residential Design Manual.</p>	

TABLE 1: SUMMARY OF PROPOSED CODE CHANGES AND FINDINGS	
Proposed Change	Finding
<p>30.26.010 Applicability.</p> <p>(1) Every new use and every building erected, moved, reconstructed, expanded, or structurally altered shall provide parking areas as provided in this chapter.</p> <p>((2) Parking area shall be permanent and shall be permanently maintained for parking purposes.))</p> <p>((3)) (2) This chapter applies to ((any lot)) lots that have uses that require parking or any parcel of land used as a public or private parking area and having a capacity of three or more vehicles, including any vehicle sales area. ((This chapter shall not apply to permit applications for individual single family or duplex residences.))</p>	<p>The proposed changes aim to make definitions for dwelling units and residential uses consistent across several sections in chapter 30.26 SCC, and to apply these changes to single-family homes (SFR) and duplexes:</p> <ul style="list-style-type: none"> • SCC 30.26.020: Location of parking • SCC 30.26.030: Number of spaces required • SCC 30.26.025: Tandem parking <p>Subsection 2 will be moved to SCC 30.26.065(1) under parking lot development standards.</p> <p>The changes also remove the exemption for single-family or duplex homes from permit applications. This update ensures that parking requirements for all residential and commercial properties align with SCC 30.23.030 and Table 30.26.030(1),</p>

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<p>30.26.025 Tandem parking.</p> <p>((Tandem or stacked parking spaces)) For purposes of this chapter, "tandem parking" means parking spaces for two or more vehicles, one in front of the other(s) with a single means of ingress and egress. Tandem parking may be allowed for residential and commercial uses as follows:</p> <p>(1) ((Each tandem space shall be at least eight and one-half feet wide and twice the depth required for a standard space;)) Tandem parking spaces may count towards meeting the minimum residential or commercial parking requirements in SCC Table 30.26.030(1) at a rate of one standard space according to SCC Table 30.26.065(19) – Off-Street Parking – Minimum Stall Dimensions, and any necessary provisions for turning radius;</p> <p>((2) A maximum of 30 percent of the required parking may be provided through tandem spaces except that for townhouse and mixed townhouse development a maximum of 100 percent of the required parking for those residing in the development may be provided through tandem spaces when located within individual unit garages;))</p> <p>((3)) (2) For residential uses, tandem parking spaces may be used to meet up to 100 percent of the minimum parking requirements, provided that any use of tandem parking ((may only be used when it can be documented that parking)) spaces ((will)) shall be assigned to specific units and ((tandem spaces will)) may not be shared between units. Multifamily developments are not required to assign tandem parking spaces to specific units; and</p> <p>((4)) (3) For commercial uses, a maximum of 30 percent of the required parking may be provided through tandem parking spaces. Commercial uses with no retail or customer service components may use tandem parking only when it can be documented that the proposed parking will be managed to accommodate employee access to vehicles and vehicle ingress and egress at all times.</p>	<p>Additionally, the tandem parking rules are being updated. New minimum stall dimensions for both residential and non-residential parking spaces will be included in SCC Table 30.26.065(19). The definition of tandem parking from Senate Bill 6015 will also be added. Finally, the revised rules will clarify that commercial developments can count up to 30% of required parking with tandem spaces, while for residential properties, tandem parking can count for 100% of the required parking, in line with state law.</p>

TABLE 1: SUMMARY OF PROPOSED CODE CHANGES AND FINDINGS				
Proposed Change			Finding	
30.26.030 Number of spaces required. ... Table 30.26.030(1) Number of Parking Spaces Required			Amends the number of minimum parking spaces required for residential uses in Table 30.26.030(1). The minimum parking spaces required for cottage housing and multifamily are proposed to be reduced from 2 spaces to 1 space per unit for all zones. Reducing the number of required spaces for these housing types will allow more area for housing which could increase residential density. With less required parking, developers have more flexibility in design to potentially add more housing units. Parking developments drive up the costs for building housing, and for the occupants. The amendments to reduce required parking support Comprehensive Plan Land Use policy 2.A.5, which states that the county shall encourage infill development in appropriate areas. The proposed amendment will also remove guest parking requirements for cottage housing and single family detached unit (SFDU) developments. The changes provide consistency between SFDU parking standards and other single-family residential oriented typologies that only require two parking spaces per unit (single-family, duplex, attached single family under SCC 30.26.030), as well as with townhomes which, although generally denser, also only require 2 parking spaces per dwelling. The process of creating SFDUs may differ from a subdivision with single family residences or duplexes, however they function similarly and should have consistent parking	
USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500		NOTES
Dwelling				Note 1: Driveways between garage doors and ((roads, private roads, designated fire lanes or access aisles that are at least 19' long and 8.5' wide)) <u>road network elements that meet the minimum parking width and length for standard residential parking in Table 30.26.065 (19) may be counted ((as one)) toward</u>
Cottage Housing	((2 spaces)) <u>1</u> per dwelling ((unit plus guest parking at 1 space per 4 dwellings))	((2 spaces)) <u>1</u> per dwelling ((unit plus guest parking at 1 space per 4 dwellings))		
Attached Single Family	2 per dwelling; see note 1	2 per dwelling; see note 1		

TABLE 1: SUMMARY OF PROPOSED CODE CHANGES AND FINDINGS					
Proposed Change				Finding	
Duplex	2 per dwelling; see note 1	2 per dwelling; see note 1	the minimum parking ((space, and if at least 19' long and 17' wide may be counted as two parking spaces. Garages shall have a minimum interior length of 19')) requirements.	standards. There is no justification for additional SFDU guest parking when all other residential development typologies only require two parking spaces at most. The note column applicable to all dwelling types will also be amended to match the minimum stall dimensions for off-street parking spaces as outlined in the new Table 30.26.065(19) where parking on driveways between garage doors and road network elements are used to meet the minimum off-street parking requirements.	
Mobile Home	2 per dwelling; see note 1	2 per dwelling; see note 1			
Multifamily	((2)) 1 per dwelling unit; see note 1 See 30.26.031	((2)) 1 per dwelling unit; see note 1			
Single Family	2 per dwelling; see note 1	2 per dwelling; see note 1			
Townhouse	2 per dwelling; see note 1	2 per dwelling; see note 1			
Single Family Detached Units (pursuant to chapter 30.41F SCC)	2 ((spaces)) per dwelling ((plus guest parking at 1 space per 4 dwellings provided that 1 unrestricted guest parking spot per 2 dwellings for	2 ((spaces)) per dwelling ((plus guest parking at 1 space per 4 dwellings provided that 1 unrestricted guest parking spot per 2 dwellings for	((Note 2: An "unrestricted" guest parking spot is one provided either within the		

TABLE 1: SUMMARY OF PROPOSED CODE CHANGES AND FINDINGS				
Proposed Change				Finding
	either (i) dwellings where no driveways are provided or (ii) dwellings that provide a driveway apron meeting the minimum dimension requirements for parking of only 1 car; see notes 1 & 2.))	either (i) dwellings where no driveways are provided or (ii) dwellings that provide a driveway apron meeting the minimum dimension requirements for parking of only 1 car; see notes 1 & 2.))	drive aisle parking or designated guest parking areas outside of individual units; garage parking spaces or parking spaces on driveway aprons of an individual unit are not "unrestricted" parking spaces. All applicable provisions of chapter 30.26 SCC shall be followed.))	
30.26.032 Additional parking requirements for the UC zone. In addition to the parking requirements contained in this chapter, developments in the UC zone shall also comply with the following:				Amends SCC 30.26.032(2) to allow for a tandem parking space in front of townhouse units when there are driveways at least 19 feet in length to a covered parking structure. This proposed change will accommodate tandem parking allowances that are

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Proposed Change				Finding
(1) Development in the UC zone shall comply with the parking ratios established in SCC Table 30.26.032(1). Table 30.26.032(1) Parking Ratios				updated in this code project. Townhouse developments with parking garages allows tandem parking with one stall in the garage and one in the driveway with the 19ft parking stall dimensions.
Use	Minimum	Maximum	Bicycle Parking	
Restaurants	2 stalls/1,000 net square feet	8 stalls/1,000 net square feet	5 spaces minimum	
Retail	2 stalls/1,000 net square feet	4 stalls/1,000 net square feet	5 spaces minimum	
Office	2 stalls/1,000 net square feet	4 stalls/1,000 net square feet	5 spaces minimum	
Residential (units >1,000 sq. ft. each)	1.5 stalls per unit	2.5 stalls per unit	5 spaces minimum	
Residential (units <(1,000 sq. ft. each)	1 stall per unit	1.5 stalls per unit	5 spaces minimum	
Retirement apartments or retirement housing	0.5 stall per unit	1 stall per unit	5 spaces minimum	
All other uses	See SCC 30.26.035		5 spaces minimum	
(2) Parking shall be located within, under, behind, or to the side of buildings, <u>except that townhouse and mixed townhouse developments may allow parking in front.</u>				
(3) Parking lots shall be landscaped pursuant to SCC 30.25.022.				
(4) The number of parking garage entrances shall be minimized. Where feasible, entrances shall be located to the side or rear of buildings. Lighting fixtures within garages shall be screened from view from the street.				

TABLE 1: SUMMARY OF PROPOSED CODE CHANGES AND FINDINGS	
Proposed Change	Finding
<p>Exterior architectural treatments for parking garages and structures and free-standing garage buildings shall satisfy the requirements of SCC 30.34A.095.</p> <p>(5) A reduction from the parking space requirements in SCC Table 30.26.032(1) may be approved pursuant to SCC 30.26.040.</p>	
<p>30.26.065 Parking lot development standards.</p> <p>(1) No building permit shall be issued until plans or other documentation showing provisions for the required off-street parking have been submitted and approved as conforming to the standards of this chapter. <u>Parking areas shall be permanently maintained for parking purposes.</u></p> <p>...</p> <p>(9) All parking stalls and aisles shall be designed according to (SCC Table 30.26.065(14) or SCC Table 30.26.065(17), "Off-Street Parking,") <u>SCC Table 30.26.065(19), Off-Street Parking – Minimum Stall Dimensions</u>, unless all parking is to be done by parking attendants on duty at all times that the parking lot is in use for the storage of automobiles.</p> <p>(10) When parking standards require 10 or more parking spaces, up to 40 percent of the off-street parking spaces required by this chapter may be designed for compact cars in accordance with (SCC Table 30.26.065(16), "Compact Car Stall and Aisle Specifications" or SCC Table 30.26.065(19), "Interlocking-Compact Cars.") <u>SCC Table 30.26.065(19), Off-Street Parking – Minimum Stall Dimensions</u>. Such parking stalls shall be individually marked on the site plan and on each constructed parking stall as being for compact cars only.</p> <p>(11) Parking at any angle other than those shown is permitted, providing the width of the stalls and aisles is adjusted by interpolation between the specified standards.</p> <p>(12) Parking shall be so designed that automobiles shall not back out into public streets.</p> <p>(13) <i>Electric Vehicle Charging.</i></p>	<p>The proposal relocates language deleted from the applicability section, SCC 30.26.010(2), to SCC 30.26.065(1), because the requirement is more appropriately placed as a parking lot development standard.</p> <p>The proposal also amends SCC 30.26.065(9) and SCC 30.26.065(10) as a housekeeping change replacing the reference to tables proposed to be deleted and replaced with the new SCC Table 30.26.065(19) for off street parking - minimum stall dimensions.</p> <p>SCC 30.26.065(14) is a new subsection proposed to comply with Senate Bill 6015 (2024), Section1, Subsection (1)(d) (RCW 36.70A.622(1)(d)) that allows existing parking lots with legally non-conforming gravel surfacing to provide for a maximum of 6 parking spaces.</p> <p>Table SCC 30.26.065(14), Figure 30.26.065(15), Table 30.26.065(16), Table 30.26.065(17), Figure 30.26.065(18), and Table 30.26.065(19) are proposed to be removed and replaced with updated and simplified Figures 30.26.065 (15) through (18) depicting different parking configurations and Table</p>

TABLE 1: SUMMARY OF PROPOSED CODE CHANGES AND FINDINGS

Proposed Change						Finding																																																																																																																
<p>(a) Infrastructure for the charging of electric vehicles shall not intrude into nor diminish the dimensions of the aisle or parking stall(s) it is intended to serve.</p> <p>(b) Where electric vehicle infrastructure is provided within an adjacent pedestrian circulation area, such as a sidewalk or accessible route to the building entrance, the infrastructure shall be located as to not interfere with accessibility requirements of WAC 51-50-005.</p> <p><u>(14) Existing nonconforming gravel surfaced parking areas may be used to provide up to six parking spaces of off-street parking required by this chapter, provided each space meets the minimum dimensions for a standard non-residential space in SCC Table 30.26.065(19), Off-Street Parking – Minimum Stall Dimensions.</u></p> <p>((Table 30.26.065(14) Off-Street Parking Conventional Car Stall and Aisle Specifications))</p> <table> <tr> <th>((Parking Layout))</th><th>((Angle))</th><th colspan="3">((Dimensions))</th><th colspan="2">((One-way))</th><th colspan="2">((Two-Way))</th></tr> <tr> <th>((See Figure 30.26.065(15)))</th><th>((Parking Angle A))</th><th>((Stall Width B))</th><th>((Curb Length C))</th><th>((Stall Depth D))</th><th>((Aisle Width E))</th><th>((Parking Section Width F))</th><th>((Aisle Width E))</th><th>((Parking Section Width F))</th></tr> <tr> <td>((Parallel: one side))</td><td>((0°))</td><td>((8'))</td><td>((21'))</td><td>((8'))</td><td>((12'))</td><td>((20'))</td><td>((22'))</td><td>((30'))</td></tr> <tr> <td>((two sides))</td><td>((0))</td><td>((8))</td><td>((21))</td><td>((8))</td><td>((22))</td><td>((38))</td><td>((24))</td><td>((40))</td></tr> <tr> <td rowspan="8">((Angular))</td><td>((20))</td><td>((8.5))</td><td>((24.9))</td><td>((14.5))</td><td>((11))</td><td>((40))</td><td>((20))</td><td>((49))</td></tr> <tr> <td>((30))</td><td>((8.5))</td><td>((17))</td><td>((16.9))</td><td>((11))</td><td>((44.8))</td><td>((20))</td><td>((53.8))</td></tr> <tr> <td>((40))</td><td>((8.5))</td><td>((13.2))</td><td>((18.7))</td><td>((12))</td><td>((49.4))</td><td>((20))</td><td>((57.4))</td></tr> <tr> <td>((45))</td><td>((8.5))</td><td>((12))</td><td>((19.4))</td><td>((13.5))</td><td>((52.3))</td><td>((20))</td><td>((58.8))</td></tr> <tr> <td>((50))</td><td>((8.5))</td><td>((11.1))</td><td>((20))</td><td>((15.5))</td><td>((55.5))</td><td>((20))</td><td>((60))</td></tr> <tr> <td>((60))</td><td>((8.5))</td><td>((9.8))</td><td>((20.7))</td><td>((18.5))</td><td>((59.9))</td><td>((22))</td><td>((63.4))</td></tr> <tr> <td>((70))</td><td>((8.5))</td><td>((9))</td><td>((20.8))</td><td>((19.5))</td><td>((61.1))</td><td>((22))</td><td>((63.6))</td></tr> <tr> <td>((80))</td><td>((8.5))</td><td>((8.6))</td><td>((20.2))</td><td>((24))</td><td>((64.4))</td><td>((24))</td><td>((64.4))</td></tr> <tr> <td>((Perpendicular))</td><td>((90))</td><td>((8.5))</td><td>((8.5))</td><td>((19))</td><td>((25))</td><td>((63))</td><td>((25))</td><td>((63))</td></tr> </table>						((Parking Layout))	((Angle))	((Dimensions))			((One-way))		((Two-Way))		((See Figure 30.26.065(15)))	((Parking Angle A))	((Stall Width B))	((Curb Length C))	((Stall Depth D))	((Aisle Width E))	((Parking Section Width F))	((Aisle Width E))	((Parking Section Width F))	((Parallel: one side))	((0°))	((8'))	((21'))	((8'))	((12'))	((20'))	((22'))	((30'))	((two sides))	((0))	((8))	((21))	((8))	((22))	((38))	((24))	((40))	((Angular))	((20))	((8.5))	((24.9))	((14.5))	((11))	((40))	((20))	((49))	((30))	((8.5))	((17))	((16.9))	((11))	((44.8))	((20))	((53.8))	((40))	((8.5))	((13.2))	((18.7))	((12))	((49.4))	((20))	((57.4))	((45))	((8.5))	((12))	((19.4))	((13.5))	((52.3))	((20))	((58.8))	((50))	((8.5))	((11.1))	((20))	((15.5))	((55.5))	((20))	((60))	((60))	((8.5))	((9.8))	((20.7))	((18.5))	((59.9))	((22))	((63.4))	((70))	((8.5))	((9))	((20.8))	((19.5))	((61.1))	((22))	((63.6))	((80))	((8.5))	((8.6))	((20.2))	((24))	((64.4))	((24))	((64.4))	((Perpendicular))	((90))	((8.5))	((8.5))	((19))	((25))	((63))	((25))	((63))	<p>30.26.065(19) listing minimum parking stall dimensions.</p> <p>The new Table 30.26.065(19) includes multiples of 15 degrees for clarity and simplicity. The dimensions of the parking table are proposed to be revised to provide more consistent and logical parking dimensions created by the Snohomish County Department of Public Works. The goal is to construct parking spaces that are easy to use by drivers, without requiring parking lots to be overbuilt with more impervious surfaces than necessary.</p>		
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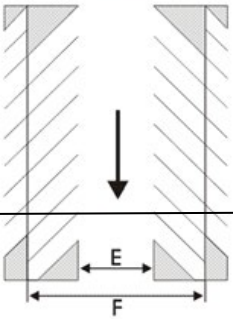
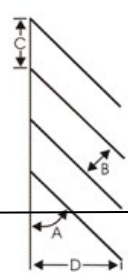
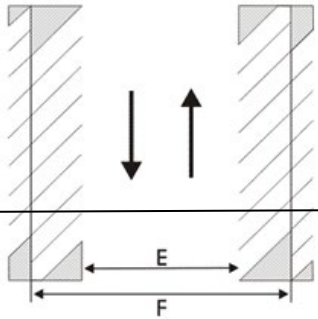
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<div><p>((Figure 30.26.065(15).))</p><div><div><p>Angular One Way</p></div><div></div><div><p>Angular Two Way</p></div></div><p>((Table 30.26.065(16) Compact Car Stall and Aisle Specifications))</p><table><tr><th>((Parking Layout))</th><th>((Angle))</th><th colspan="3">((Dimensions))</th><th colspan="2">((One-way))</th><th colspan="2">((Two-Way))</th></tr><tr><th>((See Figure 30.26.065(15)))</th><th>((Parking Angle A))</th><th>((Stall Width B))</th><th>((Curb Length C))</th><th>((Stall Depth D))</th><th>((Aisle Width E))</th><th>((Parking Section Width F))</th><th>((Aisle Width E))</th><th>((Parking Section Width F))</th></tr><tr><td>((Parallel))</td><td>((0°))</td><td>((8'))</td><td>((20'))</td><td>((8'))</td><td>((12'))</td><td>((28'))</td><td>((20'))</td><td>((36'))</td></tr><tr><td rowspan="2">((Angular))</td><td>((45))</td><td>((8))</td><td>((11.3))</td><td>((15))</td><td>((12.5))</td><td>((42.5))</td><td>((20))</td><td>((50))</td></tr><tr><td>((60))</td><td>((8))</td><td>((9.2))</td><td>((16.5))</td><td>((17))</td><td>((50))</td><td>((22))</td><td>((55))</td></tr><tr><td>((Perpendicular))</td><td>((90))</td><td>((8))</td><td>((8))</td><td>((16))</td><td>((22))</td><td>((54))</td><td>((25))</td><td>((57))</td></tr></table><div><p>((Table 30.26.065(17) Off Street Parking Interlocking – Conventional Cars))</p></div></div>						((Parking Layout))	((Angle))	((Dimensions))			((One-way))		((Two-Way))		((See Figure 30.26.065(15)))	((Parking Angle A))	((Stall Width B))	((Curb Length C))	((Stall Depth D))	((Aisle Width E))	((Parking Section Width F))	((Aisle Width E))	((Parking Section Width F))	((Parallel))	((0°))	((8'))	((20'))	((8'))	((12'))	((28'))	((20'))	((36'))	((Angular))	((45))	((8))	((11.3))	((15))	((12.5))	((42.5))	((20))	((50))	((60))	((8))	((9.2))	((16.5))	((17))	((50))	((22))	((55))	((Perpendicular))	((90))	((8))	((8))	((16))	((22))	((54))	((25))	((57))			
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Proposed Change								Finding	
((Parking Layout))	((Angle))	((Dimensions))			((One-way))		((Two-Way))		
((See Figure 30.26.065(18)))	((Parking Angle A))	((Stall Width B))	((Curb Length C))	((Stall Depth D))	((Aisle Width E))	((Parking Section Width F))	((Aisle Width E))	((Parking Section Width F))	
((Parallel))	((0°))	((8'))	((21'))	((8'))	((12/22'))	((28/38'))	((22/24'))	((38/40'))	
((Angular))	((20))	((8.5))	((24.9))	((10.5))	((11))	((32))	((20))	((41))	
	((30))	((8.5))	((17))	((13.2))	((11))	((37.4))	((20))	((46.4))	
	((40))	((8.5))	((13.2))	((15.5))	((12))	((43))	((20))	((51))	
	((45))	((8.5))	((12))	((16.4))	((13.5))	((46.3))	((20))	((52.8))	
	((50))	((8.5))	((11.1))	((17.3))	((13.5))	((50.1))	((20))	((54.6))	
	((60))	((8.5))	((9.8))	((18.6))	((18.5))	((55.7))	((22))	((59.2))	
	((70))	((8.5))	((9))	((19.3))	((19.5))	((58.1))	((22))	((60.6))	
	((80))	((8.5))	((8.6))	((19.5))	((24))	((63))	((24))	((63))	
((Perpendicular))	((90))	((8.5))	((8.5))	((19))	((25))	((63))	((25))	((63))	
((Figure 30.26.065(18).))									

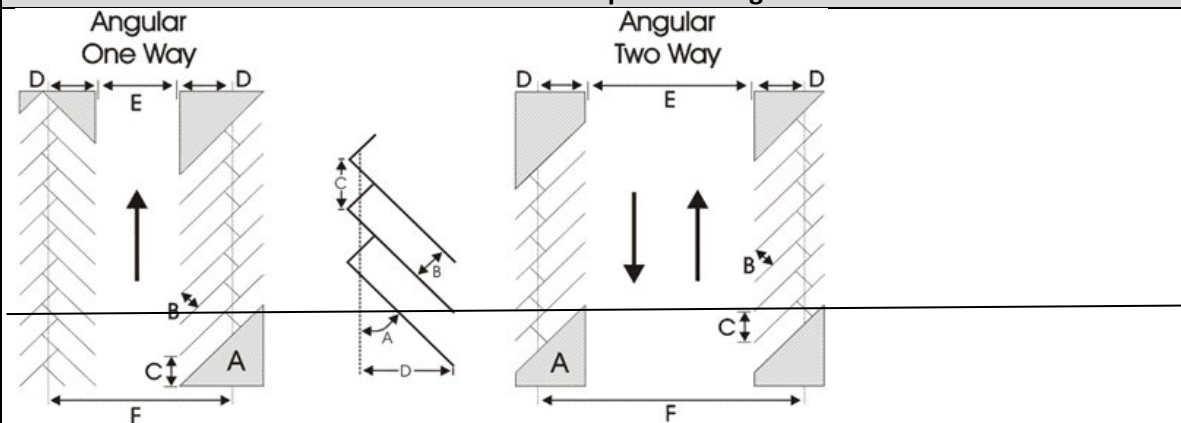
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Proposed Change							Finding	
								
((Table 30.26.065(19) Interlocking – Compact Cars))								
((Parking Layout))	((Angle))	((Dimensions))			((One-way))		((Two-Way))	
((See Figure 30.26.065(18)))	((Parking Angle A))	((Stall Width B))	((Curb Length C))	((Stall Depth D))	((Aisle Width E))	((Parking Section Width F))	((Aisle Width E))	((Parking Section Width F))
((Parallel))	((0°))	((8'))	((20'))	((8'))	((12'))	((28'))	((20'))	((36'))
((Angular))	((45))	((8))	((11.3))	((14.1))	((12.5))	((40.7))	((20))	((48.2))
	((60))	((8))	((9.2))	((15.9))	((17))	((48.8))	((22))	((53.8))
((Perpendicular))	((90))	((8))	((8))	((16))	((22))	((54))	((25))	((57))

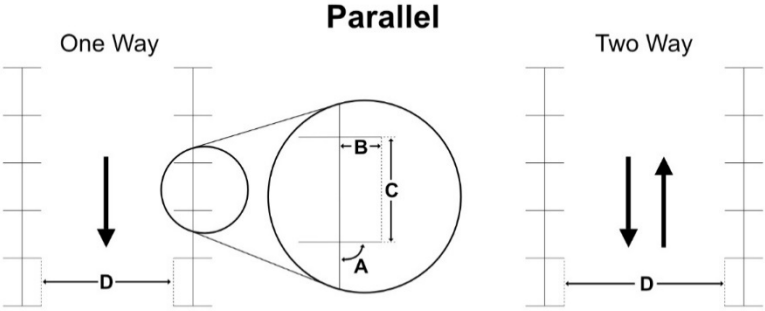
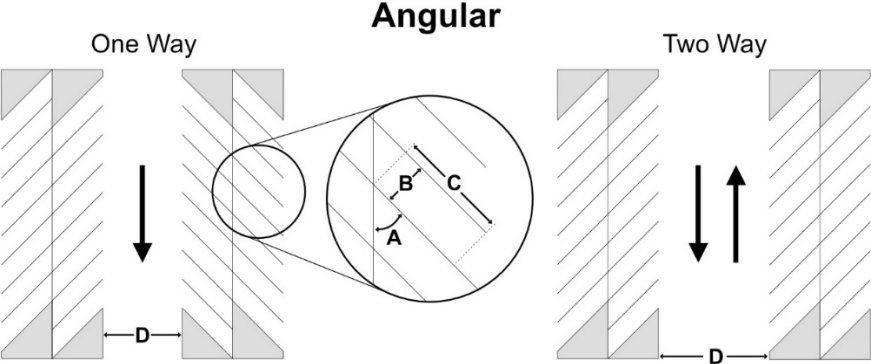
TABLE 1: SUMMARY OF PROPOSED CODE CHANGES AND FINDINGS	
Proposed Change	Finding
<p>Figure 30.26.065(15) – Parallel Parking</p> <p>Parallel</p> 	
<p>Figure 30.26.065(16) – Angular Parking</p> <p>Angular</p> 	

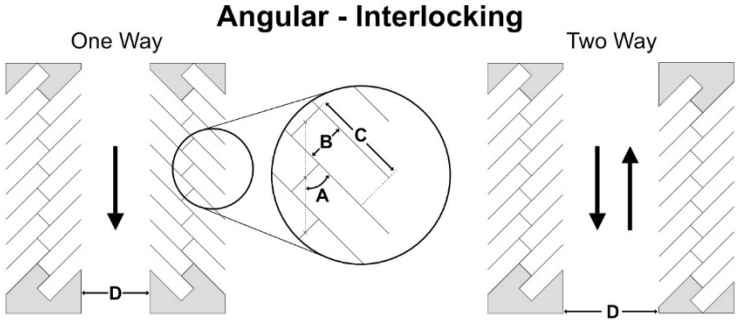
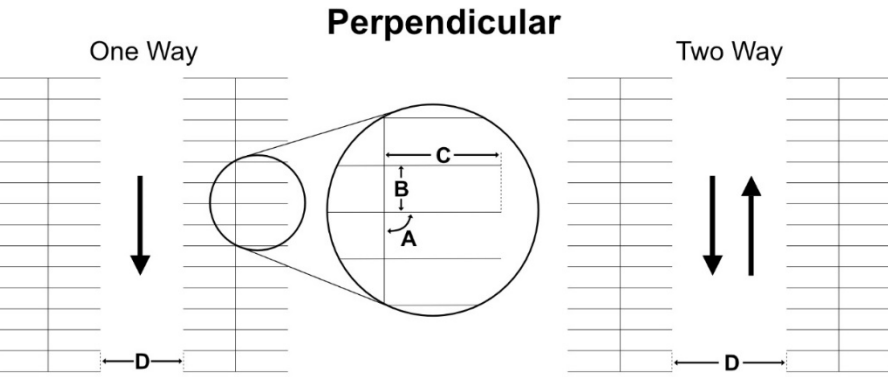
TABLE 1: SUMMARY OF PROPOSED CODE CHANGES AND FINDINGS	
Proposed Change	Finding
<p>Figure 30.26.065(17) – Angular -Interlocking</p> <p>Angular - Interlocking</p> 	
<p>Figure 30.26.065(18) – Perpendicular Parking</p> <p>Perpendicular</p> 	
<p>Table 30.26.065(19) – Off-Street Parking – Minimum Stall Dimensions</p>	

TABLE 1: SUMMARY OF PROPOSED CODE CHANGES AND FINDINGS									
Proposed Change									Finding
	Parking Angle A	Stall Width B			Stall Depth C			Aisle Width D	
		Standard Residential	Standard Non-Residential	Compact	Standard Residential	Standard Non-Residential	Compact	One Way	Two Way
Parallel	0°	8'	8.5'	7.5'	20'	22'	8'	12'	20'
Angular	15	8	8.5	7.5	20	22	8	14	21
	30	8	8.5	7.5	20	22	8	16	21
	45	8	8.5	7.5	20	21	8	18	22
	60	8	8.5	7.5	19	21	8	20	23
	75	8	8.5	7.5	19	20	8	22	24
Perpendicular	90	8	8.5	7.5	19	20	8	24	24

TABLE 1: SUMMARY OF PROPOSED CODE CHANGES AND FINDINGS	
Proposed Change	Finding
<p>30.26.070 Parking lot surfacing requirement.</p> <p>The following requirements shall be complete prior to issuance of a certificate of occupancy:</p> <p>(1) All off-street parking shall be graded and surfaced to standards for ((asphaltic)) <u>asphalt</u>, concrete, <u>hard pavers</u>, <u>grass block pavers</u>, or other surfacing sufficient to:</p> <p>(a) Eliminate dust and mud;</p> <p>(b) Provide for proper storm drainage; and</p> <p>(c) Allow for marking of stalls, and installation of other traffic control devices as set forth by the director of the department of public works and this chapter;</p> <p>(2) Any required accessible parking spaces shall be linked to an accessible route of travel on site, and both shall be paved;</p> <p>(3) All traffic control devices such as parking strips designating car stalls, directional arrows or signs, curbs, and other developments shall be installed and completed as shown on the approved plans; and</p> <p><u>(4) Gravel is prohibited for parking lot surfacing in Urban Growth Areas (UGAs) unless used as part of low impact development or as an existing nonconforming parking area under SCC 30.26.065(14).</u></p>	<p>Proposed amendment to SCC 30.26.070(1) to include grass block pavers to count towards the minimum parking requirements to follow residential parking regulations in RCW 36.70A.622(1)(g). Grass block pavers are defined broadly as a porous open cells made from concrete or recycled plastic that are an eco-friendly alternative to traditional pavers made of asphalt or concrete</p> <p>Gravel surfacing is proposed to be a prohibited use in Urban Growth Areas except when used as part of a low impact development or as allowed as an existing nonconforming parking area consistent with RCW 36.70A.622(1)(d) and proposed amendments to SCC 30.26.065(14). Gravel parking lots are considered impervious surfaces, however some gravel surfaces such as non-compacting pea gravel can be used in low impact development to aid in a development's drainage. Problems caused by gravel include increased dust and air quality issues, and gravel sliding out onto paved roads. The tracking out of silt, sand and gravel onto paved roads can increase potholes, drainage, and water quality issues requiring road maintenance, as well as vehicle and windshield damage.</p>

The following analysis provides a summary of the proposed amendments' compliance with state law as well as regional and countywide planning policies.

COMPLIANCE WITH STATE LAW:

The Growth Management Act (GMA) contains planning goals, contained in Revised Code of Washington (RCW) 36.70A.020, which guide the development of local comprehensive plans and development regulations. The following planning goal applies to these proposed code changes:

Table 3. Compliance with State Law

GMA Goal	Findings
GMA Goal 2-Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.	The proposed amendments reduce the parking requirement which can free up the amount of land use for developing denser housing. These changes support more compact residential development which could reduce sprawl. The code amendments to relax the minimum parking regulations in chapter 30.26 SCC can serve to create higher density development.

For a discussion of how these code amendments meet the amendments to RCW 36.70A.622 created by SB 6015 see the background section above.

COMPLIANCE WITH REGIONAL AND COUNTYWIDE PLANNING POLICIES

The proposed amendments are consistent with the following multicounty planning policies (MPPs) from the Puget Sound Regional Council VISION 2050:

Table 4. Compliance with Multicounty planning Policies

MPP	Finding
MPP-DP-47: Streamline development standards and regulations for residential and commercial development and public projects, especially in centers and high-capacity transit station areas, to provide flexibility and to accommodate a broader range of project types consistent with the regional vision.	The proposed code amendments streamline the minimum parking requirements into easier to understand tables and figures. The amendments could also allow for higher residential densities by reducing the number of required parking spaces for some types of dwellings. The reductions to reduce the space dedicated for parking support the policy of streamlining residential development standards for building more housing. Reducing the number of parking spaces encourages residents to rely more on public transit.
MPP-H-10: Encourage jurisdictions to review and streamline development standards and regulations to advance their public benefit, provide flexibility, and minimize additional costs to housing.	The proposed code amendments align with the county's goals to create flexible parking development standards as reducing the parking requirements in certain housing types will also reduce additional costs to housing by allowing less land to be dedicated to parking as on-site parking drives up housing development costs. This will

enable more housing development in zones intended for higher densities.

COMPLIANCE WITH COUNTYWIDE PLANNING POLICIES:

The Countywide Planning Policies (CPPs) establish a countywide framework for developing and adopting county, city, and town comprehensive plans.

Table 5. Compliance with CPPs

CPP	Finding
DP-16: Jurisdictions should encourage the use of innovative development standards, design guidelines, regulatory incentives, and applicable low impact development measures to provide compact, high-quality communities.	The proposed amendments ensure that parking types and reductions for parking standards to different housing types aides in creating more compact communities. With less surface area dedicated to creating parking spaces also allows for more housing development in zones intended for higher densities. .

COMPLIANCE WITH THE COMPREHENSIVE PLAN (GMACP):

The proposed code amendments will better achieve, comply with, and implement the policies identified in Table 6 contained in the County's Growth management Act Comprehensive Plan (GMACP):

Table 6 Compliance with the Comprehensive Plan

GMACP Policy	Findings
HO Policy 3.A.2: Development standards and building permit requirements shall be reviewed on a consistent basis to ensure clarity and consistency while providing for a timely, fair, and predictable application processing outcome.	The proposed code amendments simplify parking standards to better allow consistency in application of the Snohomish County Code.

PUBLIC PARTICIPATION

The GMA requires early and continuous public participation (GOAL 11 and RCW 36.70A.140). The public participation process used in the adoption of the proposed code amendments has complied with all applicable requirements of the GMA and Snohomish County Code. The public comment period for the preliminary draft closed May 5th, 2025, with a total of two written public comments received.

ENVIRONMENTAL REVIEW

Staff has completed a SEPA checklist for this proposed code amendment and will be issuing a Determination of Nonsignificance on. (TBD) The fourteen-day public comment period will conclude prior to the briefing at Planning Commission on August 26th, 2025.

NOTIFICATION OF STATE AGENCIES

Pursuant to RCW 36.70A.106, a notice of intent to adopt the proposed regulations and standards was transmitted to the Washington State Department of Commerce on,(TBD) 2025 for distribution to state agencies.

STAFF RECOMMENDATION

Staff recommends approval of the proposed code amendments and findings contained in this staff report.

ACTION REQUESTED

The Planning Commission is requested to hold a public hearing, consider the proposed comprehensive plan amendments, and provide a recommendation to the County Council. The Planning Commission can recommend approval of the amendments with supporting findings of fact as proposed or modified, deny the proposal with findings, or amend the proposal with appropriate findings.

cc:

Ken Klein, Executive Director
Mike McCrary, PDS Director
Darren Groth, PDS Long Range Planning Manager
Michael Dobesh, PDS Manager
Ryan Hembree, Legislative Analyst

Attachments:



SNOHOMISH COUNTY PLANNING COMMISSION

September 25, 2025

Snohomish County Council
County Administration Building
3000 Rockefeller Avenue, M/S 609
Everett, WA 98201-4046

SUBJECT: Code Amendments Relating to Parking

Dear Snohomish County Council:

On behalf of the Snohomish County Planning Commission, I am forwarding our recommendation to amend chapters 30.23A and 30.26 of the Snohomish County Code (SCC) relating to residential parking requirements. The Planning Commission had a briefing on this topic on August 26, 2025, and conducted a public hearing on September 23, 2025.

The County's minimum parking requirements for residential and commercial developments in chapters 30.23A and 30.26 SCC are proposed to be updated to remain consistent with recent changes within the state regulations outlined in Senate Bill 6015 (2024) and codified at RCW 36.70A.622. Senate Bill 6015 addresses tandem parking, parking stall dimensions, the number of parking spaces required, parking lot surfacing, and parking lot configuration in the County Code.

No public comments were received by the Planning Commission from the public prior to the public hearing, and two (2) members of the public commented at the public hearing.

PLANNING COMMISSION RECOMMENDATION

At the September 23, 2025 Planning Commission meeting, Commissioner Busteed made a motion, seconded by Commissioner Chandler, recommending **APPROVAL** of the code amendments as submitted by staff.

Vote (Motion):

9 in favor (*Ash, Bush, Busteed, Campbell, James, Larsen, Niemela, Sievers, Sheldon*)

0 opposed

0 abstention

Motion: PASSED

This recommendation was made following the close of the public hearing and after due consideration of information presented and is based on the findings and conclusions presented in the August 26, 2025, staff report, with which the Commission concurred.

Respectfully submitted,

RWL

RWL (Oct 6, 2025 08:58:06 AM)
SNOHOMISH COUNTY PLANNING COMMISSION
Robert Larsen, Chairman

cc: Dave Somers, Snohomish County Executive
Mike McCrary, Planning and Development Services Director

Executive/Council Action Form (ECAF)**ITEM TITLE:****..Title**

Ordinance 25-084, relating to Growth Management; revising minimum parking regulations; Amending Chapters 30.23a and 30.26 of the Snohomish County Code

..body**DEPARTMENT:** Planning and Development Services**ORIGINATOR:** Diana Dannoun**EXECUTIVE RECOMMENDATION:** Approved by Ken Klein 12/2/25

PURPOSE: The purpose of this ordinance is to amend Chapters 30.23A and 30.26 of the Snohomish County Code (SCC) on residential parking requirements to align with the updates to parking regulations in the state law within the Revised Code of Washington (RCW) 36.70A.622.

BACKGROUND: The County's minimum parking requirements for residential developments in chapters 30.23A and 30.26 SCC must be updated to remain consistent with recent changes within the state regulations outlined in Senate Bill 6015 (2024) and codified at RCW 36.70A.622. Several code sections within Title 30 SCC are proposed to be amended to meet these new parking standard requirements.

FISCAL IMPLICATIONS:

EXPEND: FUND, AGY, ORG, ACTY, OBJ, AU	CURRENT YR	2ND YR	1ST 6 YRS
TOTAL			

REVENUE: FUND, AGY, ORG, REV, SOURCE	CURRENT YR	2ND YR	1ST 6 YRS
TOTAL			

DEPARTMENT FISCAL IMPACT NOTES: Click or tap here to enter text.**CONTRACT INFORMATION:**

ORIGINAL _____ CONTRACT# _____ AMOUNT _____
 AMENDMENT _____ CONTRACT# _____ AMOUNT _____

Contract Period

ORIGINAL START _____ END _____

AMENDMENT

START

END

OTHER DEPARTMENTAL REVIEW/COMMENTS: Reviewed/approved by Finance – Nathan Kennedy 12/1/25. AATF: Alethea Hart

1 Adopted:

2 Effective:

3 SNOHOMISH COUNTY COUNCIL
4 SNOHOMISH COUNTY, WASHINGTON

5
6 ORDINANCE NO. 25-084

7
8 RELATING TO GROWTH MANAGEMENT; REVISING MINIMUM PARKING REGULATIONS; AMENDING
9 CHAPTERS 30.23A AND 30.26 OF THE SNOHOMISH COUNTY CODE

10
11 WHEREAS, Revised Code of Washington (RCW) 36.70A.130 directs counties planning under the
12 Growth Management Act (GMA) to consider amendments and revisions to the GMA Comprehensive
13 Plan (GMACP) or development regulations on a regular basis; and

14
15 WHEREAS, RCW 36.70A.622, as enacted through Substitute Senate Bill 6015 (2024), updates the
16 minimum residential parking requirements for jurisdictions planning under the GMA; and

17
18 WHEREAS, to be consistent with the new minimum residential parking standards in RCW
19 36.70A.622, the county must update the bulk regulations in chapter 30.23A and the parking regulations
20 in chapter 30.26 of the Snohomish County Code (SCC); and

21
22 WHEREAS, Objective HO 3.A of the GMACP directs the county to encourage land use practices,
23 development standards, and building permit requirements that reduce housing production costs; and

24
25 WHEREAS, reducing the number of parking spaces for cottage housing and multifamily housing
26 developments allows for increasing housing density and reducing the costs associated with building
27 more parking spaces; and

28
29 WHEREAS, HO Policy 3.A.2 of the GMACP requires that development standards and building
30 permit requirements shall be reviewed on a continual basis to ensure clarity and consistency while
31 providing for a timely, fair, and predictable application processing outcome; and

32
33 WHEREAS, the amendments to chapter 30.26 SCC in this ordinance streamline the application of
34 the required parking standards so they are simplified and easier to understand; and

35
36 WHEREAS, on August 26, 2025, the Snohomish County Planning Commission ("Planning
37 Commission") was briefed by Snohomish County Planning and Development Services (PDS) staff about
38 the code amendments contained in this ordinance; and

39
40 WHEREAS, the Planning Commission held a public hearing on September 23, 2025, to receive
41 public testimony concerning the code amendments contained in this ordinance; and

42
43 WHEREAS, at the conclusion of the Planning Commission's public hearing, the Planning
44 Commission deliberated on the proposed amendments and voted to recommend approval of the
45 amendments contained in this ordinance, as shown in its recommendation letter dated September 25,
46 2025; and

ORDINANCE NO. 25-084

RELATING TO GROWTH MANAGEMENT; REVISING MINIMUM PARKING REGULATIONS; AMENDING CHAPTERS 30.23A AND 30.26 OF THE
SNOHOMISH COUNTY CODE

PAGE 1 OF 35

1
2 WHEREAS, on ____ ___, 20___, the County Council held a public hearing after proper notice, to
3 receive public testimony and consider the entire record related to the code amendments contained in
4 this ordinance; and

5
6 WHEREAS, following the public hearing, the County Council deliberated on the code
7 amendments contained in this ordinance;

8
9 NOW, THEREFORE, BE IT ORDAINED:

10
11 Section 1. The County Council makes the following findings:

- 12
13 A. The County Council adopts and incorporates the foregoing recitals as findings as if set forth fully
14 herein.
15
16 B. This ordinance will adopt new parking standards that adhere to the updated state minimum parking
17 regulations codified in RCW 36.70A.622. This ordinance amends SCC chapters 30.23A and 30.26 to
18 meet the minimum parking regulations, parking design standards, tandem parking, multifamily
19 design, parking stall dimensions, parking lot surfacing, and configuration that conforms to RCW
20 36.70A.622.
21
22 C. This ordinance amends SCC 30.26.030(1) to reduce the minimum number of parking spaces required
23 from two (2) to one (1) per dwelling unit for cottage housing and multifamily dwelling units, and
24 removes guest-parking requirements for single-family detached units to increase developer
25 flexibility in design, which could result in more housing units.
26
27 D. The amendments are consistent with the following goal of the GMA:

28
29 GMA Goal 2 – Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into
30 sprawling, low-density development.

31
32 The amendments reduce the parking requirements for residential development, which will support the
33 development of denser, more compact housing and can therefore reduce sprawl. The code
34 amendments to relax the minimum parking regulations in chapter 30.26 SCC can serve to create higher
35 density development.

- 36
37 E. The amendments will better achieve, comply with, and implement the goals and policies of the
38 Puget Sound Regional Council's VISION 2050, the Multicounty Planning Policies (MPPs), including:

39
40 MPP-H-10: Encourage jurisdictions to review and streamline development standards and
41 regulations to advance their public benefit, provide flexibility, and minimize additional costs to
42 housing.

43
44 MPP-RGS-6: Encourage efficient use of urban land by optimizing the development potential of
45 existing urban lands and increasing density in the urban growth area in locations consistent with
46 the Regional Growth Strategy.

1
2 MPP-DP-47: Streamline development standards and regulations for residential and commercial
3 development and public projects, especially in centers and high-capacity transit station areas, to
4 provide flexibility and to accommodate a broader range of project types consistent with the
5 regional vision.
6

7 The code amendments streamline the minimum parking requirements into simplified tables and figures.
8 These amendments also allow for higher residential densities by reducing the number of required
9 parking spaces for some types of dwellings. Reducing the number of parking spaces required supports
10 the policy of streamlining residential development standards for building more housing and increased
11 reliance on public transit use.
12

13 F. The amendments will better achieve, comply with, and implement the goals and policies contained
14 within the Countywide Planning Policies (CPPs), including:
15

16 DP-16: Jurisdictions should encourage the use of innovative development standards, design
17 guidelines, regulatory incentives, and applicable low impact development measures to provide
18 compact, high-quality communities.
19

20 The amendments reduce the parking required for different housing types, which allows the
21 development of more compact communities. With less surface area dedicated to creating parking stalls,
22 it also allows for more housing development in zones intended for higher densities.
23

24 G. The amendments will better achieve, comply with, and implement the goals, objectives, and policies
25 of the GMAP, including:
26

27 Objective HO 3.A Encourage land use practices, development standards, and building permit
28 requirements that reduce housing production costs.
29

30 HO Policy 3.A.2: Development standards and building permit requirements shall be reviewed on
31 a continual basis to ensure clarity and consistency while providing for a timely, fair, and
32 predictable application processing outcome.
33

34 LU Policy 2.A.5: The county shall encourage urban residential infill and redevelopment
35 in underutilized lands, centers, and other appropriate areas within UGAs.
36

37 The code amendments reduce the parking requirements for residential development, which reduces
38 housing production costs. This change also supports infill development in UGAs. Additionally, the code
39 amendments streamline the minimum parking requirements into simplified tables and figures, which
40 increases the clarity of the code.
41

42 H. Procedural requirements.
43

- 44 1. Under Snohomish County Code, this ordinance is a Type 3 legislative action pursuant to SCC
45 30.73.010 and 30.73.020.
46

2. As required by RCW 36.70A.106(1), a notice of intent to adopt this ordinance was transmitted to the Washington State Department of Commerce for distribution to state agencies on August 12, 2025.
 3. State Environmental Policy Act (SEPA), chapter 43.21C RCW, requirements with respect to this non-project action have been satisfied through the completion of an environmental checklist and the issuance of a determination of non-significance on August 12, 2025.
 4. The public participation process used in the adoption of this ordinance complies with all applicable requirements of the GMA and the SCC including but not limited to RCW 36.70A.035, RCW 36.70A.140, and chapter 30.73 SCC.
 5. The Washington State Attorney General last issued an advisory memorandum, as required by RCW 36.70A.370, in October of 2024 entitled "Advisory Memorandum and Recommended Process for Evaluating Proposed Regulatory or Administrative Actions to Avoid Unconstitutional Takings of Private Property" to help local governments avoid the unconstitutional taking of private property. The process outlined in the State Attorney General's 2024 advisory memorandum was used by Snohomish County in objectively evaluating the regulatory changes proposed by this ordinance.
- I. This ordinance is consistent with the record:
1. This ordinance amends SCC 30.26.025 Tandem parking standards to allow parking spaces in tandem to meet minimum parking requirements at the rate of one space for every 20 linear feet. SCC 30.23A.060 Multifamily design is also amended with standards for tandem parking spaces in front of townhouse units. SCC 30.26.032 is amended for consistency with the tandem parking standards. These changes align with RCW 36.70A.622.
 2. This ordinance amends SCC 30.26.065 Parking lot development standards with a new simplified table for minimum parking stall dimensions and parking configurations. It also amends SCC 30.26.070 Parking lot surfacing requirements to allow parking spaces with grass block pavers to count toward residential minimum parking requirements. These changes align with RCW 36.70A.622.
 3. This ordinance amends SCC 30.26.010 Applicability to make definitions for dwelling units and residential uses consistent across several sections in chapter 30.26 SCC.
 4. This ordinance amends SCC 30.26.030 Number of spaces required to reduce the minimum parking spaces for residential uses such as multifamily, and cottage housing, from 2 spaces to 1 space and removes guest parking requirements from single family detached units and cottage housing. These changes allow for higher density development by reducing the space required to be dedicated to parking and support compact development within the UGAs.
- J. The code amendments are consistent with the record as set forth in the PDS Staff Report dated August 26, 2025.

- 1 K. The amendments have been evaluated for their potential to create barriers to the implementation of
2 Low Impact Development (LID) principles and measures for stormwater management. The updates
3 to SCC will not impact LID principles or measures.
4
- 5 L. The amendments will not have an impact on the demand for capital facilities and utilities. County
6 and external service providers maintain long-range plans and financing strategies to meet projected
7 service demands that will not be impacted by these amendments.
8
- 9 M. The amendments have been evaluated for their potential impacts to housing and jobs in the county.
10 They will support the creation of more housing in the county by adjusting residential minimum
11 parking requirements. The amendments will not impact job creation in the County.
12

13 Section 2. The County Council makes the following conclusions:
14

- 15 A. The amendments proposed by this ordinance are consistent with the goals, policies, and objectives
16 of the MPPs, CPPs, and GMACP.
17
- 18 B. The amendments proposed by this ordinance are consistent with applicable federal, state, and local
19 laws and regulations.
20
- 21 C. The amendments proposed by this ordinance comply with the requirements of SEPA.
22
- 23 D. The public participation process used in the adoption of this ordinance complies with all applicable
24 requirements of the GMA and title 30 SCC.
25
- 26 E. The amendments proposed by this ordinance do not result in an unconstitutional taking of private
27 property for a public purpose.
28

29 Section 3. The Snohomish County Council bases its findings and conclusions on the entire record of
30 the County Council, including all testimony and exhibits. Any finding, which should be deemed a
31 conclusion, and any conclusion which should be deemed a finding, is hereby adopted as such.
32

33 Section 4. Snohomish County Code Section 30.23A.060, last amended by Amended Ordinance No.
34 17-061 on March 28, 2018, is amended to read:
35

36 **30.23A.060 Multifamily design standards.**
37

38 Multifamily dwellings shall comply with the following requirements:
39

40 *(1) Site layout and pedestrian circulation.*
41

42 (a) Multifamily development shall have pedestrian facilities pursuant to SCC 30.24.080.
43

44 (b) When a site has more than one multifamily building, the buildings shall be arranged in a
45 cohesive manner incorporating at least one of the following:
46

1 (i) Configure the buildings around a courtyard;

2
3 (ii) Limit the average number of dwellings per building to seven and cluster these into groups of
4 not more than four buildings with each group of buildings having designed common space and
5 internal circulation and parking separated from other groups of buildings; or

6
7 (iii) Buildings with 10 or more dwellings include an internal building courtyard or create several
8 smaller areas of common space that are located within 25 feet of a building entry.

9
10 (c) Pedestrian facilities should be visible from buildings or parking lots, and shall be designed to
11 avoid creating "dead ends" or isolated areas.

12
13 (d) The design standards of this section shall be implemented pursuant to the Snohomish County
14 Residential Design Manual.

15
16 (2) *Location of parking.*

17
18 (a) Surface parking spaces shall be located to the side or rear of buildings(~~(-)~~), or as tandem spaces
19 within the front setback of buildings as allowed in subsection (b).

20
21 (b) Tandem parking is allowed within the setback area from a drive aisle to the entrance of a
22 covered parking structure. Tandem parking must comply with the requirements of SCC 30.26.025,
23 except that tandem spaces are not required to be assigned to a specific dwelling unit.

24
25 ~~((b))~~ (c) ~~((Structured parking facilities))~~ Covered parking structures shall be located underneath
26 residential dwellings or to the side of the building.

27
28 ~~((e))~~ (d) Large parking areas shall be divided into small groupings of not more than 15 parking
29 spaces in a row. A landscaped island of at least 72 square feet shall be utilized to divide groups of
30 parking spaces.

31
32 ~~((d))~~ (e) Parking may be located in a rear or side setback area when vehicle access is from an alley
33 abutting the rear or side lot line.

34
35 ~~((e))~~ (f) Parking structures located entirely below the finished grade may have parking located
36 within a front or side setback area.

37
38 (3) *Exterior lighting.*

39
40 (a) Lighting shall illuminate building entries and surfaces intended for pedestrians or vehicles.

41
42 (b) Exterior lighting shall be used along pedestrian facilities to identify and distinguish the
43 pedestrian facilities from automobile circulation and parking areas.

44
45 (c) All building lighting for security or aesthetics will be full cut-off or a shielded type, not allowing
46 any upward distribution of light.

(4) Buildings shall be oriented pursuant to SCC 30.23A.070.

(5) *Architectural design elements.*

(a) When a multifamily building has shared entryways, the building entrances shall incorporate a canopy, awning or other architectural element that provides pedestrians protection from the weather.

(b) Each multifamily building shall incorporate variation to any facade of a building that faces a public or private right-of-way by incorporating at least three of the following elements:

(i) Incorporate changes in the roofline at intervals not greater than 40 continuous feet in length, such as variations in roof pitch, dormers, overhangs, projections and extended eaves;

(ii) Provide distinctive window patterns that are not repeated within groupings of up to six dwelling units;

(iii) Include balconies, bay windows, cornices, covered porches or other changes in the facade of the building;

(iv) Set back balconies and other architectural elements on the upper floors of multi-story buildings;

(v) Incorporate diminishing upper floors (gross floor area of upper story is smaller than the gross floor area of the lower story);

(vi) Provide variations in the setback of the building from the front lot line by at least five feet at horizontal intervals of 40 feet or less; or

(vii) Provide other architectural elements that the director determines accomplish the objective of visually dividing the structure into smaller identifiable sections.

(c) The architectural elements in this section shall be implemented pursuant to the Snohomish County Residential Design Manual.

Section 5. Snohomish County Code Section 30.26.010, last amended by Amended Ordinance No. 16-013 on March 8, 2017, is amended to read:

30.26.010 Applicability.

(1) Every new use and every building erected, moved, reconstructed, expanded, or structurally altered shall provide parking areas as provided in this chapter.

~~((2) Parking area shall be permanent and shall be permanently maintained for parking purposes.))~~

1 ~~((3))~~ (2) This chapter applies to ~~((any lot))~~ lots that have uses that require parking or any parcel of land
2 used as a public or private parking area and having a capacity of three or more vehicles, including any
3 vehicle sales area. ~~((This chapter shall not apply to permit applications for individual single family or
4 duplex residences.))~~

5
6 ~~((4))~~ (3) Temporary on-site and off-site construction-related parking is exempt from this chapter.

7
8 Section 6. Snohomish County Code Section 30.26.025, last amended by Amended Ordinance No. 17-
9 062 on October 18, 2017, is amended to read:

10
11 **30.26.025 Tandem parking.**

12
13 ~~((Tandem or stacked parking spaces))~~ For purposes of this chapter, "tandem parking" means parking
14 spaces for two or more vehicles, one in front of the other(s) with a single means of ingress and egress.
15 Tandem parking may be allowed for residential and commercial uses as follows:

16
17 (1) ~~((Each tandem space shall be at least eight and one-half feet wide and twice the depth required for a
18 standard space;))~~ Tandem parking spaces may count towards meeting the minimum residential or
19 commercial parking requirements in SCC Table 30.26.030(1) at a rate of one standard space according to
20 SCC Table 30.26.065(18) – Off-Street Parking – Minimum Stall Dimensions, and any necessary provisions
21 for turning radius;

22
23 ~~((2) A maximum of 30 percent of the required parking may be provided through tandem spaces, except
24 that for townhouse and mixed townhouse development a maximum of 100 percent of the required
25 parking for those residing in the development may be provided through tandem spaces when located
26 within individual unit garages.))~~

27
28 ~~((3))~~ (2) For residential uses, tandem parking spaces may be used to meet up to 100 percent of the
29 minimum parking requirements, provided that any use of tandem parking ~~((may only be used when it
30 can be documented that parking))~~ spaces ~~((will))~~ shall be assigned to specific units and ~~((tandem spaces
31 will))~~ may not be shared between units ~~((; and))~~. Multifamily developments are not required to assign
32 tandem parking spaces to specific units; and

33
34 ~~((4))~~ (3) For commercial uses, a maximum of 30 percent of the required parking may be provided
35 through tandem parking spaces. Commercial uses with no retail or customer service components may
36 use tandem parking only when it can be documented that the proposed parking will be managed to
37 accommodate employee access to vehicles and vehicle ingress and egress at all times.

38
39 Section 7. Snohomish County Code Section 30.26.030 last amended by Amended Ordinance No. 25-
40 033 on August 13, 2025, is amended to read:

41
42 **30.26.030 Number of spaces required.**

43
44 (1) The required number of off-street parking spaces shall be as set forth in SCC Table 30.26.030(1)
45 subject to provisions, where applicable, regarding:
46

- (a) Effective alternatives to automobile access (SCC 30.26.040);
 - (b) Joint uses (SCC 30.26.050 and 30.26.055); and
 - (c) Accessible routes of travel (SCC 30.26.065(7)).
- (2) The abbreviations in the table have the following meanings:
- (a) "GFA" means gross floor area;
 - (b) "GLA" means gross leasable area; and
 - (c) "SF" means square feet.
- (3) Any off-street parking spaces that are devoted to electric vehicle charging shall be counted toward the minimum number of parking spaces required.
- (4) For off-street parking requirements in the Urban Center (UC) zone, see SCC 30.26.032.

Table 30.26.030(1) Number of Parking Spaces Required

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, MUC, MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500	NOTES
Accessory Dwelling Unit	No parking required	1 per unit	
Adult Entertainment Business/Use	See SCC 30.26.035	See SCC 30.26.035	
Agriculture	No parking required	No parking required	
Airport			
Air Terminal	10 per 1,000 SF of waiting area	10 per 1,000 SF of waiting area	
Stage 1 Utility	See SCC 30.26.035	See SCC 30.26.035	
All Others	See SCC 30.26.035	See SCC 30.26.035	
Amusement Facility, by type			

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, MUC, MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500	NOTES
Tennis courts, racquet or handball clubs, and similar commercial recreation	10 per 1,000 SF assembly area plus 2 per court	15 per 1,000 SF assembly area plus 2 per court	
Theaters and cinemas	1 per 3 seats or 8 feet of bench	1 per 4 seats or 8 feet of bench	
All other places without fixed seats including dance halls and skating rinks	See SCC 30.26.035	See SCC 30.26.035	
Antique Shop	3 per 1,000 GFA	4 per 1,000 GFA	
Art Gallery ⁴¹	2.5 per 1,000 GFA	2.5 per 1,000 GFA	
Asphalt Batch Plant & Continuous Mix Asphalt Plant	See SCC 30.26.035	See SCC 30.26.035	
Auto Repair, Major	5 per 1,000 GFA	5 per 1,000 GFA	Service bays and work areas inside repair facilities do not count as parking spaces.
Auto Repair, Minor	4 per 1,000 GFA	5 per 1,000 GFA	Service bays and work areas inside repair facilities do not count as parking spaces.
Auto Towing	See SCC 30.26.035	See SCC 30.26.035	

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, MUC, MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500	NOTES
Auto Wrecking and Junkyard	15 spaces for yards less than 10 acres in size; 25 spaces for yards 10 acres or larger	15 spaces for yards less than 10 acres in size; 25 spaces for yards 10 acres or larger	
Bakery, Farm	2 spaces	2 spaces	
Bed and Breakfast Guesthouses and Inns	2 plus 1 per guest room	2 plus 1 per guest room	
Boarding House	1 per guest room	1 per guest room	
Boat Launch, Commercial	See SCC 30.22.130(31)	See SCC 30.22.130(31)	
Boat Launch, Non-commercial	See SCC 30.22.130(31)	See SCC 30.22.130(31)	
Caretaker's Quarters	2 per unit	2 per unit	
Cemetery and Funeral Home	1 per 4 seats or 8 feet of bench, or 25 per 1,000 sf of assembly room with no fixed seats	1 per 4 seats or 8 feet of bench, or 25 per 1,000 sf of assembly room with no fixed seats	
Church	See SCC 30.26.035	See SCC 30.26.035	
Clubhouse	See SCC 30.26.035	See SCC 30.26.035	
Commercial Vehicle Home Basing	See SCC 30.22.130(33)	See SCC 30.22.130(33)	
Commercial Vehicle Storage Facility	See SCC 30.26.035	See SCC 30.26.035	
Community Facilities for Juveniles	See SCC 30.26.035	See SCC 30.26.035	
Construction Contracting	See SCC 30.26.035	See SCC 30.26.035	

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, MUC, MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500	NOTES
Dams, Power Plants, & Associated Uses	See SCC 30.26.035	See SCC 30.26.035	
Day Care Center	2.5 per 1,000 GFA	2.5 per 1,000 GFA	An off-street load and unload area is also required. This area shall provide the greater of two spaces or one space for every 2,000 square feet of day care center with fractional spaces rounded up.
Distillation of Alcohol	2 per 1,000 GFA	2.5 per 1,000 GFA	May also be determined by the department on a case-by-case basis per SCC 30.26.035 when the employee to SF GFA ratio for the proposed use is less than the typical requirement for this use in this zone.

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, MUC, MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500	NOTES
Dock & Boathouse, Private, Non-Commercial	No Parking Requirement	No Parking Requirement	
Dwelling			
Co-Living	.25 per sleeping unit	.25 per sleeping unit	Off-street parking is not required if a co-living dwelling is located within 0.5-mile walking distance from a light rail stop, bus rapid transit stop, or bus stop that provides service at 15-minute intervals for at least five hours a day on weekdays.
Cottage Housing	((2 spaces)) <u>1 space</u> per dwelling unit (plus guest parking at 1 space per 4 dwellings)	((2 spaces)) <u>1 space</u> per dwelling unit (plus guest parking at 1 space per 4 dwellings)	Note 1: Driveways between garage doors and

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, MUC, MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500	NOTES
Attached Single Family	2 per dwelling; see note 1	2 per dwelling; see note 1	((roads, private roads, designated fire lanes or access aisles that are at least 19' long and 8.5' wide)) road network elements that meet the minimum parking width and length for standard residential parking in Table 30.26.065 (19) may be counted ((as one)) toward the minimum parking ((space, and if at least 19' long and 17' wide may be counted as two parking spaces. Garages shall have a minimum interior length of 19')) requirements.
Duplex	2 per dwelling; see note 1	2 per dwelling; see note 1	
Mobile Home	2 per dwelling; see note 1	2 per dwelling; see note 1	
Multifamily	((2)) 1 per dwelling; see note 1	((2)) 1 per dwelling; see note 1	
Single Family	2 per dwelling; see note 1	2 per dwelling; see note 1	
Townhouse	2 per dwelling; see note 1	2 per dwelling; see note 1	((Note 2))

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, MUC, MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500	NOTES
Single Family Detached Units (pursuant to chapter 30.41F SCC)	2 spaces per dwelling unit ((plus guest parking at 1 space per 4 dwellings provided that 1 unrestricted guest parking spot per 2 dwellings for either (i) dwellings where no driveways are provided or (ii) dwellings that provide a driveway apron meeting the minimum dimension requirements for parking of only 1 car; see notes 1 & 2.))	2 spaces per dwelling unit ((plus guest parking at 1 space per 4 dwellings provided that 1 unrestricted guest parking spot per 2 dwellings for either (i) dwellings where no driveways are provided or (ii) dwellings that provide a driveway apron meeting the minimum dimension requirements for parking of only 1 car; see notes 1 & 2.))	((An “unrestricted” guest parking spot is one provided either within the drive aisle parking or designated guest parking areas outside of individual units; garage parking spaces or parking spaces on driveway aprons of an individual unit are not “unrestricted” parking spaces. All applicable provisions of chapter 30.26 SCC shall be followed.))
Electric Vehicle Infrastructure			
Electric Vehicle Charging Station – Levels 1 to 3	No requirement	No requirement	Note: service bays and work areas inside repair facilities do not count as parking spaces.
Battery Exchange Stations	4 per 1,000 GFA	5 per 1,000 GFA	

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, MUC, MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500	NOTES
Equestrian Center	See SCC 30.26.035	See SCC 30.26.035	One space accommodating a vehicle and horse trailer for every two horses expected at equestrian or mini- equestrian center events.
Excavation & Processing of Minerals	See SCC 30.26.035	See SCC 30.26.035	
Explosives, Storage	See SCC 30.26.035	See SCC 30.26.035	
Fairgrounds	See SCC 30.26.035	See SCC 30.26.035	
Family Day Care Home	See dwelling, single family requirements	See dwelling, single family requirements	An off- street load and unload area equivalent to one space is also required.
Farm Product Processing	1 per 1,000 GFA	1 per 1,000 GFA	
Farm Stand			
Up to 400 SF	2 per stand	2 per stand	
401 to 5,000 SF	3 per 1,000 GFA (3 minimum)	3 per 1,000 GFA (3 minimum)	
Farm Support Business	See SCC 30.26.035	See SCC 30.26.035	
Farm Worker Dwelling	See SCC 30.26.035	See SCC 30.26.035	

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, MUC, MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500	NOTES
Farmers Market	3 per 1,000 GFA (3 minimum)	3 per 1,000 GFA (3 minimum)	
Farmland Enterprises	See SCC 30.26.035	See SCC 30.26.035	
Fish Farm	See SCC 30.26.035	See SCC 30.26.035	
Forestry	No Parking Required	No Parking Required	
Forestry Industry Storage & Maintenance Facility	See SCC 30.26.035	See SCC 30.26.035	
Foster Home	See SCC 30.26.035	See SCC 30.26.035	
Fuel Yard	See SCC 30.26.035	See SCC 30.26.035	
Garage, Detached Private	No Parking Required	No Parking Required	
Golf Course, Driving Range, Country Club	See SCC 30.26.035	See SCC 30.26.035	
Government Structures & Facilities	See SCC 30.26.035	See SCC 30.26.035	
Greenhouse, Lath House, & Nurseries	See SCC 30.26.035	See SCC 30.26.035	
Guest House	1 per guest house	1 per guest house	
Hazardous Waste Storage & Treatment Facilities, Offsite or Onsite	See SCC 30.26.035	See SCC 30.26.035	
Health and Social Service Facilities, Levels I through III	See SCC 30.26.035	See SCC 30.26.035	
Home Occupation	See SCC 30.26.035	See SCC 30.26.035	

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, MUC, MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500	NOTES
Homestead Parcel	See dwelling, single family requirements	See dwelling, single family requirements	
Hotel/Motel	1 per unit or guest room; see note	1 per unit or guest room; see note	Additional parking for restaurants, conference or convention facilities and other businesses, facilities, or uses associated with the motel or hotel is required in accordance with this table.
Kennel, Commercial	See SCC 30.26.035	See SCC 30.26.035	
Kennel, Private-Breeding	No Additional Requirement	No Additional Requirement	
Kennel, Private-Non-Breeding	No Additional Requirement	No Additional Requirement	
Kitchen Farm	No Additional Requirement	No Additional Requirement	
Laboratory	2.5 per 1,000 GFA	3 per 1,000 GFA	Or see SCC 30.26.035
Library	2.5 per 1,000 GFA	3 per 1,000 GFA	
Livestock Auction Facility	See SCC 30.26.035	See SCC 30.26.035	
Lumber Mill	2 per 1,000 GFA	2 per 1,000 GFA	
Lumberyard	1 per 1,000 GLA	1 per 1,000 GLA	

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, MUC, MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500	NOTES
Manufacturing, Heavy	2 per 1,000 GFA	2.5 per 1,000 GFA	May also be determined by the department on a case-by-case basis per SCC 30.26.035 when the employee to SF GFA ratio for the proposed use is less than the typical requirement for this use in this zone.
Manufacturing-All Other Forms Not Specifically Listed	2 per 1,000 GFA	2.5 per 1,000 GFA	May also be determined by the department on a case-by-case basis per SCC 30.26.035 when the employee to SF GFA ratio for the proposed use is less than the typical requirement for this use in this zone.

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, MUC, MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500	NOTES
Marijuana Processing	2 per 1,000 GFA	2.5 per 1,000 GFA	May also be determined by the department on a case-by-case basis per SCC 30.26.035 when the employee to SF GFA ratio for the proposed use is less than the typical requirement for this use in this zone.
Marijuana Production	2 per 1,000 GFA	2.5 per 1,000 GFA	May also be determined by the department on a case-by-case basis per SCC 30.26.035 when the employee to SF GFA ratio for the proposed use is less than the typical requirement for this use in this zone.
Marijuana Retail	3 per 1,000 GFA	4 per 1,000 GFA	
Massage Parlor	3 per 1,000 GFA	4 per 1,000 GFA	

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, MUC, MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500	NOTES
Material Recovery Facility	See SCC 30.26.035	See SCC 30.26.035	
Mini Equestrian Center	1 per 4 seats or 8 feet of bench; see note	1 per 4 seats or 8 feet of bench; see note	One space accommodating a vehicle and horse trailer for every two horses expected at equestrian or mini-equestrian center events.
Mini Self-Storage	2 per 75 storage units	2 per 75 storage units	
Mobile Home Parks	2 per dwelling plus guest parking at 1 per 4 dwellings	2 per dwelling plus guest parking at 1 per 4 dwellings	See Chapter 30.42ES CC.
Model Hobby Park	See SCC 30.26.035	See SCC 30.26.035	See SCC 30.26.035
Model House/Sales Office	See residential dwelling requirements	See residential dwelling requirements	
Motocross Racetrack	See SCC 30.26.035	See SCC 30.26.035	
Museum	2.5 per 1,000 GFA	3 per 1,000 GFA	
Neighborhood Services	3 per 1,000 GLA	4 per 1,000 GLA	

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, MUC, MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500	NOTES
Office and Banking	2.5 per 1,000 GFA	3 per 1,000 GFA	A minimum of 5 spaces is required for all sites. Drive-up windows at financial institutions must have clear queuing space, not interfering with parking areas, for at least three vehicles per drive up window.
Off-road vehicle use area, private	See SCC 30.26.035	See SCC 30.26.035	
Park, Public	See Parks and Recreation Element of the Comprehensive Plan	See Parks and Recreation Element of the Comprehensive Plan	Parking standards for parks vary based on the classification of the park and amenities identified in the Parks and Recreation Element.
Park-and-Pool Lot	No Additional Requirement	No Additional Requirement	
Park-and-Ride Lot	No Additional Requirement	No Additional Requirement	

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, MUC, MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500	NOTES
Personal Wireless Service Facilities	1 space	1 space	
Printing Plant	2.5 per 1,000 GFA	3 per 1,000 GFA	
Public Events/Assemblies on Farmland	See SCC 30.26.035	See SCC 30.26.035	
Race Track	See SCC 30.26.035	See SCC 30.26.035	
Recreational Facility Not Otherwise Listed	See SCC 30.26.035	See SCC 30.26.035	
Recreational Vehicle	1 per RV	1 per RV	
Recreational Vehicle Park	See SCC 30.26.035	See SCC 30.26.035	
Recycling Facility	See SCC 30.26.035	See SCC 30.26.035	
Rendering of Fat, Tallow, or Lard	See SCC 30.26.035	See SCC 30.26.035	
Resort	See SCC 30.26.035	See SCC 30.26.035	
Restaurant	6 per 1,000 GFA	8 per 1,000 GFA	Clear queuing space, not interfering with the parking areas, for at least five vehicles is required in front of any drive up window.
Retail, General	3 per 1,000 GFA	4 per 1,000 GFA	

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, MUC, MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500	NOTES
Retirement Apartments	1 per dwelling plus guest parking at 1 per 4 dwellings	1 per dwelling plus guest parking at 1 per 4 dwellings	See SCC 30.26.040(1) .
Retirement Housing	1 per dwelling	1 per dwelling plus guest parking at 1 per 4 dwellings	See SCC 30.26.040(2) .
Rural Industries	See SCC 30.26.035	See SCC 30.26.035	
Sanitary Landfill	See SCC 30.26.035	See SCC 30.26.035	
Schools	See SCC 30.26.035	See SCC 30.26.035	See SCC 30.26.035; Sufficient on-site space for safe loading and unloading of students from school buses and cars is also required.
K-12 & Preschool			
College			
Other			
Service Station	3 per 1,000 GFA	4 per 1,000 GFA	
Shooting Range	See SCC 30.26.035	See SCC 30.26.035	
Sludge Utilization	No parking required	No parking required	
Small Animal Husbandry	No parking required	No parking required	

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, MUC, MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500	NOTES
Small Workshop	2 per 1,000 GFA	2.5 per 1,000 GFA	May also be determined by the department on a case-by-case basis per SCC 30.26.035 when the employee to SF GFA ratio is less than the normal minimum requirement for the zone.
Stables	1 per 4 seats or 8 feet of bench; see note	1 per 4 seats or 8 feet of bench; see note	One space accommodating a vehicle and horse trailer for every two horses expected at equestrian or mini-equestrian center events.
Stockyard or Slaughter House	See SCC 30.26.035	See SCC 30.26.035	
Storage, Retail Sales Livestock Feed	1 per 1,000 GFA	1 per 1,000 GFA	
Storage Structure, Accessory	No parking required	No parking required	
Storage Structure, Non-accessory	No parking required	No parking required	
Studio	2.5 per 1,000 GFA	3 per 1,000 GFA	

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, MUC, MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500	NOTES
Swimming/Wading Pool			
Public	1 per 10 swimmers, based on pool capacity as defined by the Washington State Department of Health.	1 per 10 swimmers, based on pool capacity as defined by the Washington State Department of Health.	
Private	See SCC 30.26.035	See SCC 30.26.035	
Television/Radio Stations	2.5 per 1,000 GFA	3 per 1,000 GFA	
Temporary Dwelling During Construction	1 per dwelling	1 per dwelling	
Temporary Dwelling for Relative	1 per dwelling	1 per dwelling	
Temporary Logging Crew Quarters	See SCC 30.26.035	See SCC 30.26.035	
Temporary Residential Sales Coach ⁷³	1 per coach	1 per coach	
Transit Center	See SCC 30.26.035	See SCC 30.26.035	
Ultralight Airpark	See SCC 30.26.035	See SCC 30.26.035	
Utility Facilities, Electromagnetic Transmission & Receiving Facility	1 space	1 space	
Utility Facilities, Transmission Wires, Pipes & Supports	See SCC 30.26.035	See SCC 30.26.035	

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, MUC, MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500	NOTES
Utility Facilities-All Other Structures	1 space	1 space	
Vehicle and Equipment Sales and Rental	1 per 1,000 GFA of sales office, plus	1 per 1,000 GFA of sales office, plus	
	2 per 1,000 GFA of service or repair space, plus	2 per 1,000 GFA of service or repair space, plus	
	1 per 4,000 SF of outdoor display area (or of showroom display area in the CB zone)	1 per 4,000 SF of outdoor display area (or of showroom display area in the CRC zone)	
Veterinary Clinic	3 per 1,000 GFA	4 per 1,000 GFA	
Warehousing	0.5 per 1,000 GFA	0.5 per 1,000 GFA	
Wedding Facility	See SCC 30.26.035	See SCC 30.26.035	
Wholesale Establishment	1 per 1,000 GFA	1 per 1,000 GFA	
Woodwaste Recycling and Woodwaste Storage	1 per site plus 1 per 1,000 GFA	1 per site plus 1 per 1,000 GFA	
All other uses not otherwise mentioned	See SCC 30.26.035	See SCC 30.26.035	

Section 8. Snohomish County Code Section 30.26.032, last amended by Amended Ordinance No. 16-013 on March 8, 2017, is amended to read:

30.26.032 Additional parking requirements for the UC zone

In addition to the parking requirements contained in this chapter, developments in the UC zone shall also comply with the following:

(1) Development in the UC zone shall comply with the parking ratios established in SCC Table 30.26.032(1).

Table 30.26.032(1) Parking Ratios

Use	Minimum	Maximum	Bicycle Parking
Restaurants	2 stalls/1,000 net square feet	8 stalls/1,000 net square feet	5 spaces minimum
Retail	2 stalls/1,000 net square feet	4 stalls/1,000 net square feet	5 spaces minimum
Office	2 stalls/1,000 net square feet	4 stalls/1,000 net square feet	5 spaces minimum
Residential (units >1,000 sq. ft. each)	1.5 stalls per unit	2.5 stalls per unit	5 spaces minimum
Residential (units <1,000 sq. ft. each)	1 stall per unit	1.5 stalls per unit	5 spaces minimum
Retirement apartments or retirement housing	0.5 stall per unit	1 stall per unit	5 spaces minimum
All other uses	See SCC 30.26.035		5 spaces minimum

(2) Parking shall be located within, under, behind, or to the side of buildings, except that townhouse and mixed townhouse developments may allow parking in front.

(3) Parking lots shall be landscaped pursuant to SCC 30.25.022.

(4) The number of parking garage entrances shall be minimized. Where feasible, entrances shall be located to the side or rear of buildings. Lighting fixtures within garages shall be screened from view from the street. Exterior architectural treatments for parking garages and structures and free-standing garage buildings shall satisfy the requirements of SCC 30.34A.095.

(5) A reduction from the parking space requirements in SCC Table 30.26.032(1) may be approved pursuant to SCC 30.26.040.

1 Section 9. Snohomish County Code Section 30.26.065, last amended by Amended Ordinance No. 10-
2 102 on January 19, 2011, is amended to read:

3
4 **30.26.065 Parking lot development standards.**

5
6 (1) No building permit shall be issued until plans or other documentation showing provisions for the
7 required off-street parking have been submitted and approved as conforming to the standards of this
8 chapter. Parking areas shall be permanently maintained for parking purposes.

9
10 (2) Interior site access lanes shall be designed to provide continuous, unrestricted vehicular movement
11 and shall connect to public streets or private roads (~~(which)~~) that provide legal access to the site.

12
13 (3) Access lanes and emergency vehicle lanes shall not be less than 20 feet in width, and emergency
14 access shall be provided pursuant to the provisions of chapter 30.53A SCC.

15
16 (4) Parking in emergency vehicle lanes shall be prohibited, and indicated as being unlawful by signs
17 and/or painting on the lane/parking lot surface.

18
19 (5) Emergency access shall be provided to within 50 feet of any multifamily building.

20
21 (6) Parking lot area (square footage) devoted to accessible routes of travel may be credited toward
22 reducing the number of required off-street parking stalls at the ratio of one parking stall per each 160
23 square feet of accessible route of travel within parking areas.

24
25 (7) Accessible routes of travel may cross driveways, access lanes, and emergency vehicle lanes, but not
26 loading spaces.

27
28 (8) If any of the requirements of this section are impractical due to the peculiarities of the site and
29 building, other provisions for emergency access may be approved by the fire marshal.

30
31 (9) All parking stalls and aisles shall be designed according to (~~SCC Table 30.26.065(14) or SCC Table~~
32 ~~30.26.065(17), "Off-Street Parking,"~~) SCC Table 30.26.065(19), Off-Street Parking – Minimum Stall
33 Dimensions, unless all parking is to be done by parking attendants on duty at all times that the parking
34 lot is in use for the storage of automobiles.

35
36 (10) When parking standards require 10 or more parking spaces, up to 40 percent of the off-street
37 parking spaces required by this chapter may be designed for compact cars in accordance with (~~SCC~~
38 ~~Table 30.26.065(16), "Compact Car Stall and Aisle Specifications" or SCC Table 30.26.065(19),~~
39 ~~"Interlocking – Compact Cars."~~) SCC Table 30.26.065(19), Off-Street Parking – Minimum Stall
40 Dimensions. Such parking stalls shall be individually marked on the site plan and on each constructed
41 parking stall as being for compact cars only.

42
43 (11) Parking at any angle other than those shown is permitted, providing the width of the stalls and
44 aisles is adjusted by interpolation between the specified standards.

45
46 (12) Parking shall be so designed that automobiles shall not back out into public streets.

(13) *Electric Vehicle Charging.*

(a) Infrastructure for the charging of electric vehicles shall not intrude into nor diminish the dimensions of the aisle or parking stall(s) it is intended to serve.

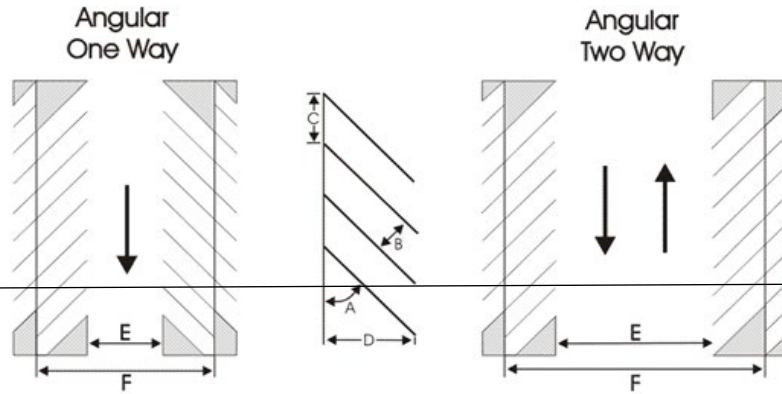
(b) Where electric vehicle infrastructure is provided within an adjacent pedestrian circulation area, such as a sidewalk or accessible route to the building entrance, the infrastructure shall be located as to not interfere with accessibility requirements of WAC 51-50-005.

(14) Existing nonconforming gravel surfaced parking areas may be used to provide up to six parking spaces of off-street parking required by this chapter, provided each space meets the minimum dimensions for a standard non-residential space in SCC Table 30.26.065(19), Off-Street Parking – Minimum Stall Dimensions.

**((Table 30.26.065(14) Off Street Parking
Conventional Car Stall and Aisle Specifications))**

((Parking Layout))	((Angle))	((Dimensions))			((One-way))		((Two-Way))	
((See Figure 30.26.065(15)))	((Parking Angle A))	((Stall Width B))	((Curb Length C))	((Stall Depth D))	((Aisle Width E))	((Parking Section Width F))	((Aisle Width E))	((Parking Section Width F))
((Parallel one side))	((0°))	((8'))	((21'))	((8'))	((12'))	((20'))	((22'))	((30'))
((two sides))	((0))	((8))	((21))	((8))	((22))	((38))	((24))	((40))
((Angular))	((20))	((8.5))	((24.9))	((14.5))	((11))	((40))	((20))	((49))
	((30))	((8.5))	((17))	((16.9))	((11))	((44.8))	((20))	((53.8))
	((40))	((8.5))	((13.2))	((18.7))	((12))	((49.4))	((20))	((57.4))
	((45))	((8.5))	((12))	((19.4))	((13.5))	((52.3))	((20))	((58.8))
	((50))	((8.5))	((11.1))	((20))	((15.5))	((55.5))	((20))	((60))
	((60))	((8.5))	((9.8))	((20.7))	((18.5))	((59.9))	((22))	((63.4))
	((70))	((8.5))	((9))	((20.8))	((19.5))	((61.1))	((22))	((63.6))
	((80))	((8.5))	((8.6))	((20.2))	((24))	((64.4))	((24))	((64.4))
((Perpendicular))	((90))	((8.5))	((8.5))	((19))	((25))	((63))	((25))	((63))

((Figure 30.26.065(15).))

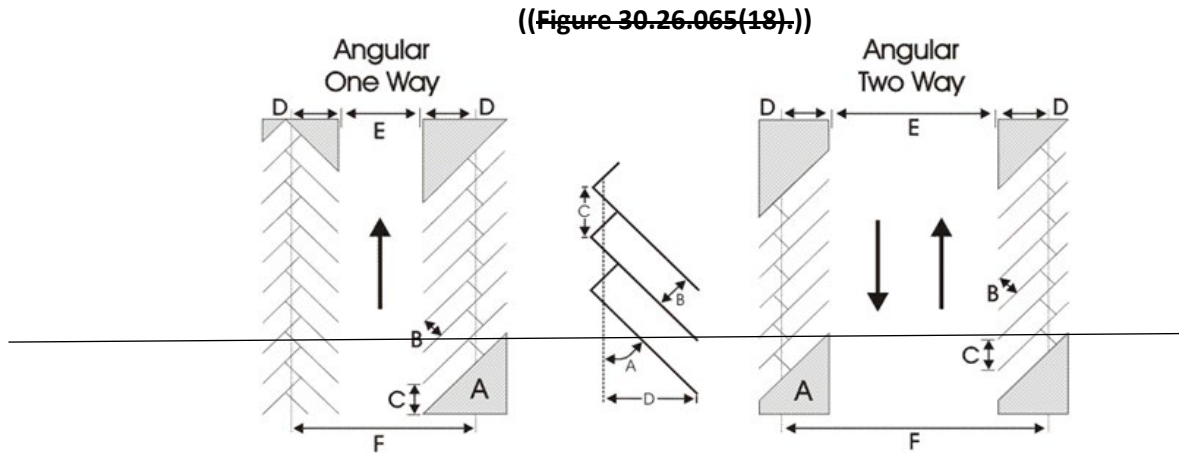


((Table 30.26.065(16) Compact Car Stall and Aisle Specifications))

((Parking Layout))	((Angle))	((Dimensions))			((One-way))		((Two-Way))	
((See Figure 30.26.065(15)))	((Parking Angle A))	((Stall Width B))	((Curb Length C))	((Stall Depth D))	((Aisle Width E))	((Parking Section Width F))	((Aisle Width E))	((Parking Section Width F))
((Parallel))	((0°))	((8'))	((20'))	((8'))	((12'))	((28'))	((20'))	((36'))
((Angular))	((45))	((8))	((11.3))	((15))	((12.5))	((42.5))	((20))	((50))
	((60))	((8))	((9.2))	((16.5))	((17))	((50))	((22))	((55))
((Perpendicular))	((90))	((8))	((8))	((16))	((22))	((54))	((25))	((57))

**((Table 30.26.065(17) Off Street Parking
Interlocking — Conventional Cars))**

((Parking Layout))	((Angle))	((Dimensions))			((One-way))		((Two-Way))	
((See Figure 30.26.065(18)))	((Parking Angle A))	((Stall Width B))	((Curb Length C))	((Stall Depth D))	((Aisle Width E))	((Parking Section Width F))	((Aisle Width E))	((Parking Section Width F))
((Parallel))	((0°))	((8'))	((21'))	((8'))	((12/22'))	((28/38'))	((22/24'))	((38/40'))
((Angular))	((20))	((8.5))	((24.9))	((10.5))	((11))	((32))	((20))	((41))
	((30))	((8.5))	((17))	((13.2))	((11))	((37.4))	((20))	((46.4))
	((40))	((8.5))	((13.2))	((15.5))	((12))	((43))	((20))	((51))
	((45))	((8.5))	((12))	((16.4))	((13.5))	((46.3))	((20))	((52.8))
	((50))	((8.5))	((11.1))	((17.3))	((13.5))	((50.1))	((20))	((54.6))
	((60))	((8.5))	((9.8))	((18.6))	((18.5))	((55.7))	((22))	((59.2))
	((70))	((8.5))	((9))	((19.3))	((19.5))	((58.1))	((22))	((60.6))
	((80))	((8.5))	((8.6))	((19.5))	((24))	((63))	((24))	((63))
((Perpendicular))	((90))	((8.5))	((8.5))	((19))	((25))	((63))	((25))	((63))



((Table 30.26.065(19) Interlocking Compact Cars))

((Parking Layout))	((Angle))	((Dimensions))			((One-way))		((Two-Way))	
((See Figure 30.26.065(18)))	((Parking Angle A))	((Stall Width B))	((Curb Length C))	((Stall Depth D))	((Aisle Width E))	((Parking Section Width F))	((Aisle Width E))	((Parking Section Width F))
((Parallel))	((0°))	((8'-))	((20'-))	((8'-))	((12'-))	((28'-))	((20'-))	((36'-))
((Angular))	((45°))	((8'))	((11.3'))	((14.1'))	((12.5'))	((40.7'))	((20'))	((48.2'))
	((60°))	((8'))	((9.2'))	((15.9'))	((17'))	((48.8'))	((22'))	((53.8'))
((Perpendicular))	((90°))	((8'))	((8'))	((16'))	((22'))	((54'))	((25'))	((57'))

Figure 30.26.065(15) – Parallel Parking

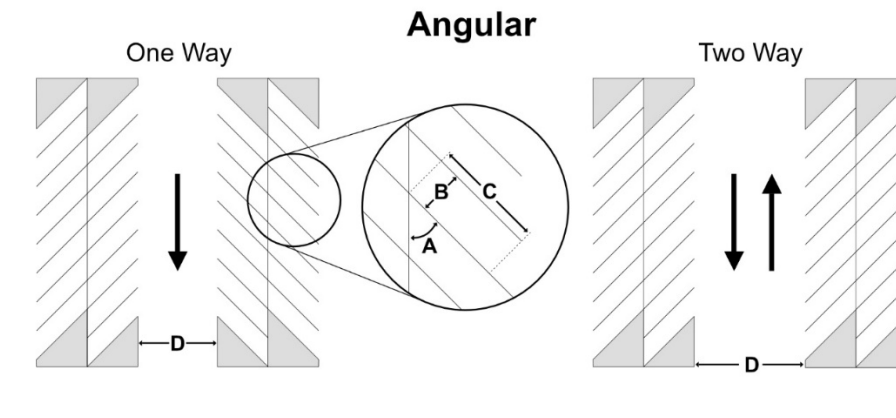


Figure 30.26.065(16) – Angular Parking

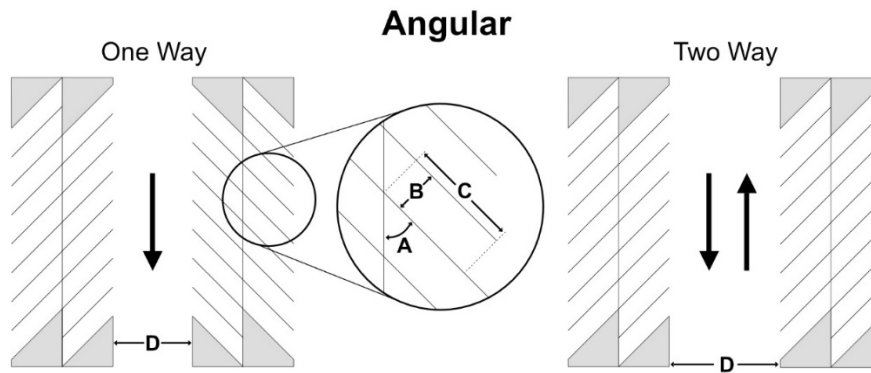


Figure 30.26.065(17) – Angular -Interlocking

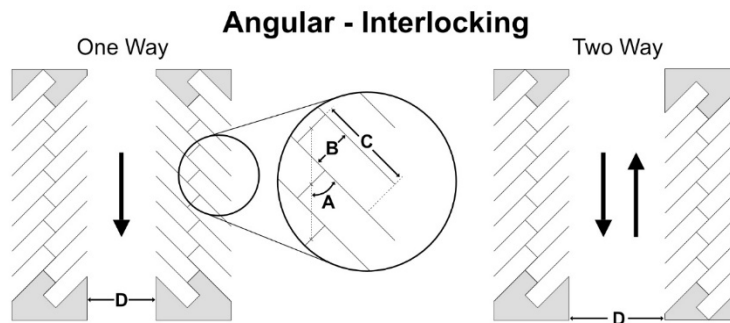


Figure 30.26.065(18) – Perpendicular Parking

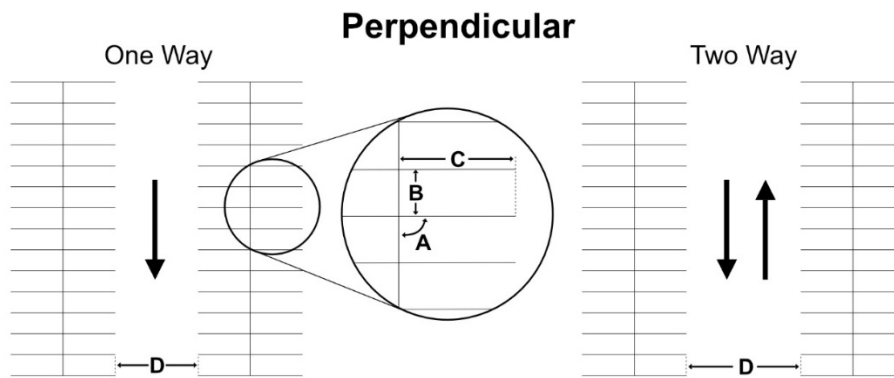


Table 30.26.065(19) – Off-Street Parking – Minimum Stall Dimensions

<u>Parking Layout</u>	<u>Parking Angle A</u>	<u>Stall Width B</u>			<u>Stall Depth C</u>			<u>Aisle Width D</u>	
		<u>Standard Residential</u>	<u>Standard Non-Residential</u>	<u>Compact</u>	<u>Standard Residential</u>	<u>Standard Non-Residential</u>	<u>Compact</u>	<u>One Way</u>	<u>Two Way</u>
<u>Parallel</u>	<u>0°</u>	<u>8'</u>	<u>8.5'</u>	<u>7.5'</u>	<u>20'</u>	<u>22'</u>	<u>8'</u>	<u>12'</u>	<u>20'</u>
<u>Angular</u>	<u>15</u>	<u>8</u>	<u>8.5</u>	<u>7.5</u>	<u>20</u>	<u>22</u>	<u>8</u>	<u>14</u>	<u>21</u>
	<u>30</u>	<u>8</u>	<u>8.5</u>	<u>7.5</u>	<u>20</u>	<u>22</u>	<u>8</u>	<u>16</u>	<u>21</u>
	<u>45</u>	<u>8</u>	<u>8.5</u>	<u>7.5</u>	<u>20</u>	<u>21</u>	<u>8</u>	<u>18</u>	<u>22</u>
	<u>60</u>	<u>8</u>	<u>8.5</u>	<u>7.5</u>	<u>19</u>	<u>21</u>	<u>8</u>	<u>20</u>	<u>23</u>
	<u>75</u>	<u>8</u>	<u>8.5</u>	<u>7.5</u>	<u>19</u>	<u>20</u>	<u>8</u>	<u>22</u>	<u>24</u>
<u>Perpendicular</u>	<u>90</u>	<u>8</u>	<u>8.5</u>	<u>7.5</u>	<u>19</u>	<u>20</u>	<u>8</u>	<u>24</u>	<u>24</u>

Section 10. Snohomish County Code Section 30.26.070, adopted by Amended Ordinance No. 02-064 on December 9, 2002, is amended to read:

30.26.070 Parking lot surfacing requirement.

The following requirements shall be complete prior to issuance of a certificate of occupancy:

(1) All off-street parking shall be graded and surfaced to standards for ~~((asphaltic)) asphalt~~, concrete, hard pavers, grass block pavers, or other surfacing sufficient to:

(a) Eliminate dust and mud;

(b) Provide for proper storm drainage; and

(c) Allow for marking of stalls, and installation of other traffic control devices as set forth by the director of the department of public works and this chapter;

(2) Any required accessible parking spaces shall be linked to an accessible route of travel on site, and both shall be paved;

(3) All traffic control devices such as parking strips designating car stalls, directional arrows or signs, curbs, and other developments shall be installed and completed as shown on the approved plans; and

(4) Hard-surfaced parking areas shall use paint or similar devices to delineate parking stalls and directional arrows.

1 (5) Gravel is prohibited for parking lot surfacing in Urban Growth Areas (UGAs) unless used as part of
2 low impact development or as an existing nonconforming parking area under SCC 30.26.065(14).
3

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

15 PASSED this _____ day of _____, 20__.

16
17 SNOHOMISH COUNCIL
18 Snohomish, Washington
19
20

21 _____
22 Council Chair

23 ATTEST:
24
25

26 _____
27 Asst. Clerk of the Council
28

29 () APPROVED
30 () EMERGENCY
31 () VETOED
32
33

DATE:

34 _____
35 County Executive
36

36 ATTEST:
37
38

39 _____
40 Approved as to form only:
41

42 Alethea Hart November 12, 2025
43

Deputy Prosecuting Attorney

ECAF:
RECEIVED:

**ORDINANCE
INTRODUCTION SLIP**

SNOHOMISH COUNTY COUNCIL

EXHIBIT # 3.1.003

FILE ORD 25-084

TO: Clerk of the Council

TITLE OF PROPOSED ORDINANCE:

Introduced By: _____

N Neh
Councilmember

Date

~~~~~  
Clerk's Action:

Proposed Ordinance No. \_\_\_\_\_

Assigned to: \_\_\_\_\_ Date: \_\_\_\_\_

~~~~~  
STANDING COMMITTEE RECOMMENDATION FORM

On _____, the Committee considered the Ordinance by ____ Consensus /
____ Yeas and ____ Nays and made the following recommendation:

____ Move to Council to schedule public hearing on: _____

____ Other _____

Regular Agenda _____ **Administrative Matters** _____

Public Hearing Date _____ **at** _____

N Neh
Committee Chair



Planning and Community Development

Ryan Hembree

SNOHOMISH COUNTY COUNCIL

Council Initiated:

☐ Yes

☒ No

EXHIBIT # 3.2.001

ECAF: 2025-3617

Ordinance: 25-084

Type:

☐ Contract

☐ Board Appt.

☒ **Code Amendment**

☐ Budget Action

☐ Other

Requested Handling:

☒ **Normal**

☐ Expedite

☐ Urgent

Fund Source:

☐ General Fund

☐ Other

☒ **N/A**

Executive Rec:

☒ **Approve**

☐ Do Not Approve

☐ N/A

Approved as to

Form:

☒ **Yes**

☐ No

☐ N/A

FILE ORD 25-084

Subject: Amending SCC multifamily residential parking requirements to align with RCW.

Scope: Amend Chapters 30.23A and 30.26 of the Snohomish County Code (SCC) on multifamily parking requirements to align with the updates to parking regulations in the state law within the Revised Code of Washington (RCW) 36.70A.622.

Duration: N/A

Fiscal Impact: ☐ Current Year ☐ Multi-Year ☒ **N/A**

Authority Granted:

Ordinance 25-084 would authorize the Executive to sign into effect amendments to minimum parking regulations; Chapters 30.23a and 30.26 of the Snohomish County Code.

Background:

The County's minimum parking requirements for multifamily residential developments in chapters 30.23A and 30.26 SCC must be updated to remain consistent with recent changes within the state regulations outlined in Senate Bill 6015 (2024) and codified at RCW 36.70A.622. Several code sections within Title 30 SCC are proposed to be amended to meet these new parking standard requirements.

Amendments to chapter 30.26 SCC in this ordinance streamline the application of the required parking standards so they are simplified and easier to understand.

This ordinance will adopt new parking standards that adhere to the updated state minimum parking regulations codified in RCW 36.70A.622. This ordinance amends SCC chapters 30.23A and 30.26 to meet the minimum parking regulations, parking design standards, tandem parking, multifamily design, parking stall dimensions, parking lot surfacing, and configuration that conforms to RCW 19 36.70A.622.

This ordinance also amends SCC 30.26.030(1) to reduce the minimum number of parking spaces required from two (2) to one (1) per dwelling unit for cottage housing and multifamily dwelling units, and removes guest-parking requirements for single-family detached units to increase developer flexibility in design, which could result in more housing units.

The code amendments streamline the minimum parking requirements into simplified tables and figures. 7 These amendments also allow for higher residential densities by reducing the number of required 8 parking spaces for some types of dwellings. Reducing the number of parking spaces required supports 9 the policy of streamlining residential development standards for building more housing and increased 10 reliance on public transit use.

This ordinance amends SCC 30.26.025 Tandem parking standards to allow parking spaces in tandem to meet minimum parking requirements at the rate of one space for every 20 linear feet. SCC 30.23A.060 Multifamily design is also amended with standards for tandem parking

Planning and Community Development

Ryan Hembree

spaces in front of townhouse units. SCC 30.26.032 is amended for consistency with the tandem parking standards. These changes align with RCW 36.70A.622.

Parking lot development standards, SCC 30.26.065, are amended with a new simplified table for minimum parking stall dimensions and parking configurations. It also amends SCC 30.26.070 Parking lot surfacing requirements to allow parking spaces with grass block pavers to count toward residential minimum parking requirements. These changes align with RCW 36.70A.622.

This ordinance amends SCC 30.26.010 Applicability to make definitions for dwelling units and residential uses consistent across several sections in chapter 30.26 SCC.

This ordinance amends SCC 30.26.030 Number of spaces required to reduce the minimum parking spaces for residential uses such as multifamily, and cottage housing, from 2 spaces to 1 space and removes guest parking requirements from single family detached units and cottage housing. These changes allow for higher density development by reducing the

Request: To set time and date for a public hearing. Suggested time and date Wednesday, January 7, 2026 at 10:30am.

Exhibit 3.2.002

Administrative Session – 12/09/25

[Video](#)



Snohomish County Council

Administrative Session

Agenda

Council Chair Nate Nehring
Council Vice-Chair Megan Dunn
Councilmembers: Sam Low, Jared Mead, Strom Peterson

Tuesday, December 9, 2025

9:00 AM

**Jackson Board Room - 8th Floor
Robert J. Drewel Building
& Remote Meeting**

Webinar Link: <https://zoom.us/j/94846850772>

Attend in person at 3000 Rockefeller Ave, Jackson Board Room, 8th Floor, Everett, WA
Join remotely using the Zoom link above or call 1-253-215-8782 or 1-206-337-9723
and enter Meeting ID 948-4685 0772

- A. Call to Order**
- B. Roll Call**
- C. Special Reports**
- D. Public Comment**
- E. Introduction and Assignment of Legislation to Committees**
 - 1. Community Safety and Justice**
 - a. Motion 25-550, confirming the appointment of Shawnti Johnson to the Snohomish County Children's Commission [2025-3742](#)
 - b. Motion 25-551, confirming the appointment of Becky Passarella to the Snohomish County Marine Resources Advisory Committee [2025-3731](#)
 - c. Motion 25-552, confirming the appointment of Heidi Stewart to the Snohomish County Marine Resources Advisory Committee [2025-3732](#)

- d. Motion 25-553, confirming the reappointment of Julie Schlenger to the Snohomish County Marine Resources Advisory Committee [2025-3733](#)
 - e. Motion 25-554, confirming the reappointment of Sara Maxwell to the Snohomish County Marine Resources Advisory Committee [2025-3734](#)
- 2. **Finance, Budget and Administration**
- a. Motion 25-559, adopting the Snohomish County Executive Branch Equal Employment Opportunity Plan for 2025-2026 [2025-3725](#)
- 3. **Health and Community Services**
- a. Motion 25-567, appointing Amy Harley, MD, to serve as acting health officer when Snohomish County health officer may be absent [2025-3764](#)
 - b. Motion 25-568, appointing Meghan Lelonek, MD, to serve as acting health officer when Snohomish County health officer may be absent [2025-3765](#)
- 4. **Planning and Community Development**
- a. Motion 25-562, authorizing the Executive to approve Change Order No. 01 to Contract SWMCCA2025-03 with Scarsella Bros, Inc. [2025-3677](#)
 - b. Motion 25-563, authorizing the County Executive to sign Professional Services Agreement EF25-016G with Perteet, Inc. to provide design services for drainage design services on the Evergreen State Fairgrounds [2025-3739](#)
- 5. **Public Infrastructure and Conservation**
- 6. **Committee of the Whole**
- a. Motion 25-543, approving the contract with Public Safety Psychological Services, PLLC, for pre-employment psychological examinations [2025-3646](#)

(For re-assignment from Community Safety and Justice Committee to Committee of the Whole. Move to General Legislative Session December 10th for consideration)

- b. Ordinance 25-082, granting a Non-Exclusive Franchise Authorizing Limited Use of the Public Road Rights-Of-Way in Snohomish County, Washington, to Warm Beach Christian Camps and Conference Center [2025-3644](#)

(For re-assignment from Public Infrastructure and Conservation Committee to Committee of the Whole. Move to General Legislative Session December 10th to set time and date for a public hearing)

Items c through h: For assignment to Committee of the Whole. Move to General Legislative Session December 10th for consideration

- c. Motion 25-560, authorizing the County Executive to sign the Professional Services Agreement with Davis Door Service, Inc. for mechanical door and gate maintenance and repair services [2025-3726](#)
- d. Motion 25-561, authorizing the County Executive to sign Amendment No. 1 to Agreement CC02-24 with NWFF Environmental for spill response at Public Works managed and operated facilities [2025-3729](#)
- e. Motion 25-564, approving and authorizing the County Executive to execute an Interlocal Agreement with the City of Arlington ("Arlington") to provide technology services [2025-2973](#)
- f. Motion 25-565, authorizing the County Executive to sign Amendment 5 to the Professional Services Agreement with Smith Fire Systems Inc. for critical fire upgrades and deficiency repair services at various county facilities [2025-3693](#)
- g. Motion 25-566, authorizing the County Executive to sign Amendment 6 to the Professional Services Agreement with Smith Fire Systems Inc. for fire systems inspection and maintenance services [2025-3719](#)

- h. Motion 25-569, authorizing the County Executive to sign [2025-3785](#)
Amendment Number 4 to Agreement for Professional
Services with Jacobs Engineering Group Inc. for airfield
engineering on call consulting services

*Items i through k: For assignment to Committee of the Whole. Move to General
Legislative Session December 17th for consideration*

- i. Motion 25-555, approving 2024-2025 Annual Reports for the [2025-3762](#)
Puget Sound Taxpayer Accountability Act (PSTAA)
Interlocal Agreement(s)
- j. Motion 25-556, authorizing the Executive to sign Data [2025-3748](#)
Sharing Agreement with Washington State Department of
Health for access to Child Wellness Survey dataset(s)
- k. Motion 25-557, authorizing the executive to sign Data [2025-3749](#)
Sharing Agreement with Washington State Department of
Health for access to Overdose Fatality Review dataset(s)
- l. Ordinance 25-084, relating to Growth Management; revising [2025-3617](#)
minimum parking regulations; Amending Chapters 30.23a
and 30.26 of the Snohomish County Code

*(For assignment to Committee of the Whole. Proposed Action is to set time and
date for a public hearing. Suggested time and date is Wednesday, January 7, 2026,
at the hour of 10:30 a.m.)*

- m. Ordinance 25-085, approving and authorizing the County Executive to sign the Interlocal Agreement between the State of Washington Department of Fish and Wildlife and Snohomish County for operation and maintenance of public access of Chinook Marsh [2025-3669](#)

(For assignment to Committee of the Whole. Proposed Action is to set time and date for a public hearing. Suggested time and date is Wednesday, January 7, 2026, at the hour of 10:30 a.m.)

F. Clerk's Report on Pending Legislation - No Report

G. Reports of Council Committees:

1. Community Safety and Justice

(Next meeting is scheduled for Tuesday, January 13, 2026, at 1:00 p.m.)

2. Finance, Budget and Administration

(Next meeting is scheduled for Tuesday, December 9, 2025, at 10:00 a.m.)

3. Health and Community Services

(Next meeting is scheduled for Tuesday, January 13, 2026, at 11:00 a.m.)

4. Planning and Community Development

(Next meeting is scheduled for Tuesday, December 16, 2025, at 11:00 a.m.)

5. Public Infrastructure and Conservation

(Next meeting is scheduled for Tuesday, December 16, 2025, at 10:00 a.m.)

H. Reports of Outside Committees

I. Chairperson's Report

J. Chief of Staff's Report

K. Full Council Action on Items from Committee of the Whole

L. Other Business

1. Motion 25-558, approving Administrative Matters presented at [2025-3784](#)
General Legislative Session on December 10, 2025

(For review only)

- a. Approving the following Award Recommendations:

- 1) Bid Award Recommendation RFP-25-0599JM-C for [2025-3752](#)
Licenses, Citrix to vTech Prime in the estimated
amount of \$160,000.00 over an initial 5-year term,
plus applicable Washington State sales tax
- 2) Bid Award Recommendation PW-25-0585SB for [2025-3788](#)
Culvert Replacement Near 10101 67th Ave, to
Konnerup Construction, Inc. in the amount of
\$3,269,767.00 plus applicable Washington State
Sales Tax

- b. Receiving the following Report:

- 1) Snohomish County Early Head Start Monthly [2025-3781](#)
Program Update - October 2025

M. Executive Session(s):**N. Adjourn**



Snohomish County Council

Administrative Session

Meeting Minutes

Council Chair Nate Nehring
Council Vice-Chair Megan Dunn
Councilmembers: Sam Low, Jared Mead, Strom Peterson

Tuesday, December 9, 2025

9:00 AM

Jackson Board Room - 8th Floor
Robert J. Drewel Building
& Remote Meeting

PRESENT:

Council Chair Nehring (*remote*)
Council Vice-Chair Dunn
Councilmember Low
Councilmember Mead (*not present*)
Councilmember Peterson
Heidi Beazizo, Council Chief of Staff
Ryan Hembree, Council Staff
Lisa Hickey, Asst. Clerk of the Council

A. Call to Order

Vice-Chair Dunn called the meeting to order at 9:00 a.m.

B. Roll Call

The clerk called the roll and stated that four members were present.

C. Special Reports

D. Public Comment

There were no persons present wishing to provide public comment.

E. Introduction and Assignment of Legislation to Committees

All items assigned as listed below:

1. Community Safety and Justice

- a. Motion 25-550, confirming the appointment of Shawnti Johnson to the Snohomish County Children's Commission

[2025-3742](#)

-
- b. Motion 25-551, confirming the appointment of Becky Passarella to the Snohomish County Marine Resources Advisory Committee [2025-3731](#)
 - c. Motion 25-552, confirming the appointment of Heidi Stewart to the Snohomish County Marine Resources Advisory Committee [2025-3732](#)
 - d. Motion 25-553, confirming the reappointment of Julie Schlenger to the Snohomish County Marine Resources Advisory Committee [2025-3733](#)
 - e. Motion 25-554, confirming the reappointment of Sara Maxwell to the Snohomish County Marine Resources Advisory Committee [2025-3734](#)
- 2. Finance, Budget and Administration**
- a. Motion 25-559, adopting the Snohomish County Executive Branch Equal Employment Opportunity Plan for 2025-2026 [2025-3725](#)
- 3. Health and Community Services**
- b. Motion 25-563, authorizing the County Executive to sign Professional Services Agreement EF25-016G with Perteet, Inc. to provide design services for drainage design services on the Evergreen State Fairgrounds [2025-3739](#)
 - b. Motion 25-568, appointing Meghan Lelonek, MD, to serve as acting health officer when Snohomish County health officer may be absent [2025-3765](#)
- 4. Planning and Community Development**
- a. Motion 25-562, authorizing the Executive to approve Change Order No. 01 to Contract SWMCCA2025-03 with Scarsella Bros, Inc. [2025-3677](#)
- 5. Public Infrastructure and Conservation**
- 6. Committee of the Whole**
- a. Motion 25-543, approving the contract with Public Safety Psychological Services, PLLC, for pre-employment psychological examinations [2025-3646](#)

Motion 25-543 was re-assigned from Community Safety and Justice Committee to Committee of the Whole and moved to General Legislative Session December 10th for consideration.

- b. Ordinance 25-082, granting a Non-Exclusive Franchise Authorizing Limited Use of the Public Road Rights-Of-Way in Snohomish County, Washington, to Warm Beach Christian Camps and Conference Center [2025-3644](#)

Ordinance 25-082 was re-assigned from Public Infrastructure and Conservation Committee to Committee of the Whole and moved to General Legislative Session December 10th to set time and date for a public hearing.

Items c through h were assigned to Committee of the Whole and moved to General Legislative Session December 10th for consideration.

- c. Motion 25-560, authorizing the County Executive to sign the Professional Services Agreement with Davis Door Service, Inc. for mechanical door and gate maintenance and repair services [2025-3726](#)
- d. Motion 25-561, authorizing the County Executive to sign Amendment No. 1 to Agreement CC02-24 with NWFF Environmental for spill response at Public Works managed and operated facilities [2025-3729](#)
- e. Motion 25-564, approving and authorizing the County Executive to execute an Interlocal Agreement with the City of Arlington ("Arlington") to provide technology services [2025-2973](#)
- f. Motion 25-565, authorizing the County Executive to sign Amendment 5 to the Professional Services Agreement with Smith Fire Systems Inc. for critical fire upgrades and deficiency repair services at various county facilities [2025-3693](#)
- g. Motion 25-566, authorizing the County Executive to sign Amendment 6 to the Professional Services Agreement with Smith Fire Systems Inc. for fire systems inspection and maintenance services [2025-3719](#)
- h. Motion 25-569, authorizing the County Executive to sign Amendment Number 4 to Agreement for Professional Services with Jacobs Engineering Group Inc. for airfield engineering on call consulting services [2025-3785](#)

Items i through k were assigned to Committee of the Whole and moved to General Legislative Session December 17th for consideration.

- i. Motion 25-555, approving 2024-2025 Annual Reports for the Puget Sound Taxpayer Accountability Act (PSTAA) Interlocal Agreement(s) [2025-3762](#)
- j. Motion 25-556, authorizing the Executive to sign Data Sharing Agreement with Washington State Department of Health for access to Child Wellness Survey dataset(s) [2025-3748](#)
- k. Motion 25-557, authorizing the executive to sign Data Sharing Agreement with Washington State Department of Health for access to Overdose Fatality Review dataset(s) [2025-3749](#)
- l. Ordinance 25-084, relating to Growth Management; revising minimum parking regulations; Amending Chapters 30.23a and 30.26 of the Snohomish County Code [2025-3617](#)

Ryan Hembree, Legislative Analyst, provided a staff report.

Councilmember Low made a motion to set time and date for Ordinance 25-084 for a public hearing on Wednesday, January 7, 2025, at the hour of 10:30 a.m. Councilmember Peterson seconded the motion and it carried unanimously.

- m. Ordinance 25-085, approving and authorizing the County Executive to sign the Interlocal Agreement between the State of Washington Department of Fish and Wildlife and Snohomish County for operation and maintenance of public access of Chinook Marsh [2025-3669](#)

Ryan Hembree, Legislative Analyst, provided a staff report.

Councilmember Low made a motion to set time and date for Ordinance 25-084 for a public hearing on Wednesday, January 7, 2025, at the hour of 10:30 a.m. Councilmember Peterson seconded the motion and it carried unanimously.

F. Clerk's Report on Pending Legislation - No Report

G. Reports of Council Committees:**1. Community Safety and Justice**

(Next meeting is scheduled for Tuesday, January 13, 2026, at 1:00 p.m.)

2. Finance, Budget and Administration

(Next meeting is scheduled for Tuesday, December 9, 2025, at 10:00 a.m.)

3. Health and Community Services

(Next meeting is scheduled for Tuesday, January 13, 2026, at 11:00 a.m.)

4. Planning and Community Development

(Next meeting is scheduled for Tuesday, December 16, 2025, at 11:00 a.m.)

5. Public Infrastructure and Conservation

(Next meeting is scheduled for Tuesday, December 16, 2025, at 10:00 a.m.)

H. Reports of Outside Committees

Councilmember Low reported the Puget Sound Regional Council (PSRC) Operations and Executive Committees went over priorities moving forward into Legislative Session. Vice-Chair Dunn reported that Community Transit passed their first biennial budget.

I. Chairperson's Report**J. Chief of Staff's Report**

Heidi Beazizo, Chief of Staff, provided a report.

Walk-On Motion

1. Motion 25-573, making an appointment to the Snohomish County District Court to fill a vacancy in the Everett Electoral District [2025-3815](#)

Councilmember Low made a motion to move Motion 25-573 to a Special Meeting on December 15, 2025 at the hour of 2:30 p.m. Councilmember Peterson seconded the motion and it carried unanimously.

K. Full Council Action on Items from Committee of the Whole

L. Other Business

1. Motion 25-558, approving Administrative Matters presented at General Legislative Session on December 10, 2025 (For review only) [2025-3784](#)
 - a. Approving the following Award Recommendations:
 - 1) Bid Award Recommendation RFP-25-0599JM-C for Licenses, Citrix to vTech Prime in the estimated amount of \$160,000.00 over an initial 5-year term, plus applicable Washington State sales tax [2025-3752](#)
 - 2) Bid Award Recommendation PW-25-0585SB for Culvert Replacement Near 10101 167th Ave, to Konnerup Construction, Inc. in the amount of \$3,269,767.00 plus applicable Washington State Sales Tax [2025-3788](#)
 - b. Receiving the following Report:
 - 1) Snohomish County Early Head Start Monthly Program Update - October 2025 [2025-3781](#)

M. Executive Session(s):**N. Adjourn**

At 9:08 a.m., Vice-Chair Dunn recessed the meeting until the 10:00 a.m. Finance, Budget, and Administrative Committee meeting.