

1 Adopted:
2 Effective:

3 SNOHOMISH COUNTY COUNCIL
4 Snohomish County, Washington

5
6 ORDINANCE NO. 26-002
7

8 RELATING TO GROWTH MANAGEMENT; CONCERNING THE REGULATION OF USES IN
9 COMMERCIAL AND INDUSTRIAL ZONES; AMENDING CHAPTERS 30.31A AND 30.31B AND
10 SECTIONS 30.21.025, 30.22.100, 30.23.010, 30.70.025, 30.70.050, 30.70.140, 30.70.300, AND
11 30.86.200 OF THE SNOHOMISH COUNTY CODE
12

13 WHEREAS, the Revised Code of Washington (RCW) 36.70A.130 directs counties
14 planning under the Growth Management Act (GMA) to consider amendments and revisions to
15 the GMA Comprehensive Plan (GMACP) or development regulations on a regular basis; and
16

17 WHEREAS, the adopted GMACP includes the Economic Development Element with
18 Economic Development Policy 2.A.3, which states: "To ensure timeliness, responsiveness, and
19 increased efficiency, the county shall develop and maintain a program of periodic review of the
20 permitting process to eliminate unnecessary administrative procedures that do not respond to
21 legal requirements for public review and citizen input"; and
22

23 WHEREAS, the amendments in this ordinance eliminate unnecessary administrative
24 procedures including preliminary site plan approval, final site plan approval, and administrative
25 conditional use permit in multiple commercial and industrial land use categories; and
26

27 WHEREAS, on June 24, 2025, the Snohomish County Planning Commission ("planning
28 commission") was briefed by Snohomish County Planning and Development Services (PDS)
29 staff about the proposed code amendments contained in this ordinance; and
30

31 WHEREAS, the planning commission held a public hearing on July 22, 2025, to receive
32 public testimony concerning the proposed code amendments and recommended adoption of the
33 amendments contained in this ordinance, as shown in its approval letter dated August 20, 2025;
34 and
35

36 WHEREAS, on _____, 2025, the Snohomish County Council ("county council") held
37 a public hearing after proper notice to receive public testimony and consider the entire record
38 related to the code amendments contained in this ordinance; and
39

40 WHEREAS, following the public hearing, the county council deliberated on the code
41 amendments contained in this ordinance;
42

43 NOW, THEREFORE, BE IT ORDAINED:
44

45 Section 1. The county council makes the following findings:
46

- 47 A. The county council adopts and incorporates the foregoing recitals as findings as if set forth
48 fully herein.
49

1 B. This ordinance amends title 30 of the Snohomish County Code (SCC) as follows:

- 2
- 3 1. In chapter 30.31A SCC, amendments will eliminate onerous regulations and clarify
- 4 ambiguous language in the business performance zones chapter. These regulations
- 5 are remnants from the 1980s and were designed for large business parks and
- 6 corporate headquarters. Current commercial properties no longer need such
- 7 intensive oversight, such as the need for preliminary site plan approval or final site
- 8 plan approval.
- 9
- 10 2. In chapter 30.31B SCC, amendments will eliminate onerous regulations in the
- 11 general commercial chapter, including the need for the hearing examiner's approval
- 12 in all landscape screening decisions or the need for an administrative conditional use
- 13 permit.
- 14
- 15 3. Further amendments will update any cross-references resulting from these changes,
- 16 and clarify setback regulations in zones with multiple categories, such as the rural
- 17 commercial zones and the rural industrial zone.
- 18

19 C. The proposed amendments are consistent with and supportive of the following GMA goal:

20

21 GMA Goal 7: "Permits. Applications for both state and local government permits should

22 be processed in a timely and fair manner to ensure predictability."

23

24 The proposed amendments eliminate the need for two separate approvals (final and preliminary

25 site plans), streamline business performance zone applications with a standard official site plan,

26 and ensure applications are processed in a predictable, timely, and fair manner to all similarly

27 situated applicants.

28

29 D. The proposed amendments are consistent with and supportive of the following multicounty

30 planning policy (MPP) from the Puget Sound Regional Council VISION 2050:

31

32 MPP-DP-47: "Streamline development standards and regulations for residential and

33 commercial development and public projects, especially in centers and high-capacity

34 transit station areas, to provide flexibility and to accommodate a broader range of project

35 types consistent with the regional vision."

36

37 The proposed amendments routinize development applications in business performance zones

38 with an official site plan and ensure a more streamlined and consistent set of regulations for

39 commercial developments. Additional clarification on rural commercial and rural industrial zones

40 provides consistent and expected norms for setback regulations.

41

42 E. The proposed amendments are consistent with and supportive of the following countywide

43 planning policy (CPP):

44

45 CPP-ED-16: "The expeditious processing of development applications shall not result in

46 the reduction of environmental and land use standards."

47

48 The proposed amendments ensure expeditious processing of development applications by

49 simplifying site plan reviews and eliminating hearing examiner review for landscaping issues,

1 without reducing environmental or land use standards. Reduced setbacks will not be detrimental
2 to neighboring uses, given the similarity of rural commercial zone uses and rural industrial zone
3 uses to both commercial-type and industrial-type uses respectively.
4

5 F. The proposed amendments are consistent with and supportive of the following Snohomish
6 County Growth Management Act Comprehensive Plan (GMACP) policy:
7

8 ED Policy 2.A.3: "To ensure timeliness, responsiveness, and increased efficiency, the
9 county shall develop and maintain a program of periodic review of the permitting process
10 to eliminate unnecessary administrative procedures that do not respond to legal
11 requirements for public review and citizen input."
12

13 The proposed amendments eliminate the more complicated application review procedures in
14 the business performance zones and clarify the setbacks in the rural commercial and rural
15 industrial zones. The proposed amendments ensure a more efficient and less costly application
16 process with less time wasted on site review.
17

18 G. Procedural requirements.
19

- 20 1. This proposal is a Type 3 legislative action under SCC 30.73.010.
21
- 22 2. As required by RCW 30.70A.106(1), a notice of intent to adopt the proposed code
23 amendments was transmitted to the Washington State Department of Commerce for
24 distribution to state agencies on July 1, 2025.
25
- 26 3. State Environmental Policy Act (SEPA), chapter 43.21C RCW, requirements with
27 respect to this non-project action have been satisfied through the completion of an
28 environmental checklist and the issuance of a determination of non-significance on
29 July 1, 2025.
30
- 31 4. The public participation process used in the adoption of this ordinance complies with
32 all applicable requirements of the GMA and the SCC.
33
- 34 5. The Washington State Attorney General last issued an advisory memorandum, as
35 required by RCW 36.70A.370, in October of 2024 entitled Advisory Memorandum
36 and Recommended Process for Evaluating Proposed Regulatory or Administrative
37 Actions to Avoid the Unconstitutional Takings of Private Property to help local
38 governments avoid the unconstitutional taking of private property. The process
39 outlined in the State Attorney General's 2024 advisory memorandum was used by
40 the County in objectively evaluating the regulatory changes proposed by this
41 ordinance.
42

43 H. These amendments have been evaluated for their potential to create barriers to the
44 implementation of Low Impact Development (LID) principles and measures for stormwater
45 management. The updates to SCC will not impact LID principles or measures.
46

- 1 I. The amendments will not have an impact on the demand for capital facilities and utilities.
2 County and external service providers maintain long-range plans and financing strategies to
3 meet projected service demands that will not be impacted by these amendments.
4
- 5 J. The amendments have been evaluated for their potential impact on housing and jobs in the
6 county. This project will not impact housing production in the county and will potentially have
7 a positive impact on job creation through encouraging new businesses by simplifying and
8 clarifying development regulations in the business performance zones.
9
- 10 K. This ordinance is consistent with the record:
11
- 12 1. The streamlining of the preliminary and final plan approval process into a solitary
13 official site plan will increase efficiency in the permitting process. The official site plan
14 contains all necessary site plan information; other site plans are redundancies.
15
 - 16 2. Eliminate the minimum zoning criteria and other related criteria in SCC 30.31A.020.
17 References to preliminary and final development plans are no longer relevant due to
18 the adoption of an official site plan. Additionally, minimum zoning criteria for the
19 business park zone, planning community business zone, and the neighborhood
20 business zone, as well as utility service regulations, are no longer relevant due to the
21 adoption of the 2024 comprehensive plan update, which provides updated zoning
22 maps and future land use maps, and provides utility service and distribution policy.
23
 - 24 3. Eliminating the need for hearing examiner approval in landscape screening decisions
25 and removing the need for administrative conditional use permits (ACUP) under SCC
26 30.31B.200 when an official site plan is not consolidated with a rezone, will also yield
27 further efficiencies in planning review. An ACUP requires staff to prepare a formal
28 land use decision and compatibility analysis, which adds time and complexity to
29 projects that already meet zone standards. In practice, incompatible uses are no
30 longer permitted in the general commercial zone. Historically, general commercial
31 zone site plans were reviewed and approved directly through the building permit
32 process, which was a more streamlined and effective method that this amendment
33 seeks to restore.
34
 - 35 4. Use matrix changes were made to allow more storage uses in the business
36 performance zones. Non-accessory storage structures could be utilized by
37 commercial and retail establishments and should be permitted outright instead of as
38 a conditional use permit that causes additional permit review times. This is already
39 the case for non-accessory storage structures that are less than 2,400 square feet in
40 size and should also apply to those larger than 2,400 square feet.
41
 - 42 5. Language was added to clarify rural commercial and rural industrial zones in SCC
43 Table 30.23.032, the Urban Residential Zones Bulk Matrix. The column category
44 provides there be one designation for hybrid zones when determining setback
45 requirements. The rural commercial zones are more akin to the commercial zones,
46 and the rural industrial zones are akin to the industrial zones. The intent and function
47 of the rural industrial zone is to provide for small-scale light industrial, light
48 manufacturing, recycling, mineral processing, and resource-based goods production

1 uses. The intent and function of the rural commercial zone is to allow commercial
2 businesses and services that primarily serve the local rural population.

3
4 Section 2. The county council makes the following conclusions:

- 5
6 A. The amendments proposed by this ordinance are consistent with the GMA and are
7 consistent with all applicable federal, state, and local laws and regulations.
8
9 B. The amendments proposed by this ordinance are consistent with the MPPs.
10
11 C. The amendments proposed by this ordinance are consistent with the CPPs.
12
13 D. The amendments proposed by this ordinance are consistent with the GMACP.
14
15 E. The County has complied with all SEPA requirements with respect to this non-project action.
16
17 F. The amendments proposed by this ordinance do not result in an unconstitutional taking of
18 private property for a public purpose.
19

20 Section 3. The Snohomish County Council bases its findings and conclusions on the
21 entire record of the county council, including all testimony and exhibits. Any finding, which
22 should be deemed a conclusion, and any conclusion which should be deemed a finding, is
23 hereby adopted as such.
24

25 Section 4. Snohomish County Code Section 30.21.025, last amended by Amended
26 Ordinance No. 25-045 on August 13, 2025, is amended to read:
27

28 **30.21.025 Intent of zones.**
29

30 This section describes the intent of each use zone. Snohomish County's use zones are
31 categorized and implemented consistent with the comprehensive plan. The comprehensive plan
32 establishes guidelines to determine compatibility and location of use zones. The intent of each
33 zone is established pursuant to SCC Table 30.21.020 and is set forth below in subsections (1)
34 through (4) of this section.
35

36 (1) *Urban Zones.* The urban zones category consists of residential, commercial, and industrial
37 zoning classifications in Urban Growth Areas (UGAs) located outside of cities in unincorporated
38 Snohomish County. These areas are either already characterized by, or are planned for, urban
39 growth consistent with the comprehensive plan.
40

41 (a) *Single Family Residential.* The intent and function of Single-Family Residential zones is
42 to provide for predominantly single-family residential development that achieves a minimum
43 net density of six dwelling units per net acre. These zones may be used as holding zones
44 for properties that are designated Urban Medium-Density Residential, Urban High-Density
45 Residential, Urban Commercial, Urban Industrial, Public/Institutional use (P/IU), or Other
46 land uses in the comprehensive plan. The official Snohomish County zoning maps prepared
47 pursuant to SCC 30.21.030 shall use the suffix "P/IU" to indicate all areas in which these
48 zones implement the P/IU designation (e.g., R-7,200-P/IU). Single family residential zones
49 consist of the following:

- 1
2 (i) Residential 7,200 sq. ft. (R-7,200);
3
4 (ii) Residential 8,400 sq. ft. (R-8,400); and
5
6 (iii) Residential 9,600 sq. ft. (R-9,600).
7

8 (b) *Multiple Family Residential*. Multiple Family Residential zones provide for
9 predominantly apartment and townhouse development in designated medium- and high-
10 density residential locations. Multiple Family Residential zones consist of the following:
11

12 (i) *Townhouse (T)*. The intent and function of the Townhouse zone is to:
13

14 (A) provide for single family dwellings, both attached and detached, or different
15 styles, sizes, and prices at urban densities greater than those for strictly single
16 family detached development, but less than multifamily development;
17

18 (B) provide a flexible tool for the development of physically suitable, skipped-over,
19 or under-used lands in urban areas without adversely affecting adjacent
20 development; and
21

22 (C) provide design standards and reviews which recognize the special
23 characteristics of townhouses, to ensure the development of well-planned
24 communities, and ensure the compatibility of such housing developments with
25 adjacent, existing, and planned uses. Townhouses are intended to serve the
26 housing needs of a variety of housing consumers and producers. Therefore,
27 townhouses may be built for renter occupancy of units on a site under single
28 ownership, owner agreements pursuant to chapters 64.32 or 64.34 RCW, or owner
29 or renter occupancy of separately conveyed units on individual lots created through
30 formal subdivision pursuant to chapter 58.17 RCW.
31

32 (ii) *Low-Density Multiple Residential (LDMR)*. The intent and function of the Low-
33 Density Multiple Residential zone is to provide a variety of low-density, multifamily
34 housing including townhouses, multifamily structures, and attached or detached homes
35 on small lots;
36

37 (iii) *Multiple Residential (MR)*. The intent and function of the Multiple Residential zone
38 is to provide for high-density development, including townhouses and multifamily
39 structures generally near other high-intensity land uses; and
40

41 (iv) *Mobile Home Park (MHP)*. The intent and function of the Mobile Home Park zone
42 is to provide and preserve high density, affordable residential development consisting
43 of mobile homes for existing mobile home parks as a source of affordable detached
44 single-family and senior housing. This zone is assigned to existing mobile home parks
45 which contain rental pads, as opposed to fee simple owned lots, and as such are more
46 susceptible to future development.
47

1 (c) *Commercial*. The Commercial zones provide for neighborhood, community, and urban
2 center commercial, and mixed-use developments that offer a range of retail, office, personal
3 service, and wholesale uses. Commercial zones consist of the following:
4

5 (i) *Neighborhood Business (NB)*. The intent and function of the Neighborhood
6 Business zone is to provide for local facilities that serve the everyday needs of the
7 surrounding neighborhood, rather than the larger surrounding community;
8

9 (ii) *Planned Community Business (PCB)*. The intent and function of the Planned
10 Community Business zone is to provide for community business enterprises in areas
11 desirable for business but having highly sensitive elements of vehicular circulation, or
12 natural site and environmental conditions while minimizing impacts upon these
13 elements through the establishment of performance criteria. Performance criteria for
14 this zone are intended to control external as well as internal effects of commercial
15 development. It is the goal of this zone to discourage "piecemeal" and strip
16 development by encouraging development under unified control;
17

18 (iii) *Community Business (CB)*. The intent and function of the Community Business
19 zone is to provide for businesses and services designed to serve the needs of several
20 neighborhoods;
21

22 (iv) *General Commercial (GC)*. The intent and function of the General Commercial
23 zone is to provide for a wide variety of retail and nonretail commercial and business
24 uses. General commercial sites are auto-oriented as opposed to pedestrian or
25 neighborhood oriented. Certain performance standards, subject to review and approval
26 of an official site plan, are contained in chapter ((30.31B)) 30.31A SCC;
27

28 (v) *Business Park (BP)*. The intent and function of the Business Park zone is to
29 provide for those business/industrial uses of a professional office, wholesale, and
30 manufacturing nature which are capable of being constructed, maintained, and
31 operated in a manner uniquely designed to be compatible with adjoining residential,
32 retail commercial, or other less intensive land uses, existing or planned. Strict zoning
33 controls must be applied in conjunction with private covenants and unified control of
34 land; many business/industrial uses otherwise provided for in the zoning code will not
35 be suited to the BP zone due to an inability to comply with its provisions and achieve
36 compatibility with surrounding uses. The BP zone, under limited circumstances, may
37 also provide for residential development where sites are large and where compatibility
38 can be assured for on-site mixed uses and uses on adjacent properties;
39

40 (vi) *Light Industrial (LI)*. The intent and function of the Light Industrial zone is to
41 promote, protect, and provide for light industrial uses while also maintaining
42 compatibility with adjacent nonindustrial areas;
43

44 (vii) *Heavy Industrial (HI)*. The intent and function of the Heavy Industrial zone is to
45 promote, protect, and provide for heavy industrial uses while also maintaining
46 compatibility with adjacent nonindustrial areas; and
47

48 (viii) *Industrial Park (IP/PIP)*. The intent and function of the Industrial Park and
49 Planned Industrial Park zones is to provide for heavy and light industrial development

1 under controls to protect the higher uses of land and to stabilize property values
2 primarily in those areas in close proximity to residential or other less intensive
3 development. The IP and remaining Planned Industrial Park (PIP) zones are designed
4 to ensure compatibility between industrial uses in industrial centers and thereby
5 maintain the attractiveness of such centers for both existing and potential users and the
6 surrounding community. Vacant/undeveloped land which is currently zoned PIP shall
7 be developed pursuant to industrial park zone regulations (chapter 30.31A SCC).
8

9 (d) *Industrial Zones*. The Industrial zones provide for a range of industrial and
10 manufacturing uses and limited commercial and other nonindustrial uses necessary for the
11 convenience of industrial activities. Industrial zones consist of the following:
12

13 (i) *Business Park (BP)*. See description under subsection (1)(c)(v) of this section;
14

15 (ii) *Light Industrial (LI)*. See description under subsection (1)(c)(vi) of this section;
16

17 (iii) *Heavy Industrial (HI)*. See description under subsection (1)(c)(vii) of this section;
18 and
19

20 (iv) *Industrial Park (IP)*. See description under subsection (1)(c)(viii) of this section.
21

22 (e) *Urban Center (UC)*. The intent and function of the Urban Center zone is to implement
23 the Urban Center designation on the future land use map by providing a zone that allows a
24 mix of high-density residential, office and retail uses with public and community facilities
25 and pedestrian connections located within one-half mile of existing or planned stops or
26 stations for high capacity transit routes such as light rail or commuter rail lines, regional
27 express bus routes, or transit corridors that contain multiple bus routes or which otherwise
28 provide access to such transportation.
29

30 (f) *Mixed Use Corridor (MUC)*. The intent and function of the Mixed Use Corridor zone is to
31 implement the Mixed Use Corridor designation on the future land use map by providing a
32 zone along state routes and county arterials in the Urban Core Subarea that allows a mix of
33 high-density residential, office, and commercial uses with public and community facilities
34 and pedestrian connections.
35

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

44 (a) *Rural Diversification (RD)*. The intent and function of the Rural Diversification zone is to
45 provide for the orderly use and development of the most isolated, outlying rural areas of the
46 county and at the same time allow sufficient flexibility so that traditional rural land uses and
47 activities can continue. These areas characteristically have only rudimentary public services
48 and facilities, steep slopes and other natural conditions, which discourage intense
49 development, and a resident population, which forms an extremely rural and undeveloped

1 environment. The resident population of these areas is small and highly dispersed. The
2 zone is intended to protect, maintain, and encourage traditional and appropriate rural land
3 uses, particularly those which allow residents to earn a satisfactory living on their own land.
4 The following guidelines apply:

5
6 (i) a minimum of restrictions shall be placed on traditional and appropriate rural land
7 uses;

8
9 (ii) the rural character of these outlying areas will be protected by carefully regulating
10 the size, location, design, and timing of large-scale, intensive land use development;
11 and

12
13 (iii) large residential lots shall be required with the intent of preserving a desirable rural
14 lifestyle as well as preventing intensive urban- and suburban-density development,
15 while also protecting the quality of ground and surface water supplies and other natural
16 resources;

17
18 (b) *Rural Resource Transition - 10 Acre (RRT-10)*. The intent and function of the Rural
19 Resource Transition - 10 Acre zone is to implement the Rural Residential-10 (resource
20 transition) designation and policies in the comprehensive plan, which identify and designate
21 rural lands with forestry resource values as a transition between designated forest lands
22 and rural lands;

23
24 (c) *Rural-5 Acre (R-5)*. The intent and function of the Rural-5 Acre zone is to maintain rural
25 character in areas that lack urban services;

26
27 (d) *Rural Business (RB)*. The intent and function of the Rural Business zone is to permit
28 the location of small-scale commercial retail businesses and personal services which serve
29 a limited service area and rural population outside established UGAs. This zone is to be
30 implemented as a "floating zone" and will be located where consistent with specific
31 locational criteria. The Rural Business zone permits small-scale retail sales and services
32 located along county roads on small parcels that serve the immediate rural residential
33 population, and for a new rural business, are located two and one-half miles from an
34 existing rural business, rural freeway service zone, or commercial designation in the rural
35 area. Rural businesses, which serve the immediate rural population, may be located at
36 crossroads of county roads, state routes, and major arterials;

37
38 (e) *Clearview Rural Commercial (CRC)*. The intent and function of the CRC zone is to
39 permit the location of commercial businesses and services that primarily serve the rural
40 population within the defined boundary established by the CRC land use designation. Uses
41 and development are limited to those compatible with existing rural uses that do not require
42 urban utilities and services;

43
44 (f) *Rural Freeway Service (RFS)*. The intent and function of the Rural Freeway Service
45 zone is to permit the location of small-scale, freeway-oriented commercial services in the
46 vicinity of on/off ramp frontages and access roads of interstate highways in areas outside a
47 designated UGA boundary and within rural areas of the county. Permitted uses are limited
48 to commercial establishments dependent upon highway users; and
49

1 (g) *Rural Industrial (RI)*. The intent and function of the Rural Industrial zone is to provide
2 for small-scale light industrial, light manufacturing, recycling, mineral processing, and
3 resource-based goods production uses that are compatible with rural character and do not
4 require an urban level of utilities and services.
5

6 (3) *Resource Zones*. The Resource zones category consists of zoning classifications that
7 conserve and protect lands useful for agriculture, forestry, or mineral extraction or lands which
8 have long-term commercial significance for these uses. Resource zones consist of the following:
9

10 (a) *Forestry (F)*. The intent and function of the Forestry zone is to conserve and protect
11 forest lands for long-term forestry and related uses. Forest lands are normally large tracts
12 under one ownership and located in areas outside UGAs and away from residential and
13 intense recreational use;
14

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

21 (c) *Agriculture-10 Acre (A-10)*. The intent and function of the Agricultural-10 Acre zone is:
22

23 (i) To implement the goals and objectives of the County GMA Comprehensive Plan
24 which include the goals of protecting agricultural lands and promoting agriculture as a
25 component of the County economy;
26

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

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

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

38 (A) Storage and refrigeration of regional agricultural products;
39

40 (B) Production, sales and marketing of value-added agricultural products derived
41 from regional sources;
42

43 (C) Supplemental sources of on-farm income that support and sustain on-farm
44 agricultural operations and production;
45

46 (D) Support services that facilitate the production, marketing and distribution of
47 agricultural products;
48

1 (E) Off-farm and on-farm sales and marketing of predominately regional
2 agricultural products from one or more producers, agriculturally related
3 experiences, products derived from regional agricultural production, products
4 including locally made arts and crafts, and ancillary sales or service activities; and
5

6 (F) Accessory commercial or retail uses which shall be accessory to the growing
7 of crops or raising of animals and which shall sell products predominately produced
8 on-site, agricultural experiences, or products, including arts and crafts, produced
9 on-site. Accessory commercial or retail sales shall offer for sale a significant
10 amount of products or services produced on-site.
11

12 (v) Allowed uses shall comply with all of the following standards:
13

14 (A) The uses shall be compatible with resource land service standards.
15

16 (B) The allowed uses shall be located, designed and operated so as not to
17 interfere with normal agricultural practices.
18

19 (C) The uses may operate out of existing or new buildings with parking and other
20 supportive uses consistent with the size and scale of agricultural buildings but shall
21 not otherwise convert agricultural land to non-agricultural uses.
22

23 (4) *Other Zones.* The Other zones category consists of existing zoning classifications that are
24 no longer primary implementing zones but may be used in special circumstances due to
25 topography, natural features, or the presence of extensive critical areas. Other zones consist of
26 the following:
27

28 (a) Suburban Agriculture-1 Acre (SA-1);
29

30 (b) Rural Conservation (RC);
31

32 (c) Rural Use (RU);
33

34 (d) Residential 20,000 sq. ft. (R-20,000);
35

36 (e) Residential 12,500 sq. ft. (R-12,500); and
37

38 (f) Waterfront beach (WFB).
39

40 Section 5. Snohomish County Code Section 30.22.100, last amended by Amended
41 Ordinance No. 25-033 on August 13, 2025, is amended to read:

1
2
3

30.22.100 Urban Zone Categories Use Matrix.

TYPE OF USE	R- 9,600 ⁸⁸	R- 8,400 ⁸⁸	R- 7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	LI ^{55, 76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²	MUC ¹²²
Accessory Dwelling Unit ⁶²	P	P	P	P	P	P											
Adult Entertainment Business/Use ⁶⁷											P		P	P			
Agriculture ^{41, 107}	P	P	P		P	P	P		P	P	P	P	P	P	P		
Airport, Stage 1 Utility ¹	C	C	C						P	P	P	P	P	P			
Airport-All Others											P	P	P	P			
Amusement Facility ^{41, 129}								P	P	P	P		P	P		P	P
Antique Shop							P	P	P	P			P	P		P	P
Art Gallery ⁴¹	C	C	C		C	C	P	P	P	P	P	P	P	P		P	P
Auto Repair, Major								P	P ⁸⁶	P	P	P	P	P		P	P
Auto Repair, Minor							P	P	P ⁸⁶	P	P	P	P	P		P	P
Auto Towing													P	P			

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RELATING TO GROWTH MANAGEMENT; CONCERNING THE REGULATION OF USES IN COMMERCIAL AND INDUSTRIAL ZONES; AMENDING CHAPTERS 30.31A AND 30.31B AND SECTIONS 30.21.025, 30.22.100, 30.23.010, 30.70.025, 30.70.050, 30.70.140, 30.70.300, AND 30.86.200 OF THE SNOHOMISH COUNTY CODE

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TYPE OF USE	R- 9,600 ⁸⁸	R- 8,400 ⁸⁸	R- 7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	L ^{55, 76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²	MUC ¹²²
Automobile Wrecking and Junkyards													C ⁴⁴	P ⁴⁴			
Bed and Breakfast Guesthouse ⁵⁸	A	A	A	A	A	A									A		
Billboards ⁴⁶																	
Non-digital										P			P	P			
Digital										P			P	P			
Boarding House	P ¹⁵	P ¹⁵	P ¹⁵		P	P	P		P	P					P	P	P
Boat Launch Facility, Commercial ³¹									C	C			C	C		P	
Boat Launch Facility, Non-commercial ³¹	C	C	C		C	C			C	C			C	C			
Caretaker's Quarters							P	P	P	P	P	P	P	P			
Cemetery and Funeral Home	C	C	C		C	C	P	P	P	P	P	P	P	P		P	
Church ^{41, 129}	C	C	C		P	P	P	P	P	P	P	P	P	P		P	P
Clubhouse	C	C	C		C	C	P	P	P	P	P	P	P	P	P	P	P

TYPE OF USE	R- 9,600 ⁸⁸	R- 8,400 ⁸⁸	R- 7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	L ^{55, 76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²	MUC ¹²²
Commercial Vehicle Storage Facility										P	P	P	P	P			
Community Facilities for Juveniles ¹⁰³																	
1 to 8 Resident Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
9 to 24 Resident Facility	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P
Construction Contracting										P	P	P	P	P		P ¹²³	
Day Care Center ^{2, 129}																	
Up to 8,000 sq ft	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	P	P
Over 8,000 sq ft	C	C	C	C	P	P	P	P	P	P	P	P	P	P	A	P	P
Distillation of Alcohol											P	P	P	P		P	P
Dock & Boathouse, Private, Non-commercial ^{3, 41}	P	P	P	P	P	P	P		P	P	P	P	P	P			
Dwelling, Attached Single Family ¹⁴⁰	P	P	P	P	P	P						P ⁵¹					

TYPE OF USE	R- 9,600 ⁸⁸	R- 8,400 ⁸⁸	R- 7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	L ⁵⁵ , 76	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²	MUC ¹²²
Dwelling, Co-Living ¹⁴⁰					P	P	P	P	P	P		P ⁵¹				P	P
Dwelling, Cottage Housing ¹⁴⁰	P	P	P	P	P							P ⁵¹					
Dwelling, Duplex ¹⁴⁰	P	P	P	P	P	P						P ⁵¹					
Dwelling, Mobile Home ¹⁴⁰	P ⁶	P ⁶	P ⁶	P ⁶	P	P									P		
Dwelling, Multiple Family ¹⁴⁰					P	P	P	P	P	P		P ⁵¹				P	P
Dwelling, Single Family ¹⁴⁰	P	P	P	P	P	P						P ⁵¹			P ⁴		
Dwelling, Townhouse ^{5, 140}			P	P	P	P	P	P	P	P		P ⁵¹				P	
Electric Vehicle Infrastructure																	
Electric Vehicle Charging Station - Restricted, Level 1, and Level 2 ¹²¹	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Electric Vehicle Charging Station - Public, Level 1 and Level 2							P	P	P	P	P	P	P	P		P	P

TYPE OF USE	R- 9,600 ⁸⁸	R- 8,400 ⁸⁸	R- 7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	L ⁵⁵ , 76	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²	MUC ¹²²
Electric Vehicle Charging Station, Level 3	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	P	P	P	P	P	P	P	P		P	P
Battery Exchange Stations	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	P	P	P	P	P	P	P	P		P	P
Emergency Shelter, Religious-Owned Property ¹⁴¹	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Explosives, Storage											P			P			
Fairgrounds										P	P	P	P	P			
Family Day Care Home ⁸	P	P	P	P	P	P	P	P	P	P					P		P
Farm Product Processing																	
Up to 5,000 sq ft									P	P			P	P			
Over 5,000 sq ft ⁹⁴									A	P			P	P			
Farm Stand																	
Up to 400 sq ft ⁹	P	P	P						P	P			P	P		P	P
401 to 5,000 sq ft ⁹⁹																	

ORDINANCE NO. 26-002

RELATING TO GROWTH MANAGEMENT; CONCERNING THE REGULATION OF USES IN COMMERCIAL AND INDUSTRIAL ZONES; AMENDING CHAPTERS 30.31A AND 30.31B AND SECTIONS 30.21.025, 30.22.100, 30.23.010, 30.70.025, 30.70.050, 30.70.140, 30.70.300, AND 30.86.200 OF THE SNOHOMISH COUNTY CODE

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TYPE OF USE	R- 9,600 ⁸⁸	R- 8,400 ⁸⁸	R- 7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	L ^{55, 76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²	MUC ¹²²
Farmers Market ⁹³							P	P	P	P		P	P	P		P	P
Fish Farm											P	P	P	P			
Food and Farming Center																	P ¹⁰⁵
Forestry											P		P	P			
Foster Home	P	P	P	P	P	P	P		P	P					P		
Fuel Yard										P	P	P	P	P			
Garage, Detached Private Accessory ⁶⁰																	
Up to 2,400 sq ft	P	P	P	P	P	P					P	P	P	P	P		
2,401 - 4,000 sq ft on More than 3 Acres ^{41, 59}	P	P	P	P	P	P					P	P	P	P			
2,401 - 4,000 sq ft on Less than 3 Acres ^{41, 59}	A	A	A	A	A	A					A	A	A	A			
4,001 sq ft and Greater ^{41, 59}	C	C	C	C	C	C					C	C	C	C			

TYPE OF USE	R- 9,600 ⁸⁸	R- 8,400 ⁸⁸	R- 7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	L ^{55, 76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²	MUC ¹²²
Garage, Detached Private Non-accessory ⁶⁰																	
Up to 2,400 sq ft	P	P	P	P	P	P					P	P	P	P			
2,401 sq ft and Greater ^{41, 59}	C	C	C	C	C	C					C	C	C	C			
Golf Course, Driving Range, and Country Club	C	C	C														
Government Structures & Facilities ^{27, 41}	C	C	C	C	C	C	C	P	P	P	P	P	P	P		P	P
Greenhouse, Lath House, & Nurseries							P	P	P	P	P	P	P	P			
Guest House ⁸⁵	P	P	P		P	P									P		
Hazardous Waste Storage & Treatment Facilities, Offsite ⁶⁶											C	C	C	C			
Hazardous Waste Storage & Treatment Facilities, Onsite ⁶⁵							P	P	P	P	P	P	P	P			
Health and Social Service Facilities ⁹⁰																	

ORDINANCE NO. 26-002

RELATING TO GROWTH MANAGEMENT; CONCERNING THE REGULATION OF USES IN COMMERCIAL AND INDUSTRIAL ZONES; AMENDING CHAPTERS 30.31A AND 30.31B AND SECTIONS 30.21.025, 30.22.100, 30.23.010, 30.70.025, 30.70.050, 30.70.140, 30.70.300, AND 30.86.200 OF THE SNOHOMISH COUNTY CODE

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TYPE OF USE	R- 9,600 ⁸⁸	R- 8,400 ⁸⁸	R- 7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	L ^{55, 76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²	MUC ¹²²
Level I	P	P	P	P	P	P	P	P	P	P		P			P	P	P
Level II ^{41, 129}	C	C	C		C	C	C	P	P	P		P			C	P	P
Level III ¹³⁹						C	P ¹³⁶	P	P	P	P		P	P	C	P	P
Home Occupation ¹¹	P	P	P	P	P	P	P		P	P					P	P	P
Hotel/Motel					C	C	P ¹³⁶	P	P	P			P ⁸⁹			P	P
Kennel, ⁴¹ Commercial ¹²	C	C	C						P	P	P	P	P	P			
Kennel, ⁴¹ Private- Breeding ¹³	P	P	P		P	P	P		P	P	P	P	P	P			
Kennel, ⁴¹ Private- Non-Breeding ¹³	P	P	P		P	P	P		P	P	P						
Laboratory							P	P	P	P	P	P	P	P		P	P
Library ⁴¹	C	C	C		C	C	C	P	P	P	P	P	P	P		P	P
Lumber Mill											P	P	P	P			
Lumberyard										P	P	P	P	P			

TYPE OF USE	R- 9,600 ⁸⁸	R- 8,400 ⁸⁸	R- 7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	L ^{55, 76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²	MUC ¹²²
Manufacturing, Heavy ⁸²											P			P			
Manufacturing-All Other Forms Not Specifically Listed ⁸³											P	P	P	P		P ¹²³	
Marijuana Processing ^{125, 131}											P	P	P	P			
Marijuana Production ^{125, 131}											P	P	P	P			
Marijuana Retail ^{131, 132}							P	P	P	P		P	P	P		P	P
Massage Parlor									P	P	P	P	P	P		P	P
Material Recovery Facility ¹³⁴											C		C	C			
Mini Self-Storage								P	P	P	P	P	P	P			
Mobile Home Park ³⁸					C	C			C	C					P		
Model Hobby Park ⁷⁵												A	A	A			
Model House/Sales Office	P	P	P	P	P	P											
Motocross Racetrack ¹²⁹										C ¹¹³	C ¹¹³	C ¹¹³	C ¹¹³	C ¹¹³			

TYPE OF USE	R- 9,600 ⁸⁸	R- 8,400 ⁸⁸	R- 7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	L ⁵⁵ , 76	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²	MUC ¹²²
Museum ⁴¹	C	C	C		C	C	C	P	P	P	P	P	P	P		P	P
Neighborhood Services					A, C ⁸⁶ , 138	A, C ⁸⁶ , 138	P	P	P ⁸⁶	P	P	P	P	P		P	P
Office and Banking							P	P	P	P	P	P	P	P		P	P
Park, Public ¹⁴	P	P	P		P	P	P	P	P	P	P	P	P	P		P	P
Park-and-Pool Lot	C	C	C	C	C	P	P	P	P	P	P	P	P	P		P	P
Park-and-Ride Lot	C	C	C	C	C	P	P	P	P	P	P	P	P	P		P	P
Personal Wireless Service Facilities ^{27, 41, 104, 106}	C	C	C	C	C	C	C	C	C	C	P	P	P	P	C	P ¹¹⁹	P
Printing Plant								P		P	P	P	P	P		P ¹²³	
Race Track ^{24, 41, 129}										C	P	P	P	P			
Railroad Right-of-Way	C	C	C	C	C	C	P	P	P	P	P	P	P	P		P	P
Recreational Facility Not Otherwise Listed	C	C	C		C	C	P	P	P	P	P	P	P	P		P	P

TYPE OF USE	R- 9,600 ⁸⁸	R- 8,400 ⁸⁸	R- 7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	L ⁵⁵ , 76	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²	MUC ¹²²
Recreational Vehicle Park									C	C					C		
Recycling Facility ¹³⁷										C	C		C	C			
Rendering of Fat, Tallow, or Lard ¹²⁹											P			P			
Restaurant							P	P	P	P	P ⁴⁹	P ⁴⁹	P	P		P	P
Retail, General						A ¹³⁵	P	P	P	P		P ⁵³	P	P		P	P
Retirement Apartments				P	P	P	P	P	P	P					P	P	P
Retirement Housing				P	P	P	P	P	P	P					P	P	P
Sanitary Landfill ¹²⁹	C	C	C						C	C	C	C	C	C			
Schools																	
K-12 & Preschool ^{41, 68, 129}	C	C	C		C	C	C ¹³⁶		P	P	P	P	P	P		P	P
College ^{41, 68}	C	C	C		C	C	C ¹³⁶		P	P	P	P	P	P		P	P
Other ^{41, 68}					C	C	C ¹³⁶		P	P	P	P	P	P		P	P
Service Station ⁴¹							P	P	P ⁸⁶	P			P	P		P	P

ORDINANCE NO. 26-002

RELATING TO GROWTH MANAGEMENT; CONCERNING THE REGULATION OF USES IN COMMERCIAL AND INDUSTRIAL ZONES; AMENDING CHAPTERS 30.31A AND 30.31B AND SECTIONS 30.21.025, 30.22.100, 30.23.010, 30.70.025, 30.70.050, 30.70.140, 30.70.300, AND 30.86.200 OF THE SNOHOMISH COUNTY CODE

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TYPE OF USE	R- 9,600 ⁸⁸	R- 8,400 ⁸⁸	R- 7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	L ^{55, 76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²	MUC ¹²²
Shooting Range ⁹²											P	P	P	P			
Sludge Utilization ³⁹	C ⁵⁶	C ⁵⁶	C ⁵⁶		C ⁵⁶	C ⁵⁶			C ⁵⁶	C ⁵⁶	C ⁵⁶		C ⁵⁶	P C ⁵⁰			
Small Animal Husbandry ⁴¹	C ³⁷	C ³⁷	C ³⁷				P		P	P	P	P	P	P			
Small Workshop									P ⁸⁶	P	P	P	P	P		P	P
Stables	P	P	P		P	P	P	P	P	P	P	P	P	P			
Stockyard or Slaughter House ¹²⁹											P			P			
Storage, Retail Sales Livestock Feed									P	P			P	P			
Storage Structure, Accessory ⁶⁰																	
Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
2,401 - 4,000 sq ft on More than 3 Acres ^{41, 59}	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
2,401 - 4,000 on Less than 3 acres ^{41, 59}	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		

TYPE OF USE	R- 9,600 ⁸⁸	R- 8,400 ⁸⁸	R- 7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	L ⁵⁵ , 76	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²	MUC ¹²²
4,001 sq ft and Greater ^{41, 59}	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
Storage Structure, Non-accessory ⁶⁰																	
Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
2,401 sq ft and Greater ^{41, 59}	C	C	C	C	C	C	C	C	C	((G))P	C	C	C	C	C		
Studio ⁴¹	C ⁷⁷	C ⁷⁷	C ⁷⁷		C ⁷⁷	C ⁷⁷	P	P	P ⁸⁶	P	P	P	P	P		P	P
Supervised Drug Consumption Facility																	
Swimming/Wading Pool ^{17, 41}	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Television/Radio Stations													P	P			
Temporary Dwelling During Construction	A	A	A	A	A	A	A	A	A	A						A	
Temporary Dwelling for Relative ¹⁸	A	A	A	A	A	A	A	A	A	A							
Temporary Residential Sales Coach ⁷³	A	A	A													A	

TYPE OF USE	R- 9,600 ⁸⁸	R- 8,400 ⁸⁸	R- 7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	L ⁵⁵ , 76	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²	MUC ¹²²
Transit Center	C	C	C	C	C	P	P	P	P	P	P	P	P	P		P	P
Ultralight Airpark ²⁰											P						
Utility Facilities, Electromagnetic Transmission & Receiving Facilities ^{27, 129}	C	C	C	C	C	C	C	P	P ⁸⁶	P	P	P	P	P			
Utility Facilities, Transmission Wires, Pipes & Supports ²⁷	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Utility Facilities-All Other Structures ^{27, 41}	C	C	C	C	C	C	C	P	P ⁸⁶	P	P	P	P	P	C	P	P
Vehicle, Vessel, and Equipment Sales and Rental									P ²³	P			P	P			
Veterinary Clinic					C	C	P	P	P ⁸⁶	P	P	P	P	P		P	P
Warehouse								P ¹⁴²		P	P	P	P	P		P ¹²³	
Wholesale Establishment								P	P ⁸⁶	P	P	P	P	P		P ¹²³	
Woodwaste Recycling and											A ⁶³		A ⁶³	A ⁶³			

TYPE OF USE	R- 9,600 ⁸⁸	R- 8,400 ⁸⁸	R- 7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	L ⁵⁵ , 76	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²	MUC ¹²²
Woodwaste Storage																	
All other uses not otherwise mentioned											P	P	P	P			

1

P - Permitted Use	<p>A blank box indicates that a use is not allowed in a specific zone. Note: Reference numbers within matrix indicate special conditions apply, see SCC 30.22.130. Check other matrices in this chapter if your use is not listed above.</p>
A - Administrative Conditional Use	
C - Conditional Use	
S - Special Use	

2

Section 6. Snohomish County Code Section 30.23.010, last amended by Amended Ordinance No. 12-049 on October 3, 2012, is amended to read:

30.23.010 Bulk matrices - Purpose, applicability and general provisions.

- (1) SCC Tables 30.23.030, 30.23.032, 30.23.041, 30.23.043, 30.23.045, and 30.23.047 constitute the bulk matrices. The bulk matrices contain the setback, lot coverage, building height, and lot dimension regulations for all zones in unincorporated Snohomish County.
- (2) Additional setback, lot width, and lot area requirements and exceptions are found at SCC 30.23.100 through 30.23.260 and chapters 30.34A, 30.41C, 30.41G, 30.42B and 30.67 SCC.
- (3) All lots and structures shall conform to the requirements listed in the bulk matrices, SCC Tables 30.23.030, 30.23.032, 30.23.041, 30.23.043, 30.23.045, and 30.23.047, unless modified elsewhere in this title.
- (4) SCC 30.23.040(41) establishes minimum lot area for the RU zone.
- (5) For design reasons, the director may reduce the property line setbacks established in SCC Tables 30.23.030 and 30.23.032 by up to 25 percent for walls or structures that are 20 feet in length or less; provided that a minimum setback of three feet is maintained.
- (6) Except as otherwise provided in this title, every required setback shall be open and unobstructed from the ground to the sky except for trees and other natural vegetation, eaves, foundations and walls.
- (7) A setback or the open space required around any structure or use shall not be calculated in an adjacent development's setback or open space for a structure or use.
- (8) SCC 30.23.250 establishes the setback requirements for aggregated lots.
- (9) For the purpose of determining setbacks under Tables 30.23.030 and 30.23.032 only:
 - (a) The RI zone shall be considered an industrial zone; and
 - (b) The RB, CRC, and RFS zones shall be considered commercial zones.

Section 7. Snohomish County Code Section 30.31A.010, last amended by Amended Ordinance No. 09-079 on May 12, 2010, is amended to read:

30.31A.010 Purpose and applicability.

This chapter regulates development in and establishes zoning criteria for the planned community business (PCB), neighborhood business (NB), business park (BP), ~~((and))~~ industrial park (IP) ~~((zones))~~, and general commercial (GC) zones. This chapter sets forth procedures and standards to be followed in applying for ~~((;))~~ and building in these zones.

1 Section 8. Snohomish County Code Section 30.31A.020, last amended by Amended
2 Ordinance No. 09-079 on May 12, 2010, is repealed.

3
4 Section 9. Snohomish County Code Section 30.31A.100, last amended by Amended
5 Ordinance No. 12-069 on October 17, 2012, is amended to read:

6
7 **30.31A.100 General performance standards.**
8

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

11
12 (1) *Processes and Equipment.* Processes and equipment employed, and goods processed or
13 sold shall be limited to those which are not objectionable beyond the boundaries of the lot upon
14 which the use is located by reason of offensive odors, dust, smoke, gas, or electronic
15 interference;

16
17 (2) *Development Phases.* Where the proposal contains more than one phase, all development
18 shall occur in a sequence consistent with the phasing plan which shall be presented as an
19 element of the ((preliminary)) official site plan unless revisions are approved by the department;

20
21 (3) *Building Design.* Buildings shall be designed to be compatible with their surroundings, both
22 within and adjacent to the zone;

23
24 (4) *Restrictive Covenants.* Restrictive covenants shall be provided which shall ensure the long-
25 term maintenance and upkeep of landscaping, storm drainage facilities, other private property
26 improvements, and open space areas and facilities. Further, the covenants shall reference the
27 official or binding site plan(s) and indicate their availability at the department, and shall provide
28 that Snohomish County is an additional beneficiary with standing to enforce, and shall preclude
29 the avoidance of performance obligations through lease agreements;

30
31 (5) *Off-street Parking.* Permanent off-street parking shall be in accordance with chapter 30.26
32 SCC, except that parking shall be in accordance with SCC 30.34A.050 when the property is
33 designated Urban Village on the future land use map;

34
35 (6) *Signing.* Signs for business identification or advertising of products ((shall conform to the
36 approved sign design scheme)) submitted with the ((final)) official site plan ((, and)) must
37 comply with chapter 30.27 SCC;

38
39 (7) *Noise.* Noise levels generated within the development shall not exceed those established in
40 chapter 10.01 SCC – noise control, or violate other law or regulation relating to noise. Noise of
41 machines and operations shall be muffled so as to not become objectionable due to
42 intermittence or beat frequency, or shrillness; and

43
44 (8) *Landscaping.* General landscaping and open space requirements shall be in accordance
45 with chapter 30.25 SCC.
46

1 Section 10. Snohomish County Code Section 30.31A.120, last amended by Amended
2 Ordinance No. 10-086 on October 20, 2010, is amended to read:

3
4 **30.31A.120 BP zone performance standards.**

5
6 In addition to the minimum zoning criteria and general performance standards set forth above,
7 the following are specific performance requirements in the BP zone:

8
9 (1) No ~~((uncovered))~~ outside storage shall be allowed of any products produced or items used
10 in the operation of the business, except vehicles used to transport either raw materials or
11 finished products of the business;

12
13 (2) No more than 20 percent of the constructed BP zone floor area in any development may be
14 devoted to those accessory retail commercial uses primarily intended to serve the principal BP
15 zone uses;

16
17 (3) The retail sale of products manufactured on the BP zone site shall be permitted;

18
19 (4) Prior to the issuance of any building occupancy permits in a BP zone the developer(s) shall
20 either complete all required improvements or the remaining improvements shall be secured with
21 a security device in accordance with SCC 30.84.105; and

22
23 (5) All outdoor lighting shall conform to the unified architectural lighting scheme for the BP
24 development and shall not:

25
26 (a) Shine on adjacent properties;

27
28 (b) Conflict with the readability of traffic control devices; or

29
30 (c) Rotate or flash.

31
32 Section 11. Snohomish County Code Section 30.31A.140, added by Ordinance No. 22-
33 014 on May 4, 2022, is amended to read:

34
35 **30.31A.140 BP zone performance standards for residential development.**

36
37 The following are specific requirements for development in the BP zone that includes residential
38 uses:

39
40 (1) The site must be a minimum of 25 contiguous acres under the same ownership or control.

41
42 (2) The BP zoning on the site must have been in effect prior to the effective date of the
43 ordinance codified in this section.

44
45 (3) All proposed mixed use development consisting of residential with commercial or industrial
46 uses in the BP zone shall also comply with the following development and design standards:

47
48 (a) The BP ~~((preliminary))~~ official site plan requirements contained in chapter 30.31A
49 SCC shall apply to all portions of the site where development is proposed except that the

provisions of SCC 30.31A.120 shall only apply to areas of the site proposed for commercial or industrial uses and not to areas proposed for residential use.

(b) The setbacks and all other bulk requirements of chapter 30.23 SCC for the MR zone shall apply.

(4) All proposed development in the BP zone consisting of residential uses only shall comply with the ~~((preliminary))~~ official site plan requirements of SCC 30.31A.210, and shall also comply with the maximum residential unit yield and all other bulk regulations for the MR zone under chapter 30.23 SCC.

(5) All proposed development in the BP zone that includes residential uses shall comply with the ~~((final))~~ official site plan approval requirements pursuant to SCC ~~((30.31A.300))~~ 30.31A.210, including conditions of approval, and shall comply with any and all other applicable requirements of the county code.

Section 12. A new section is added to Chapter 30.31A of the Snohomish County Code to read:

30.31A.150 GC zone performance standards.

The following are specific requirements for development in the GC zone:

(1) *Screening.* Development shall be permanently screened from adjoining residential properties or residential zones by a wall, fence, or perimeter landscaping between four and seven feet in height. Other screening methods may be employed if approved by the department. No screening shall be required when proposed development abuts existing parks, recreational areas, or when screening is provided by topography or other natural conditions.

(2) *Signing.* No signs shall be permitted on any screening required by this section.

Section 13. Snohomish County Code Section 30.31A.200, last amended by Ordinance No. 20-019 on June 24, 2020, is amended to read:

30.31A.200 Rezone procedures.

~~((1) General Procedures.))~~ Rezone applications for the PCB, BP, GC, and IP zones are considered for approval by the hearing examiner through the normal rezone process, pursuant to chapter 30.42A SCC, ~~((and require site plan approval as follows:~~

~~((a) For sites that are five acres or larger, a preliminary site plan shall be considered for approval by the hearing examiner together with the rezone application. A preliminary site plan is not required for sites less than five acres in size; and~~

~~((b) A final plan for construction approval is required for all sites and is reviewed administratively by the department after rezone approval, or when applicable, after rezone and preliminary site plan approval. No development permits shall be issued until a final plan has been approved in accordance with the provisions of this chapter.~~

~~(2) Alternative Procedure – Concurrent Rezone, Short Subdivision or Subdivision, and Final Plan. Concurrent applications for rezone, short subdivision or subdivision, and final plans may be made. All items required by SCC 30.31A.210 for a preliminary site plan shall be submitted for the entirety of the rezone site at the time application is made. The rezone application, short subdivision or subdivision, and final plans shall be processed concurrently pursuant to chapter 30.42A SCC and chapter 30.72 SCC.~~

~~(3) County-Initiated Rezone Alternative Procedure for BP, IP, and PCB. When recommended by the comprehensive plan, Snohomish County may initiate rezoning to BP, IP, and PCB as part of the comprehensive plan implementation process pursuant to chapter 30.73 SCC as a Type 3 Process. When this alternative is exercised, the provisions of SCC 30.31A.020(1), (2), and (3) shall be waived, including the portion that establishes minimum lot size for BP and PCB. Prior to development of any BP, IP, or PCB site five acres or larger in size, the developer shall submit a preliminary site plan and fees as required by chapter 30.86 SCC for hearing examiner review and approval. Prior to the approval of a preliminary site plan the hearing examiner shall hold a public hearing conducted pursuant to chapter 30.72 SCC. Notice of the hearing shall be provided in accordance with the notice requirements described in SCC 30.72.030.)~~

Section 14. Snohomish County Code Section 30.31A.210, last amended by Amended Ordinance No. 20-019 on June 24, 2020, is amended to read:

30.31A.210 ((Preliminary)) Official site plan.

The ((preliminary)) application for an official site plan shall contain, at a minimum, the following:

(1) Textual Material.

- (a) The names and addresses of the developer, land surveyor, engineer, architect, planner, and other professionals involved;
- (b) A document satisfactorily assuring unified control through the construction approval stage for the total site;
- (c) A description of intended type of uses and operations including timing of development, if phased, and management control;
- (d) A statement of intention to formally subdivide the property, if applicable;
- (e) A description of proposed building design, including probable exterior finish;
- (f) A provision for phasing out nonconforming uses and for removing existing structures or incorporating them into the overall development scheme;
- (g) A statement of landscape maintenance provisions;
- (h) A traffic analysis, when required by the department of public works; and
- (i) The general method proposed to comply with chapter 30.63A SCC.

1 (2) *Graphic Material*. Prints of drawings, the number and scale determined by the department,
2 showing all the following information:

3
4 (a) A vicinity sketch locating the development;

5
6 (b) Property boundaries of the development area;

7
8 (c) All existing structures and improvements within the development area which are to
9 remain;

10
11 (d) Plans for signing and lighting, including typical entrance treatment and
12 entrance signs;

13
14 ~~((d))~~ (e) Existing streets bounding and/or within the development area;

15
16 ~~((e))~~ (f) ~~((Tentative traffic))~~ Traffic and pedestrian circulation pattern within the
17 development area, showing ~~((intended))~~ proposed street widths;

18
19 ~~((f))~~ (g) ~~((Tentative location))~~ Location of building lots and/or building areas and major
20 areas intended for open space;

21
22 (h) Typical elevations (side views) of each type of building, including identification of
23 exterior building materials;

24
25 ~~((g))~~ (i) Phasing plan depicting development divisions, if applicable;

26
27 ~~((h)) General landscape plan showing areas to be landscaped, proposed plant height,~~
28 ~~and treatment of existing vegetation;))~~

29
30 (j) Landscape plan meeting the applicable requirements of the landscape plan submittal
31 checklist, including plant locations and species sizes at planting, together with location
32 and typical side or cross-section view of perimeter fencing or berms, if any;

33
34 (k) Site contours drawn at five foot intervals, showing both existing and final site
35 locations where different, street layout and identification, size and shape of
36 all building sites and lots, location of buildings, and open space areas with any specific
37 open space activity areas indicated;

38
39 (l) Plans for stormwater management; and

40
41 ~~((l))~~ (m) Natural drainage courses and probable alterations which will be necessary to
42 handle the expected drainage from the proposal, including low impact development best
43 management practices.
44

Section 15. Snohomish County Code Section 30.31A.220, added by Amended Ordinance No. 02-064 on December 9, 2002, is amended to read:

30.31A.220 Binding site plan (BSP).

- (1) An applicant may choose to divide land pursuant to a binding site plan (chapter 30.41D SCC) in conjunction with obtaining approval of ~~((a-final))~~ an official site plan in the BP, PCB, NB, GC, or IP ((plan)) zones.
- (2) All hearing examiner conditions of approval shall appear on the binding site plan and record of survey either in full or by reference to separately recorded covenants, conditions, and restrictions (CCRs).

Section 16. Snohomish County Code Section 30.31A.300, last amended by Amended Ordinance No. 07-070 on November 1, 2017, is repealed.

Section 17. Snohomish County Code Section 30.31A.310, last amended by Ordinance No. 20-019 on June 24, 2020, is repealed.

Section 18. Snohomish County Code Section 30.31A.400, added by Amended Ordinance No. 02-064 on December 9, 2002, is repealed.

Section 19. Chapter 30.31B of the Snohomish County Code, last amended by Ordinance No. 20-080 on December 16, 2020, is repealed.

Section 20. Snohomish County Code Section 30.70.025, last amended by Amended Ordinance No. 24-065 on December 4, 2024, is amended to read:

30.70.025 Permit Type Classification.

Table 30.70.025 identifies the permit type classification for land use approvals and development activity permit applications subject to a decision under Title 30 SCC.

- (1) Project permit applications and decisions identified in this section shall be processed according to this chapter and the following:

- (a) Type 1 applications shall be processed under chapter 30.71 SCC.

- (b) Type 2 applications shall be processed under chapter 30.72 SCC.

- (2) Permit types identified in SCC 30.70.015 are not required to comply with chapters 30.71 or 30.72 SCC.

- (3) All procedural requirements found elsewhere in Title 30 SCC continue to apply in addition to requirements identified in this chapter.

1
2

Table 30.70.025 Permit Type Classification

Application	Type
Administrative Conditional Use Permit	1
Administrative Site Plans	
• Urban Residential Design Standards	1
• Single Family Detached Unit (under chapter 30.43F SCC)	1
Binding Site Plan	
• Planned Residential Development proposing more than 9 lots	2
• All Others	1
Boundary Line Adjustment	
• When consolidated under SCC 30.41E.020(1)(b)	2
• All Others	1
Building Permits subject to SEPA	1
Code Interpretations	1
Conditional Use Permits	2
Cottage Housing Site Plan	1
Flood Hazard Permits	
• Submitted with another permit application subject to Type 2 processing (Refer to SCC 30.43D.020(3))	2
• All Others	1
Flood Hazard Variances	1
Forest Practices Permits subject to SEPA and Moratorium Lifts under chapter 30.43F SCC ¹	1
Land Disturbing Activity Permits subject to SEPA review under chapter 30.61 SCC, or subject to conditions imposed under chapter 30.32D SCC	1
Land Disturbing Activity Permits issued by the department of public works or the department of conservation and natural resources for land disturbing activity performed under SCC 30.63B.100	1
Official ((or Preliminary)) Site Plans	
• Sites 5 acres or larger in size - BP, IP, or PCB zones ((as required under SCC 30.31A.200))	2
• All Others – BP, NB, IP, PCB, MUC zones	1
• RB, RI, T, RFS, and GC zones not submitted as part of a rezone	1
Planned Residential Development	
• Submitted with another permit application subject to Type 2 processing	2

Application	Type
• All Others	1
Pre-application Concurrency Determination	1
Preliminary Short Subdivision	
• Where no new public road or public road extension is proposed	1
• Where a new public road or public road extension is proposed	2
Preliminary Subdivision	2
Site-specific Rezones not associated with a legislative process	2
Shoreline	
• Shoreline Substantial Development, Shoreline Conditional Use, or Shoreline Variance, except when SCC 30.44.210(2) applies	1
• Shoreline Substantial Development, Shoreline Conditional Use, or Shoreline Variance under SCC 30.44.210(2)	2
• Substantial Development Permit Rescission	2
Special Use Permit	2
Urban Center Development	Refer to SCC 30.34A.180
Variance	
• Submitted with another permit application subject to Type 2 processing (Refer to SCC 30.43B.020(2))	2
• All Others	1

1 Forest Practices Permits submitted concurrently with a Type 2 permit are required to be consolidated under SCC 30.43F.100(2).

Section 21. Snohomish County Code Section 30.70.050, last amended by Amended Ordinance No. 24-087 on December 11, 2024, is amended to read:

30.70.050 Notice of application - timing and method.

(1) The department shall provide notice of application within 14 days after a determination that the application is procedurally complete as specified in SCC Table 30.70.050(5). Required notice shall be given in accordance with SCC 30.70.045.

(2) A notice of application posted or published in the official county newspaper or provided by mail on a letter/legal size publication shall include the following information:

(a) Date of application, date of completeness determination, and date of notice of application;

(b) Project description, list of permits requested, assigned county file number, and county contact person;

- (c) Any information or studies requested by the department;
 - (d) Any other required permits not included in the application, to the extent known by the department;
 - (e) Any existing environmental documents that evaluate the proposed project, including where they can be inspected;
 - (f) The date, time, place, and type of public hearing, if applicable and if scheduled at the time of the notice;
 - (g) When notice is for a rezone action or development in a performance standard zone, a statement indicating where the full text and/or map of the rezone action may be inspected;
 - (h) A statement of when the comment period ends and the right of any person to comment on the application, receive notice of and participate in any hearings, request a copy of the decision once made, and any appeal procedures;
 - (i) If determined at the time of notice, those development regulations that will be used for project mitigation or to review consistency; and
 - (j) Any other information determined appropriate by the department.
- (3) Mailed notice of application may be provided on a post card.
- (4) A post card notice shall contain the following information:
- (a) project description;
 - (b) project file number;
 - (c) project location;
 - (d) type of project;
 - (e) applicable comment dates and notice of where to submit comments;
 - (f) date the notice of application was published in the official county newspaper;
 - (g) website address providing access to project information; and
 - (h) a department contact.

Table 30.70.050(5) Notice of Application Requirements

Application Type	Post	Publish	Mail
Administrative Conditional Use	X	X	X
Binding Site Plan	X	X	X
Building and land disturbing activity permits unless exempt from SEPA as minor new construction under SCC 30.61.035(1)	X	X	X
Code interpretation not related to a specific project		X	
Code interpretation related to a specific project	X	X	X
Final Subdivision	[see SCC 30.41A.600 through 30.41A.730]		
Flood Hazard Permit - except as provided in SCC 30.43C.020			X
Flood Hazard Variance	X	X	X
SEPA threshold determination and EIS adequacy associated with project permit	X	X	X
Shoreline variance, conditional use, or substantial development permit or permit rescission	X	X	X
Short subdivision and rural cluster short subdivision	X	X	X
Variance	X	X	X
Conditional use and major revision	X	X	X
Preliminary subdivision and rural cluster subdivision, and major revision	X	X	X
Planned Residential Development and major revision	X	X	X

Application Type	Post	Publish	Mail
Official site plan ((or preliminary plan)) approval in performance standard zones (BP, PCB, IP, GC, T, RB, CRC, RFS, and RI)	X	X	X
Rezone - site specific	X	X	X
Review or revocation of a permit or approval pursuant to SCC 30.71.027	X	X	X
Preapplication Concurrency Decision	X	X	X
Any non-listed Type 1 or Type 2 permit application except Boundary Line Adjustments pursuant to SCC 30.41E.020(1)(c)	X	X	X

Section 22. Snohomish County Code Section 30.70.140, last amended by Amended Ordinance No. 24-065 on December 4, 2024, is amended to read:

30.70.140 Expiration of applications, approvals, and permits.

(1) This section shall apply to:

- (a) New applications, approvals, and permits set forth in SCC Table 30.70.140(1); and
- (b) Existing applications set forth in SCC Table 30.70.140(1) that were deemed complete but that were not approved or denied prior to April 1, 2016, provided that the department shall provide notice to the applicant one year prior to the expiration date of the application.

(2) SCC Table 30.70.140(1) establishes the expiration period for applications, approvals, and permits, except that:

- (a) When an EIS is required, the expiration period of an application will be suspended until the FEIS is issued. The suspension of the expiration period for an application shall not exceed 18 months unless approved by the director; and
- (b) Expiration of permits and approvals (but not of applications) may be modified by the hearing examiner at the time the hearing examiner issues a decision on the application for the permit or approval.

(3) The applicant is responsible for monitoring the expiration periods for an application, approval, or permit. The county is not required to inform an applicant when an application, approval, or permit will expire or has expired.

(4) For minor revisions under SCC 30.70.210 and major revisions under SCC 30.70.220, the term of expiration for an application shall be 12 months and shall not extend the term of the corresponding development application approval or concurrency determination.

Table 30.70.140(1)

Approval Type	Expiration of application	Expiration of approval or permit
Administrative Conditional Use Permit	36 months	5 years to commence construction or use
Administrative Conditional Use Permit – Temporary Dwelling During Construction	12 months	As determined in decision
Administrative Conditional Use Permit - Temporary Dwelling For Relative	12 months	Shall be subject to annual renewal
Administrative Conditional Use Permit - Other Temporary Uses	12 months	As determined in decision
Administrative Site Plan (pursuant to chapter 30.23A SCC)	36 months	5 years to commence construction or use
Binding Site Plan	36 months	6 months to record
Boundary Line Adjustment	12 months	12 months to record. The department may grant up to one 12-month extension.
Building Permit	Per subtitle 30.5 SCC	Per subtitle 30.5 SCC
Conditional Use Permit	36 months	5 years to commence construction or use
Cottage Housing (pursuant to chapter 30.41G SCC)	36 months	5 years to commence construction or use
Flood Hazard Permit & Flood Hazard Variance	18 months, but may be extended for an additional 18 months. ⁽¹⁾	18 months from the date of issuance. Start of construction, as defined in SCC 30.91S.570, must commence within 180 days.

Approval Type	Expiration of application	Expiration of approval or permit
Forest Practices (Class IV-General)	18 months	36 months
Land Disturbing Activity	18 months, but may be extended for an additional 18 months. ⁽²⁾	36 months
	36 months, for Snohomish County Department of Public Works projects only	60 months, for Snohomish County Department of Public Works projects only
Official Site Plan and Site Plans (pursuant to chapters 30.31A ((, 30.31B)) and <u>30.31G</u> SCC)	36 months	5 years to commence construction or use
Planned Residential Development	36 months	5 years to commence construction or use
Pre-application Concurrency Determination	6 months	Per SCC 30.66B.155
Rezones	36 months	Not applicable
Shoreline Conditional Use Permit	36 months	Per chapter 30.44 SCC
Shoreline Substantial Development Permit	36 months	Per chapter 30.44 SCC
Single Family Detached Units	36 months	5 years to commence construction or use
Special Use Permit (pursuant to chapter 30.42F SCC)	36 months	5 years to commence construction or use
Subdivisions	48 months	Per RCW 58.17.140, except that:

Approval Type	Expiration of application	Expiration of approval or permit
		May be extended for an additional two years. ⁽³⁾
Short Subdivisions	48 months	60 months, except that:
		May be extended for an additional two years. ⁽⁴⁾
Urban Center Development	36 months	5 years to commence construction or use
Variance	36 months	Not applicable

Reference notes for SCC Table 30.70.140(1):

1 The department may grant a one-time 18-month extension. The applicant must submit the extension request to the department prior to the expiration. The applicant shall pay a fee for the extension pursuant to SCC 30.86.300.

2 The department may grant a one-time 18-month extension. The applicant must submit the extension request to the department prior to the expiration. The applicant shall pay a fee for the extension pursuant to SCC 30.86.510.

3 The department may grant a one-time two-year extension. The applicant must submit the extension request to the department prior to the expiration. The applicant shall pay a fee for the extension pursuant to SCC 30.86.100.

4 The department may grant a one-time two-year extension. The applicant must submit the extension request to the department prior to the expiration. The applicant shall pay a fee for the extension pursuant to SCC 30.86.110.

Section 23. Snohomish County Code Section 30.70.300, last amended by Amended Ordinance No. 24-065 on December 4, 2024, is amended to read:

30.70.300 Vesting of applications.

The purpose of this section is to implement local vesting regulations that are best suited to the needs of the county and consistent with state law. This section is intended to provide property owners, permit applicants, and the general public assurance that the regulations for project development will remain consistent during the life of an application. This section is modified by SCC 30.70.310.

(1) Except for rezones, an application for a permit or approval type set forth in SCC Table 30.70.140(1) shall be considered under the development regulations in effect on the date a complete application is filed, pursuant to SCC 30.70.040. Provided, that projects under the authority of the director of the department of public works, the county engineer, or the director of the department of conservation and natural resources pursuant to SCC 30.63B.100 shall vest

1 as of the date the county engineer or the surface water management engineering manager
2 approves a design report or memorandum for the project.

3
4 (2) Building permit or land disturbing activity permit applications that are subsequent and
5 related to the development identified in an application listed in SCC 30.70.300(2)(a) through (n),
6 shall vest to the development regulations in effect at the time a complete application listed in
7 SCC 30.70.300(2)(a) through (n) is filed pursuant to SCC 30.70.040.

8
9 (a) Administrative conditional use permit;

10
11 (b) Administrative site plan (pursuant to chapter 30.23A SCC);

12
13 (c) Binding site plan;

14
15 (d) Conditional use permit;

16
17 (e) Official site plan and site plan (pursuant to chapters 30.31A (~~(, 30.31B)~~) and 30.31G
18 SCC);

19
20 (f) Planned residential development;

21
22 (g) Shoreline conditional use permit;

23
24 (h) Shoreline substantial development permit;

25
26 (i) Single family detached units;

27
28 (j) Special use permits (pursuant to chapter 30.42F SCC);

29
30 (k) Short subdivision;

31
32 (l) Subdivision;

33
34 (m) Urban center development;

35
36 (n) Cottage housing (pursuant to chapter 30.41G SCC).

37
38 However, a complete application for any subsequent application must be submitted prior to
39 the expiration date of the permit(s) or approval(s) applied for in the application types listed
40 in this subsection.

41
42 (3) For the purpose of this section, "development regulation" means those provisions of Title
43 30 SCC that exercise a restraining or directing influence over land, including provisions that
44 control or affect the type, degree, or physical attributes of land development or use. For the
45 purpose of this section, "development regulation" does not include fees listed in Title 30 SCC or
46 procedural regulations.

47
48 (4) A complete building permit application shall always be subject to that version of subtitle
49 30.5 SCC in effect at the time the building permit application is submitted.

(5) Notwithstanding any other provision in this section, any application dependent on approval of a rezone application shall not vest until the underlying rezone is approved.

Section 24. Snohomish County Code Section 30.86.200, last amended by Amended Ordinance No. 12-018 on May 2, 2012, is amended to read:

30.86.200 Rezone and official site plan fees.

Table 30.86.200 Rezone and Official Site Plan Fees

						FEES ^{(1), (2)}
PRE-APPLICATION CONFERENCE						
Application fee						\$480
((FINAL PLAN FILING FEE (fractions rounded to the next highest acre)))						
((Chapter 30.31A, SCC BP, IP, PCB Zones \$50/acre))						
OFFICIAL SITE PLAN ⁽³⁾						
Application fee						\$1,440
Minor revision request ((administrative))) ⁽⁴⁾						\$780
Major revision request ((public hearing))) ⁽⁴⁾						\$1,248
REZONE TYPE	Rezone Area Acreage					
	0-<3	3-<10	10-<30	30-<200	200-<500	500+
COMMERCIAL (All Commercial Zones)						
Base fee	\$5,400	\$5,940	\$7,740	\$15,840	\$24,840	\$33,840
Plus \$ per acre	\$960	\$720	\$480	\$120	\$60	\$36
INDUSTRIAL (All Industrial Zones)						
Base fee	\$7,200	\$7,740	\$9,540	\$17,640	\$35,640	\$58,140
Plus \$ per acre	\$1,080	\$840	\$600	\$240	\$120	\$60
MULTIPLE FAMILY RESIDENTIAL (LDMR & MR Zones)						
Base fee	\$5,400	\$5,670	\$6,570	\$11,970	\$38,970	\$47,970
Plus \$ per acre	\$720	\$600	\$480	\$240	\$60	\$36
ALL OTHER RESIDENTIAL, AGRICULTURE, RECREATION & MC Zones						
Base fee	\$1,140	\$1,170	\$2,070	\$3,420	\$5,220	\$9,720

						FEES ^{(1), (2)}
Plus \$ per acre	\$360	\$240	\$120	\$60	\$48	\$36
Reference notes:						
(1) The rezone fee amount is based on the highest intensity use requested being applied to the gross acreage noted on the application, and is equal to the sum of all applicable parts. Application fees for public agencies shall be the same as for nongovernmental applicants.						
(2) A base fee shall be increased by 25 percent when an official site plan is required or offered for rezone approval.						
(3) This fee is only applicable for official site plan approvals when no zoning change is requested.						
(4) Subsequent to initial approval of the official site plan.						

Section 25. Severability and Savings. If any section, sentence, clause, or phrase of this ordinance shall be held invalid by the Growth Management Hearings Board, or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this ordinance. Provided, however, that if any section, sentence, clause, or phrase of this ordinance is held to be invalid by the Board or court of competent jurisdiction, then the section, sentence, clause, or phrase in effect prior to the effective date of this ordinance shall be in full force and effect for that individual section, sentence, clause, or phrase as if this ordinance had never been adopted.

PASSED this _____ day of _____, 20____.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

Council Chair

ATTEST:

Asst. Clerk of the Council

() APPROVED
() EMERGENCY
() VETOED

DATE:

County Executive

ATTEST:

Approved as to form only:

 12/5/25
Deputy Prosecuting Attorney