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Food and Farming Center Ordinance 25-032 (ECAF 2025-1746)					
Hearing Date: Wednesday, July 16, 2025 @ 10:30 a.m.					
Council Staff: Ryan Hembree      PDS Staff: Matthew Siddons      DPA: Laura Kisielius					
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*Contact the Clerk of the Council for copies of Part 2 Exhibits - 425-388-3494 or contact.council@snoco.org					



**Snohomish County**

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**Planning and Development Services**

3000 Rockefeller Ave., M/S 604  
Everett, WA 98201-4046  
(425) 388-3311  
[www.snoco.org](http://www.snoco.org)

**MEMORANDUM**

TO: Snohomish County Planning Commission

FROM: Matthew Siddons, Senior Planner

SUBJECT: Food and Farming Center (FFC) Code Amendments

DATE: January 24, 2025

**Dave Somers**  
*County Executive*

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**Introduction**

The purpose of this report is to provide information on the proposed code amendments to accommodate the development of a [Food and Farming Center \(FFC\)](#) in Snohomish County. The Snohomish County Department of Conservation & Natural Resources (DCNR) is proposing a FFC in McCollum Park within the Urban Core Subarea. The Urban Core Subarea is located in the unincorporated area of the county between the cities of Everett, Mill Creek, Lynnwood, and Mukilteo. The FFC will serve as a facility for the processing, marketing, and distribution of agricultural products throughout the region. It may also include education and training spaces focused on food and agriculture, and spaces for community and recreational facilities.

**Background**

The County is currently in the planning stages of the FFC. This includes considering a few potential site locations in McCollum Park and creating a general program for operations in the building. The FFC will be a resource for farmers and agricultural producers in Snohomish, Whatcom, Skagit, and King counties. The FFC will include storage and warehouse areas for the processing and packaging of agricultural products, a commercial kitchen, and a permanent farm stand. Farmers will have access to facilities and equipment that they can use to package and process agricultural products. The commercial kitchen will be under a commissary business model where people can rent out space and equipment. The FFC will include a year-round indoor farm stand where the public can purchase food products. The FFC may include spaces for community services such as a food bank, and spaces for training and educational programs. The FFC may include amenities and spaces for community recreational and leisure activities. DCNR is still finalizing the programs and uses that will be operating out of the FFC. The definition of Food and Farming Center provides for flexibility in the types of programs and uses that can occur on the site with a focus on agricultural product processing, distribution, and marketing.

The FFC is proposed at McCollum Park east of I-5 and south of 128th St SE. McCollum Park is 78 acres and includes natural areas and passive recreational amenities. McCollum Park was selected as the site of the FFC due to its central location. McCollum Park is accessible from both I-5 and 128<sup>th</sup> St SE which are important transportation corridors. McCollum Park is accessible both by car and bus rapid transit (Swift Orange Line). The FFC is in the Urban Core Subarea, an area that will see an increase in housing and employment growth in Snohomish County with future light rail service. The FFC will be accessible to facility employees and residents within the Subarea and the greater County. McCollum Park is also close to Snohomish County's agricultural lands east of the southwest urban growth area.

McCollum Park was recently rezoned as Mixed Use Corridor (MUC) zone through Amended Ordinance No. 24-065 adopted as part of the county's GMA comprehensive plan update on December 4, 2024. The MUC zone is specific to the Urban Core Subarea and is applied along highway and arterial corridors including 128th St SW. The MUC zone supports a mix of high-density residential, office, and commercial uses with public and community facilities.

Due to the timing of County Council consideration of Amended Ordinance No. 24-065 and some uncertainty over scope of the FFC it was not possible to include proposed amendments within the ordinance. As a result, a separate code project was initiated to develop the proposed language highlighted in the next section.

### **Proposed Amendments**

Several amendments are proposed to the Snohomish County Development Code to accommodate the development of an FFC. Below is a summary of the proposed changes that can be reviewed in their entirety within Attachment B:

- [SCC 30.22.100](#) Propose to add Food and Farming Center as a permitted use for the MUC zone within the urban zone categories use matrix.
- [SCC 30.22.130](#) Reference note 105 is proposed to require that FFCs are only permitted on publicly owned sites over 5 acres. This regulation will limit where an FFC can be developed in the MUC zone. Requiring that an FFC is constructed on a site over 5 acres in area will limit the potential impact of the facility on adjacent sites.
- [SCC 30.28.039](#) Currently, the maximum size of farm stands is 5,000 square feet. The proposed amendments will allow for farm stands developed on the same site as an FFC to be up to 40,000 square feet.
- [SCC 30.91F.455](#) A definition for Food and Farming Center is proposed to ensure consistent review of applications. The FFC is a new type of facility in Snohomish County. The FFC supports the processing, marketing, and distribution of food and agricultural products. An FFC can also include farm stands, warehouses, commercial kitchens, and spaces for training and community uses.

## **Analysis**

The following analysis provides a summary of the proposed FFC code amendments that are in compliance with state law and regional and countywide planning policies.

### **Compliance with State Law**

The Growth Management Act (GMA) contains planning goals in the Revised Code of Washington ([RCW 36.70A.020](#)), which guides the development of local comprehensive plans and development regulations. The following planning goals apply to the FFC code amendments.

GMA Goal 5- Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

GMA Goal 8- Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands.

Analysis: The FFC code amendments encourage economic development of the region's farming and agricultural industries. The FFC will serve as a facility for the production, processing, marketing, and distribution of food and agricultural products. The FFC will also contribute to the value added processing of agricultural products. It will also generate employment and training opportunities for residents in Snohomish County. The FFC code amendments encourage the preservation of natural resource industries including agriculture. The FFC facilitates the processing of local agricultural products for distribution and consumption by the public. This will help support and grow the local agricultural industry in Snohomish County.

### **Compliance with Multicounty Planning Policies**

The FFC ordinance is consistent with the following multicounty planning policies (MPPs) from the Puget Sound Regional Council [VISION 2050 Plan](#).

MPP-DP-20- "Support agricultural, farmland, and aquatic uses that enhance the food system in the central Puget Sound region and its capacity to produce fresh and minimally processed foods."

Analysis: The FFC code amendments support policy MPP-DP-20 as the FFC will serve as a regional facility for the processing and distribution of food and agricultural products produced by local farmers and producers.



### **Compliance with Countywide Planning Policies**

The FFC ordinance is consistent with the [Countywide Planning Policies](#) for Snohomish County (CPPs).

DP-41- “The County and cities should adopt policies that create opportunities for:

- a. Supporting urban food production practices, distribution, and marketing such as community gardens and farmers markets; and
- b. Increasing the local agricultural economy’s capacity to produce, market, and distribute fresh and minimally processed foods.”

Analysis: The FFC code amendments support the implementation of policy DP-41. The FFC is a facility that supports food production, distribution, and marketing. The FFC will include a farm stand where the public can purchase fresh and minimally processed foods.

### **Compliance with Comprehensive Plan Policies**

The FFC ordinance is consistent with the current Comprehensive Plan Policies for Snohomish County.

LU 5.A.1- “For planning and zoning proposed within Urban Growth Areas, more detailed planning processes may be developed, pending available resources, for identified neighborhoods. The more detailed planning shall be done in partnership with community residents, organizations, and businesses to support neighborhoods with the following characteristics:

Subsection (a) varied densities, commercial and residential uses, and character to foster community;

Subsection (b) a mix of housing types, including multifamily yielding an average of at least 8 dwelling units per acre;

Subsection (c) a variety of small scale commercial uses, public buildings, and mixed use development within one half mile or a fifteen minute walking distance for the majority of neighborhood residents;

Subsection (d) focal points such as parks, meeting halls, churches, libraries, fire stations, schools, and other uses within one quarter mile of neighborhood residents and businesses;

Subsection (e) service by public transportation; and

Subsection (f) urban food production practices, distribution, and marketing such as community gardens and farmers markets.”

Objective LU 7.C- “Enhance and encourage the agricultural industry through development and adoption of supporting programs and code amendments.”

LU 7.C.6- “The county shall support programs and partnerships that recognize and promote public awareness of the economic, historic and cultural importance of local agriculture.”

LU 7.C.7- “The county shall expand opportunities for the agriculture community to participate in economic development, code development and public policy initiatives related to agriculture and agricultural practices.”

LU 7.C.9- “The county shall support and participate in programs that promote and market locally grown and processed products.”

LU 7.C.10- “The county shall participate in the development of a farm product processing facility (USDA certified) to be located within the county”.

LU 7.C.11- “The county should assist with establishing a permanent public farmers market in Snohomish County to promote the county’s agriculture industry and improve consumer access to local food.”

LU 7.C.12- “The county should promote and encourage the availability and use of Snohomish County agricultural products in local institutions and venues, and in historically and currently marginalized communities.”

IC 1.G.1- “The County should work with community parties to promote increased access to and consumption of healthy and locally grown foods.”

CRE 3.B.4- “The County shall support educational and funding opportunities that strengthen food security.”

UC.10.5- “Encourage uses that create opportunities for increasing the Urban Core Subarea’s capacity to produce, market, and distribute food, including culturally important and traditional foods, in a manner that can build resiliency to the impacts of extreme weather and other natural hazards worsened by climate change.”

UC.10.6- “The County shall encourage the location of grocery stores, farmer’s markets, commercial kitchens, food banks, and community food gardens to support access to healthful food in areas with underserved populations and communities at risk of displacement. The Snohomish County Health Department shall be included as part of this process.”

UC.10.7- “The County shall encourage the development of facilities for preparing and distributing food to reduce the risk of food desertification and increase the variety of healthful and culturally relevant foods available in the Urban Core Subarea. The Snohomish County Health Department shall be included as part of this process.”

UC.10.9- “The County shall work with local food banks, community services, market distributors, and business owners to find suitable locations for remote food bank lockers and mobile distribution facilities in the Urban Core Subarea that enable the distribution of food and resources including medical and personal protective equipment (PPE). This includes reviewing development regulations to ensure food bank resources are allowed in more land use zones.”

**Analysis:** The FFC code amendments support the implementation of several Comprehensive Plan policies that encourage agricultural economic development, local food production and security, and increase public access to fresh and healthy foods. Policy LU 7.C.11 states that the county should assist with the establishment of a permanent public farmers market to promote the county's agricultural industry. This policy supports the implementation of the FFC. Policy UC.10.7 supports the development of facilities for preparation and distribution in the Urban Core Subarea.

### **Environmental Review**

County employees are in the process of completing a State Environmental Policy Act (SEPA) checklist for this proposed code amendment and will issue a threshold determination prior to the Planning Commission public hearing. The fourteen-day public comment period will conclude prior to the Planning Commission public hearing.

### **Notification of State Agencies**

Pursuant to [RCW 36.70A.106](#), a notice of intent to adopt the proposed regulations and standards will be transmitted to the Washington State Department of Commerce in 2025.

### **Staff Recommendation**

Staff recommends approval of the proposed code amendments shown in Attachment B to this staff report.

### **Action Requested**

The Planning Commission is requested to hold a public hearing, consider the proposed code 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.

Please contact Matthew Siddons (PDS) at 425.262.2114 if you have any questions.

CC: Mike McCrary, PDS Director  
David Killingstad, PDS Manager  
Michael Dobesh, PDS Manager

### **Attachments:**

Attachment A – Proposed Food and Farming Center Site Maps  
Attachment B – Proposed Code Amendments



## SNOHOMISH COUNTY PLANNING COMMISSION

April 16, 2025

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

SUBJECT: Planning Commission recommendation on proposed code amendments for a Food and Farming Center (FFC)

Dear Snohomish County Council:

On behalf of the Snohomish County Planning Commission, I am forwarding our recommendation to amend regulations for a Food and Farming Center (FFC). The Planning Commission had a briefing on this topic on February 25, 2025, and conducted a public hearing on March 25, 2025.

The proposed code amendments would allow for the development of a Food and Farming Center (FFC). The FFC will serve as a facility for the processing, marketing, and distribution of local agricultural products throughout the region. FFC are only permitted in the Mixed Use Corridor (MUC) zone on publicly owned sites over five acres in area. The FCC will include a farm stand where the public can purchase agricultural products. Farm stands developed on the same site as a FFC may be up to 40,000 square feet.

There were no written comments received by the Planning Commission from the public prior to the March 25th hearing, and no members of the public commented at the public hearing.

### **PLANNING COMMISSION RECOMMENDATION**

At the March 25, 2025, Planning Commission meeting, Commissioner Campbell made a motion, seconded by Commissioner Busteed, recommending APPROVAL of the proposed Food and Farming Center amendments contained in the staff report.

#### **Vote (Motion):**

7 in favor (*Ash, Bush, Busteed, Campbell, Chandler, Larsen, Sheldon*)

0 opposed

0 abstentions

**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 February 25, 2025, staff report, with which the Commission concurred.

Respectfully submitted,

*R W Larsen*

R W Larsen (Apr 19, 2025 17:56 PDT)

SNOHOMISH COUNTY PLANNING COMMISSION

Food and Farming Center  
Planning Commission Recommendation Letter  
Index # - File Name: 2-0014.pdf  
Food and Farming Center Code Amendments  
April 16, 2025  
Robert Larsen, Chairman

cc: Dave Somers, Snohomish County Executive  
David Killingstad, Director, Planning and Development Services

## Executive/Council Action Form (ECAF)

## ITEM TITLE:

..Title

Ordinance 25-032 relating to Growth Management, adopting regulations for Food and Farming Centers (FCC); Amending Chapters 30.22, 30.28, and 30.91F of the Snohomish County Code

..body

**DEPARTMENT:** Planning and Development Services.

**ORIGINATOR:** Matthew Siddons, Senior Planner.

**EXECUTIVE RECOMMENDATION:** Approved by Ken Klein 6/2/25

**PURPOSE:** The purpose of this ordinance is to amend the County's Development Code to allow for the development of Food and Farming Centers (FFC) in the Mixed Use Corridor (MUC) zone.

**BACKGROUND:** There is a demonstrated need for the processing, marketing, and distributing of Snohomish County agricultural products into urban environments, and Food and Farming Centers (FFC) will fill that need. The County is planning to develop an FFC at McCollum Park in the Urban Core Subarea. The FFC will serve as a facility for the processing, marketing, and distribution of agricultural products throughout the region. McCollum Park is zoned Mixed Use Corridor (MUC).

## FISCAL IMPLICATIONS:

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

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

**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 Risk – Shelia Barker 6/2/25 and Finance – Nathan Kennedy 6/2/25

AATF: Laura Kisielius

1 Adopted:

2 Effective:

3 SNOHOMISH COUNTY COUNCIL  
4 Snohomish County, Washington

5  
6 ORDINANCE NO. 25-032

7  
8 RELATING TO GROWTH MANAGEMENT; ADOPTING REGULATIONS FOR FOOD AND FARMING CENTERS  
9 (FFC); AMENDING CHAPTERS 30.22, 30.28, AND 30.91F OF THE SNOHOMISH COUNTY CODE

10  
11 WHEREAS, there is a demonstrated need for the processing, marketing, and distributing of  
12 Snohomish County agricultural products into urban environments, and Food and Farming Centers (FFC)  
13 will fill that need; and

14  
15 WHEREAS, the County is planning to develop an FFC at McCollum Park in the Urban Core  
16 Subarea. The FFC will serve as a facility for the processing, marketing, and distribution of agricultural  
17 products throughout the region; and

18  
19 WHEREAS, McCollum Park is zoned Mixed Use Corridor (MUC). The MUC zone is specific to the  
20 Urban Core Subarea of Snohomish County; and

21  
22 WHEREAS, this ordinance includes amendments to chapters 30.22, 30.28, and 30.91F of the  
23 Snohomish County Code (SCC) to allow for the development of FFCs within the MUC zone; and

24  
25 WHEREAS, on February 25, 2025, the Snohomish County Planning Commission ("Planning  
26 Commission") was briefed by Snohomish County Department of Planning and Development Services  
27 (PDS) staff about the proposed code amendments contained in this ordinance; and

28  
29 WHEREAS, the Planning Commission held a public hearing on March 25, 2025, to receive public  
30 testimony concerning the proposed code amendments; and

31  
32 WHEREAS, at the conclusion of the Planning Commission's public hearing, the Commission  
33 recommended the adoption of the amendments, as shown in its approval letter dated April 16, 2025;  
34 and

35  
36 WHEREAS, on \_\_\_\_\_, 2025, the Snohomish County Council ("County Council") held a  
37 public hearing after proper notice, and considered public comment and the entire record related to the  
38 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:



Section 1. The County Council makes the following findings:

- A. The County Council adopts and incorporates the foregoing recitals as findings as if set forth fully herein.
- B. This ordinance amends title 30 SCC by adding regulations that allow for the development of Food and Farming Centers (FFC). Snohomish County agricultural producers would benefit from a facility that allows them to process their agricultural products. The sale of these agricultural products to the public will strengthen the local agricultural economy. The amendments implement policies from the Snohomish County Growth Management Act Comprehensive Plan (GMACP) that support the County developing a farm product processing facility. FFCs will serve as facilities for the processing, marketing, and distribution of local agricultural products throughout the region. FFCs will be allowed in the southwest urban area of the County where they are accessible from large population centers. The close proximity of FCCs to urban centers will encourage the public to shop at FCC farm stands, and access on-site amenities including training spaces. The ordinance permits FFCs only in the Mixed Use Corridor (MUC) zone on publicly owned sites over five acres in area. FFCs are only permitted in the MUC zone to limit where an FFC can be developed in the County. The County intends to propose an FFC at McCollum Park, which is zoned MUC. The FCC will include a farm stand where the public can purchase agricultural products. Farm stands developed on the same site as an FFC may be up to 40,000 square feet.
- C. The code amendments comply with and implement the below listed GMA planning goals:
1. RCW 36.70A.020(5), GMA Goal 5 Economic development.  
FFCs will enhance the local agricultural industry as they will serve as a facility for the processing, marketing, and distribution of agricultural products. This will generate new economic opportunities for farmers and agricultural producers in Snohomish County and the wider region. This will expand the marketability of local agricultural products to the public.
  2. RCW 36.70A.020(8), GMA Goal 8 Natural resource industries.  
FFCs will help Snohomish County promote the county's agricultural industry and improve customer access to locally produced foods. FFCs will be an economic resource to farmers and agricultural producers in the county.
- D. The code amendments comply with and implement the following multicounty planning policy (MPP) from the Puget Sound Regional Council's VISION 2050 Plan:
- MPP-DP-20- "Support agricultural, farmland, and aquatic uses that enhance the food system in the central Puget Sound region and its capacity to produce fresh and minimally processed foods."

1 The amendments support policy MPP-DP-20 as the FFC will serve as a regional facility for the  
2 processing and distribution of food and agricultural products produced by local farmers and  
3 producers.  
4

- 5 E. The code amendments comply with and implement the following countywide planning policy (CPP)  
6 for Snohomish County.  
7

8 DP-41- "The County and cities should adopt policies that create opportunities for:

9 a. Supporting urban food production practices, distribution, and marketing such as  
10 community gardens and farmers markets; and

11 b. Increasing the local agricultural economy's capacity to produce, market, and distribute  
12 fresh and minimally processed foods."

13 The amendments support the implementation of policy DP-41. The FFC is a facility that  
14 supports food production, distribution, and marketing. The FFC will include a farm stand  
15 where the public can purchase fresh and minimally processed foods.  
16

- 17 F. The code amendments comply with and implement the policies contained in the Comprehensive  
18 Plan.

- 19 1. LU 5.A.1- "For planning and zoning proposed within Urban Growth Areas, more detailed  
20 planning processes may be developed, pending available resources, for identified  
21 neighborhoods. The more detailed planning shall be done in partnership with  
22 community residents, organizations, and businesses to support neighborhoods with the  
23 following characteristics:

24 Subsection (f) urban food production practices, distribution, and marketing such as  
25 community gardens and farmers markets."

26 The amendments support subsection (f) as FFCs support the distribution and marketing  
27 of agricultural products. The FFC proposed by the County will include a farm stand  
28 where the public can purchase agricultural products. FFCs will be allowed in the MUC  
29 zone, which is accessible to the County's urban populations.  
30

- 31 2. Objective LU 7.C- "Enhance and encourage the agricultural industry through  
32 development and adoption of supporting programs and code amendments."

33 The code amendments will accommodate the development of an FFC, which will  
34 enhance and support the agricultural industry. FCCs will provide agricultural producers  
35 with resources they can use to process and package their products to sell to the public.  
36

- 37 3. LU 7.C.6- "The county shall support programs and partnerships that recognize and  
38 promote public awareness of the economic, historic and cultural importance of local  
39 agriculture."

40 The amendments support the development of the County's proposed FFC, which will  
41 include a permanent farm stand where the public can purchase agricultural products.

42 This will increase public awareness of local agricultural production in Snohomish County.  
43

- 1           4. LU 7.C.7- "The county shall expand opportunities for the agriculture community to  
2           participate in economic development, code development and public policy initiatives  
3           related to agriculture and agricultural practices."  
4           FFCs will enhance economic opportunities for farmers and agricultural producers to  
5           distribute and sell their products to the broader region.  
6
- 7           5. LU 7.C.9- "The county shall support and participate in programs that promote and  
8           market locally grown and processed products."  
9           FFCs will help local farmers and agricultural producers market and sell their agricultural  
10          products to customers throughout the region.  
11
- 12          6. LU 7.C.10- "The county shall participate in the development of a farm product  
13          processing facility (USDA certified) to be located within the county".  
14          The FFC proposed by the County will include a farm product processing facility that will  
15          be developed in Snohomish County.  
16
- 17          7. LU 7.C.11- "The county should assist with establishing a permanent public farmers  
18          market in Snohomish County to promote the county's agriculture industry and improve  
19          consumer access to local food."  
20          The FFC proposed by the County will include a permanent farm stand where agricultural  
21          producers can sell their products to the public for consumption.  
22
- 23          8. LU 7.C.12- "The county should promote and encourage the availability and use of  
24          Snohomish County agricultural products in local institutions and venues, and in  
25          historically and currently marginalized communities."  
26          FFCs will serve as a venue for the sale of agricultural products to local communities. FFCs  
27          will also provide employment opportunities related to the processing, packaging, and  
28          sale of agricultural products.  
29
- 30          9. IC 1.G.1- "The County should work with community parties to promote increased access  
31          to and consumption of healthy and locally grown foods."  
32          FFCs can include a farm stand where fresh and locally produced food can be purchased  
33          by the public.  
34
- 35          10. CRE 3.B.4- "The County shall support educational and funding opportunities that  
36          strengthen food security."  
37          FFC can include education and training spaces where participants can learn about food  
38          product handling and processing. This training will help strengthen local food security.  
39
- 40          11. UC.10.5- "Encourage uses that create opportunities for increasing the Urban Core  
41          Subarea's capacity to produce, market, and distribute food, including culturally  
42          important and traditional foods, in a manner that can build resiliency to the impacts of  
43          extreme weather and other natural hazards worsened by climate change."

FFCs will be a permitted use in the MUC zone on publicly owns sites over 5 acres in area. FFCs can include facilities for the production, marketing, and distribution of local foodstuff to the public.

12. UC.10.6- "The County shall encourage the location of grocery stores, farmer's markets, commercial kitchens, food banks, and community food gardens to support access to healthful food in areas with underserved populations and communities at risk of displacement. The Snohomish County Health Department shall be included as part of this process."

Fresh and locally available foodstuff will be available to the public at FCCs. FFCs may include a farm stand, commercial kitchens, and other facilities available to agricultural producers and the public.

13. UC.10.7- "The County shall encourage the development of facilities for preparing and distributing food to reduce the risk of food desertification and increase the variety of healthful and culturally relevant foods available in the Urban Core Subarea. The Snohomish County Health Department shall be included as part of this process."

FFCs can be used for the preparation and distribution of locally produced agricultural products to the public. This will increase the availability of fresh and locally produced foodstuff to residents in the Urban Core Subarea.

#### G. Procedural requirements.

1. The proposal is a Type 3 legislative action under SCC 30.73.010.
2. As required by RCW 30.70A.106(1), a notice of intent to adopt the proposed code amendments was transmitted to the Washington State Department of Commerce for distribution to state agencies on March 11, 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 March 11, 2025.
4. The public participation process used in the adoption of this ordinance complies with all applicable requirements of the GMA and the SCC.
5. The Washington State Attorney General last issued an advisory memorandum, as required by RCW 36.70A.370, in October 2024 entitled Advisory Memorandum and Recommended Process for Evaluating Proposed Regulatory and Administrative Actions to Avoid the 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 the County in objectively evaluating the regulatory changes proposed by this ordinance

1  
2 H. This ordinance is consistent with the record.  
3

- 4 1. SCC 30.22.100 is amended to add FFC as a permitted use in the MUC zone in the Urban Zone  
5 Categories Use Matrix. This allows for the development of an FFC in the MUC zone. The MUC  
6 zone is applied along state routes and county arterials in the Urban Core Subarea that includes  
7 sections of 128th Street SE. McCollum Park fronts onto 128th Street SE and is zoned MUC.  
8 McCollum Park has been selected as the site for the development of an FFC.  
9
- 10 2. SCC 30.22.130 is amended to add reference note 105 that FFCs are only permitted on publicly  
11 owned sites over 5 acres. This limits where an FFC can be developed in the MUC zone. Requiring  
12 that an FFC is constructed on a site over five acres will limit the potential impact of the facility  
13 on adjacent sites. The FFC is a public facility that needs to be accessible to members of the  
14 public. The FFC needs to be located on a site large enough to accommodate facility operations  
15 and public off-street parking. McCollum Park meets these site requirements. The site for the FFC  
16 within McCollum Park is distant enough from adjacent properties that FFC operations should not  
17 adversely impact them.  
18
- 19 3. SCC 30.28.039 is amended to add regulations that farm stands developed on the same site as a  
20 FFC may be up to 40,000 square feet, and that an FCC shall meet the setback requirements  
21 listed in chapter 30.23 SCC. Under the current regulations, the maximum size of a farm stand is  
22 5,000 square feet. The farm stand will be an important component of the FFC. This is where the  
23 public can purchase agricultural products and produce from vendors. The FFC is proposed to  
24 include a farm stand that may be up to 40,000 square feet to accommodate farm product  
25 vendors.  
26
- 27 4. SCC 30.91F.455 adds a definition for Food and Farming Center (FFC) to ensure consistency in the  
28 review of applications. The FFC is a new type of facility in Snohomish County. The FFC supports  
29 the processing, marketing, and distribution of food and agricultural products. An FFC can also  
30 include farm stands, warehouses, commercial kitchens, and spaces for training and community  
31 uses. The definition describes the facilities, operations and activities that might occur within an  
32 FFC. The definition was established in a collaborative effort between the Department of  
33 Conservation and Natural Resources (DCNR) and Planning and Development Services (PDS) after  
34 the receipt of input from the Snohomish County agricultural community.  
35

36 I. The code amendments are consistent with the record as set forth in the PDS Staff Report dated  
37 January 24, 2025.  
38

39 Section 2. The County Council makes the following conclusions:  
40

41 A. The amendments proposed by this ordinance comply with the GMA.  
42

43 B. The amendments proposed by this ordinance comply with the Snohomish County GMACP.

- C. The amendments are consistent with the MPPs and the CPPs.
- D. The County has complied with all SEPA requirements with respect to this non-project action.
- E. The public participation process used in the adoption of this ordinance complies with all applicable requirements of the GMA and title 30 SCC.
- F. The amendments proposed by this ordinance do not result in an unconstitutional taking of private property for a public purpose.

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

Section 4. Snohomish County Code Section 30.22.100, last amended by Ordinance No. 25-016 on March 19, 2025, is amended to read:

### **30.22.100 Urban Zone Categories Use Matrix.**

TYPE OF USE	R-9,600 <sup>88</sup>	R-8,400 <sup>88</sup>	R-7,200 <sup>88</sup>	T	LDMR	MR	NB	PCB	CB <sup>128</sup>	GC <sup>128</sup>	IP <sup>76</sup>	BP	LI <sup>55</sup> 76	HI <sup>55</sup>	MHP <sup>114</sup>	UC <sup>122</sup>	MUC <sup>12</sup> 2
<b>Accessory Dwelling Unit</b> <sup>62</sup>	P	P	P	P	P	P											
<b>Adult Entertainment Business/Use</b> <sup>67</sup>											P		P	P			
<b>Agriculture</b> <sup>41, 107</sup>	P	P	P		P	P	P		P	P	P	P	P	P	P		
<b>Airport, Stage 1 Utility</b> <sup>1</sup>	C	C	C						P	P	P	P	P	P			
<b>Airport-All Others</b>											P	P	P	P			
<b>Amusement Facility</b> <sup>41, 129</sup>								P	P	P	P		P	P		P	P
<b>Antique Shop</b>							P	P	P	P			P	P		P	P
<b>Art Gallery</b> <sup>41</sup>	C	C	C		C	C	P	P	P	P	P	P	P	P		P	P
<b>Auto Repair, Major</b>								P	P <sup>86</sup>	P	P	P	P	P		P	P
<b>Auto Repair, Minor</b>							P	P	P <sup>86</sup>	P	P	P	P	P		P	P
<b>Auto Towing</b>													P	P			
<b>Automobile Wrecking and Junkyards</b>													C <sup>44</sup>	P <sup>44</sup>			
<b>Bed and Breakfast Guesthouse</b> <sup>58</sup>	A	A	A	A	A	A									A		

<b>Billboards</b> <sup>46</sup>																	
Non-digital										P			P	P			
Digital										P			P	P			
Boarding House	P <sup>15</sup>	P <sup>15</sup>	P <sup>15</sup>		P	P	P		P	P					P	P	P
Boat Launch Facility, Commercial <sup>31</sup>									C	C			C	C		P	
Boat Launch Facility, Non-commercial <sup>31</sup>	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 <sup>41, 129</sup>	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
Commercial Vehicle Storage Facility										P	P	P	P	P			
Community Facilities for Juveniles <sup>103</sup>																	
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 <sup>123</sup>	
Day Care Center <sup>2, 129</sup>																	
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 <sup>3, 41</sup>	P	P	P	P	P	P	P		P	P	P	P	P	P			
Dwelling, Attached Single Family	P	P	P	P	P	P						P <sup>51</sup>					
Dwelling, Cottage Housing <sup>116</sup>	P	P	P	P	P							P <sup>51</sup>					
Dwelling, Duplex	P	P	P	P	P	P						P <sup>51</sup>					
Dwelling, Mobile Home	P <sup>6</sup>	P <sup>6</sup>	P <sup>6</sup>	P <sup>6</sup>	P	P									P		
Dwelling, Multiple Family					P	P	P	P	P	P		P <sup>51</sup>				P	P
Dwelling, Single Family	P	P	P	P	P	P						P <sup>51</sup>			P <sup>4</sup>		

ORDINANCE NO. 25-032

RELATING TO GROWTH MANAGEMENT; ADOPTING REGULATIONS FOR FOOD AND FARMING CENTERS (FFC); AMENDING CHAPTERS 30.22, 30.28, AND 30.91F OF THE SNOHOMISH COUNTY CODE

Dwelling, Townhouse <sup>5</sup>			P	P	P	P	P	P	P	P	P	P <sup>51</sup>				P	
Electric Vehicle Infrastructure																	
Electric Vehicle Charging Station - Restricted, Level 1, and Level 2 <sup>121</sup>	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
Electric Vehicle Charging Station, Level 3	C <sup>120</sup>	C <sup>120</sup>	C <sup>120</sup>	C <sup>120</sup>	C <sup>120</sup>	C <sup>120</sup>	P	P	P	P	P	P	P	P		P	P
Battery Exchange Stations	C <sup>120</sup>	C <sup>120</sup>	C <sup>120</sup>	C <sup>120</sup>	C <sup>120</sup>	C <sup>120</sup>	P	P	P	P	P	P	P	P		P	P
Explosives, Storage											P			P			
Fairgrounds										P	P	P	P	P			
Emergency Shelter, Religious-Owned Property <sup>141</sup>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Family Day Care Home <sup>8</sup>	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 <sup>94</sup>									A	P			P	P			
Farm Stand																	
Up to 400 sq ft <sup>9</sup>	P	P	P						P	P			P	P		P	P
401 to 5,000 sq ft <sup>99</sup>																	
Farmers Market <sup>93</sup>							P	P	P	P		P	P	P		P	P
Fish Farm											P	P	P	P			
Food and Farming Center																	p <sup>105</sup>
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 <sup>60</sup>																	



Up to 2,400 sq ft	P	P	P	P	P	P					P	P	P	P	P		
2,401 - 4,000 sq ft on 3 Acres and more <sup>41, 59</sup>	P	P	P	P	P	P					P	P	P	P			
2,401 - 4,000 sq ft on Less than 3 Acres <sup>41, 59</sup>	A	A	A	A	A	A					A	A	A	A			
4,001 sq ft and Greater <sup>41, 59</sup>	C	C	C	C	C	C					C	C	C	C			
Garage, Detached Private Non-accessory <sup>60</sup>																	
Up to 2,400 sq ft	P	P	P	P	P	P					P	P	P	P			
2,401 sq ft and Greater <sup>41, 59</sup>	C	C	C	C	C	C					C	C	C	C			
Golf Course, Driving Range, and Country Club	C	C	C														
Government Structures & Facilities <sup>27, 41</sup>	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 <sup>85</sup>	P	P	P		P	P									P		
Hazardous Waste Storage & Treatment Facilities, Offsite <sup>66</sup>											C	C	C	C			
Hazardous Waste Storage & Treatment Facilities, Onsite <sup>65</sup>							P	P	P	P	P	P	P	P			
Health and Social Service Facilities <sup>90</sup>																	
Level I	P	P	P	P	P	P	P	P	P	P		P			P	P	P
Level II <sup>41, 129</sup>	C	C	C		C	C	C	P	P	P		P			C	P	P
Level III <sup>139</sup>						C	P <sup>136</sup>	P	P	P	P		P	P	C	P	P
Home Occupation <sup>11</sup>	P	P	P	P	P	P	P		P	P					P	P	P
Hotel/Motel					C	C	P <sup>136</sup>	P	P	P			P <sup>89</sup>			P	P
Kennel, <sup>41</sup> Commercial <sup>12</sup>	C	C	C						P	P	P	P	P	P			
Kennel, <sup>41</sup> Private-Breeding <sup>13</sup>	P	P	P		P	P	P		P	P	P	P	P	P			

Kennel, <sup>41</sup> Private-Non-Breeding <sup>13</sup>	P	P	P		P	P	P		P	P	P						
Laboratory							P	P	P	P	P	P	P	P		P	P
Library <sup>41</sup>	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			
Manufacturing, Heavy <sup>82</sup>											P			P			
Manufacturing-All Other Forms Not Specifically Listed <sup>83</sup>											P	P	P	P		P <sup>123</sup>	
Marijuana Processing <sup>125, 131</sup>											P	P	P	P			
Marijuana Production <sup>125, 131</sup>											P	P	P	P			
Marijuana Retail <sup>131, 132</sup>							P	P	P	P		P	P	P		P	P
Massage Parlor									P	P	P	P	P	P		P	P
Material Recovery Facility <sup>134</sup>											C		C	C			
Mini Self-Storage								P	P	P	P	P	P	P			
Mobile Home Park <sup>38</sup>					C	C			C	C					P		
Model Hobby Park <sup>75</sup>												A	A	A			
Model House/Sales Office	P	P	P	P	P	P											
Motocross Racetrack <sup>129</sup>										C <sup>113</sup>	C <sup>113</sup>	C <sup>113</sup>	C <sup>113</sup>	C <sup>113</sup>			
Museum <sup>41</sup>	C	C	C		C	C	C	P	P	P	P	P	P	P		P	P
Neighborhood Services					A, C <sup>86</sup> , <sup>138</sup>	A, C <sup>86</sup> , <sup>138</sup>	P	P	P <sup>86</sup>	P	P	P	P	P		P	P
Office and Banking							P	P	P	P	P	P	P	P		P	P
Park, Public <sup>14</sup>	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 <sup>27, 41, 104, 106</sup>	C	C	C	C	C	C	C	C	C	C	P	P	P	P	C	P <sup>119</sup>	P
Printing Plant								P		P	P	P	P	P		P <sup>123</sup>	
Race Track <sup>24, 41, 129</sup>										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

ORDINANCE NO. 25-032

RELATING TO GROWTH MANAGEMENT; ADOPTING REGULATIONS FOR FOOD AND FARMING CENTERS (FFC); AMENDING CHAPTERS 30.22, 30.28, AND 30.91F OF THE SNOHOMISH COUNTY CODE

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Recreational Facility Not Otherwise Listed	C	C	C		C	C	P	P	P	P	P	P	P	P		P	P
Recreational Vehicle Park									C	C					C		
Recycling Facility <sup>137</sup>										C	C		C	C			
Rendering of Fat, Tallow, or Lard <sup>129</sup>											P			P			
Restaurant							P	P	P	P	P <sup>49</sup>	P <sup>49</sup>	P	P		P	P
Retail, General						A <sup>135</sup>	P	P	P	P		P <sup>53</sup>	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 <sup>129</sup>	C	C	C							C	C	C	C	C	C		
Schools																	
K-12 & Preschool <sup>41, 68, 129</sup>	C	C	C		C	C	C <sup>136</sup>		P	P	P	P	P	P		P	P
College <sup>41, 68</sup>	C	C	C		C	C	C <sup>136</sup>		P	P	P	P	P	P		P	P
Other <sup>41, 68</sup>					C	C	C <sup>136</sup>		P	P	P	P	P	P		P	P
Service Station <sup>41</sup>							P	P	P <sup>86</sup>	P			P	P		P	P
Shooting Range <sup>92</sup>											P	P	P	P			
Sludge Utilization <sup>39</sup>	C <sup>56</sup>	C <sup>56</sup>	C <sup>56</sup>		C <sup>56</sup>	C <sup>56</sup>			C <sup>56</sup>	C <sup>56</sup>	C <sup>56</sup>		C <sup>56</sup>	P <sup>50</sup>			
Small Animal Husbandry <sup>41</sup>	C <sup>37</sup>	C <sup>37</sup>	C <sup>37</sup>				P		P	P	P	P	P	P			
Small Workshop									P <sup>86</sup>	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 <sup>129</sup>											P			P			
Storage, Retail Sales Livestock Feed									P	P			P	P			
Storage Structure, Accessory <sup>60</sup>																	
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 3 Acres and more <sup>41, 59</sup>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
2,401 - 4,000 on Less than 3 acres <sup>41, 59</sup>	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		

<b>4,001 sq ft and Greater</b> <sup>41, 59</sup>	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
<b>Storage Structure, Non-accessory</b> <sup>60</sup>																	
<b>Up to 2,400 sq ft</b>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
<b>2,401 sq ft and Greater</b> <sup>41, 59</sup>	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
<b>Studio</b> <sup>41</sup>	C <sup>77</sup>	C <sup>77</sup>	C <sup>77</sup>		C <sup>77</sup>	C <sup>77</sup>	P	P	P <sup>86</sup>	P	P	P	P	P		P	P
<b>Supervised Drug Consumption Facility</b>																	
<b>Swimming/Wading Pool</b> <sup>17, 41</sup>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
<b>Television/Radio Stations</b>													P	P			
<b>Temporary Dwelling During Construction</b>	A	A	A	A	A	A	A	A	A	A						A	
<b>Temporary Dwelling for Relative</b> <sup>18</sup>	A	A	A	A	A	A	A	A	A	A							
<b>Temporary Residential Sales Coach</b> <sup>73</sup>	A	A	A													A	
<b>Transit Center</b>	C	C	C	C	C	P	P	P	P	P	P	P	P	P		P	P
<b>Ultralight Airpark</b> <sup>20</sup>											P						
<b>Utility Facilities, Electromagnetic Transmission &amp; Receiving Facilities</b> <sup>27, 129</sup>	C	C	C	C	C	C	C	P	P <sup>86</sup>	P	P	P	P	P			
<b>Utility Facilities, Transmission Wires, Pipes &amp; Supports</b> <sup>27</sup>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
<b>Utility Facilities-All Other Structures</b> <sup>27, 41</sup>	C	C	C	C	C	C	C	P	P <sup>86</sup>	P	P	P	P	P	C	P	P
<b>Vehicle, Vessel, and Equipment Sales and Rental</b>									P <sup>23</sup>	P			P	P			
<b>Veterinary Clinic</b>					C	C	P	P	P <sup>86</sup>	P	P	P	P	P		P	P
<b>Warehouse</b>								P <sup>142</sup>		P	P	P	P	P		P <sup>123</sup>	
<b>Wholesale Establishment</b>								P	P <sup>86</sup>	P	P	P	P	P		P <sup>123</sup>	
<b>Woodwaste Recycling and Woodwaste Storage</b>											A <sup>63</sup>		A <sup>63</sup>	A <sup>63</sup>			

All other uses not otherwise mentioned											P	P	P	P			
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<b>P – Permitted Use</b>	A blank box indicates 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.
<b>A – Administrative Conditional Use</b>	
<b>C – Conditional Use</b>	
<b>S – Special Use</b>	

Section 5. Snohomish County Code Section 30.22.130, last amended by Ordinance No. 25-016 on March 19, 2025, is amended to read:

**30.22.130 Reference notes for use matrices.**

- (1) *Airport, Stage 1 Utility.*
  - (a) Not for commercial use and for use of small private planes;
  - (b) In the RU zone, they shall be primarily for the use of the resident property owner; and
  - (c) When the airport is included in an airpark, the disclosure requirements of SCC 30.28.005 shall apply.
- (2) *Day Care Center.* See SCC 30.28.030.
- (3) *Dock and Boathouse, Private, Non-commercial.* The following standards apply outside of shoreline jurisdiction only. If located within shoreline jurisdiction, the standards in SCC 30.67.517 apply instead.
  - (a) The height of any covered over-water structure shall not exceed 12 feet as measured from the line of ordinary high water;
  - (b) The total roof area of covered, over-water structures shall not exceed 1,000 square feet;
  - (c) The entirety of such structures shall have a width no greater than 50 percent of the width of the lot at the natural shoreline upon which it is located;
  - (d) No over-water structure shall extend beyond the mean low water mark a distance greater than the average length of all preexisting over-water structures along the same shoreline within 300 feet of either side of the parcel on which the structure is proposed. Where no such preexisting structures exist within 300 feet, the pier length shall not exceed 50 feet;
  - (e) Structures permitted hereunder shall not be used as a dwelling, nor shall any boat moored at any wharf be used as a dwelling while so moored; and
  - (f) Covered structures are subject to a minimum setback of three feet from any side lot line or extension thereof. No side yard setback shall be required for uncovered structures. No rear yard setback shall be required for any structure permitted hereunder.
- (4) *Dwelling, Single-Family.* In the MHP zone, single-family detached dwellings are limited to one per existing single legal lot of record.
- (5) See chapter 30.31E SCC for rezoning to Townhouse zone, and chapter 30.23A SCC for design standards applicable to single-family attached dwelling, mixed townhouse, and townhouse development.
- (6) *Dwelling, Mobile Home.*
  - (a) Shall be multi-sectioned by original design, with a width of 20 feet or greater along its entire body length;

- (b) Shall be constructed with a non-metallic type, pitched roof;
- (c) Except where the base of the mobile home is flush to ground level, shall be installed either with:
- (i) skirting material which is compatible with the siding of the mobile home; or
  - (ii) a perimeter masonry foundation;
- (d) Shall have the wheels and tongue removed; and
- (e) In the RU zone the above only applies if the permitted lot size is less than 20,000 square feet.
- (7) RESERVED for future use.
- (8) *Family Day Care Home.*
- (a) No play yards or equipment shall be located in any required setback from a street; and
  - (b) Outdoor play areas shall be fenced or otherwise controlled.
- (9) *Farm Stand.*
- (a) There shall be only one stand on each lot; and
  - (b) At least 50 percent by farm product unit of the products sold shall be grown, raised or harvested in Snohomish County, and 75 percent by farm product unit of the products sold shall be grown, raised or harvested in the state of Washington.
- (10) *Farm Worker Dwelling.*
- (a) At least one person residing in each farm worker dwelling shall be employed full time in the farm operation;
  - (b) An applicant for a building permit for a farm worker dwelling shall provide a declaration of farm worker occupancy on a form available from the department to the department for review and approval. The applicant shall record the declaration with the county auditor and provide a copy of the recorded declaration to the department prior to issuance of the building permit for the farm worker dwelling. Within 30 days of a sale or transfer of the property, the new property owner(s) shall record a declaration of farm worker occupancy with the county auditor and provide the department with a copy of the recorded declaration;
  - (c) The number of farm worker dwellings shall be limited to one per each 20 acres under single contiguous ownership to a maximum of six total farm worker dwellings, with no rounding provisions applied. Construction of the maximum number of farm worker dwellings permitted shall be interpreted as exhausting all farm worker dwelling potential of the land until such time as the property is legally subdivided; and
  - (d) All farm worker dwellings must be built within a farm building cluster which includes a farmhouse; and
  - (e) The floor area for an attached or detached farm worker dwelling, exclusive of garages and porches, shall be a maximum of 1,200 square feet.
- (11) *Home Occupation.* See SCC 30.28.050.
- (12) *Kennel, Commercial.* There shall be a five-acre minimum lot area; except in the R-5 and RD zones, where 200,000 square feet shall be the minimum lot area.
- (13) *Kennel, Private-breeding, and Kennel, Private Non-breeding.* Where the animals comprising the kennel are housed within the dwelling, the yard or some portion thereof shall be fenced and maintained in good repair or to contain or to confine the animals upon the property and restrict the entrance of other animals.
- (14) *Parks, Publicly-owned and Operated.*
- (a) No bleachers are permitted if the site is less than five acres in size;
  - (b) All lighting shall be shielded to protect adjacent properties; and
  - (c) No amusement devices for hire are permitted.

- 1 (15) *Boarding House*. There shall be accommodations for no more than two persons.
- 2 (16) RESERVED for future use (Social Service Center – DELETED by Amended Ord. 04-010 effective
- 3 March 15, 2004)
- 4 (17) *Swimming/Wading Pool (not to include hot tubs and spas)*:. For the sole use of occupants and
- 5 guests
- 6 (a) No part of the pool shall project more than one foot above the adjoining ground level in a
- 7 required setback; and
- 8 (b) The pool shall be enclosed with a fence not less than four feet high, of sufficient design and
- 9 strength to keep out children.
- 10 (18) *Temporary Dwelling for a Relative*.
- 11 (a) The dwelling shall be occupied only by a relative, by blood or marriage, of the occupant(s) of
- 12 the permanent dwelling;
- 13 (b) The relative must receive from, or administer to, the occupant of the other dwelling
- 14 continuous care and assistance necessitated by advanced age or infirmity;
- 15 (c) The need for such continuous care and assistance shall be attested to in writing by a licensed
- 16 physician;
- 17 (d) The temporary dwelling shall be occupied by not more than two persons;
- 18 (e) Use as a commercial rental unit shall be prohibited;
- 19 (f) The temporary dwelling shall be situated not less than 20 feet from the permanent dwelling on
- 20 the same lot and shall not be located in any required yard of the principal dwelling;
- 21 (g) A land use permit binder shall be executed by the landowner, recorded with the Snohomish
- 22 County auditor and a copy of the recorded document submitted to the department for inclusion in
- 23 the permit file;
- 24 (h) Adequate screening, landscaping, or other measures shall be provided pursuant to SCC
- 25 30.25.028 to protect surrounding property values and ensure compatibility with the immediate
- 26 neighborhood;
- 27 (i) An annual renewal of the temporary dwelling permit, together with recertification of need, shall
- 28 be accomplished by the applicant through the department in the same month of each year in which
- 29 the initial mobile home/building permit was issued;
- 30 (j) An agreement to terminate such temporary use at such time as the need no longer exists shall
- 31 be executed by the applicant and recorded with the Snohomish County auditor; and
- 32 (k) Only one temporary dwelling may be established on a lot. The temporary dwelling shall not be
- 33 located on a lot on which a detached accessory dwelling unit is located.
- 34 (19) *Recreational Vehicle*.
- 35 (a) There shall be no more than one per lot;
- 36 (b) Shall not be placed on a single site for more than 180 days in any 12-month period; and
- 37 (c) Shall be limited in the floodways to day use only (dawn to dusk) during the flood season
- 38 (October 1st through March 30th) with the following exceptions:
- 39 (i) Recreational vehicle use associated with a legally occupied dwelling to accommodate
- 40 overnight guests for no more than a 21-day period;
- 41 (ii) Temporary overnight use by farm workers on the farm where they are employed subject
- 42 to subsections (19)(a) and (19)(b) of this section; and
- 43 (iii) Subject to subsections (19)(a) and (19)(b) of this section and SCC 30.65.120(6), temporary
- 44 overnight use in a mobile home park, which has been in existence continuously since 1970 or
- 45 before, that provides septic or sewer service, water and other utilities, and that has an RV

- 1 flood evacuation plan that has been approved and is on file with the department of emergency  
2 management and department of planning and development services.
- 3 (20) *Ultralight Airpark.*
- 4 (a) Applicant shall submit a plan for the ultralight airpark showing the location of all buildings,  
5 ground circulation, and parking areas, common flight patterns, and arrival and departure routes;
- 6 (b) Applicant shall describe in writing the types of activities, events, and flight operations which  
7 are expected to occur at the airpark; and
- 8 (c) Approval shall be dependent upon a determination by the county decision maker that all  
9 potential impacts such as noise, safety hazards, sanitation, traffic, and parking are compatible with  
10 the site and neighboring land uses, particularly those involving residential uses or livestock or small  
11 animal husbandry; and further that the proposed use can comply with Federal Aviation  
12 Administration regulations (FAR Part 103), which state that ultralight vehicle operations will not:
- 13 (i) create a hazard for other persons or property;
- 14 (ii) occur between sunset and sunrise;
- 15 (iii) occur over any substantially developed area of a city, town, or settlement, particularly  
16 over residential areas or over any open air assembly of people; or
- 17 (iv) occur in an airport traffic area, control zone, terminal control area, or positive control  
18 area without prior authorization of the airport manager with jurisdiction.
- 19 (21) RESERVED for future use.
- 20 (22) RESERVED for future use.
- 21 (23) *Vehicle, Vessel and Equipment Sales and Rental.* In the CB and CRC zone, all display, storage, and  
22 sales activities shall be conducted within a structure enclosed by walls on at least two sides.
- 23 (24) *Race Track.* The track shall be operated in such a manner so as not to cause offense by reason of  
24 noise or vibration beyond the boundaries of the subject property.
- 25 (25) *Rural Industry.*
- 26 (a) The number of employees shall not exceed 10;
- 27 (b) All operations shall be carried out in a manner so as to avoid the emission or creation of  
28 smoke, dust, fumes, odors, heat, glare, vibration, noise, traffic, surface water drainage, sewage,  
29 water pollution, or other emissions which are unduly or unreasonably offensive or injurious to  
30 properties, residents, or improvements in the vicinity;
- 31 (c) The owner of the rural industry must reside on the same premises as the rural industry and, in  
32 the RD zone, the residence shall be considered as a caretaker's quarters; and
- 33 (d) Outside storage, loading or employee parking in the RD zone shall provide 15-foot wide Type A  
34 landscaping as defined in SCC 30.25.017.
- 35 (26) See SCC 30.31F.110 for performance standards specific to the Rural Business zone.
- 36 (27) *Government Structures and Facilities, Utility Structures and Facilities, and Personal Wireless Service*  
37 *Facilities.* Special lot area requirements for these uses are contained in SCC 30.23.200.
- 38 (28) *Excavation and Processing of Minerals.*
- 39 (a) This use, as described in SCC 30.32C.010(2), is allowed in the identified zones only where these  
40 zones coincide with the mineral lands designation in the comprehensive plan (mineral resource  
41 overlay or MRO).
- 42 (b) An Administrative Conditional Use Permit or a Conditional Use Permit is required pursuant to  
43 SCC 30.32C.030.
- 44 (c) Excavation and processing of minerals exclusively in conjunction with forest practices regulated  
45 pursuant to chapter 76.09 RCW is permitted outright in the Forestry zone.



- (29) *Medical Clinic, Licensed Practitioner.* A prescription pharmacy may be permitted when located within the main building containing licensed practitioner(s).
- (30) Forest Industry Storage & Maintenance Facility (except harvesting) adjacent to property lines in the RU zone shall provide 15-foot wide Type A landscaping as defined in SCC 30.25.017.
- (31) *Boat Launch Facilities, Commercial or Non-commercial.*
- (a) The hearing examiner may regulate, among other factors, required launching depth, lengths of existing docks and piers;
  - (b) Off-street parking shall be provided in an amount suitable to the expected usage of the facility. When used by the general public, the guideline should be 32 to 40 spaces capable of accommodating both a car and boat trailer for each ramp lane of boat access to the water;
  - (c) A level vehicle-maneuvering space measuring at least 50 feet square shall be provided;
  - (d) Pedestrian access to the water separate from the boat launching lane or lanes may be required where it is deemed necessary in the interest of public safety;
  - (e) Safety buoys shall be installed and maintained separating boating activities from other water-oriented recreation and uses where this is reasonably required for public safety, welfare, and health; and
  - (f) All site improvements for boat launch facilities shall comply with all other requirements of the zone in which it is located.
- (32) *Campground.*
- (a) The maximum overall density shall be seven camp or tent sites per acre in Forestry and Recreation (F&R) zoning and two camp or tent sites per acre in Forestry (F) zoning;
  - (b) The minimum site size shall be 10 acres; and
  - (c) Campgrounds in Forestry (F) zoning may not provide utility hookups (e.g., water, electric, sewage) to individual campsites; such hookups are allowed in campgrounds with Forestry and Recreation (F&R) zoning.
- (33) *Commercial Vehicle Home Basing.*
- (a) The vehicles may be parked and maintained only on the property wherein resides a person who uses them in their business;
  - (b) Two or more vehicles may be so based; and
  - (c) The vehicles shall be in operable condition.
- (34) *Distillation of Alcohol.*
- (a) The distillation shall be from plant products, for the purpose of sale as fuel, and for the production of methane from animal waste produced on the premises;
  - (b) Such distillation shall be only one of several products of normal agricultural activities occurring on the premises; and
  - (c) By-products created in this process shall be used for fuel or fertilizer on the premises.
- (35) RESERVED for future use (Group Care Facility – DELETED by Amended Ord. 04-010 effective March 15, 2004)
- (36) Churches are exempt from the Rural Business zone performance standards in SCC 30.31F.110(1) and (2).
- (37) *Small Animal Husbandry.* There shall be a five-acre minimum site size.
- (38) *Mobile Home Park.* Such development must fulfill the requirements of chapter 30.42E SCC.
- (39) *Sludge Utilization.* See SCC 30.28.085.
- (40) *Homestead Parcel.* See SCC 30.28.055.
- (41) Special Setback Requirements for this use are contained in SCC 30.23.110(26) or SCC 30.67.595 if within shoreline jurisdiction.

- (42) In the R-12,500 and WFB zones, the minimum lot size for duplexes shall be one and one-half times the minimum lot size for single-family dwellings.
- (43) *Petroleum Products and Gas, Bulk Storage.*
- (a) All above ground storage tanks shall be set back from all property lines in accordance with requirements in the International Fire Code (IFC); and
  - (b) Storage tanks below ground shall be set back no closer to the property line than a distance equal to the greatest dimensions (diameter, length or height) of the buried tank.
- (44) *Auto Wrecking Yards and Junkyards.* A sight-obscuring fence a minimum of seven feet high shall be established and maintained to the interior side of the required perimeter landscaping area in the LI and RI zones. For perimeter landscaping requirements for this use in all zones, see SCC 30.25.020.
- (45) *Antique Shops.* When established as a home occupation as regulated by SCC 30.28.050(1); provided further that all merchandise sold or offered for sale shall be predominantly "antique" and antique-related objects.
- (46) *Billboards.* See SCC 30.27.080 for specific requirements.
- (47) RESERVED for future use.
- (48) *Stockyard and Livestock Auction Facility.* The minimum lot size is 10 acres.
- (49) *Restaurants and Personal Service Shops.* Located to service principally the constructed industrial park uses.
- (50) *Sludge Utilization.* A conditional use permit is required for manufacture of materials by a non-governmental agency containing stabilized or digested sludge for a public utilization.
- (51) See SCC 30.31A.140.
- (52) RESERVED for future use.
- (53) *Retail Store.* See SCC 30.31A.120 for specific requirements for retail stores in the BP zone.
- (54) Retail Sales of Hay, Grain, and Other Livestock Feed are permitted on site in conjunction with a livestock auction facility.
- (55) Noise of Machines and Operations in the LI and HI zones shall comply with chapter 10.01 SCC and machines and operations shall be muffled so as not to become objectionable due to intermittence, beat frequency, or shrillness.
- (56) *Sludge Utilization.* Only at a completed sanitary landfill or on a completed cell within a sanitary landfill, subject to the provision of SCC 30.28.085.
- (57) *Woodwaste Recycling and Woodwaste Storage Facility.* See SCC 30.28.095.
- (58) *Bed and Breakfast Guesthouses and Bed and Breakfast Inns.* See SCC 30.28.020.
- (59) *Detached Accessory or Non-Accessory Private Garages and Storage Structures.* Subject to the following requirements:
- (a) Special setback requirements for these uses are contained in SCC 30.23.110(20);
  - (b) Artificial lighting shall be hooded or shaded so that direct outside lighting, if any, will not result in glare when viewed from the surrounding property or rights-of-way;
  - (c) The following compatibility standards shall apply:
    - (i) proposals for development in existing neighborhoods with a well-defined character should be compatible with or complement the highest quality features, architectural character and siting pattern of neighboring buildings. Where there is no discernable pattern, the buildings shall complement the neighborhood. Development of detached private garages and storage structures shall not interrupt the streetscape or dwarf the scale of existing buildings of existing neighborhoods. Applicants may refer to the Residential Development Handbook for Snohomish County Communities to review techniques recommended to achieve neighborhood compatibility;

- (ii) building plans for all proposals larger than 2,400 square feet in the Waterfront Beach, R-7,200, R-8,400, R-9,600 and R-12,500 zones and rural cluster subdivisions shall document the use of building materials compatible and consistent with existing on-site residential development exterior finishes;
- (iii) in the Waterfront Beach, R-7,200, R-8,400, R-9,600 and R-12,500 zones and rural cluster subdivisions, no portion of a detached accessory private garage or storage structure shall extend beyond the building front of the existing single-family dwelling, unless screening, landscaping, or other measures are provided to ensure compatibility with adjacent properties; and
- (iv) in the Waterfront Beach, R-7,200, R-8,400, R-9,600 and R-12,500 zones and rural cluster subdivisions, no portion of a detached non-accessory private garage or storage structure shall extend beyond the building front of existing single-family dwellings on adjacent lots where the adjacent dwellings are located within 10 feet of the subject property line. When a detached non-accessory private garage or storage structure is proposed, the location of existing dwellings on adjacent properties located within 10 feet of the subject site property lines shall be shown on the site plan;
- (d) All detached accessory or non-accessory private garages and storage structures proposed with building footprints larger than 2,400 square feet shall provide screening or landscaping from adjacent properties pursuant to chapter 30.25 SCC;
- (e) On lots less than 10 acres in size having no established residential use, only one non-accessory private garage and one storage structure shall be allowed. On lots 10 acres or larger without a residence where the cumulative square footage of all existing and proposed non-accessory private garages and storage structures is 6,000 square feet or larger, a conditional use permit shall be required.
- (f) Where permitted, separation between multiple private garages or storage structures shall be regulated pursuant to subtitle 30.5 SCC.
- (60) The cumulative square footage of all detached accessory and non-accessory private garages and storage structures shall not exceed 6,000 square feet on any lot less than five acres, except this provision shall not apply in the LDMR, MR, T, NB, GC, PCB, CB, BP, IP, LI, HI, RB, RFS, CRC and RI zones.
- (61) *Museums*. Museums within the agriculture A-10 zone are permitted only in structures which were legally existing on October 31, 1991.
- (62) *Accessory Dwelling Units*. See SCC 30.28.010.
- (63) *Temporary Woodwaste Recycling and Temporary Woodwaste Storage Facilities*. See SCC 30.28.090.
- (64) RESERVED for future use.
- (65) *On-Site Hazardous Waste Treatment and Storage Facilities*. Allowed only as an incidental use to any use generating hazardous waste which is otherwise allowed; provided that such facilities demonstrate compliance with the state siting criteria for dangerous waste management facilities pursuant to RCW 70.105.210 and WAC 173-303-282, as now written or hereafter amended.
- (66) An application for a conditional use permit to allow an off-site hazardous waste treatment and storage facility shall demonstrate compliance with the state siting criteria for dangerous waste management facilities pursuant to RCW 70.105.210 and WAC 173-303-282 as now written or hereafter amended.
- (67) *Adult Entertainment Uses*. See SCC 30.28.015.
- (68) Special Building Height provisions for this use are contained in SCC 30.23.050(2)(d).
- (69) RESERVED for future use.

- (70) *Equestrian Centers*. Allowed with a conditional use permit on all lands zoned A-10 except in that portion of the special flood hazard area of the lower Snohomish and Stillaguamish rivers designated density fringe as described in chapter 30.65 SCC.
- (71) Mini-Equestrian Centers are allowed as a permitted use on all lands zoned A-10 except in that portion of the special flood hazard area of the lower Snohomish and Stillaguamish rivers designated density fringe as described in chapter 30.65 SCC.
- (72) Equestrian Centers and Mini-equestrian Centers require the following:
- (a) Five-acre minimum site size for a mini-equestrian center;
  - (b) Covered riding arenas shall not exceed 15,000 square feet for a mini-equestrian center; provided that stabling areas, whether attached or detached, shall not be included in this calculation;
  - (c) Any lighting of an outdoor or covered arena shall be shielded so as not to glare on surrounding properties or rights-of-way;
  - (d) On sites located in RC and R-5 zones, Type A landscaping as defined in SCC 30.25.017 is required to screen any outside storage, including animal waste storage, and parking areas from adjacent properties;
  - (e) Riding lessons, rentals, or shows shall only occur between 8:00 a.m. and 9:00 p.m.;
  - (f) Outside storage, including animal waste storage, and parking areas shall be set back at least 30 feet from any adjacent property line. All structures shall be set back as required in SCC 30.23.110(8); and
  - (g) The facility shall comply with all applicable county building, health, and fire code requirements.
- (73) *Temporary Residential Sales Coach (TRSC)*.
- (a) The commercial coach shall be installed in accordance with all applicable provisions within chapter 30.54A SCC;
  - (b) The TRSC shall be set back a minimum of 20 feet from all existing and proposed road rights-of-way and five feet from proposed and existing property lines;
  - (c) Vehicular access to the temporary residential sales coach shall be approved by the county or state; and
  - (d) Temporary residential sales coaches may be permitted in approved preliminary plats, prior to final plat approval, when the following additional conditions have been met:
    - (i) plat construction plans have been approved;
    - (ii) the fire marshal has approved the TRSC proposal;
    - (iii) proposed lot lines for the subject lot are marked on site; and
    - (iv) the site has been inspected for TRSC installation to verify compliance with all applicable regulations and plat conditions, and to assure that land disturbing activity, drainage, utilities infrastructure, and native growth protection areas are not adversely affected.
- (74) *Golf Course and Driving Range*. In the A-10 zone, artificial lighting of the golf course or driving range shall not be allowed. Land disturbing activity shall be limited in order to preserve prime farmland. At least 75 percent of prime farmland on site shall remain undisturbed.
- (75) *Model Hobby Park*. SCC 30.28.060.
- (76) *Commercial Retail Uses*. Not allowed in the Light Industrial and Industrial Park zones when said zones are located in the Maltby UGA of the comprehensive plan, and where such properties are, or can be served by railway spur lines.
- (77) *Studio*. Studio uses may require the imposition of special conditions to ensure compatibility with adjacent residential, multiple family, or rural-zoned properties. The hearing examiner may impose such

conditions when deemed necessary pursuant to the provisions of chapter 30.42C SCC. The following criteria are provided for hearing examiner consideration when specific circumstances necessitate the imposition of conditions:

- (a) The number of nonresident artists and professionals permitted to use a studio at the same time may be limited to no more than 10 for any lot 200,000 square feet or larger in size, and limited to five for any lot less than 200,000 square feet in size;
- (b) The hours of facility operation may be limited; and
- (c) Landscape buffers may be required to visually screen facility structures or outdoor storage areas when the structures or outdoor storage areas are proposed within 100 feet of adjacent residential, multiple family, and rural-zoned properties. The buffer shall be an effective site obscuring screen consistent with Type A landscaping as defined in SCC 30.25.017.

(78) RESERVED for future use.

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

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

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

- (a) The use complies with all of the performance standards required by SCC 30.31F.100 and 30.31F.110;
- (b) Not more than 1,000 square feet of outdoor storage of materials shall be allowed and shall be screened in accordance with SCC 30.25.024;
- (c) In addition to the provisions of subsection (81)(b) of this section, not more than five commercial vehicles or construction machines shall be stored outdoors and shall be screened in accordance with SCC 30.25.020 and 30.25.032;
- (d) The on-site fueling of vehicles shall be prohibited; and
- (e) The storage of inoperable vehicles and hazardous or earth materials shall be prohibited.

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

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

(84) RESERVED for future use.

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

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

(87) *Wedding Facility.*

- (a) A wedding facility is permitted only:
  - (i) on vacant and undeveloped land;
  - (ii) on developed land, but entirely outside of any permanent structure;
  - (iii) partially outside of permanent structures and partially inside of one or more permanent structures which were legally existing no less than eight years prior to the date of the submittal of a permit application for the wedding facility; or

- (iv) entirely inside of one or more permanent structures which were legally existing no less than eight years prior to the date of the submittal of a permit application for the wedding facility;
- (b) A wedding facility, including any structures and adjacent outdoor space used in conjunction with the wedding facility business, shall comply with the following:
- (i) noise control provisions of chapter 10.01 SCC;
  - (ii) adequate vehicular sight distance and safe turning movements exist at the access to the site consistent with county engineering design and development standards (EDDS);
  - (iii) adequate sanitation facilities are provided on site pursuant to chapter 30.50 SCC and applicable board of health code provisions;
  - (iv) adequate on-site parking shall be provided for the use pursuant to SCC 30.26.035; and
  - (v) all other applicable regulations in Title 30 SCC including, but not limited to, flood hazard regulations in hazard regulations in chapter 30.65 SCC;
- (c) A certificate of occupancy shall be obtained pursuant to chapter 30.52A SCC for the use of any existing structure. The certificate of occupancy shall be subject to an annual inspection and renewal pursuant to SCC 30.53A.361 to ensure building and fire code compliance.
- (88) *Public/Institutional Use Designation (P/IU)*. When applied to land that is (a) included in an Urban Growth Area and (b) designated P/IU on the Snohomish County Future Land Use Map concurrent with or prior to its inclusion in a UGA, the R-7,200, R-8,400 and R-9,600 zones shall allow only the following permitted or conditional uses: churches, and school instructional facilities. All other uses are prohibited within areas that meet criteria (a) and (b), unless the P/IU designation is changed.
- (89) *Hotel/Motel Uses*. Permitted in the Light Industrial zone when the following criteria are met:
- (a) The Light Industrial zone is located within a municipal airport boundary;
  - (b) The municipal airport boundary includes no less than 1,000 acres of land zoned light industrial; and
  - (c) The hotel/motel use is served by both public water and sewer.
- (90) Health and Social Service Facilities regulated under this title do not include secure community transition facilities (SCTFs) proposed pursuant to chapter 71.09 RCW. See SCC 30.91H.095.
- (a) Snohomish County is preempted from regulation of SCTFs. In accordance with the requirements of state law the county shall take all reasonable steps permitted by chapter 71.09 RCW to ensure that SCTFs comply with applicable siting criteria of state law. Every effort shall be made by the county through the available state procedures to ensure strict compliance with all relevant public safety concerns, such as emergency response time, minimum distances to be maintained by the SCTF from "risk potential" locations, electronic monitoring of individual residents, household security measures and program staffing.
  - (b) Nothing herein shall be interpreted as to prohibit or otherwise limit the county from evaluating, commenting on, or proposing public safety measures to the state of Washington in response to a proposed siting of a SCTF in Snohomish County.
  - (c) Nothing herein shall be interpreted to require or authorize the siting of more beds or facilities in Snohomish County than the county is otherwise required to site for its SCTFs pursuant to the requirements of state law.
- (91) *Level II Health and Social Service Uses*. Allowed outside the UGA only when the use is not served by public sewer.
- (92) The area of the shooting range devoted to retail sales of guns, bows, and related equipment shall not exceed one-third of the gross floor area of the shooting range and shall be located within a building or structure.

- (93) *Farmers Market*. See SCC 30.28.036.
- (94) *Farm Product Processing and Farm Support Business*. See SCC 30.28.038.
- (95) *Farmland Enterprise*. See SCC 30.28.037.
- (96) *Public Events/Assemblies on Farmland*. Such event or assembly shall:
- (a) Comply with the requirements of SCC 30.53A.800; and
  - (b) Not exceed two events per year. No event shall exceed two weeks in duration.
- (97) *Bakery, Farm*. The gross floor area of the use shall not exceed 1,000 square feet.
- (98) *Recreational Facility Not Otherwise Listed in A-10 zone, Forestry (F), or Forestry and Recreation (F&R) zones*. See SCC 30.28.076.
- (99) *Farm Stand*. See SCC 30.28.039.
- (100) *Farm Stand*. Allowed as a Permitted Use (P) when sited on land designated riverway commercial farmland, upland commercial farmland or local commercial farmland in the comprehensive plan. Allowed as an Administrative Conditional Use (A) when sited on land not designated riverway commercial farmland, upland commercial farmland or local commercial farmland in the comprehensive plan.
- (101) *Farmers Market*. Allowed as a Permitted Use (P) when sited on land designated riverway commercial farmland, upland commercial farmland or local commercial farmland in the comprehensive plan. Allowed as an Administrative Conditional Use (A) when sited on land not designated riverway commercial farmland, upland commercial farmland or local commercial farmland in the comprehensive plan.
- (102) Community Facilities for Juveniles in R-5 zones must be located within one mile of an active public transportation route at the time of permitting.
- (103) All community facilities for juveniles shall meet the performance standards set forth in SCC 30.28.025.
- (104) Personal wireless service facilities are subject to development standards in chapter 30.28A SCC, parking standards in SCC 30.26.030, setback requirements in SCC 30.23.110(26) or SCC 30.67.595 if within shoreline jurisdiction, and landscaping standards in chapter 30.25 SCC.
- (105) ~~((RESERVED for future use.))~~ Use is only permitted on publicly owned sites over 5 acres in size.
- (106) See SCC 30.28A.050(2) for instances when a personal wireless service facility does not require a conditional use permit.
- (107) *Agricultural Composting Requirements*.
- (a) On-farm site agricultural composting operations that comply with the requirements established in this section are allowed in the A-10 zone. These composting facilities and operations shall be constructed and operated in compliance with all applicable federal, state and local laws, statutes, rules and regulations. The Nutrient Management Plan portion of the farm's Snohomish Conservation District Farm Plan or any other established nutrient management plan must be on file with the department when any application for a land use permit or approval is submitted to the department for the development of an agricultural composting facility. Farm site agricultural composting operations shall also comply with the following criteria:
    - (i) The composting operation shall be limited to 10 percent of the total farm site area;
    - (ii) At least 50 percent of the composted materials shall be agricultural waste;
    - (iii) At least 10 percent of the agricultural wastes must be generated on the farm site;
    - (iv) A maximum of 500 cubic yards of unsuitable incidental materials accumulated in the agricultural waste such as rock, asphalt, or concrete over three inches in size may be stored at the farm composting facility until its proper removal. All incidental materials must be removed from the site yearly; and

- (v) A minimum of 10 percent of the total volume of the finished compost produced annually shall be spread on the farm site annually.
- (b) In all other zones except A-10 where agriculture is a permitted use, incidental agricultural composting of agricultural waste generated on a farm site is permitted. The agricultural composting facility shall be constructed and operated in compliance with all applicable federal, state and local laws, statutes, rules and regulations. The Nutrient Management Plan portion of the farm's Snohomish Conservation District Farm Plan or any other established nutrient management plan must be on file with the department when any permit application is submitted to the department for the development of an agricultural composting facility.
- (108) RESERVED for future use. (Urban Center Demonstration Program projects – DELETED by Ord. 09-079)
- (109) Privately operated off-road vehicle (ORV) use areas shall be allowed by conditional use permit on Forestry and Recreation (F&R) zoned property designated Forest on the comprehensive plan future land use map. These areas shall be identified by an F&R ORV suffix on the zoning map. Privately operated ORV use areas are regulated pursuant to SCC 30.28.080 and 30.28.086 and other applicable county codes.
- (110) RESERVED for future use.
- (111) RESERVED for future use.
- (112) RESERVED for future use. (Transfer of Development Rights receiving area overlay – DELETED by Amended Ord. 13-064)
- (113) *Privately Operated Motocross Racetracks*. Allowed by conditional use permit, and are regulated pursuant to SCC 30.28.100 and 30.28.105, and other applicable county codes. Motocross racetracks are allowed in the Forestry and Recreation (F&R) zone only on commercial forest lands.
- (114) New AM Radio Towers are prohibited. AM radio towers either constructed before October 13, 2010, or with complete applications for all permits and approvals required for construction before October 13, 2010, shall not be considered nonconforming uses and they may be repaired, replaced, and reconfigured as to the number and dimensions of towers so long as the repair, replacement, or reconfiguration occurs on the parcel where the tower was originally constructed or permitted and it does not increase the number of AM radio towers constructed on the parcel.
- (115) This use is prohibited in the R-5 zone with the Mineral Resource Overlay (MRO). Public park is a permitted use on reclaimed portions of mineral excavation sites with the MRO.
- (116) See cottage housing design standard requirements in chapter 30.41G SCC.
- (117) RESERVED for future use.
- (118) RESERVED for future use.
- (119) Only building mounted personal wireless service facilities or personal wireless service facilities located on utility poles, streetlight poles, or traffic signal poles as specified in SCC 30.28A.055 shall be permitted.
- (120) Allowed as a conditional use only with a Park-and-Pool Lot or a Park-and-Ride Lot.
- (121) Permitted as an incidental use with a permitted use, conditional use or administrative conditional use.
- (122) Products or merchandise offered for sale or storage by a business may be located outdoors; provided, that:
- (a) The area occupied by the display shall not exceed 500 square feet; and
  - (b) Public sidewalks shall not be enclosed as space for sales or storage by fencing or other means that effectively limits public use of the sidewalk.



1 (123) Such uses, except those as provided for in SCC 30.34A.010(4)(d), are permitted only in structures  
2 which are legally existing on May 29, 2010. Such uses, except those as provided for in SCC  
3 30.34A.010(4)(d), shall also comply with subsection (122) of this section.

4 (124) The minimum lot size for marijuana related facilities is 100,000 square feet. Marijuana  
5 production and marijuana processing are allowed indoors and outdoors, including in greenhouses and  
6 other structures pursuant to chapter 314-55 WAC. In the A-10 zone, marijuana uses shall be subject to  
7 the same regulations that apply to agricultural uses and not subject to any more restrictive regulations  
8 except as specifically provided in this title and in state law. Marijuana processing is only allowed when  
9 there is a marijuana production facility on site. Marijuana facilities are subject to special setbacks  
10 pursuant to SCC 30.23.110(28).

11 (125) Marijuana production and processing is permitted indoors only; no outdoor production or  
12 processing is allowed.

13 (126) RESERVED for future use.

14 (127) Campgrounds and recreational facilities not otherwise listed are not allowed on land designated  
15 Local Forest in the comprehensive plan.

16 (128) Development applications for all non-tribally owned, fee-simple properties designated  
17 Reservation Commercial on the Snohomish County Future Land Use Map must include an archaeology  
18 site report pursuant to SCC 30.32D.200(3)(b) or relocate the project to avoid impacts to any  
19 archaeological resources.

20 (129) Development within an airport compatibility area is subject to the requirements of chapter  
21 30.32E SCC.

22 (130) On land designated as riverway commercial farmland, upland commercial farmland or local  
23 commercial farmland or land zoned A-10 the following additional requirements apply:

24 (a) the applicant must demonstrate that the use is incidental to the primary use of the site for  
25 agricultural purposes and supports, promotes or sustains agricultural operations and production;

26 (b) the use must be located, designed, and operated so as to not interfere with, and to support the  
27 continuation of, the overall agricultural use of the property and neighboring properties;

28 (c) the use and all activities and structures related to the use must be consistent with the size,  
29 scale, and intensity of the existing agricultural use of the property and the existing buildings on the  
30 site;

31 (d) the use and all activities and structures related to the use must be located within the general  
32 area of the property that is already developed for buildings and residential uses;

33 (e) where the property is less than 10 acres in size, the use and all structures and activities related  
34 to the use shall not convert more than 10 percent of agricultural land to nonagricultural uses;

35 (f) where the property is 10 acres in size or more, the use and all structures and activities related  
36 to the use shall not convert more than one acre of agricultural land to nonagricultural uses; and

37 (g) any land disturbing activity required to support the use shall be limited to preserve prime  
38 farmland.

39 The provisions of subsections (130)(a) through (130)(f) of this section do not apply to any land under  
40 ownership or acquired before May 24, 2015, by any local, county, regional, or state agency for  
41 recreation, public park and/or trail purposes. Any new development, alterations or reconstruction on  
42 these properties shall meet subsection (130)(g) of this section and the requirements of the A-10 zone.  
43 All buildings and parking areas shall be set back a minimum of 50 feet from the property boundaries. If  
44 the park or trail use produces adverse conditions that will unduly affect an adjacent agricultural use, the  
45 director may impose a larger setback to alleviate the effects of such adverse conditions, which include  
46 but are not limited to noise, vibration, dust, and light.

- (131) Marijuana-related facilities are prohibited within the exterior boundaries of the Tulalip Indian Reservation.
- (132) *Marijuana Retail*. See SCC 30.28.120.
- (133) Only the following uses are permitted in the CRC zone: clubhouses, grooming parlors, personal service shops, offices, tool sales and rental, locksmith, home improvement centers, retail bakeries, drug stores, grocery stores, hardware stores, general retail, second hand stores, specialty stores, and tire stores.
- (134) *Material Recovery Facility*. See SCC 30.28.110.
- (135) Retail, general uses may be allowed with an administrative conditional use permit only when part of a new mixed-use development that includes residential dwellings or when occupying a former residential structure (or portion of a residential structure). The proposed retail use in the MR zone must meet the following criteria:
- (a) The retail use has frontage on an arterial road as shown on the Countywide Arterial Circulation Map;
  - (b) The gross leasable area of retail space may not exceed 6,000 square feet; and
  - (c) Products or merchandise offered for sale or storage by a business may be located outdoors except that the area occupied by the display may not exceed 500 square feet and public sidewalks may not be enclosed as space for sales or storage by fencing or other means that effectively limits public use of the sidewalk.
- (136) Within the NB zone, this use is only permitted when the Future Land Use Map in the comprehensive plan designates the site as Urban Village.
- (137) *Recycling Facility*. See SCC 30.28.112.
- (138) Licensed practitioners and medical clinics may be conditionally permitted as the sole use on a site. Cleaning establishments, grooming parlors, and personal service shops may only be conditionally permitted when part of a development that includes residential dwellings or when occupying a former residential structure (or portion of a residential structure).
- (139) Health and Social Services Uses – Level III. Emergency shelters or emergency housing, as defined in RCW 36.70A.030, are the only allowed Level III Health and Social Service Facilities within the rural zones.
- (140) See SCC 30.28.130 Affordable housing located on property owned by a religious organization.
- (141) See SCC 30.28.131 Emergency shelters on property owned by a religious organization.
- (142) Warehouses shall only be permitted in the PCB zone within the Maltby Urban Growth Area and are subject to the bulk regulations in SCC 30.23.030 for the General Commercial zone.

Section 6. Snohomish County Code Section 30.28.039, added by Amended Ordinance No. 04-074 on July 28, 2004, is amended to read:

**30.28.039 Farm stands.**

1. The maximum size of a farm stand shall be 5,000 square feet ~~((and, if))~~. If more than one stand is located on a lot, the total square ((footages)) footage of all stands together shall not exceed 5,000 square feet, except farm stands developed on the same site as a food and farming center cumulatively may be up to 40,000 square feet.
2. At least 50% by farm product unit of the products sold shall be grown, raised or harvested in Snohomish County, and 75% by farm product unit of the products sold shall be grown, raised or harvested in the State of Washington on an average annual basis.

- 1 3. All new structures shall be located at least 20 feet, or the setback listed in ((Chapter)) chapter  
2 30.23 SCC, from public and private road rights-of-way, whichever is greater. Farm stands  
3 developed on the same site as a food and farming center shall meet the setback listed in chapter  
4 30.23 SCC.
- 5 4. Farm stands shall meet the off-street parking requirements of SCC 30.26.015 ((SCC)) and SCC  
6 30.26.030 ((SCC)).
- 7 5. Structures shall meet all provisions of federal, state and local statute and laws, including  
8 provisions to assure water quality and flood protection.
- 9 6. Structures or portions thereof existing prior to ((the effective date of this section)) August 23,  
10 2004, may be used as a farm stand, provided the structures or portions so used are no greater  
11 than 5,000 square feet total.

12  
13 Section 7. A new section is added to Chapter 30.91F of the Snohomish County Code to read:

14  
15 **30.91F.455 Food and farming center.**

16  
17 “Food and farming center” means a facility that supports the regional farming and agricultural  
18 community in the production, processing, marketing, and distribution of food and agricultural products.  
19 Uses in a food and farming center can include but are not limited to cold storage, farm product  
20 packaging, farm product processing, farm stands, warehouses, commercial kitchens, educational and  
21 training spaces focused on food and agriculture, food banks, and community and recreational facilities.

22  
23 Section 8. Severability and Savings. If any section, sentence, clause or phrase of this ordinance  
24 shall be held to be invalid by the Growth Management Hearings Board (Board), or unconstitutional by a  
25 court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or  
26 constitutionality of any other section, sentence, clause or phrase of this ordinance. Provided, however,  
27 that if any section, sentence, clause or phrase of this ordinance is held to be invalid by the Board or  
28 court of competent jurisdiction, then the section, sentence, clause or phrase in effect prior to the  
29 effective date of this ordinance shall be in full force and effect for that individual section, sentence,  
30 clause or phrase as if this ordinance had never been adopted.

31  
32 PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

33  
34 SNOHOMISH COUNCIL  
35 Snohomish, Washington

36  
37  
38 \_\_\_\_\_  
39 Council Chair

40 ATTEST:

41  
42 \_\_\_\_\_  
43 Asst. Clerk of the Council

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( ) APPROVED  
( ) EMERGENCY  
( ) VETOED

DATE:

\_\_\_\_\_  
County Executive

ATTEST:

\_\_\_\_\_

Approved as to form only:

 5/28/25  
Deputy Prosecuting Attorney

## ANALYSIS OF BUILDING AND LAND USE REGULATION EFFECTS ON HOUSING AND JOBS

**Title** Ordinance No. 25-032,

**Description** This is non-project proposal to amend the County's Development Code to allow for the development of Food and Farming Centers (FFC) in the Mixed Use Corridor (MUC) zone.

**Date:** May 28, 2025

**Staff Contact:** Matthew Siddons, Senior Planner, Matthew.Siddons@snoco.org

	Place an “X” in the appropriate box				Comments
	Increase	Decrease	Neutral	Uncertain	
Housing					
Capacity/Targets			X		
Cost of Housing Development:			X		
• Infrastructure			X		
• Site			X		
• Building const.			X		
• Fees			X		
• Yield			X		
Timing			X		
Jobs					
Capacity/Targets	X				
Cost of Commercial or Industrial Development:			X		
• Infrastructure			X		
• Site			X		
• Building const.			X		
• Fees			X		
• Yield			X		
Time to Create Jobs			X		
# Family Wage Jobs	X				

*This form is intended to provide a summary analysis of the impact changes to development regulation may have on Residential, Commercial or Industrial Development.*

**ANALYSIS OF BUILDING AND LAND USE REGULATION EFFECTS ON CAPITAL FACILITIES AND UTILITIES**

**Title** Ordinance No. 25-032,

**Description** This is non-project proposal to amend the County's Development Code to allow for the development of Food and Farming Centers (FFC) in the Mixed Use Corridor (MUC) zone.

**Date:** May 28, 2025

**Staff Contact:** Matthew Siddons, Senior Planner, Matthew.Siddons@snoco.org

	Place an “X” in the appropriate box			Comments
	Increase	Decrease	Neutral	
County Provided				
• Airport			X	
• General Government			X	
• Law and Justice			X	
• Parks			X	
• Roads			X	
• Solid Waste			X	
• Surface Water			X	
Non-County Provided				
• Electric Power			X	
• Fire Suppression			X	
• Public Water Supply			X	
• Sanitary Sewer			X	
• Telecommunications			X	

*This form is intended to provide a summary analysis of the impact changes to development regulation may have on county and non-county provided capital facilities and utilities.*

**ANALYSIS OF BUILDING AND LAND USE REGULATION EFFECTS ON LOW IMPACT DEVELOPMENT**

<b>Title</b>	Ordinance No. 25-032,
<b>Description</b>	This is non-project proposal to amend the County's Development Code to allow for the development of Food and Farming Centers (FFC) in the Mixed Use Corridor (MUC) zone.
<b>Date:</b>	May 28, 2025
<b>Staff Contact:</b>	Matthew Siddons, Senior Planner, Matthew.Siddons@snoco.org

**LID Evaluation:**

**Directions:** In the following table, describe how the new policies or regulations support LID principles and facilities and prevent creation of barriers to LID implementation.

Low impact development (LID) principles and facilities are required to be the preferred and commonly used approach for stormwater management. New policies and regulations must not directly or indirectly create barriers to use of LID.

LID principles include: minimize disruption and removal of native vegetation and soils; utilize natural drainage channels and undisturbed soils to conduct and infiltrate stormwater; minimize impervious surfaces; and utilize LID facilities to replicate natural processes for stormwater management.

LID facilities include: flow dispersion and infiltration systems; rain gardens; soil amendments; bioretention; permeable pavement; tree retention and planting; vegetated roofs and walls; reverse slope sidewalks; minimum excavation foundations; rainwater harvesting; and preservation of native vegetation.

Use of LID principles and facilities requires consideration during site design and construction phases (stormwater pollution prevention plans, aka SWPPP), and special provisions for long term maintenance and inspections.

Does the new policy or regulation support Low Impact Development	Place an "X" in the appropriate box			If "yes" or "no", explain...
	Increase	Decrease	Neutral	
Retention of native vegetation	X			
Minimal disruption of native soils	X			
Preservation of natural drainage	X			
Minimization of impervious surface area	X			
Use of LID facilities	X			
Better site design – using LID principles	X			
Adherence to SWPPP and drainage plan requirements	X			
Provisions for long term maintenance	X			
Retention of native vegetation	X			
Minimal disruption of native soils	X			
Preservation of natural drainage	X			
Minimization of impervious surface area	X			

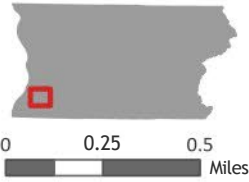


Attachment A – Food and Farming Center Site Maps

SNOHOMISH COUNTY  
URBAN CORE SUBAREA  
GENERAL REFERENCE

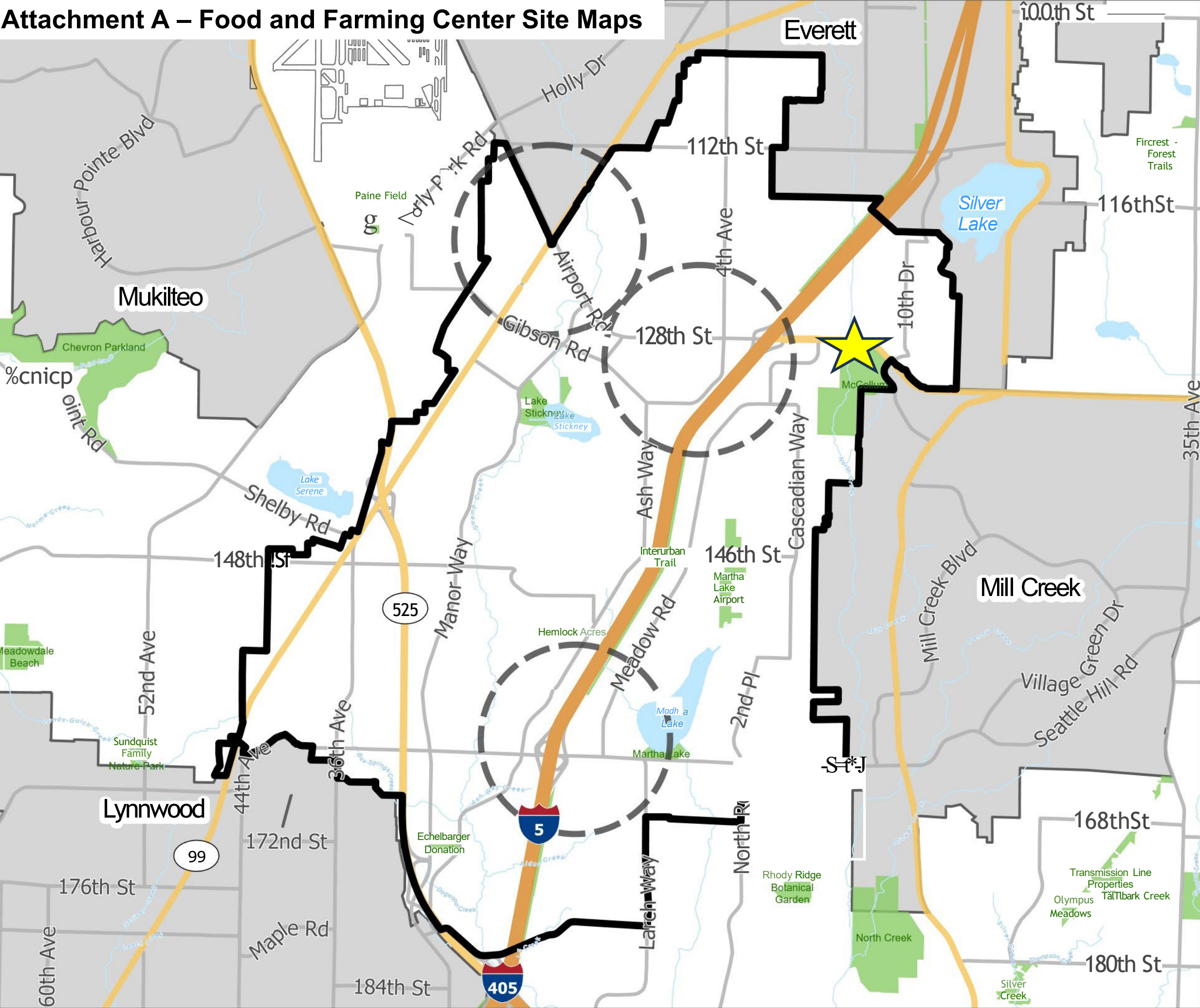
UC Map 1-1

- Urban Core Subarea Plan Boundary
- Planned Light Rail Station Location (0.5 Mile Radius)
- City Limits
- Airport Features
- County Parks
- Lakes
- Streams
- Interstate
- State Route
- Arterial
- Proposed Food and Farming Center



Snohomish County Data and Map Disclaimer

All maps, data, and information set forth herein ("Data"), are for illustrative purposes only and are not to be considered an official citation to, or representation of, the Snohomish County Code. Amendments and updates to the Data, together with other applicable County Code provisions, may apply which are not depicted herein. Snohomish County makes no representation or warranty concerning the content, accuracy, currency, completeness or quality of the Data contained herein and expressly disclaims any warranty of merchantability or fitness for any particular purpose. A persons accessing or otherwise using this Data assume all responsibility for use thereof and agree to hold Snohomish County harmless from and against any damages, loss, claim or liability arising out of any error, defect or omission contained within said Data. Washington State Law, Ch. 42.56 RCW, prohibits state and local agencies from providing access to lists of individuals intended for use for commercial purposes and, thus, no commercial use may be made of any Data comprising lists of individuals contained herein.



128TH ST SE



# McCOLLUM PIONEER PARK

Potential  
FFC Site

PARK AND RIDE LOT

Cricket Pitch

BMX TRACK

1/2 Mile Loop

Aux Park Ride  
Trail Parking

Closed

Closed

Adopt-a-Stream

Forest Loop  
Trail

Wetlands

## LEGEND



Pool (closed)



Forest



Bridge

North Creek



Bus Terminal

Park Boundary



BMX Track



Field



Playground

Walking Trails



Paved/Parking



Wetlands

### 30.22.100 Urban Zone Categories Use Matrix.

[illegible]





Electric Vehicle Charging Station, Level 3	C <sup>120</sup>	C <sup>120</sup>	C <sup>120</sup>	C <sup>120</sup>	C <sup>120</sup>	C <sup>120</sup>	P	P	P	P	P	P	P	P		P	P
Battery Exchange Stations	C <sup>120</sup>	C <sup>120</sup>	C <sup>120</sup>	C <sup>120</sup>	C <sup>120</sup>	C <sup>120</sup>	P	P	P	P	P	P	P	P		P	P
Explosives, Storage											P			P			
Fairgrounds										P	P	P	P	P			
Family Day Care Home <sup>8</sup>	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 <sup>94</sup>									A	P			P	P			
Farm Stand																	
Up to 400 sq ft <sup>9</sup>	P	P	P						P	P			P	P		P	P
401 to 5,000 sq ft <sup>99</sup>																	
Farmers Market <sup>93</sup>							P	P	P	P		P	P	P		P	P
Fish Farm											P	P	P	P			
Food and Farming Center																	<u>p<sup>105</sup></u>
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 <sup>60</sup>																	
Up to 2,400 sq ft	P	P	P	P	P	P					P	P	P	P	P		
2,401 - 4,000 sq ft on 3 Acres and more <sup>41, 59</sup>	P	P	P	P	P	P					P	P	P	P			
2,401 - 4,000 sq ft on Less than 3 Acres <sup>41, 59</sup>	A	A	A	A	A	A					A	A	A	A			
4,001 sq ft and Greater <sup>41, 59</sup>	C	C	C	C	C	C					C	C	C	C			

Garage, Detached Private Non- accessory <sup>60</sup>																	
Up to 2,400 sq ft	P	P	P	P	P	P					P	P	P	P			
2,401 sq ft and Greater <sup>41,</sup> <sup>59</sup>	C	C	C	C	C	C					C	C	C	C			
Golf Course, Driving Range, and Country Club	C	C	C														
Government Structures & Facilities <sup>27, 41</sup>	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 <sup>85</sup>	P	P	P		P	P									P		
Hazardous Waste Storage & Treatment Facilities, Offsite <sup>66</sup>											C	C	C	C			
Hazardous Waste Storage & Treatment Facilities, Onsite <sup>65</sup>							P	P	P	P	P	P	P	P			
Health and Social Service Facilities <sup>90</sup>																	
Level I	P	P	P	P	P	P	P	P	P	P		P			P	P	P
Level II <sup>41, 129</sup>	C	C	C		C	C	C	P	P	P		P			C	P	P
Level III						C	C	P	P	P	P		P	P	C	P	P
Home Occupation <sup>11</sup>	P	P	P	P	P	P	P		P	P					P	P	P
Hotel/Motel					C	C	P <sup>136</sup>	P	P	P			P <sup>89</sup>			P	P
Kennel, <sup>41</sup> Commercial <sup>12</sup>	C	C	C						P	P	P	P	P	P			
Kennel, <sup>41</sup> Private- Breeding <sup>13</sup>	P	P	P		P	P	P		P	P	P	P	P	P			
Kennel, <sup>41</sup> Private- Non-Breeding <sup>13</sup>	P	P	P		P	P	P		P	P	P						
Laboratory							P	P	P	P	P	P	P	P		P	P
Library <sup>41</sup>	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			

<b>Manufacturing, Heavy</b> <sup>82</sup>											P			P			
<b>Manufacturing-All Other Forms Not Specifically Listed</b> <sup>83</sup>											P	P	P	P		p <sup>123</sup>	
<b>Marijuana Processing</b> <sup>125, 131</sup>											P	P	P	P			
<b>Marijuana Production</b> <sup>125, 131</sup>											P	P	P	P			
<b>Marijuana Retail</b> <sup>131, 132</sup>							P	P	P	P		P	P	P		P	P
<b>Massage Parlor</b>									P	P	P	P	P	P		P	P
<b>Material Recovery Facility</b> <sup>134</sup>											C		C	C			
<b>Mini Self-Storage</b>								P	P	P	P	P	P	P			
<b>Mobile Home Park</b> <sup>38</sup>					C	C			C	C					P		
<b>Model Hobby Park</b> <sup>75</sup>												A	A	A			
<b>Model House/Sales Office</b>	P	P	P	P	P	P											
<b>Motocross Racetrack</b> <sup>129</sup>										C <sup>113</sup>	C <sup>113</sup>	C <sup>113</sup>	C <sup>113</sup>	C <sup>113</sup>			
<b>Museum</b> <sup>41</sup>	C	C	C		C	C	C	P	P	P	P	P	P	P		P	P
<b>Neighborhood Services</b>					A, C <sup>86</sup> , <sup>138</sup>	A, C <sup>86</sup> , <sup>138</sup>	P	P	P <sup>86</sup>	P	P	P	P	P		P	P
<b>Office and Banking</b>							P	P	P	P	P	P	P	P		P	P
<b>Park, Public</b> <sup>14</sup>	P	P	P		P	P	P	P	P	P	P	P	P	P		P	P
<b>Park-and-Pool Lot</b>	C	C	C	C	C	P	P	P	P	P	P	P	P	P		P	P
<b>Park-and-Ride Lot</b>	C	C	C	C	C	P	P	P	P	P	P	P	P	P		P	P
<b>Personal Wireless Service Facilities</b> <sup>27, 41, 104, 106</sup>	C	C	C	C	C	C	C	C	C	C	P	P	P	P	C	p <sup>119</sup>	P
<b>Printing Plant</b>								P		P	P	P	P	P		p <sup>123</sup>	
<b>Race Track</b> <sup>24, 41, 129</sup>										C	P	P	P	P			
<b>Railroad Right-of-way</b>	C	C	C	C	C	C	P	P	P	P	P	P	P	P		P	P
<b>Recreational Facility Not Otherwise Listed</b>	C	C	C		C	C	P	P	P	P	P	P	P	P		P	P
<b>Recreational Vehicle Park</b>									C	C					C		





4,001 sq ft and Greater <sup>41, 59</sup>	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
Storage Structure, Non-accessory <sup>60</sup>																	
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 <sup>41, 59</sup>	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
Studio <sup>41</sup>	C <sup>77</sup>	C <sup>77</sup>	C <sup>77</sup>		C <sup>77</sup>	C <sup>77</sup>	P	P	P <sup>86</sup>	P	P	P	P	P		P	P
Supervised Drug Consumption Facility																	
Swimming/Wading Pool <sup>17, 41</sup>	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 <sup>18</sup>	A	A	A	A	A	A	A	A	A	A							
Temporary Residential Sales Coach <sup>73</sup>	A	A	A													A	
Transit Center	C	C	C	C	C	P	P	P	P	P	P	P	P	P		P	P
Ultralight Airpark <sup>20</sup>											P						
Utility Facilities, Electromagnetic Transmission & Receiving Facilities <sup>27, 129</sup>	C	C	C	C	C	C	C	P	P <sup>86</sup>	P	P	P	P	P			
Utility Facilities, Transmission Wires, Pipes & Supports <sup>27</sup>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Utility Facilities-All Other Structures <sup>27, 41</sup>	C	C	C	C	C	C	C	P	P <sup>86</sup>	P	P	P	P	P	C	P	P
Vehicle, Vessel, and Equipment Sales and Rental									P <sup>23</sup>	P			P	P			
Veterinary Clinic					C	C	P	P	P <sup>86</sup>	P	P	P	P	P		P	P
Warehouse										P	P	P	P	P		P <sup>123</sup>	
Wholesale Establishment								P	P <sup>86</sup>	P	P	P	P	P		P <sup>123</sup>	

Woodwaste Recycling and Woodwaste Storage											A <sup>63</sup>		A <sup>63</sup>	A <sup>63</sup>			
All other uses not otherwise mentioned											P	P	P	P			

### 30.22.130 Reference notes for use matrices.

- (1) *Airport, Stage 1 Utility.*
  - (a) Not for commercial use and for use of small private planes;
  - (b) In the RU zone, they shall be primarily for the use of the resident property owner; and
  - (c) When the airport is included in an airpark, the disclosure requirements of SCC 30.28.005 shall apply.
- (2) *Day Care Center.*
  - (a) In WFB, R-7,200, R-8,400, R-9,600, R-12,500, R-20,000, and SA-1 zones, shall only be permitted in connection with and secondary to a school facility or place of worship; and
  - (b) Outdoor play areas shall be fenced or otherwise controlled, and noise buffering provided to protect adjoining residences.
- (3) *Dock and Boathouse, Private, Non-commercial.* The following standards apply outside of shoreline jurisdiction only. If located within shoreline jurisdiction, the standards in SCC 30.67.517 apply instead.
  - (a) The height of any covered over-water structure shall not exceed 12 feet as measured from the line of ordinary high water;
  - (b) The total roof area of covered, over-water structures shall not exceed 1,000 square feet;
  - (c) The entirety of such structures shall have a width no greater than 50 percent of the width of the lot at the natural shoreline upon which it is located;
  - (d) No over-water structure shall extend beyond the mean low water mark a distance greater than the average length of all preexisting over-water structures along the same shoreline within 300 feet of either side of the parcel on which the structure is proposed. Where no such preexisting structures exist within 300 feet, the pier length shall not exceed 50 feet;
  - (e) Structures permitted hereunder shall not be used as a dwelling, nor shall any boat moored at any wharf be used as a dwelling while so moored; and
  - (f) Covered structures are subject to a minimum setback of three feet from any side lot line or extension thereof. No side yard setback shall be required for uncovered structures. No rear yard setback shall be required for any structure permitted hereunder.
- (4) *Dwelling, Single-Family.* In the MHP zone, single-family detached dwellings are limited to one per existing single legal lot of record.
- (5) See chapter 30.31E SCC for rezoning to Townhouse zone, and chapter 30.23A SCC for design standards applicable to single-family attached dwelling, mixed townhouse, and townhouse development.
- (6) *Dwelling, Mobile Home.*

- (a) Shall be multi-sectioned by original design, with a width of 20 feet or greater along its entire body length;
  - (b) Shall be constructed with a non-metallic type, pitched roof;
  - (c) Except where the base of the mobile home is flush to ground level, shall be installed either with:
    - (i) skirting material which is compatible with the siding of the mobile home; or
    - (ii) a perimeter masonry foundation;
  - (d) Shall have the wheels and tongue removed; and
  - (e) In the RU zone the above only applies if the permitted lot size is less than 20,000 square feet.
- (7) RESERVED for future use.
- (8) *Family Day Care Home.*
- (a) No play yards or equipment shall be located in any required setback from a street; and
  - (b) Outdoor play areas shall be fenced or otherwise controlled.
- (9) *Farm Stand.*
- (a) There shall be only one stand on each lot; and
  - (b) At least 50 percent by farm product unit of the products sold shall be grown, raised or harvested in Snohomish County, and 75 percent by farm product unit of the products sold shall be grown, raised or harvested in the state of Washington.
- (10) *Farm Worker Dwelling.*
- (a) At least one person residing in each farm worker dwelling shall be employed full time in the farm operation;
  - (b) An applicant for a building permit for a farm worker dwelling shall provide a declaration of farm worker occupancy on a form available from the department to the department for review and approval. The applicant shall record the declaration with the county auditor and provide a copy of the recorded declaration to the department prior to issuance of the building permit for the farm worker dwelling. Within 30 days of a sale or transfer of the property, the new property owner(s) shall record a declaration of farm worker occupancy with the county auditor and provide the department with a copy of the recorded declaration;
  - (c) The number of farm worker dwellings shall be limited to one per each 20 acres under single contiguous ownership to a maximum of six total farm worker dwellings, with no rounding provisions applied. Construction of the maximum number of farm worker dwellings permitted shall be interpreted as exhausting all farm worker dwelling potential of the land until such time as the property is legally subdivided; and
  - (d) All farm worker dwellings must be built within a farm building cluster which includes a farmhouse; and
  - (e) The floor area for an attached or detached farm worker dwelling, exclusive of garages and porches, shall be a maximum of 1,200 square feet.
- (11) *Home Occupation.* See SCC 30.28.050.
- (12) *Kennel, Commercial.* There shall be a five-acre minimum lot area; except in the R-5 and RD zones, where 200,000 square feet shall be the minimum lot area.
- (13) *Kennel, Private-breeding, and Kennel, Private Non-breeding.* Where the animals comprising the kennel are housed within the dwelling, the yard or some portion thereof shall

be fenced and maintained in good repair or to contain or to confine the animals upon the property and restrict the entrance of other animals.

(14) *Parks, Publicly-owned and Operated.*

- (a) No bleachers are permitted if the site is less than five acres in size;
- (b) All lighting shall be shielded to protect adjacent properties; and
- (c) No amusement devices for hire are permitted.

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

(16) RESERVED for future use (Social Service Center – DELETED by Amended Ord. 04-010 effective March 15, 2004)

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

- (a) No part of the pool shall project more than one foot above the adjoining ground level in a required setback; and
- (b) The pool shall be enclosed with a fence not less than four feet high, of sufficient design and strength to keep out children.

(18) *Temporary Dwelling for a Relative.*

- (a) The dwelling shall be occupied only by a relative, by blood or marriage, of the occupant(s) of the permanent dwelling;
- (b) The relative must receive from, or administer to, the occupant of the other dwelling continuous care and assistance necessitated by advanced age or infirmity;
- (c) The need for such continuous care and assistance shall be attested to in writing by a licensed physician;
- (d) The temporary dwelling shall be occupied by not more than two persons;
- (e) Use as a commercial rental unit shall be prohibited;
- (f) The temporary dwelling shall be situated not less than 20 feet from the permanent dwelling on the same lot and shall not be located in any required yard of the principal dwelling;
- (g) A land use permit binder shall be executed by the landowner, recorded with the Snohomish County auditor and a copy of the recorded document submitted to the department for inclusion in the permit file;
- (h) Adequate screening, landscaping, or other measures shall be provided pursuant to SCC 30.25.028 to protect surrounding property values and ensure compatibility with the immediate neighborhood;
- (i) An annual renewal of the temporary dwelling permit, together with recertification of need, shall be accomplished by the applicant through the department in the same month of each year in which the initial mobile home/building permit was issued;
- (j) An agreement to terminate such temporary use at such time as the need no longer exists shall be executed by the applicant and recorded with the Snohomish County auditor; and
- (k) Only one temporary dwelling may be established on a lot. The temporary dwelling shall not be located on a lot on which a detached accessory dwelling unit is located.

(19) *Recreational Vehicle.*

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

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

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

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

(ii) Temporary overnight use by farm workers on the farm where they are employed subject to subsections (19)(a) and (19)(b) of this section; and

(iii) Subject to subsections (19)(a) and (19)(b) of this section and SCC 30.65.120(6), temporary overnight use in a mobile home park, which has been in existence continuously since 1970 or before, that provides septic or sewer service, water and other utilities, and that has an RV flood evacuation plan that has been approved and is on file with the department of emergency management and department of planning and development services.

(20) *Ultralight Airpark.*

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

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

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

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

(ii) occur between sunset and sunrise;

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

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

(21) RESERVED for future use.

(22) RESERVED for future use.

(23) *Vehicle, Vessel and Equipment Sales and Rental.* In the CB and CRC zone, all display, storage, and sales activities shall be conducted within a structure enclosed by walls on at least two sides.

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

(25) *Rural Industry.*

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

(b) All operations shall be carried out in a manner so as to avoid the emission or creation of smoke, dust, fumes, odors, heat, glare, vibration, noise, traffic, surface water drainage,

sewage, water pollution, or other emissions which are unduly or unreasonably offensive or injurious to properties, residents, or improvements in the vicinity;

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

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

(26) See SCC 30.31F.110 for performance standards specific to the Rural Business zone.

(27) *Government Structures and Facilities, Utility Structures and Facilities, and Personal Wireless Service Facilities.* Special lot area requirements for these uses are contained in SCC 30.23.200.

(28) *Excavation and Processing of Minerals.*

(a) This use, as described in SCC 30.32C.010(2), is allowed in the identified zones only where these zones coincide with the mineral lands designation in the comprehensive plan (mineral resource overlay or MRO).

(b) An Administrative Conditional Use Permit or a Conditional Use Permit is required pursuant to SCC 30.32C.030.

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

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

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

(31) *Boat Launch Facilities, Commercial or Non-commercial.*

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

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

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

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

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

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

(32) *Campground.*

(a) The maximum overall density shall be seven camp or tent sites per acre in Forestry and Recreation (F&R) zoning and two camp or tent sites per acre in Forestry (F) zoning;

(b) The minimum site size shall be 10 acres; and

(c) Campgrounds in Forestry (F) zoning may not provide utility hookups (e.g., water, electric, sewage) to individual campsites; such hookups are allowed in campgrounds with Forestry and Recreation (F&R) zoning.

- (33) *Commercial Vehicle Home Basing.*
- (a) The vehicles may be parked and maintained only on the property wherein resides a person who uses them in their business;
  - (b) Two or more vehicles may be so based; and
  - (c) The vehicles shall be in operable condition.
- (34) *Distillation of Alcohol.*
- (a) The distillation shall be from plant products, for the purpose of sale as fuel, and for the production of methane from animal waste produced on the premises;
  - (b) Such distillation shall be only one of several products of normal agricultural activities occurring on the premises; and
  - (c) By-products created in this process shall be used for fuel or fertilizer on the premises.
- (35) RESERVED for future use (Group Care Facility – DELETED by Amended Ord. 04-010 effective March 15, 2004)
- (36) Churches are exempt from the Rural Business zone performance standards in SCC 30.31F.110(1) and (2).
- (37) *Small Animal Husbandry.* There shall be a five-acre minimum site size.
- (38) *Mobile Home Park.* Such development must fulfill the requirements of chapter 30.42E SCC.
- (39) *Sludge Utilization.* See SCC 30.28.085.
- (40) *Homestead Parcel.* See SCC 30.28.055.
- (41) Special Setback Requirements for this use are contained in SCC 30.23.110(26) or SCC 30.67.595 if within shoreline jurisdiction.
- (42) In the R-12,500 and WFB zones, the minimum lot size for duplexes shall be one and one-half times the minimum lot size for single-family dwellings.
- (43) *Petroleum Products and Gas, Bulk Storage.*
- (a) All above ground storage tanks shall be set back from all property lines in accordance with requirements in the International Fire Code (IFC); and
  - (b) Storage tanks below ground shall be set back no closer to the property line than a distance equal to the greatest dimensions (diameter, length or height) of the buried tank.
- (44) *Auto Wrecking Yards and Junkyards.* A sight-obscuring fence a minimum of seven feet high shall be established and maintained to the interior side of the required perimeter landscaping area in the LI and RI zones. For perimeter landscaping requirements for this use in all zones, see SCC 30.25.020.
- (45) *Antique Shops.* When established as a home occupation as regulated by SCC 30.28.050(1); provided further that all merchandise sold or offered for sale shall be predominantly "antique" and antique-related objects.
- (46) *Billboards.* See SCC 30.27.080 for specific requirements.
- (47) RESERVED for future use.
- (48) *Stockyard and Livestock Auction Facility.* The minimum lot size is 10 acres.
- (49) *Restaurants and Personal Service Shops.* Located to service principally the constructed industrial park uses.
- (50) *Sludge Utilization.* A conditional use permit is required for manufacture of materials by a non-governmental agency containing stabilized or digested sludge for a public utilization.
- (51) See SCC 30.31A.140.

- (52) RESERVED for future use.
- (53) *Retail Store*. See SCC 30.31A.120 for specific requirements for retail stores in the BP zone.
- (54) Retail Sales of Hay, Grain, and Other Livestock Feed are permitted on site in conjunction with a livestock auction facility.
- (55) Noise of Machines and Operations in the LI and HI zones shall comply with chapter 10.01 SCC and machines and operations shall be muffled so as not to become objectionable due to intermittence, beat frequency, or shrillness.
- (56) *Sludge Utilization*. Only at a completed sanitary landfill or on a completed cell within a sanitary landfill, subject to the provision of SCC 30.28.085.
- (57) *Woodwaste Recycling and Woodwaste Storage Facility*. See SCC 30.28.095.
- (58) *Bed and Breakfast Guesthouses and Bed and Breakfast Inns*. See SCC 30.28.020.
- (59) *Detached Accessory or Non-Accessory Private Garages and Storage Structures*. Subject to the following requirements:
- (a) Special setback requirements for these uses are contained in SCC 30.23.110(20);
  - (b) Artificial lighting shall be hooded or shaded so that direct outside lighting, if any, will not result in glare when viewed from the surrounding property or rights-of-way;
  - (c) The following compatibility standards shall apply:
    - (i) proposals for development in existing neighborhoods with a well-defined character should be compatible with or complement the highest quality features, architectural character and siting pattern of neighboring buildings. Where there is no discernable pattern, the buildings shall complement the neighborhood. Development of detached private garages and storage structures shall not interrupt the streetscape or dwarf the scale of existing buildings of existing neighborhoods. Applicants may refer to the Residential Development Handbook for Snohomish County Communities to review techniques recommended to achieve neighborhood compatibility;
    - (ii) building plans for all proposals larger than 2,400 square feet in the Waterfront Beach, R-7,200, R-8,400, R-9,600 and R-12,500 zones and rural cluster subdivisions shall document the use of building materials compatible and consistent with existing on-site residential development exterior finishes;
    - (iii) in the Waterfront Beach, R-7,200, R-8,400, R-9,600 and R-12,500 zones and rural cluster subdivisions, no portion of a detached accessory private garage or storage structure shall extend beyond the building front of the existing single-family dwelling, unless screening, landscaping, or other measures are provided to ensure compatibility with adjacent properties; and
    - (iv) in the Waterfront Beach, R-7,200, R-8,400, R-9,600 and R-12,500 zones and rural cluster subdivisions, no portion of a detached non-accessory private garage or storage structure shall extend beyond the building front of existing single-family dwellings on adjacent lots where the adjacent dwellings are located within 10 feet of the subject property line. When a detached non-accessory private garage or storage structure is proposed, the location of existing dwellings on adjacent properties located within 10 feet of the subject site property lines shall be shown on the site plan;
  - (d) All detached accessory or non-accessory private garages and storage structures proposed with building footprints larger than 2,400 square feet shall provide screening or landscaping from adjacent properties pursuant to chapter 30.25 SCC;



(e) On lots less than 10 acres in size having no established residential use, only one non-accessory private garage and one storage structure shall be allowed. On lots 10 acres or larger without a residence where the cumulative square footage of all existing and proposed non-accessory private garages and storage structures is 6,000 square feet or larger, a conditional use permit shall be required.

(f) Where permitted, separation between multiple private garages or storage structures shall be regulated pursuant to subtitle 30.5 SCC.

(60) The cumulative square footage of all detached accessory and non-accessory private garages and storage structures shall not exceed 6,000 square feet on any lot less than five acres, except this provision shall not apply in the LDMR, MR, T, NB, GC, PCB, CB, BP, IP, LI, HI, RB, RFS, CRC and RI zones.

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

(62) *Accessory Dwelling Units*. See SCC 30.28.010.

(63) *Temporary Woodwaste Recycling and Temporary Woodwaste Storage Facilities*. See SCC 30.28.090.

(64) RESERVED for future use.

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

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

(67) *Adult Entertainment Uses*. See SCC 30.28.015.

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

(69) RESERVED for future use.

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

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

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

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

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

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

- (d) On sites located in RC and R-5 zones, Type A landscaping as defined in SCC 30.25.017 is required to screen any outside storage, including animal waste storage, and parking areas from adjacent properties;
- (e) Riding lessons, rentals, or shows shall only occur between 8:00 a.m. and 9:00 p.m.;
- (f) Outside storage, including animal waste storage, and parking areas shall be set back at least 30 feet from any adjacent property line. All structures shall be set back as required in SCC 30.23.110(8); and
- (g) The facility shall comply with all applicable county building, health, and fire code requirements.

(73) *Temporary Residential Sales Coach (TRSC).*

- (a) The commercial coach shall be installed in accordance with all applicable provisions within chapter 30.54A SCC;
- (b) The TRSC shall be set back a minimum of 20 feet from all existing and proposed road rights-of-way and five feet from proposed and existing property lines;
- (c) Vehicular access to the temporary residential sales coach shall be approved by the county or state; and
- (d) Temporary residential sales coaches may be permitted in approved preliminary plats, prior to final plat approval, when the following additional conditions have been met:
  - (i) plat construction plans have been approved;
  - (ii) the fire marshal has approved the TRSC proposal;
  - (iii) proposed lot lines for the subject lot are marked on site; and
  - (iv) the site has been inspected for TRSC installation to verify compliance with all applicable regulations and plat conditions, and to assure that land disturbing activity, drainage, utilities infrastructure, and native growth protection areas are not adversely affected.

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

(75) *Model Hobby Park.* SCC 30.28.060.

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

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

- (a) The number of nonresident artists and professionals permitted to use a studio at the same time may be limited to no more than 10 for any lot 200,000 square feet or larger in size, and limited to five for any lot less than 200,000 square feet in size;
- (b) The hours of facility operation may be limited; and
- (c) Landscape buffers may be required to visually screen facility structures or outdoor storage areas when the structures or outdoor storage areas are proposed within 100 feet of adjacent residential, multiple family, and rural-zoned properties. The buffer shall be an

effective site obscuring screen consistent with Type A landscaping as defined in SCC 30.25.017.

(78) RESERVED for future use.

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

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

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

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

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

(c) In addition to the provisions of subsection (81)(b) of this section, not more than five commercial vehicles or construction machines shall be stored outdoors and shall be screened in accordance with SCC 30.25.020 and 30.25.032;

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

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

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

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

(84) RESERVED for future use.

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

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

(87) *Wedding Facility.*

(a) A wedding facility is permitted only:

(i) on vacant and undeveloped land;

(ii) on developed land, but entirely outside of any permanent structure;

(iii) partially outside of permanent structures and partially inside of one or more permanent structures which were legally existing no less than eight years prior to the date of the submittal of a permit application for the wedding facility; or

(iv) entirely inside of one or more permanent structures which were legally existing no less than eight years prior to the date of the submittal of a permit application for the wedding facility;

(b) A wedding facility, including any structures and adjacent outdoor space used in conjunction with the wedding facility business, shall comply with the following:

(i) noise control provisions of chapter 10.01 SCC;

(ii) adequate vehicular sight distance and safe turning movements exist at the access to the site consistent with county engineering design and development standards (EDDS);

(iii) adequate sanitation facilities are provided on site pursuant to chapter 30.50 SCC and applicable board of health code provisions;

(iv) adequate on-site parking shall be provided for the use pursuant to SCC 30.26.035; and

(v) all other applicable regulations in Title 30 SCC including, but not limited to, flood hazard regulations in hazard regulations in chapter 30.65 SCC;

(c) A certificate of occupancy shall be obtained pursuant to chapter 30.52A SCC for the use of any existing structure. The certificate of occupancy shall be subject to an annual inspection and renewal pursuant to SCC 30.53A.361 to ensure building and fire code compliance.

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

(89) *Hotel/Motel Uses*. Permitted in the Light Industrial zone when the following criteria are met:

(a) The Light Industrial zone is located within a municipal airport boundary;

(b) The municipal airport boundary includes no less than 1,000 acres of land zoned light industrial; and

(c) The hotel/motel use is served by both public water and sewer.

(90) Health and Social Service Facilities regulated under this title do not include secure community transition facilities (SCTFs) proposed pursuant to chapter 71.09 RCW. See SCC 30.91H.095.

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

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

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

(91) *Level II Health and Social Service Uses*. Allowed outside the UGA only when the use is not served by public sewer.

- (92) The area of the shooting range devoted to retail sales of guns, bows, and related equipment shall not exceed one-third of the gross floor area of the shooting range and shall be located within a building or structure.
- (93) *Farmers Market*. See SCC 30.28.036.
- (94) *Farm Product Processing and Farm Support Business*. See SCC 30.28.038.
- (95) *Farmland Enterprise*. See SCC 30.28.037.
- (96) *Public Events/Assemblies on Farmland*. Such event or assembly shall:
- (a) Comply with the requirements of SCC 30.53A.800; and
  - (b) Not exceed two events per year. No event shall exceed two weeks in duration.
- (97) *Bakery, Farm*. The gross floor area of the use shall not exceed 1,000 square feet.
- (98) *Recreational Facility Not Otherwise Listed in A-10 zone, Forestry (F), or Forestry and Recreation (F&R) zones*. See SCC 30.28.076.
- (99) *Farm Stand*. See SCC 30.28.039.
- (100) *Farm Stand*. Allowed as a Permitted Use (P) when sited on land designated riverway commercial farmland, upland commercial farmland or local commercial farmland in the comprehensive plan. Allowed as an Administrative Conditional Use (A) when sited on land not designated riverway commercial farmland, upland commercial farmland or local commercial farmland in the comprehensive plan.
- (101) *Farmers Market*. Allowed as a Permitted Use (P) when sited on land designated riverway commercial farmland, upland commercial farmland or local commercial farmland in the comprehensive plan. Allowed as an Administrative Conditional Use (A) when sited on land not designated riverway commercial farmland, upland commercial farmland or local commercial farmland in the comprehensive plan.
- (102) Community Facilities for Juveniles in R-5 zones must be located within one mile of an active public transportation route at the time of permitting.
- (103) All community facilities for juveniles shall meet the performance standards set forth in SCC 30.28.025.
- (104) Personal wireless service facilities are subject to development standards in chapter 30.28A SCC, parking standards in SCC 30.26.030, setback requirements in SCC 30.23.110(26) or SCC 30.67.595 if within shoreline jurisdiction, and landscaping standards in chapter 30.25 SCC.
- (105) ~~((RESERVED for future use.))~~ Use is only permitted on publicly owned sites over 5 acres in size.
- (106) See SCC 30.28A.050(2) for instances when a personal wireless service facility does not require a conditional use permit.
- (107) *Agricultural Composting Requirements*.
- (a) On-farm site agricultural composting operations that comply with the requirements established in this section are allowed in the A-10 zone. These composting facilities and operations shall be constructed and operated in compliance with all applicable federal, state and local laws, statutes, rules and regulations. The Nutrient Management Plan portion of the farm's Snohomish Conservation District Farm Plan or any other established nutrient management plan must be on file with the department when any application for a land use permit or approval is submitted to the department for the development of an agricultural composting facility. Farm site agricultural composting operations shall also comply with the following criteria:

- (i) The composting operation shall be limited to 10 percent of the total farm site area;
- (ii) At least 50 percent of the composted materials shall be agricultural waste;
- (iii) At least 10 percent of the agricultural wastes must be generated on the farm site;
- (iv) A maximum of 500 cubic yards of unsuitable incidental materials accumulated in the agricultural waste such as rock, asphalt, or concrete over three inches in size may be stored at the farm composting facility until its proper removal. All incidental materials must be removed from the site yearly; and
- (v) A minimum of 10 percent of the total volume of the finished compost produced annually shall be spread on the farm site annually.

(b) In all other zones except A-10 where agriculture is a permitted use, incidental agricultural composting of agricultural waste generated on a farm site is permitted. The agricultural composting facility shall be constructed and operated in compliance with all applicable federal, state and local laws, statutes, rules and regulations. The Nutrient Management Plan portion of the farm's Snohomish Conservation District Farm Plan or any other established nutrient management plan must be on file with the department when any permit application is submitted to the department for the development of an agricultural composting facility.

(108) RESERVED for future use. (Urban Center Demonstration Program projects – DELETED by Ord. 09-079)

(109) Privately operated off-road vehicle (ORV) use areas shall be allowed by conditional use permit on Forestry and Recreation (F&R) zoned property designated Forest on the comprehensive plan future land use map. These areas shall be identified by an F&R ORV suffix on the zoning map. Privately operated ORV use areas are regulated pursuant to SCC 30.28.080 and 30.28.086 and other applicable county codes.

(110) RESERVED for future use.

(111) RESERVED for future use.

(112) RESERVED for future use. (Transfer of Development Rights receiving area overlay – DELETED by Amended Ord. 13-064)

(113) *Privately Operated Motocross Racetracks*. Allowed by conditional use permit, and are regulated pursuant to SCC 30.28.100 and 30.28.105, and other applicable county codes. Motocross racetracks are allowed in the Forestry and Recreation (F&R) zone only on commercial forest lands.

(114) New AM Radio Towers are prohibited. AM radio towers either constructed before October 13, 2010, or with complete applications for all permits and approvals required for construction before October 13, 2010, shall not be considered nonconforming uses and they may be repaired, replaced, and reconfigured as to the number and dimensions of towers so long as the repair, replacement, or reconfiguration occurs on the parcel where the tower was originally constructed or permitted and it does not increase the number of AM radio towers constructed on the parcel.

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

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

(117) RESERVED for future use.

(118) RESERVED for future use.

(119) Only building mounted personal wireless service facilities or personal wireless service facilities located on utility poles, streetlight poles, or traffic signal poles as specified in SCC 30.28A.055 shall be permitted.

(120) Allowed as a conditional use only with a Park-and-Pool Lot or a Park-and-Ride Lot.

(121) Permitted as an incidental use with a permitted use, conditional use or administrative conditional use.

(122) Products or merchandise offered for sale or storage by a business may be located outdoors; provided, that:

(a) The area occupied by the display shall not exceed 500 square feet; and

(b) Public sidewalks shall not be enclosed as space for sales or storage by fencing or other means that effectively limits public use of the sidewalk.

(123) Such uses, except those as provided for in SCC 30.34A.010(4)(d), are permitted only in structures which are legally existing on May 29, 2010. Such uses, except those as provided for in SCC 30.34A.010(4)(d), shall also comply with subsection (122) of this section.

(124) The minimum lot size for marijuana related facilities is 100,000 square feet. Marijuana production and marijuana processing are allowed indoors and outdoors, including in greenhouses and other structures pursuant to chapter 314-55 WAC. In the A-10 zone, marijuana uses shall be subject to the same regulations that apply to agricultural uses and not subject to any more restrictive regulations except as specifically provided in this title and in state law. Marijuana processing is only allowed when there is a marijuana production facility on site. Marijuana facilities are subject to special setbacks pursuant to SCC 30.23.110(28).

(125) Marijuana production and processing is permitted indoors only; no outdoor production or processing is allowed.

(126) RESERVED for future use.

(127) Campgrounds and recreational facilities not otherwise listed are not allowed on land designated Local Forest in the comprehensive plan.

(128) Development applications for all non-tribally owned, fee-simple properties designated Reservation Commercial on the Snohomish County Future Land Use Map must include an archaeology site report pursuant to SCC 30.32D.200(3)(b) or relocate the project to avoid impacts to any archaeological resources.

(129) Development within an airport compatibility area is subject to the requirements of chapter 30.32E SCC.

(130) On land designated as riverway commercial farmland, upland commercial farmland or local commercial farmland or land zoned A-10 the following additional requirements apply:

(a) the applicant must demonstrate that the use is incidental to the primary use of the site for agricultural purposes and supports, promotes or sustains agricultural operations and production;

(b) the use must be located, designed, and operated so as to not interfere with, and to support the continuation of, the overall agricultural use of the property and neighboring properties;

(c) the use and all activities and structures related to the use must be consistent with the size, scale, and intensity of the existing agricultural use of the property and the existing buildings on the site;

- (d) the use and all activities and structures related to the use must be located within the general area of the property that is already developed for buildings and residential uses;
- (e) where the property is less than 10 acres in size, the use and all structures and activities related to the use shall not convert more than 10 percent of agricultural land to nonagricultural uses;
- (f) where the property is 10 acres in size or more, the use and all structures and activities related to the use shall not convert more than one acre of agricultural land to nonagricultural uses; and
- (g) any land disturbing activity required to support the use shall be limited to preserve prime farmland.

The provisions of subsections (130)(a) through (130)(f) of this section do not apply to any land under ownership or acquired before May 24, 2015, by any local, county, regional, or state agency for recreation, public park and/or trail purposes. Any new development, alterations or reconstruction on these properties shall meet subsection (130)(g) of this section and the requirements of the A-10 zone. All buildings and parking areas shall be set back a minimum of 50 feet from the property boundaries. If the park or trail use produces adverse conditions that will unduly affect an adjacent agricultural use, the director may impose a larger setback to alleviate the effects of such adverse conditions, which include but are not limited to noise, vibration, dust, and light.

(131) Marijuana-related facilities are prohibited within the exterior boundaries of the Tulalip Indian Reservation.

(132) *Marijuana Retail*. See SCC 30.28.120.

(133) Only the following uses are permitted in the CRC zone: clubhouses, grooming parlors, personal service shops, offices, tool sales and rental, locksmith, home improvement centers, retail bakeries, drug stores, grocery stores, hardware stores, general retail, second hand stores, specialty stores, and tire stores.

(134) *Material Recovery Facility*. See SCC 30.28.110.

(135) Retail, general uses may be allowed with an administrative conditional use permit only when part of a new mixed-use development that includes residential dwellings or when occupying a former residential structure (or portion of a residential structure). The proposed retail use in the MR zone must meet the following criteria:

- (a) The retail use has frontage on an arterial road as shown on the Countywide Arterial Circulation Map;
- (b) The gross leasable area of retail space may not exceed 6,000 square feet; and
- (c) Products or merchandise offered for sale or storage by a business may be located outdoors except that the area occupied by the display may not exceed 500 square feet and public sidewalks may not be enclosed as space for sales or storage by fencing or other means that effectively limits public use of the sidewalk.

(136) Within the NB zone, this use is only permitted when the Future Land Use Map in the comprehensive plan designates the site as Urban Village.

(137) *Recycling Facility*. See SCC 30.28.112.

(138) Licensed practitioners and medical clinics may be conditionally permitted as the sole use on a site. Cleaning establishments, grooming parlors, and personal service shops may only be



conditionally permitted when part of a development that includes residential dwellings or when occupying a former residential structure (or portion of a residential structure).

**30.28.039 Farm stands.**

- (1) The maximum size of a farm stand shall be 5,000 square feet ~~((and, if))~~. If more than one stand is located on a lot, the total square footages of all stands together shall not exceed 5,000 square feet, except farm stands developed on the same site as a food and farming center cumulatively may be up to 40,000 square feet.
- (2) At least 50% by farm product unit of the products sold shall be grown, raised or harvested in Snohomish County, and 75% by farm product unit of the products sold shall be grown, raised or harvested in the State of Washington on an average annual basis.
- (3) All new structures shall be located at least 20 feet, or the setback listed in ~~((Chapter))~~ chapter 30.23 SCC, from public and private road rights-of-way, whichever is greater. Farm stands developed on the same site as a food and farming center shall meet the setback listed in chapter 30.23 SCC.
- (4) Farm stands shall meet the off-street parking requirements of SCC 30.26.015 ~~((SCC))~~ and SCC 30.26.030 ~~((SCC))~~.
- (5) Structures shall meet all provisions of federal, state and local statute and laws, including provisions to assure water quality and flood protection.
- (6) Structures or portions thereof existing prior to the effective date of this section may be used as a farm stand, provided the structures or portions so used are no greater than 5,000 square feet total.

**30.91F.455 Food and farming center.**

“Food and farming center” means a facility that supports the regional farming and agricultural community in the production, processing, marketing, and distribution of food and agricultural products. Uses in a food and farming center can include but are not limited to cold storage, farm product packaging, farm product processing, farm stands, warehouses, commercial kitchens, educational and training spaces focused on food and agriculture, food banks, and community and recreational facilities.

ECAF: 2025-1746  
RECEIVED: 6/2/2025

**ORDINANCE  
INTRODUCTION SLIP**

**SNOHOMISH COUNTY COUNCIL**

**EXHIBIT #** 3.1.008

TO: Clerk of the Council

**FILE** ORD 25-032

TITLE OF PROPOSED ORDINANCE:

**RELATING TO GROWTH MANAGEMENT; ADOPTING REGULATIONS FOR  
FOOD AND FARMING CENTERS (FFC); AMENDING CHAPTERS 30.22,  
30.28, AND 30.91F OF THE SNOHOMISH COUNTY CODE**

Introduced By:

N. Neh  
Councilmember

6/2/2025  
Date

~~~~~  
Clerk's Action:

Proposed Ordinance No. 25-032

Assigned to: Planning and Community Development Committee Date: 6/10/2025

~~~~~  
**STANDING COMMITTEE RECOMMENDATION FORM**

On 6/17/2025, the Committee considered the Ordinance by X Consensus /  
\_\_\_ Yeas and \_\_\_ Nays and made the following recommendation:

X Move to Council to schedule public hearing on: 6/25/2025 GLS

\_\_\_ Other \_\_\_\_\_

Regular Agenda \_\_\_\_\_ Administrative Matters ✓

Public Hearing Date 7/16/2025 at 10:30 am

N. Neh  
Committee Chair



# Planning and Community Development

Ryan Hembree

SNOHOMISH COUNTY COUNCIL

Council Initiated:

☐ Yes

☒ No

EXHIBIT # 3.2.001

FILE ORD 25-032

**ECAF:** 2025-1746

**Ordinance:** 25-032

**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

**Subject:** Food and Farming Center (FCC) code amendments to SCC 30.

**Scope:** The purpose of this ordinance is to amend the County's Development Code to allow for the development of Food and Farming Centers (FFC) in the Mixed Use Corridor (MUC) zone.

**Duration:** N/A

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

**Authority Granted:**

Approve and Authorize Snohomish County Executive to sign Ordinance 25-032, RELATING TO GROWTH MANAGEMENT; ADOPTING REGULATIONS FOR FOOD AND FARMING CENTERS (FFC); AMENDING CHAPTERS 30.22, 30.28, AND 30.91F OF THE SNOHOMISH COUNTY CODE.

**Background:**

There is a demonstrated need for the processing, marketing, and distributing of Snohomish County agricultural products into urban environments, and Food and Farming Centers (FFC) is aimed to fill that need. The County is planning to develop a FFC at McCollum Park in the Urban Core Subarea. The FFC will serve as a facility for the processing, marketing, and distribution of agricultural products throughout the region.

This Ordinance would amend SCC 30.22.100 to add FFC as a permitted use in the MUC zone in the Urban Zone Categories Use Matrix. FFC's are only permitted in the Mixed Use Corridor (MUC) zone on publicly owned sites over five acres in area. Snohomish County's McCollum Park is zoned Mixed Use Corridor (MUC). Farm stands developed on the same site as an FFC may be cumulatively up to 40,000 square feet.

**Request:** Move Ordinance 25-2032 to GLS to set a time and date for consideration.

EXHIBIT 3.2.002

Planning and Community Development Committee – 06/17/25

[Minutes](#) and [Video](#)

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

NOTICE OF INTRODUCTION OF ORDINANCE  
AND  
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that the Snohomish County Council will hold a public hearing on Wednesday, July 16, 2025, at 10:30 a.m. and continuing thereafter as necessary, in the Henry M. Jackson Room, 8<sup>th</sup> Floor, Robert J. Drewel Building, 3000 Rockefeller, Everett, Washington, in conjunction with a remote meeting platform via the following Zoom link, to consider proposed Ordinance No. 25-032, titled: RELATING TO GROWTH MANAGEMENT; ADOPTING REGULATIONS FOR FOOD AND FARMING CENTERS (FFC); AMENDING CHAPTERS 30.22, 30.28, AND 30.91F OF THE SNOHOMISH COUNTY CODE.

**Zoom Webinar Information:**

Join online at <https://zoom.us/j/94846850772>  
or by telephone call 1-253-215 8782 or 1-301-715 8592

**Background:** This ordinance amends title 30 SCC by adding regulations that allow for the development of food and farming centers (FFC). FFCS will serve as facilities for the processing, marketing, and distribution of local agricultural products throughout the region. FFC are only permitted in the Mixed Use Corridor (MUC) zone on publicly owned sites over five acres in area. Farm stands developed on the same site as an FFC may be cumulatively up to 40,000 square feet. A summary of the proposed ordinance is as follows:

**A summary of the proposed ordinance is as follows:**

PROPOSED ORDINANCE NO. 25-032

Sections 1 – 3. Adopts recitals, findings of fact, and conclusions, and states that the County Council bases its findings and conclusions on the entire record of the County Council.

Section 4. SCC 30.22.100 is amended to add FFC as a permitted use in the MUC zone in the Urban Zone Categories Use Matrix.

Section 5. SCC 30.22.130 is amended to add reference note 105 that FFCs are only permitted on publicly owned sites over 5 acres in size.

Section 6. SCC 30.28.039 is amended to add regulations that farm stands developed on the same site as an FFC may be cumulatively up to 40,000 square feet and shall meet the setback requirements listed in chapter 30.23 SCC.

Section 7. New SCC 30.91F.455 adds a definition for food and farming center as follows: a facility that supports the regional farming and agricultural community in the

production, processing, marketing, and distribution of food and agricultural products. Uses in a food and farming center can include but are not limited to cold storage, farm product packaging, farm product processing, farm stands, warehouses, commercial kitchens, educational and training spaces focused on food and agriculture, food banks, and community and recreational facilities.

Section 8. Provides a standard severability and savings clause.

=====

**State Environmental Policy Act:** 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 March 11, 2025. Copies of all applicable SEPA documents are available at the office of the County Council.

**Where to Get Copies of the Proposed Ordinance:** Copies of the full ordinance and other documentation are available upon request by calling the County Council Office at 425-388-3494, 1-(800) 562-4367x3494, TDD 425-388-3700 or by e-mailing [contact.council@snoco.org](mailto:contact.council@snoco.org).

**Website Access:** This ordinance and other documents can be accessed through the Council websites at: <https://snohomish.legistar.com/Calendar.aspx> or <http://www.snohomishcountywa.gov/2134/County-Hearings-Calendar>.

**Range of Possible Actions the County Council May Take on This Proposal:** At the conclusion of its public hearing(s), the County Council may make one of the following decisions regarding the proposed actions: (1) adopt the proposed ordinance; (2) adopt an amended version of the proposed ordinance; (3) decline to adopt the proposed ordinance; (4) adopt such other proposals or modification of such proposals as were considered by the County Council at its own hearing; or (5) take any other action permitted by law.

**Public Testimony:** Anyone interested may testify concerning the above-described matter at the time and place indicated above or by remote participation in the meeting. The County Council may continue the hearing to another date to allow additional public testimony thereafter, if deemed necessary. Written testimony is encouraged and may be sent to the office of the Snohomish County Council at 3000 Rockefeller Ave M/S 609, Everett, WA 98201; faxed to 425-388-3496 or e-mailing [contact.council@snoco.org](mailto:contact.council@snoco.org). Submitting public comments 24 hours prior to the hearing will ensure that comments are provided to the Council and appropriate staff in advance of the hearing.

**Party of Record:** You may become a party of record on this matter by sending a written request to the Clerk of the County Council at the above address, testifying at the public hearing, or entering your name and address on a register provided for that purpose at the public hearing.

**Americans with Disabilities Act Notice:** Accommodations for persons with disabilities will be provided upon request. Please make arrangements one week prior to the hearing by calling Lisa Hickey at 425-388-3494, 1(800) 562-4367 X3494, or TDD #1-800-877-8339, or by e-mailing [lisa.hickey@snoco.org](mailto:lisa.hickey@snoco.org).

QUESTIONS: For additional information or specific questions on the proposed ordinance please call Matthew Siddons in the Department of Planning and Development Services at 425.262.2114.

DATED this 25<sup>th</sup> day of June 2025.

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

/s/Nate Nehring  
Council Chair

ATTEST:

/s/Lisa Hickey  
Asst. Clerk of the Council

PUBLISH: July 2, 2025

Send Affidavit to: County Council  
Send Invoice to: Planning #107010

# Everett Daily Herald

SNOHOMISH COUNTY COUNCIL

## Affidavit of Publication

EXHIBIT # 3.5.002

State of Washington }

County of Snohomish } ss

FILE ORD 25-032

Michael Gates being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Everett Daily Herald a daily newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a daily newspaper in Snohomish County, Washington and is and always has been printed in whole or part in the Everett Daily Herald and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Snohomish County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of EDH1015807 NOI 25-032 as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 07/02/2025 and ending on 07/02/2025 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is \$170.50.

Subscribed and sworn before me on this

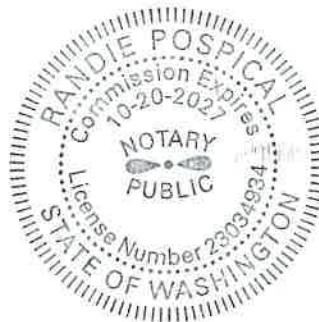
2nd day of July,

2025.

Randie P.

Notary Public in and for the State of Washington.

Snohomish County Planning & Development | 14107010  
LISA HICKEY





SNOHOMISH COUNTY COUNCIL  
SNOHOMISH COUNTY, WASHINGTON  
NOTICE OF INTRODUCTION OF ORDINANCE  
AND

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that the Snohomish County Council will hold a public hearing on Wednesday, July 16, 2025, at 10:30 a.m. and continuing thereafter as necessary, in the Henry M. Jackson Room, 8th Floor, Robert J. Drewel Building, 3000 Rockefeller, Everett, Washington, in conjunction with a remote meeting platform via the following Zoom link, to consider proposed Ordinance No. 25-032, titled: RELATING TO GROWTH MANAGEMENT; ADOPTING REGULATIONS FOR FOOD AND FARMING CENTERS (FFC); AMENDING CHAPTERS 30.22, 30.28, AND 30.91F OF THE SNOHOMISH COUNTY CODE.

Zoom Webinar Information: Join online  
at <https://zoom.us/j/94846650772>

or by telephone call 1-253-215 8782 or 1-301-715 8592

Background: This ordinance amends title 30 SCC by adding regulations that allow for the development of food and farming centers (FFC). FFCS will serve as facilities for the processing, marketing, and distribution of local agricultural products throughout the region. FFC are only permitted in the Mixed Use Corridor (MUC) zone on publicly owned sites over five acres in area. Farm stands developed on the same site as an FFC may be cumulatively up to 40,000 square feet. A summary of the proposed ordinance is as follows:

A summary of the proposed ordinance is as follows:

PROPOSED ORDINANCE NO. 25-032

Sections 1 – 3. Adopts recitals, findings of fact, and conclusions, and states that the County Council bases its findings and conclusions on the entire record of the County Council.

Section 4. SCC 30.22.100 is amended to add FFC as a permitted use in the MUC zone in the Urban Zone Categories Use Matrix.

Section 5. SCC 30.22.130 is amended to add reference note 105 that FFCs are only permitted on publicly owned sites over 5 acres in size.

Section 6. SCC 30.28.039 is amended to add regulations that farm stands developed on the same site as an FFC may be cumulatively up to 40,000 square feet and shall meet the setback requirements listed in chapter 30.23 SCC.

Section 7. New SCC 30.91F.455 adds a definition for food and farming center as follows: a facility that supports the regional farming and agricultural community in the production, processing, marketing, and distribution of food and agricultural products. Uses in a food and farming center can include but are not limited to cold storage, farm product packaging, farm product processing, farm stands, warehouses, commercial kitchens, educational and training spaces focused on food and agriculture, food banks, and community and recreational facilities.

Section 8. Provides a standard severability and savings clause. State Environmental Policy Act: 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 March 11, 2025. Copies of all applicable SEPA documents are available at the office of the County Council.

Where to Get Copies of the Proposed Ordinance: Copies of the full ordinance and other documentation are available upon request by calling the County Council Office at 425-388-3494, 1-(800) 562-4367x3494, TDD 425-388-3700 or by e-mailing [contact.council@snoco.org](mailto:contact.council@snoco.org).

Website Access: This ordinance and other documents can be accessed through the Council websites at: <https://snohomish.legistar.com/Calendar.aspx> or <http://www.snohomishcountywa.gov/2134/County-Hearings-Calendar>.

Range of Possible Actions the County Council May Take on This Proposal: At the conclusion of its public hearing(s), the County Council may make one of the following decisions regarding the proposed actions: (1) adopt the proposed ordinance; (2) adopt an amended version of the proposed ordinance; (3) decline to adopt

the proposed ordinance; (4) adopt such other proposals or modification of such proposals as were considered by the County Council at its own hearing; or (5) take any other action permitted by law.

Public Testimony: Anyone interested may testify concerning the above-described matter at the time and place indicated above or by remote participation in the meeting. The County Council may continue the hearing to another date to allow additional public testimony thereafter, if deemed necessary. Written testimony is encouraged and may be sent to the office of the Snohomish County Council at 3000 Rockefeller Ave M/S 600, Everett, WA 98201; faxed to 425-388-3496 or e-mailing [contact.council@snoco.org](mailto:contact.council@snoco.org). Submitting public comments 24 hours prior to the hearing will ensure that comments are provided to the Council and appropriate staff in advance of the hearing.

Party of Record: You may become a party of record on this matter by sending a written request to the Clerk of the County Council at the above address, testifying at the public hearing, or entering your name and address on a register provided for that purpose at the public hearing.

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QUESTIONS: For additional information or specific questions on the proposed ordinance please call Matthew Siddons in the Department of Planning and Development Services at 425.282.2114.

DATED this 25th day of June 2025.  
SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington  
/s/ Nate Nehring  
Council Chair

ATTEST:  
/s/ Lisa Hickey  
Asst. Clerk of the Council  
107010  
Published: July 2, 2025.

EDH1015807

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

NOTICE OF ENACTMENT

NOTICE IS HEREBY GIVEN, that on July 23, 2025, the Snohomish County Council adopted Amended Ordinance No. 25-032, which shall be effective August 16, 2025. This notice complies with RCW 36.70A.290.

**A summary of the amended ordinance is as follows:**

AMENDED ORDINANCE NO. 25-032

RELATING TO GROWTH MANAGEMENT; ADOPTING REGULATIONS FOR FOOD  
AND FARMING CENTERS (FFC); AMENDING CHAPTERS 30.22, 30.28, AND 30.91F  
OF THE SNOHOMISH COUNTY CODE

Sections 1 – 3. Adopts recitals, findings of fact, and conclusions, and states that the County Council bases its findings and conclusions on the entire record of the County Council.

Section 4. SCC 30.22.100 is amended to add FFC as a permitted use in the MUC zone in the Urban Zone Categories Use Matrix.

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Section 8. Provides a standard severability and savings clause.

=====

**State Environmental Policy Act:** 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 March 11, 2025. Copies of all applicable SEPA documents are available at the office of the County Council.

**Where to Get Copies of the Amended Ordinance:** Copies of the full ordinance and other documentation are available upon request by calling the County Council Office at 425-388-3494, 1-(800) 562-4367x3494, TDD 425-388-3700 or by e-mailing [contact.council@snoco.org](mailto:contact.council@snoco.org).

**Website Access:** This ordinance and other documents can be accessed through the Council websites at: <https://snohomish.legistar.com/Calendar.aspx> or <http://www.snohomishcountywa.gov/2134/County-Hearings-Calendar>.

DATED this 12<sup>th</sup> day of August 2025.

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

/s/Lisa Hickey  
Asst. Clerk of the Council

PUBLISH: August 15, 2025

Send Affidavit to: County Council  
Send Invoice to: Planning #107010

**Everett Daily Herald****Affidavit of Publication**

State of Washington }

County of Snohomish } ss

Michael Gates being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Everett Daily Herald a daily newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a daily newspaper in Snohomish County, Washington and is and always has been printed in whole or part in the Everett Daily Herald and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Snohomish County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of EDH1018231 ORDINANCE 25-032. as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 08/15/2025 and ending on 08/15/2025 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is \$88.35.

Subscribed and sworn before me on this  
18th day of August

2025

Randie P.

Notary Public in and for the State of  
 Washington.

Snohomish County Planning & Development | 14107010  
 LISA HICKEY



SNOHOMISH COUNTY COUNCIL  
SNOHOMISH COUNTY, WASHINGTON  
NOTICE OF ENACTMENT

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RELATING TO GROWTH MANAGEMENT; ADOPTING  
REGULATIONS FOR FOOD AND FARMING CENTERS (FFC);  
AMENDING CHAPTERS 30.22, 30.28, AND 30.91F OF THE  
SNOHOMISH COUNTY CODE

Sections 1 – 3. Adopts recitals, findings of fact, and conclusions, and states that the County Council bases its findings and conclusions on the entire record of the County Council.

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Website Access: This ordinance and other documents can be accessed through the Council websites at: <https://snohomish.legistar.com/Calendar.aspx> or <http://www.snohomishcountywa.gov/2134/County-Hearings-Calendar>.

DATED this 12th day of August 2025  
SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington  
/s/ Lisa Hickey  
Asst. Clerk of the Council

107010  
Published: August 15, 2025.

EDH1018231



STATE OF WASHINGTON  
DEPARTMENT OF COMMERCE  
1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000  
[www.commerce.wa.gov](http://www.commerce.wa.gov)

08/14/2025

Ms. Lisa Hickey  
Asst. Clerk of the Council  
Snohomish County  
3000 Rockefeller Ave  
Everett, WA 98201

Sent Via Electronic Mail

Re: Snohomish County--2025-S-9754--Notice of Final Adoption

Dear Ms. Hickey:

Thank you for sending the Washington State Department of Commerce the Notice of Final Adoption as required under [RCW 36.70A.106](#). We received your submittal with the following description.

**ADOPTED ORDINANCE NO. 25-032, RELATING TO GROWTH MANAGEMENT;  
ADOPTING REGULATIONS FOR FOOD AND FARMING CENTERS (FFC);  
AMENDING CHAPTERS 30.22, 30.28, AND 30.91F OF THE SNOHOMISH COUNTY  
CODE**

We received your submittal on 08/13/2025 and processed it with the Submittal ID 2025-S-9754. Please keep this letter as documentation that you have met this procedural requirement.

If you have any questions, please contact Growth Management Services at [reviewteam@commerce.wa.gov](mailto:reviewteam@commerce.wa.gov), or call Jeff Aken, (360) 725-2869.

Sincerely,

Review Team  
Growth Management Services