

1 Adopted: December 4, 2024

2 Effective: December 22, 2024

3 SNOHOMISH COUNTY COUNCIL  
4 Snohomish County, Washington

5  
6 AMENDED ORDINANCE NO. 24-065  
7

8 RELATING TO GROWTH MANAGEMENT; CONCERNING URBAN ZONE REGULATIONS INCLUDING  
9 ADOPTION OF MIXED USE CORRIDOR REGULATIONS; ADDING CHAPTER 30.31G; AMENDING  
10 CHAPTERS 30.21, 30.22, 30.23, 30.24, 30.25, 30.26, 30.27, 30.35, 30.70, 30.73, 30.86, 30.91A, and  
11 30.91M OF THE SNOHOMISH COUNTY CODE  
12

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

17 WHEREAS, the county is currently updating its GMACP with an expected adoption date  
18 of December 31, 2024; and  
19

20 WHEREAS, pursuant to RCW 36.70A.080(2), the county may include optional elements  
21 within its GMACP including a subarea plan; and  
22

23 WHEREAS, the County’s 2024 GMACP update adds a subarea plan titled the Urban Core  
24 Subarea Plan Element with policy direction for the unincorporated southwest urban growth  
25 area (SWUGA) of the County; and  
26

27 WHEREAS, the GMACP directs the County’s forecasted population and employment  
28 growth to established urban areas. The Urban Core Subarea Plan guides growth and  
29 development in the SWUGA of the County that has existing capital facilities and services  
30 including transit; and  
31

32 WHEREAS, a new Urban Core Subarea Plan Element policy UC 5.14 directs the County to  
33 create and implement a Mixed Use Corridor (MUC) future land use (FLU) designation on the  
34 FLU Map (FLUM) that supports high density residential, commercial, and mixed use  
35 developments along state routes and county arterials in the Urban Core Subarea; and  
36

37 WHEREAS, the amended FLUM (LU Map 1) introduces a MUC FLU designation that is  
38 described within the Land Use Element of the GMACP; and  
39  
40

1 WHEREAS, the amended Official Zoning Map introduces a MUC zone to implement the  
2 MUC designation, and the MUC zone is applied to certain parcels within the Urban Core  
3 Subarea; and  
4

5 WHEREAS, this ordinance includes amendments to urban zone regulations including  
6 adoption of MUC zone regulations; and  
7

8 WHEREAS, on January 23, 2024, the Snohomish County Planning Commission (“Planning  
9 Commission”) was briefed by Snohomish County Planning and Development Services (PDS) staff  
10 about the proposed code amendments contained in this ordinance; and  
11

12 WHEREAS, the Planning Commission held a public hearing on February 27, 2024, to  
13 receive public testimony concerning the proposed code amendments; and  
14

15 WHEREAS, at the conclusion of the Planning Commission’s public hearing, the  
16 Commission recommended the adoption of the amendments, as shown in its approval letter  
17 dated March 13, 2024; and  
18

19 WHEREAS, Snohomish County Planning and Development Services is proposing  
20 additional recommendations that differ from the version of the proposed code amendments  
21 recommended by the Planning Commission, including regulations regarding minimum  
22 residential parking requirements that are reflected in the content of this Ordinance; and  
23

24 WHEREAS, on August 19, 2024; September 11, 2024; October 2, 2024; and December 4,  
25 2024, the Snohomish County Council (“County Council”) held a public hearing after proper  
26 notice, and considered public comment and the entire record related to the code amendments  
27 contained in this ordinance; and  
28

29 WHEREAS, following the public hearing, the County Council deliberated on the code  
30 amendments contained in this ordinance;  
31

32 NOW, THEREFORE, BE IT ORDAINED:  
33

34 Section 1. The County Council makes the following findings:  
35

- 36 A. The county council adopts and incorporates the foregoing recitals as findings as if set forth  
37 fully herein.  
38
- 39 B. This ordinance amends title 30 SCC by adding a new chapter 30.31G SCC and amending  
40 several others to establish development regulations for a new MUC zone. The amendments  
41 are implementing regulations for updates to the GMACP, and more specifically the Urban  
42 Core Subarea Plan Element that includes policies supporting increasing residential densities

1 near high capacity transit including bus rapid transit and future light rail. The proposed  
2 amendments maintain consistency with the GMACP (Ordinance No. 24-033), FLUM  
3 (Ordinance No. 24-031), and Official Zoning Map (Ordinance No. 24-032). The MUC zone is  
4 intended to support a mix of high-density residential, office, and commercial uses with  
5 public and community facilities along state routes or county arterials in the SWUGA. Some  
6 of the amendments implement regulations that impact urban development not zoned MUC.  
7 This includes development zoned as Urban Center. The purpose of these amendments is to  
8 support the enhancement of pedestrian connectivity, the improvement of site access for  
9 cars and pedestrians, the enhancement of landscaping standards for the enjoyment of  
10 residents and wildlife, and the reduction of minimum parking requirements consistent with  
11 state law.

12  
13 C. The code amendments comply with and implement the below listed GMA planning goals:

14  
15 1. RCW 36.70A.020(1), Urban growth.

16 The amendments direct population growth to the Urban Core Subarea of the county  
17 within the SWUGA. This area has existing and planned public facilities and services to  
18 accommodate population growth, and the MUC zone allows for greater dwelling unit  
19 densities and building heights than current zoning. The MUC zone supports mixed use  
20 development including residential and commercial, where residents will have access  
21 to retail and other services within close proximity.

22  
23 2. RCW 36.70A.020(2), Reduce sprawl.

24 The amendments direct population and employment growth to the UGA that has  
25 urban levels of public facilities and services. This will alleviate pressure to convert rural  
26 and resource lands for residential and commercial developments.

27  
28 3. RCW 36.70A.020(3), Transportation.

29 The amendments support high density residential development along state routes  
30 and county arterials in the Urban Core Subarea. This area is serviced by high capacity  
31 transit including bus rapid transit and future light rail. The regulations support  
32 pedestrian connections and connectivity. The regulations allow for the reduction of  
33 off street parking if other transportation alternatives to single occupancy vehicles can  
34 be accommodated.

35  
36 4. RCW 36.70A.020(4), Housing.

37 The amendments accommodate housing affordable to all economic segments of the  
38 population by promoting infill development. Infill development is supported through  
39 amendments that do not limit dwelling unit densities, a maximum building height of  
40 90 feet that can be increased to 135 feet with incentives, and 0 foot minimum  
41 setbacks for structures. This allows greater flexibility in the design of sites to

1 accommodate multifamily housing. The amendments introduce regulations requiring  
2 the dedication of inclusionary affordable housing units for low-income households.

3  
4 5. RCW 36.70A.020(5), Economic development.

5 The amendments support mixed use development including high density residential,  
6 office, and commercial uses. This support comes from regulations for design  
7 standards that encourage commercial and retail uses on the ground floor of  
8 residential buildings. This provides more opportunities for economic development  
9 where population density will exist.

10  
11 6. RCW 36.70A.020(11), Citizen participation and coordination.

12 The amendments were circulated for a public comment period to adjacent  
13 municipalities, transit providers, and the public. This allowed jurisdictions to  
14 coordinate development regulations along municipal boundaries and shared  
15 transportation corridors and encouraged public involvement of in the planning  
16 process.

17  
18 7. RCW 36.70A.020(12), Public facilities and services.

19 The amendments direct population growth to the Urban Core Subarea of the county  
20 where public facilities and services are available and planned to accommodate  
21 population growth.

22  
23 D. The code amendments are consistent with RCW 36.70A.540. These amendments follow  
24 RCW 36.70A.540 that allows a county planning under RCW 36.70A.040 to enact  
25 affordable housing incentive programs providing for the development of low-income  
26 housing units. The affordable housing incentive program is applied to the new residential  
27 and mixed use developments of five dwelling units or more in the MUC zone to address  
28 the need for increased residential development and provide for increased residential  
29 development capacity through density, height, and bulk increases. SCC 30.31G.020(5) has  
30 no maximum density limitations for dwelling units in the MUC zone. An additional  
31 incentive in the form of height increases is also provided with the additional construction  
32 of low-income or extremely-low income units. SCC 30.31G.160(3) allows an additional  
33 one story of building height when at least one additional unit to extremely-low income  
34 households, or at least two additional units affordable to low-income households are  
35 created.

36  
37 1. Further, RCW 36.70A.540 requires jurisdictions to establish standards for low-income  
38 renter or owner occupancy housing, including income guidelines consistent with local  
39 housing needs. SCC 30.31G.160 does that.

40  
41 2. RCW 36.70A.540(2)(b) sets the affordability for inclusionary units at 50% Area Median  
42 Income (AMI) or less for rental units and 80% AMI or less for ownership units, but

1 allows jurisdictions the ability to adjust the level, up to 80% AMI for rental units and  
2 up to 100% AMI for ownership units. Under SCC 30.31G.160(1) affordable is defined  
3 by the total housing cost, including basic utilities not exceeding 30 percent of a  
4 household's gross income, to low-income households defined as households with  
5 incomes that are less than 60 percent of the HUD AMI. Consistent with RCW  
6 36.70A.540(2)(b), those income levels are established to address local housing market  
7 conditions.

8  
9 3. Affordable housing incentive programs require that a jurisdiction shall determine if  
10 increased residential development capacity or other incentives can be achieved  
11 within the identified area, subject to consideration of other regulatory controls on  
12 development. The MUC zone is being applied along state routes and county arterials  
13 in the Urban Core Subarea. These locations are serviced by high capacity transit and  
14 are near employment opportunities. These are locations that can accommodate  
15 increased dwelling unit densities and building heights to accommodate inclusionary  
16 housing. Further analysis of this program is provided in PDS's December 26, 2023, staff  
17 report. SCC 30.31G.165 provides for an alternative compliance route for inclusionary  
18 housing.

19  
20 E. The code amendments are consistent with RCW 36.70A.620. RCW 36.70A.620 establishes  
21 certain minimum residential parking requirements. Under Commerce's January 2024  
22 compliance checklist, RCW 36.70A.620(3) is applicable to counties. Those standards are  
23 reflected in SCC 30.26.031 and amendments made to SCC 30.26.030. Under SCC 30.26.031(1),  
24 multifamily housing units require 0.75 parking spaces per dwelling unit if requirements are  
25 met.

26  
27 F. The code amendments comply with and implement the following multicounty planning  
28 policies (MPPs) from the Puget Sound Regional Council's VISION 2050 Plan:

29  
30 1. MPP-RGS-1 "Implement the Regional Growth Strategy through regional policies and  
31 programs, countywide planning policies and growth targets, local plans, and  
32 development regulations."

33 The amendments follow the planning policies outlined at the regional, countywide,  
34 and local levels. The VISION 2050 Plan guides the County to direct population and  
35 employment growth to urban growth areas. The GMACP directs the County's growth  
36 to urban areas that have infrastructure and transit services. The Urban Core Subarea  
37 Plan Element provides planning direction specific to the local level for the Urban Core  
38 Subarea. The policies in the plans provide the framework for regulations within the  
39 MUC zone.

- 1           2. MPP-RGS-6 “Encourage efficient use of urban land by optimizing the development  
2 potential of existing urban lands and increasing density in the urban growth area in  
3 locations consistent with the Regional Growth Strategy.”  
4           The amendments support mixed use development including high density residential  
5 and commercial in the Urban Core Subarea. The Mixed Use Corridor zone is proposed  
6 in locations with access to high capacity transit, and existing urban services. This will  
7 support increasing density in, and thereby efficiently using, existing urban areas of the  
8 County.  
9
- 10           3. MPP-DP-1 “Develop high-quality, compact urban communities throughout the  
11 region’s urban growth area that impart a sense of place, preserve local character,  
12 provide for mixed uses and choices in housing types, and encourage walking, bicycling,  
13 and transit use.”  
14           The amendments support mixed use development. High density residential,  
15 commercial, and community services all in close proximity allow residents to access  
16 their needs locally. The code amendments support pedestrian connectivity and  
17 access. This encourages residents to use multiple transportation modes including  
18 transit, walking, and cycling.  
19
- 20           4. MPP-H-1 “Plan for housing supply, forms, and densities to meet the region’s current  
21 and projected needs consistent with the Regional Growth Strategy and to make  
22 significant progress towards jobs/housing balance.”  
23           The amendments support the development of high density residential housing in  
24 locations with access to multiple transportation modes including high capacity transit.  
25 This will increase housing availability and choice for residents within the Urban Core  
26 Subarea. Housing will be located near or be accessible by transit to employment  
27 opportunities.  
28
- 29           5. MPP-H-2 “Provide a range of housing types and choices to meet the housing needs of  
30 all income levels and demographic groups within the region.”  
31           The amendments support the development of high density residential housing that  
32 will provide housing opportunities for a variety of income levels and demographic  
33 groups. Mandatory inclusionary affordable housing units will provide more housing  
34 opportunities to low-income households. Regulations require that at least 15 percent  
35 of dwelling units in new residential and mixed use developments with five dwelling  
36 units or more must be affordable. Market rate and affordable housing units are to be  
37 intermingled within developments.  
38
- 39           6. MPP-H-4 “Address the need for housing affordable to low- and very low-income  
40 households, recognizing that these critical needs will require significant public  
41 intervention through funding, collaboration, and jurisdictional action.”

1 The amendments introduce regulations requiring the dedication of inclusionary  
2 affordable housing units for low-income households. There shall be a recorded  
3 covenant running with the land for the affordable housing units.  
4

- 5 7. MPP-H-7 “Expand the supply and range of housing at densities to maximize the  
6 benefits of transit investments, including affordable units, in growth centers and  
7 station areas throughout the region.”

8 The amendments provide greater flexibility in the design of sites for multifamily  
9 housing. This includes no limit on maximum dwelling unit densities. The regulations  
10 allow for a maximum building height of 90 feet that can be increased up to 135 feet  
11 with additional incentives. This includes incentives through Transfer of Development  
12 Rights (TDR) credits. The regulations encourage providing housing near transit and  
13 other services.  
14

- 15 8. MPP-H-8 “Promote the development and preservation of long-term affordable  
16 housing options in walking distance to transit by implementing zoning, regulations,  
17 and incentives.”

18 The regulations include incentives that support providing affordable housing options  
19 near transit. There are no maximum density limitations for dwelling units in the MUC  
20 zone. This supports an increase in the number of dwelling units being developed.  
21 Incentives include allowing an additional one story of building height when additional  
22 affordable housing units to low-income or extremely low-income households are  
23 provided.  
24

- 25 G. The code amendments comply with and implement the following countywide planning  
26 policies (CPPs) for Snohomish County.  
27

- 28 1. DP-10 “The County and cities shall coordinate the designation and planning of  
29 regional, countywide, and local centers with transit service and other service  
30 providers to promote well-designed and transit-oriented developments that enhance  
31 economic development opportunities for all residents, address environmental goals,  
32 and reduce vehicle miles traveled and greenhouse gas emissions from  
33 transportation.”

34 The amendments support development that utilizes multiple forms of transportation.  
35 This is accomplished by locating high density residential development along corridors  
36 with high capacity transit so that increased numbers of residents can utilize that  
37 transit. Regulations support pedestrian connectivity and access, as well as the  
38 reduction of off street parking to discourage the use of single occupancy vehicles.  
39

- 40 2. DP-11 “Consistent with the Regional Growth Strategy and growth targets in Appendix  
41 B, the County and cities should encourage higher residential densities and greater

1 employment concentrations in Urban Growth Areas by revising development  
2 regulations and incentive programs as appropriate.”

3 The amendments support mixed use development including high density residential  
4 and commercial in the Urban Core Subarea located in the SWUGA of the County. This  
5 supports the population and employment growth targets provided in Appendix B-  
6 Growth Targets of the Countywide Planning Policies.  
7

- 8 3. DP-13 “The County and cities should integrate the desirable qualities of existing  
9 residential neighborhoods when planning for urban centers and mixed use  
10 developments. Jurisdictions should adopt design guidelines and standards for urban  
11 centers to provide for compact, efficient site design that integrates building design  
12 with multimodal transportation facilities and publicly accessible open spaces.”

13 The amendments include design standards for architectural features that promote  
14 pedestrian oriented and scaled development. The design features are to reinforce the  
15 character of the streetscape and encourage active and engaging design of the  
16 pedestrian edge of the streetscape. Regulations include requiring 25 percent of  
17 ground floor level facades to have transparent windows and doors, and encouraging  
18 overhead weather protection features such as awnings for pedestrians.  
19

- 20 4. DP-14 “The County and cities should promote and focus new compact urban growth  
21 in local centers, countywide centers, regional centers, and transit emphasis  
22 corridors.”

23 The amendments direct population and employment growth along state routes and  
24 county arterials in the Urban Core Subarea. This allows for higher density and intensity  
25 of developments near high capacity transit services.  
26

- 27 5. DP-36 “Jurisdictions should develop high quality, compact urban communities that  
28 impart a sense of place, preserve local character, provide for mixed uses and choices  
29 in housing types, and encourage walking, bicycling, and transit use.”

30 The amendments support the development of compact urban communities that  
31 facilitate active forms of transportation. The regulations support mixed use  
32 development that includes high density residential and commercial. The regulations  
33 support improving pedestrian mobility and connectivity through pedestrian crossings  
34 and other features.  
35

- 36 6. HO-14 “The county and cities should incentivize and promote the development and  
37 preservation of long-term affordable housing through the use of zoning, taxation, and  
38 other tools, including height or density bonuses, property tax incentives and parking  
39 requirement reductions. The incentives should apply where feasible to encourage  
40 affordable housing.”

41 Amendments support the development and preservation of long-term affordable  
42 housing. This includes recording housing units as affordable for a minimum of 50 years



1 in a covenant running with the land. Incentives include allowing an additional one  
2 story of building height when additional affordable housing units to low-income or  
3 extremely low-income households are provided. Certain housing with proximity to  
4 transit service has reduced parking requirements.  
5

6 H. The code amendments comply with and implement the policies contained in the  
7 Comprehensive Plan (Ordinance No. 24-033).  
8

- 9 1. LU Policy 2.B.2: “The county shall encourage, and may require, higher minimum  
10 densities within designated urban centers, urban villages, and along connecting  
11 transit emphasis corridors to support planned transit service.”

12 The amendments support mixed use development including high density residential  
13 along state routes and county arterials in the Urban Core Subarea. These corridors  
14 are serviced by high capacity transit including bus rapid transit and future light rail  
15 transit.  
16

- 17 2. LU Policy 2.B.3: “Through corridor-based planning, the county shall identify  
18 opportunities for mixed use and medium and high density residential development  
19 (including housing for the elderly and people with disabilities). These uses shall be  
20 encouraged to locate within walking distance of transit facilities, particularly along  
21 transit emphasis corridors, and, where possible, in close proximity to medical  
22 facilities, urban centers, parks, and recreational amenities. Corridor planning should  
23 also help identify those locations where higher densities and mixed uses can best  
24 support transit and non-motorized access.”

25 The amendments support high density residential development including greater  
26 dwelling unit densities, higher building heights, and 0 foot minimum setbacks for  
27 structures, to accommodate more developable building areas on parcels. The MUC  
28 zone introduces regulations requiring the dedication of inclusionary affordable  
29 housing units for low-income households. The regulations allow for a reduction in off  
30 street parking requirements for affordable housing units, housing for seniors and  
31 people with disabilities, and multifamily housing units that are in close proximity to  
32 high capacity transit.  
33

- 34 3. LU Policy 2.C.3: “The intensification or redevelopment of existing strip commercial  
35 developments shall be encouraged including changing to mixed use in appropriate  
36 locations, particularly along transit emphasis corridors.”

37 The amendments support infill and redevelopment of sites along state routes and  
38 county arterials in the Urban Core Subarea. This is in close proximity to high capacity  
39 transit including bus rapid transit and future light rail. Mixed use development  
40 includes high density residential and commercial uses.  
41

1 4. UC Policy 5.14: “The County shall create and implement a Mixed Use Corridor land  
2 use designation that supports high density residential, commercial, and mixed use  
3 developments. This land use designation shall be applied to locations within the  
4 Urban Core Subarea Plan as referenced in the Future Land Use Map (FLUM).”  
5 The amendments provide the implementing regulations for the MUC zone. This  
6 includes regulations for building height, dwelling unit densities, site access,  
7 landscaping, and design standards.

8  
9 5. UC Policy 5.16: “The County should encourage the ground floor of mixed use  
10 buildings to incorporate flexible designs and spaces that can accommodate  
11 commercial, service, institutional, or cultural uses in the Light Rail Community and  
12 Mixed Use Corridor designations.”  
13 The amendments include design standards that encourage the ground floor of  
14 buildings to accommodate commercial uses. The design standards include a thirteen  
15 foot building height, transparent windows, and doors covering at least 25 percent of  
16 ground floor facades.

17  
18 6. UC Policy 6.1: “Locate higher-density housing, including units that are affordable and  
19 accessible, in and around areas designated as Light Rail Community and Mixed Use  
20 Corridor.”  
21 The MUC zone supports high density residential development. The zone introduces  
22 regulations requiring the dedication of inclusionary affordable housing units for low-  
23 income households.

24  
25 7. UC Policy 6.2: “Establish a targeted inclusionary housing program within areas  
26 designated as Light Rail Community and Mixed Use Corridor as a means of increasing  
27 affordable housing supply for extremely low-, very low-, low- and moderate-income  
28 households along with market rate housing near transit.”  
29 The amendments introduce regulations requiring the dedication of inclusionary  
30 affordable housing units for low-income households. The affordable housing units  
31 are to be provided in a recorded covenant running with the land. The location of  
32 affordable units shall be generally intermingled with other dwelling units.

33  
34 I. Procedural requirements.

35  
36 1. This proposal is a Type 3 legislative action under SCC 30.73.010.

37  
38 2. As required by RCW 30.70A.106(1), a notice of intent to adopt the proposed code  
39 amendments was transmitted to the Washington State Department of Commerce  
40 for distribution to state agencies on February 6, 2024.

- 1       3.    State Environmental Policy Act (SEPA), chapter 43.21C RCW, requirements with  
2       respect to this non-project action have been satisfied through the completion of an  
3       environmental checklist and the issuance of a determination of non-significance on  
4       February 6, 2024.  
5
- 6       4.    The public participating process used in the adoption of this ordinance complies with  
7       all applicable requirements of the GMA and the SCC.  
8
- 9       5.    The Washington State Attorney General last issued an advisory memorandum, as  
10       required by RCW 36.70A.370, in September of 2018 entitled Advisory Memorandum  
11       and Recommended Process for Evaluating Proposed Regulatory and Administrative  
12       Actions to Avoid the Unconstitutional Takings of Private Property to help local  
13       governments avoid the unconstitutional taking of private property. The process  
14       outlined in the State Attorney General’s 2018 advisory memorandum was used by  
15       the County in objectively evaluating the regulatory changes proposed by this  
16       ordinance.  
17

18 J.   This ordinance is consistent with the record:

- 19
- 20       1.    SCC 30.21.020 is amended to include as an urban zone category the Mixed Use  
21       Corridor (MUC) zone, which implements the Mixed Use Corridor designation as  
22       described in the GMACP and shown on the Future Land Use Map (FLUM). RCW  
23       36.70A.115 requires that counties under RCW36.70A.040 shall ensure that  
24       development regulations provide sufficient capacity of land suitable for  
25       development for allocated housing and employment growth. The Mixed Use  
26       Corridor zone provides development regulations to implement the Mixed Use  
27       Corridor Zone designation from the Future Land Use Map (FLUM).  
28
- 29       2.    SCC 30.21.025 is amended to include a description of intent for the Mixed Use  
30       Corridor zone. This section is in following Comprehensive Plan UC Policy 5.14 that a  
31       Mixed Use Corridor land use designation be implemented that supports high density  
32       residential, commercial, and mixed-use developments. In addition, minor  
33       housekeeping amendments are made for improved readability.  
34
- 35       3.    SCC 30.22.010 is amended to include a reference to the Mixed Use Corridor zone  
36       under the urban zones category. This section is in following with Comprehensive  
37       Plan LU Policy 3.B.2(a) that Mixed Use Corridors shall be located in the Urban  
38       Growth Area (UGA) and contain a mix of high-density residential and higher-  
39       intensity commercial, office, and public uses.  
40
- 41       4.    SCC 30.22.030 regarding number of uses per lot is amended to: 1) include a  
42       reference to the Mixed Use Corridor zone and projects proposed and approved

1 pursuant to chapter 30.31G SCC as multiple uses are intended to be allowed on the  
2 same lot, and 2) reformat this code section for readability and easy implementation  
3 as the list of exceptions has grown quite long.  
4

- 5 5. SCC 30.22.100 is amended to include the Mixed Use Corridor zone and the types of  
6 uses permitted in the zone. This section is in following with Comprehensive Plan LU  
7 Policy 3.B.2(k) to plan and zone for a balance of residential, commercial, retail, and  
8 recreational uses. The uses are compatible with the intent of the Mixed Use Corridor  
9 zone being for high density residential and commercial development. In addition,  
10 housekeeping amendments are made for consistent capitalization.  
11
- 12 6. SCC 30.23.030 is amended to include the lot dimensions and setback requirements  
13 for the Mixed Use Corridor zone consistent with how other zones are reflected in  
14 the bulk matrices.  
15
- 16 7. SCC 30.23.041 is amended to include the setbacks from road network elements in  
17 the Mixed Use Corridor zone and is consistent with how other zones are reflected in  
18 the bulk matrices. This section is in following with Comprehensive Plan UC Policy  
19 5.10 that supports safe, secure, and comfortable environments along and between  
20 buildings and public rights-of-way. This includes safe and secure accesses for  
21 pedestrians. In addition, a housekeeping amendment is made for consistent  
22 capitalization.  
23
- 24 8. SCC 30.24.070 is amended to add reference to proposed development in the MUC  
25 zone and to modify standards for access and road network requirements for  
26 proposed development in the Mixed Use Corridor and Urban Center zones to  
27 enhance pedestrian safety and connectivity. This section is in following with  
28 Comprehensive Plan UC Policy 5.2 that pedestrian oriented design measures are  
29 integrated into the development code for land use zones in the Urban Core Subarea.  
30
- 31 9. SCC 30.25.016 is amended for tree canopy requirements to include Mixed Use  
32 Corridor zone developments. This section is in following with Comprehensive Plan  
33 UC Policy 4.6 that supports enhancing urban tree canopy by preserving existing trees  
34 and planting new trees in residential areas of the Urban Core Subarea. Retaining and  
35 enhancing the urban tree canopy is essential for wildlife habitat, climate change  
36 resiliency and adaption, and mental restoration for residents. In addition, minor  
37 housekeeping amendments are made in the section for improved readability.  
38
- 39 10. SCC 30.25.031 is amended to add reference to proposed development in the Mixed  
40 Use Corridor zone and to modify substantive standards for landscaping for proposed  
41 development in the Mixed Use Corridor and Urban Center zones including the use of  
42 native and drought tolerant plant species. This supports sustainable and

1 environmentally sustainable landscaping practices in Mixed Use Corridor and Urban  
2 Center zone developments.

- 3
- 4 11. SCC 30.26.020 is amended to include regulations regarding the location, number,  
5 and addition of parking spaces including ADA parking to Mixed Use Corridor zone  
6 developments and is consistent with how other zones are reflected in Chapter 30.26  
7 SCC. This is applicable to developments fronting state routes and county arterials.  
8 These amendments aim to increase pedestrian access to developments, and keep  
9 new development at the pedestrian scale by not, for instance, blocking main  
10 entrances with parking. In addition, minor housekeeping amendments are made for  
11 improved readability.
- 12
- 13 12. SCC 30.26.030 is amended in Table 30.26.030(1) Number of Parking Spaces Required  
14 to include reference to the MUC zone and, under the multifamily use, to include a  
15 reference to a new proposed code section, SCC 30.26.031, for Transit service and  
16 minimum residential parking requirements. This is in following RCW 36.70A.620.  
17 RCW 36.70A.620(3) establishes minimum residential parking requirements for  
18 market rate multifamily housing near high capacity transit. These amendments could  
19 also help encourage the use of public transit and the reduction of impervious  
20 surfaces within new developments. In addition, minor housekeeping amendments  
21 are made for improved readability, consistent capitalization, and to correct  
22 typographical errors.
- 23
- 24 13. SCC 30.26.031 is added to include regulations for transit service and minimum  
25 residential parking requirements. These regulations have been added in following  
26 the requirements of RCW 36.70A.620(3) Minimum residential parking requirements.  
27 RCW 36.70A.620(3) establishes minimum residential parking requirements for  
28 market rate multifamily housing near high capacity transit.
- 29
- 30 14. SCC 30.26.033 is added so that in the MUC zone, expansions of existing uses or  
31 buildings will not require an equivalent increase in the number of required parking  
32 spaces. This section follows Comprehensive Plan UC Policy 5.7. The County should  
33 consider off-street parking reductions that meet the needs of the community and  
34 market demands for developments.
- 35
- 36 15. SCC 30.26.040 is amended to reference new SCC 30.26.031 regarding the reduction  
37 of required parking spaces. This section follows Comprehensive Plan UC Policy 5.7.  
38 The County should consider off-street parking reductions that meet the needs of the  
39 community and market demands for developments.
- 40
- 41 16. SCC 30.27.040 is amended to include sign regulations for the Mixed Use Corridor  
42 zone. This is in following with Comprehensive Plan LU Policy 4.A.2(e)(iv) that the

1 appearance of existing areas should be improved by grouping together signs and  
2 ensuring they are scaled and designed in a manner appropriate to the street  
3 frontage.  
4

5 17. Chapter 30.31G SCC Mixed Use Corridor is added to include regulations for the  
6 Mixed Use Corridor zone consistent with policy direction in the Urban Core Subarea  
7 Plan Element and not covered in the amendments made to other existing chapters  
8 of code. RCW 36.70A.115 requires that counties under RCW 36.70A.040 ensure that  
9 development regulations provide sufficient capacity of land suitable for  
10 development for allocated housing and employment growth. Chapter 30.31G SCC  
11 provides the development regulations needed to implement the Mixed Use Corridor  
12 zone. These regulations support high density residential and commercial  
13 developments that can accommodate the housing and employment growth  
14 allocated to the Urban Core Subarea.  
15

16 18. SCC 30.31G.010 adds regulations regarding purpose and applicability. This includes a  
17 description of the Mixed Use Corridor zone as providing a mix of high-density  
18 residential, office, and commercial uses with public and community facilities.  
19

20 19. SCC 30.31G.020 adds regulations regarding bulk regulations including maximum  
21 building height and dwelling unit densities. The standard maximum building height  
22 in the MUC zone is 90 feet, although this can be increased to a maximum height of  
23 135 feet if certain criteria are met. The minimum net residential density in the MUC  
24 zone is 20 units per acre, and there is no maximum density limitation. This section is  
25 in following with Comprehensive Plan LU Policy 3.B.2(a) that Mixed Use Corridors  
26 shall be located in the Urban Growth Area (UGA) and contain a mix of high-density  
27 residential and higher-intensity commercial, office, and public uses. These  
28 regulations support high intensity urban developments in the Mixed Use Corridor  
29 zone.  
30

31 20. SCC 30.31G.030 adds regulations regarding roads and access. Developments in the  
32 MUC zone are to comply with vehicular and pedestrian circulation system  
33 requirements in chapters 30.24 and 30.66B SCC and the EDDS.  
34

35 21. SCC 30.31G.040 adds regulations regarding amenity area requirements. This is in  
36 following with Comprehensive Plan LU Policy 4.A.2(a) residential developments  
37 should support family households and children of all ages by providing adequate and  
38 accessible open space and recreation within close proximity.  
39

40 22. SCC 30.31G.050 adds regulations regarding outdoor amenity area design  
41 requirements. This is in following with Comprehensive Plan UC Policy 5.15(a) that

- 1 Mixed Use Corridor designated sites shall encourage developments that incorporate  
2 amenity spaces that can include patios, sitting areas, and landscaped areas.  
3
- 4 23. SCC 30.31G.060 adds regulations regarding indoor amenity area design. These are in  
5 following SCC 30.91A.156 and SCC 30.91A.157.  
6
- 7 24. SCC 30.31G.070 adds regulations regarding signs, and that signs are to comply with  
8 the requirements of chapter 30.27 SCC. This is in following with Comprehensive Plan  
9 LU Policy 4.A.2(e)(iv) that the appearance of existing areas should be improved by  
10 grouping together signs and ensuring they are scaled and designed in a manner  
11 appropriate to the street frontage.  
12
- 13 25. SCC 30.31G.100 adds regulations regarding the expansion of existing structures  
14 containing a permitted use. These policies support the expansion of existing  
15 structures and buildings including gross floor area that does not create a  
16 nonconforming use or structure. This will support infill development of existing  
17 buildings and structures.  
18
- 19 26. SCC 30.31G.110 adds regulations regarding design standards for above grade  
20 parking structures. This is in following with Comprehensive Plan LU Policy 4.A.2(c)  
21 that new buildings oriented onto the street shall maintain or create streetscape and  
22 pedestrian scale qualities to reduce the visual impact of parking lots, garages, and  
23 storage areas.  
24
- 25 27. SCC 30.31G.120 adds regulations regarding design standards for screening  
26 trash/service areas. This is in following with Comprehensive Plan LU Policy 4.A.2(f)  
27 that developments should provide adequate buffers and visual screens to make  
28 them compatible with abutting residential and other land uses.  
29
- 30 28. SCC 30.31G.130 adds regulations for design standards for drive-through facilities.  
31 This is in following with Comprehensive Plan LU Policy 4.A.2(c) that new buildings  
32 oriented onto the street shall maintain or create streetscape and pedestrian scale  
33 qualities to reduce the visual impact of parking lots, garages, and storage areas.  
34
- 35 29. SCC 30.31G.140 adds regulations regarding architectural features for all buildings.  
36 This is consistent with Comprehensive Plan UC Policy 5.14 that Mixed Use Corridor  
37 designated sites shall encourage developments that incorporate quality building  
38 designs and finishings. Subsection UC Policy 5.14(c) supports art and design features  
39 such as murals and installations being integrated with building facades or amenity  
40 areas.  
41

- 1 30. SCC 30.31G.150 adds regulations regarding design standards for architectural  
2 features for buildings three stories and higher. This is in following with  
3 Comprehensive Plan LU Policy 4.A.2(b) where high density housing is proposed, the  
4 design and architectural character should be compatible with the character of  
5 buildings in the surrounding area.  
6
- 7 31. SCC 30.31G.155 adds regulations regarding the design standards for lighting. This is  
8 in following with Comprehensive Plan LU Policy 4.A.2(e)(iii) that the appearance of  
9 existing residential and commercial areas should be enhanced by encouraging  
10 improvements to building entrances, facades, and lighting.  
11
- 12 32. SCC 30.31G.160 adds regulations regarding inclusionary housing that are consistent  
13 with RCW 36.70A.540. RCW 36.70A.540(1)(a) enables any city or county planning  
14 under RCW 36.70A.040 to enact affordable housing incentive programs providing for  
15 the development of low-income housing units through development regulations or  
16 conditions. RCW 36.70A.540(3)(d) states that a jurisdiction may establish a minimum  
17 amount of affordable housing that must be provided by all residential developments  
18 being built.  
19
- 20 33. SCC 30.31G.165 adds regulations regarding inclusionary housing alternative  
21 compliance. This is consistent with Comprehensive Plan UC Policy 6.2 to establish a  
22 targeted inclusionary housing program within areas designated as Mixed Use  
23 Corridor as a means of increasing affordable housing supply for extremely low-, very  
24 low-, low-, and moderate-income households along with market rate housing near  
25 transit.  
26
- 27 34. SCC 30.31G.170 adds regulations that exempt Mixed Use Corridor zone  
28 development from chapter 30.23A SCC Urban Residential Design Standards (URDS).  
29 The new Mixed Use Corridor chapter contains specific design regulations for new  
30 development in the zone that support a mix of high-density residential, office, and  
31 commercial developments. The design standards of chapter 30.31G SCC are more  
32 specific than URDS, and more tailored to MUC development.  
33
- 34 35. SCC 30.31G.200 adds regulations regarding submittal requirements. RCW  
35 36.70B.120 requires local governments under RCW 36.70A.040 to establish a permit  
36 review process that provides for the integrated and consolidated review and  
37 decision on project permits relating to a proposed project action.  
38
- 39 36. SCC 30.31G.210 adds regulations regarding approval requirements. RCW 36.70B.120  
40 requires local governments under RCW 36.70A.040 to establish a permit review  
41 process that provides for the integrated and consolidated review and decision on  
42 project permits relating to a proposed project action.



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- 37. SCC 30.31G.220 adds regulations regarding expiration of applications, approvals, and permits. Development applications, approvals and permits expire pursuant to SCC 30.70.140.
- 38. SCC 30.31G.230 adds regulations regarding revisions to approved plans. Revisions of an approved site plan shall be processed pursuant to SCC 30.70.210 or SCC 30.70.220.
- 39. SCC 30.31G.240 adds regulations regarding converting a complete development application submitted under the Urban Center (UC) zone to opt-in to the requirements of chapter 30.31G 2CC.
- 40. SCC 30.35A.080 is amended to add regulations regarding TDR receiving areas so that all areas zoned as Mixed Use Corridor are designated as receiving areas. This allows for the use of TDR for development incentives in the MUC zone. This is in following with Comprehensive Plan LU Policy 3.B.7 that all areas zoned as Mixed Use Corridor are designated as TDR receiving areas, and all development approvals in Mixed Use Corridors shall be consistent with adopted TDR policies in the Land Use Element.
- 41. SCC 30.35A.100 is amended to include reference to the Mixed Use Corridor zone and provide regulations regarding developments allowed in TDR receiving areas with TDR credits. SCC 30.35A.100(2)(e) and .100(3)(e) allow developments in the Mixed Use Corridor zone to have an additional one story of building height be applied to one building within a development site. This is in following with Comprehensive Plan LU Policy 3.B.7 that areas zoned as Mixed Use Corridor are designated as TDR receiving areas, and all development approvals shall be consistent with TDR policies.
- 42. SCC 30.70.025 is amended to add the Mixed Use Corridor zone to the zones under the “All Others” category for the permit type Official or Preliminary Site Plans.
- 43. SCC 30.70.140 is amended to reference chapter 30.31G SCC, for the Mixed Use Corridor (MUC) zone, for permit approval type consistent with the inclusion of existing development types.
- 44. SCC 30.70.300 is amended to reference chapter 30.31G SCC, for Mixed Use Corridor development, to the County’s vesting regulation, consistent with the inclusion of existing development types.
- 45. SCC 30.73.035 is amended to state that MUC zone receiving areas are not subject to the TDR requirements set forth in SCC 30.73.035. This creates greater flexibility in

1 achieving the goals of the Urban Core Subarea Plan Element and maximizing  
2 development capacity.

3  
4 46. SCC 30.86.800 is amended to include Mixed Use Corridor development. Upon  
5 submittal of an application for Urban Center or Mixed Use Center development, a  
6 fee consistent with the Rezoning Fees for commercial zones and other applicable  
7 fees are to be paid. RCW 82.02.020 does not prohibit counties from collecting  
8 reasonable fees from an applicant for a permit to cover the costs for processing  
9 applications and reviewing plans. The Planning Department considers the time  
10 taken to review Urban Center and Mixed Use Corridor development applications to  
11 be comparable to commercial rezoning applications.

12  
13 47. SCC 30.91A.155 adds a definition for amenity area. Amenity areas in residential or  
14 mixed use developments are for the active or passive recreational use of residential  
15 occupants. Amenity areas in non-residential developments are for public active or  
16 passive recreational use. This is in following with Comprehensive Plan UC Policy 5.15  
17 that Mixed Use Corridor designated sites shall encourage developments that  
18 incorporate amenity spaces, particularly designs that encourage active street  
19 frontages.

20  
21 48. SCC 30.91A.156 adds a definition for active recreation amenity to describe outdoor  
22 and indoor spaces that are used for active leisure, entertainment, or enjoyment and  
23 ensure proper implementation of new development regulations.

24  
25 49. SCC 30.9A.157 adds a definition for passive recreation amenity to describe outdoor  
26 and indoor spaces that are used for passive leisure, entertainment, or enjoyment  
27 and ensure proper implementation of new development regulations.

28  
29 50. SCC 30.91M.115 adds a definition for minor development activities to define interior  
30 and exterior alterations to an existing structure, routine structure and site  
31 maintenance or repair, and the construction of temporary or seasonal use structures  
32 specific to the Mixed Use Corridor zone and ensure proper implementation of new  
33 development regulations.

34  
35 K. The code amendments are consistent with the record as set forth in the PDS Staff Report  
36 dated December 26, 2023.

37  
38 Section 2. The County Council makes the following conclusions:

39  
40 A. The amendments proposed by this ordinance are consistent with the GMA.

41  
42 B. The amendments proposed by this ordinance are consistent with the GMACP.

- 1
- 2 C. The amendments are consistent with the MPPs and the CPPs.
- 3
- 4 D. The County has complied with all SEPA requirements with respect to this non-project
- 5 action.
- 6
- 7 E. The public participation process used in the adoption of this ordinance complies with all
- 8 applicable requirements of the GMA and title 30 SCC.
- 9
- 10 F. The amendments proposed by this ordinance do not result in an unconstitutional taking of
- 11 private property for a public purpose.
- 12

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

17  
 18 Section 4. Snohomish County Code Section 30.21.020, last amended by Amended  
 19 Ordinance No. 21-060 on October 6, 2021, is amended to read:

20  
 21 **30.21.020 Establishment of zones.**

22  
 23 Snohomish County’s use zones are established and categorized pursuant to SCC  
 24 Table 30.21.020.

25 **Table 30.21.020 Snohomish County Zones by Category**

26

ZONE CATEGORY	ZONES	
URBAN	Residential 9,600	R-9,600
	Residential 8,400	R-8,400
	Residential 7,200	R-7,200
	Townhouse	T
	Low-Density Multiple Residential	LDMR
	Multiple Residential	MR

	Neighborhood Business	NB
	Planned Community Business	PCB
	Community Business	CB
	General Commercial	GC
	Business Park	BP
	Industrial Park	IP
	Light Industrial	LI
	Heavy Industrial	HI
	Mobile Home Park	MHP
	Urban Center	UC
	<u>Mixed Use Corridor</u>	<u>MUC</u>
<b>RURAL</b>	Rural Diversification	RD
	Rural Resource Transition – 10 Acre	RRT-10
	Rural 5-Acre	R-5
	Rural Business	RB
	Clearview Rural Commercial	CRC
	Rural Freeway Service	RFS
	Rural Industrial	RI
<b>RESOURCE</b>	Forestry	F
	Forestry and Recreation	F&R

	Agriculture-10 Acre	A-10
<b>OTHER</b>	Suburban Agriculture-1 Acre	SA-1
	Rural Conservation	RC
	Rural Use	RU
	Residential 20,000	R-20,000
	Residential 12,500	R-12,500
	Waterfront Beach	WFB

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Section 5. Snohomish County Code Section 30.21.025, last amended by Amended Ordinance No. 21-060 on October 6, 2021, is amended to read:

**30.21.025 Intent of zones.**

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

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

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

- (i) *Residential 7,200 sq. ft. (R-7,200);*
- (ii) *Residential 8,400 sq. ft. (R-8,400); and*
- (iii) *Residential 9,600 sq. ft. (R-9,600).*

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

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

5 (A) provide for single family dwellings, both attached and detached, or different  
6 styles, sizes, and prices at urban densities greater than those for strictly  
7 single family detached development, but less than multifamily  
8 development;

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

12 (C) provide design standards and ~~((review))~~ reviews which recognize the special  
13 characteristics of townhouses, to ensure the development of well-planned  
14 communities, and ~~((to))~~ ensure the compatibility of such housing  
15 developments with adjacent, existing, and planned uses. Townhouses are  
16 intended to serve the housing needs of a variety of housing consumers and  
17 producers. Therefore, townhouses may be built for renter occupancy of units  
18 on a site under single ownership, owner agreements pursuant to chapters  
19 64.32 or 64.34 RCW, or owner or renter occupancy of separately conveyed  
20 units on individual lots created through formal subdivision pursuant to  
21 chapter 58.17 RCW;

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

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

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

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

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

41 (ii) *Planned Community Business (PCB)*. The intent and function of the Planned  
42 Community Business zone is to provide for community business enterprises in areas

- 1 desirable for business but having highly sensitive elements of vehicular circulation,  
2 or natural site and environmental conditions while minimizing impacts upon these  
3 elements through the establishment of performance criteria. Performance criteria  
4 for this zone are intended to control external as well as internal effects of  
5 commercial development. It is the goal of this zone to discourage "piecemeal" and  
6 strip development by encouraging development under unified control;
- 7 (iii) *Community Business (CB)*. The intent and function of the Community Business zone  
8 is to provide for businesses and services designed to serve the needs of several  
9 neighborhoods;
- 10 (iv) *General Commercial (GC)*. The intent and function of the General Commercial zone  
11 is to provide for a wide variety of retail and nonretail commercial and business  
12 uses. General commercial sites are auto-oriented as opposed to pedestrian or  
13 neighborhood oriented. Certain performance standards, subject to review and  
14 approval of an official site plan, are contained in chapter 30.31B SCC;
- 15 (v) *Business Park (BP)*. The intent and function of the Business Park zone is to provide  
16 for those business/industrial uses of a professional office, wholesale, and  
17 manufacturing nature which are capable of being constructed, maintained, and  
18 operated in a manner uniquely designed to be compatible with adjoining residential,  
19 retail commercial, or other less intensive land uses, existing or planned. Strict zoning  
20 controls must be applied in conjunction with private covenants and unified control  
21 of land; many business/industrial uses otherwise provided for in the zoning code will  
22 not be suited to the BP zone due to an inability to comply with its provisions and  
23 achieve compatibility with surrounding uses. The BP zone, under limited  
24 circumstances, may also provide for residential development where sites are large  
25 and where compatibility can be assured for on-site mixed uses and ~~((for))~~ uses on  
26 adjacent properties;
- 27 (vi) *Light Industrial (LI)*. The intent and function of the Light Industrial zone is to  
28 promote, protect, and provide for light industrial uses while also maintaining  
29 compatibility with adjacent nonindustrial areas;
- 30 (vii) *Heavy Industrial (HI)*. The intent and function of the Heavy Industrial zone is to  
31 promote, protect, and provide for heavy industrial uses while also maintaining  
32 compatibility with adjacent nonindustrial areas; and
- 33 (viii) *Industrial Park (IP/PIP)*. The intent and function of the Industrial Park and Planned  
34 Industrial Park zones is to provide for heavy and light industrial development  
35 under controls to protect the higher uses of land and to stabilize property values  
36 primarily in those areas in close proximity to residential or other less intensive  
37 development. The IP and remaining Planned Industrial Park (PIP) zones are  
38 designed to ensure compatibility between industrial uses in industrial centers and  
39 thereby maintain the attractiveness of such centers for both existing and potential  
40 users and the surrounding community. Vacant/undeveloped land which is  
41 currently zoned PIP shall be developed pursuant to industrial park zone regulations  
42 (chapter 30.31A SCC).

- 1 (d) *Industrial Zones*. The Industrial zones provide for a range of industrial and manufacturing  
2 uses and limited commercial and other nonindustrial uses necessary for the convenience of  
3 industrial activities. Industrial zones consist of the following:  
4 (i) *Business Park (BP)*. See description under subsection (1)(c)(v) of this section;  
5 (ii) *Light Industrial (LI)*. See description under subsection (1)(c)(vi) of this section;  
6 (iii) *Heavy Industrial (HI)*. See description under subsection (1)(c)(vii) of this section; and  
7 (iv) *Industrial Park (IP)*. See description under subsection (1)(c)(viii) of this section.
- 8 (e) *Urban Center (UC)*. The intent and function of the Urban Center zone is to implement the  
9 Urban Center designation on the future land use map by providing a zone that allows a mix  
10 of high-density residential, office and retail uses with public and community facilities and  
11 pedestrian connections located within one-half mile of existing or planned stops or stations  
12 for high capacity transit routes such as light rail or commuter rail lines, regional express bus  
13 routes, or transit corridors that contain multiple bus routes or which otherwise provide  
14 access to such transportation.
- 15 (f) *Mixed Use Corridor (MUC)*. The intent and function of the Mixed Use Corridor zone is to  
16 implement the Mixed Use Corridor designation on the future land use map by providing a  
17 zone along state routes and county arterials in the Urban Core Subarea that allows a mix of  
18 high-density residential, office, and commercial uses with public and community  
19 facilities and pedestrian connections.  
20
- 21 (2) *Rural Zones*. The Rural zones category consists of zoning classifications applied to lands  
22 located outside UGAs that are not designated as agricultural or forest lands of long-term  
23 commercial significance. These lands have existing or planned rural services and facilities  
24 and rural fire and police protection services. Rural zones may be used as holding zones for  
25 properties that are primarily a transition area within UGAs on steep slopes adjacent to non-  
26 UGA lands designated rural or agriculture by the comprehensive plan. Rural zones consist of  
27 the following:  
28 (a) *Rural Diversification (RD)*. The intent and function of the Rural Diversification zone is  
29 to provide for the orderly use and development of the most isolated, outlying rural  
30 areas of the county and at the same time allow sufficient flexibility so that  
31 traditional rural land uses and activities can continue. These areas characteristically  
32 have only rudimentary public services and facilities, steep slopes, and other natural  
33 conditions, which discourage intense development, and a resident population,  
34 which forms an extremely rural and undeveloped environment. The resident  
35 population of these areas is small and highly dispersed. The zone is intended to  
36 protect, maintain, and encourage traditional and appropriate rural land uses,  
37 particularly those which allow residents to earn a satisfactory living on their own  
38 land. The following guidelines apply:  
39 (i) a minimum of restrictions shall be placed on traditional and appropriate rural  
40 land uses;



- 1 (ii) the rural character of these outlying areas will be protected by carefully  
2 regulating the size, location, design, and timing of large-scale, intensive land use  
3 development; and  
4 (iii) large residential lots shall be required with the intent of preserving a desirable  
5 rural lifestyle as well as preventing intensive urban- and suburban-density  
6 development, while also protecting the quality of ground and surface water  
7 supplies and other natural resources;
- 8 (b) *Rural Resource Transition - 10 Acre (RRT-10)*. The intent and function of the Rural  
9 Resource Transition - 10 Acre zone is to implement the Rural Residential-10 (resource  
10 transition) designation and policies in the comprehensive plan, which identify and  
11 designate rural lands with forestry resource values as a transition between designated  
12 forest lands and rural lands;
- 13 (c) *Rural-5 Acre (R-5)*. The intent and function of the Rural-5 Acre zone is to maintain rural  
14 character in areas that lack urban services;
- 15 (d) *Rural Business (RB)*. The intent and function of the Rural Business zone is to permit the  
16 location of small-scale commercial retail businesses and personal services which serve a  
17 limited service area and rural population outside established UGAs. This zone is to be  
18 implemented as a "floating zone" and will be located where consistent with specific  
19 locational criteria. The Rural Business zone permits small-scale retail sales and services  
20 located along county roads on small parcels that serve the immediate rural residential  
21 population, and for a new rural business, are located two and one-half miles from an  
22 existing rural business, rural freeway service zone, or commercial designation in the  
23 rural area. Rural businesses, which serve the immediate rural population, may be  
24 located at crossroads of county roads, state routes, and major arterials;
- 25 (e) *Clearview Rural Commercial (CRC)*. The intent and function of the CRC zone is to permit  
26 the location of commercial businesses and services that primarily serve the rural  
27 population within the defined boundary established by the CRC land use designation.  
28 Uses and development are limited to those compatible with existing rural uses that do  
29 not require urban utilities and services;
- 30 (f) *Rural Freeway Service (RFS)*. The intent and function of the Rural Freeway Service zone  
31 is to permit the location of small-scale, freeway-oriented commercial services in the  
32 vicinity of on/off ramp frontages and access roads of interstate highways in areas  
33 outside a designated UGA boundary and within rural areas of the county. Permitted  
34 uses are limited to commercial establishments dependent upon highway users; and
- 35 (g) *Rural Industrial (RI)*. The intent and function of the Rural Industrial zone is to provide for  
36 small-scale light industrial, light manufacturing, recycling, mineral processing, and  
37 resource-based goods production uses that are compatible with rural character and do  
38 not require an urban level of utilities and services.
- 39 (3) *Resource Zones*. The Resource zones category consists of zoning classifications that  
40 conserve and protect lands useful for agriculture, forestry, or mineral extraction or lands  
41 which have long-term commercial significance for these uses. Resource zones consist of the  
42 following:

- 1 (a) *Forestry (F)*. The intent and function of the Forestry zone is to conserve and protect  
2 forest lands for long-term forestry and related uses. Forest lands are normally large  
3 tracts under one ownership and located in areas outside UGAs and away from  
4 residential and intense recreational use;
- 5 (b) *Forestry and Recreation (F&R)*. The intent and function of the Forestry and  
6 Recreation zone is to provide for the development and use of forest land for the  
7 production of forest products as well as certain other compatible uses such as  
8 recreation, including recreation uses where remote locations may be required, and  
9 to protect publicly-owned parks in UGAs;
- 10 (c) *Agriculture-10 Acre (A-10)*. The intent and function of the Agricultural-10 Acre zone  
11 is:
- 12 (i) To implement the goals and objectives of the County General Policy Plan, which  
13 include the goals of protecting agricultural lands and promoting agriculture as a  
14 component of the County economy;
- 15 (ii) To protect and promote the continuation of farming in areas where it is already  
16 established and in locations where farming has traditionally been a viable  
17 component of the local economy; and
- 18 (iii) To permit in agricultural lands, with limited exceptions, only agricultural land  
19 uses and activities and farm-related uses that provide a support infrastructure  
20 for farming, or that support, promote, or sustain agricultural operations and  
21 production including compatible accessory commercial or retail uses on  
22 designated agricultural lands.
- 23 (iv) Allowed uses include, but are not limited to:
- 24 (A) Storage and refrigeration of regional agricultural products;
- 25 (B) Production, sales and marketing of value-added agricultural products  
26 derived from regional sources;
- 27 (C) Supplemental sources of on-farm income that support and sustain on-farm  
28 agricultural operations and production;
- 29 (D) Support services that facilitate the production, marketing, and distribution  
30 of agricultural products;
- 31 (E) Off-farm and on-farm sales and marketing of predominately regional  
32 agricultural products from one or more producers, agriculturally related  
33 experiences, products derived from regional agricultural production,  
34 products including locally made arts and crafts, and ancillary sales or service  
35 activities; and
- 36 (F) Accessory commercial or retail uses which shall be accessory to the growing  
37 of crops or raising of animals and which shall sell products predominately  
38 produced on-site, agricultural experiences, or products, including arts and  
39 crafts, produced on-site. Accessory commercial or retail sales shall offer for  
40 sale a significant amount of products or services produced on-site.
- 41 (v) Allowed uses shall comply with all of the following standards:
- 42 (A) The uses shall be compatible with resource land service standards.

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

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

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

- 10 (a) Suburban Agriculture-1 Acre (SA-1);
- 11 (b) Rural Conservation (RC);
- 12 (c) Rural Use (RU);
- 13 (d) Residential 20,000 sq. ft. (R-20,000);
- 14 (e) Residential 12,500 sq. ft. (R-12,500); and
- 15 (f) Waterfront beach (WFB).

16  
17 Section 6. Snohomish County Code Section 30.22.010, last amended by Amended  
18 Ordinance No. 13-007 on September 11, 2013, is amended to read:

19  
20 **30.22.010 Purpose and applicability.**

21  
22 This chapter establishes which uses or types of uses are permitted, which require special  
23 approvals, and which are prohibited in the various county zones. Zones are grouped into four  
24 categories, as shown below, with each of the zones listed from left to right in increasing  
25 intensity of use in a matrix. Some uses have additional or special requirements that are listed by  
26 numbered reference notes in SCC 30.22.130. The categories and zones are as follows:

- 27 (1) Urban Zones – R-9,600, R-8,400, R-7,200, T, LDMMR, MR, NB, PCB, CB, GC, IP, BP, LI, HI,  
28 MHP, UC, MUC;
- 29 (2) Rural Zones - RD, RRT-10, R-5, RB, CRC, RFS, RI;
- 30 (3) Resource Zones - F, F&R, A-10, MC; and
- 31 (4) Other Zones - SA-1, RC, RU, R-20,000, R-12,500, WFB.

32 For a description of each zone, see SCC 30.21.025.

33  
34 Section 7. Snohomish County Code Section 30.22.030, last amended by Ordinance No.  
35 17-062 on October 18, 2017, is amended to read:

36  
37 **30.22.030 Number of uses per lot.**

- 38  
39 (1) Uses shall be established upon legally created lots that conform to current zoning  
40 requirements or on legal nonconforming lots. A lot may have more than one use placed  
41 within its bounds, except that only one single family dwelling may be placed on a lot.  
42 This exception shall not apply to:

- 1           (a) ~~((model))~~ Model homes as defined herein,  
2           (b) ~~((to townhouse))~~ Townhouse and mixed townhouse developments proposed and  
3           approved under chapter 30.23A SCC,  
4           (c) ~~((cottage))~~ Cottage housing developments proposed and approved under chapter  
5           30.41G SCC,  
6           (d) ~~((planned))~~ Planned residential developments proposed and approved pursuant to  
7           chapter 30.42B SCC,  
8           (e) ~~((projects))~~ Projects proposed and approved pursuant to ~~((chapter))~~ chapters  
9           30.34A and 30.31G SCC, or  
10          (f) ~~((to land))~~ Land zoned commercial ~~((or))~~, multiple family residential, or Mixed Use  
11          Corridor (MUC).  
12          (2) Multifamily structures may be placed on lots at densities controlled by chapter 30.23  
13          SCC.

15           Section 8. Snohomish County Code Section 30.22.100, last amended by Amended  
16           Ordinance No. 23-009 on March 8, 2023, is amended to read:

18          **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, 76</sup>	HI <sup>55</sup>	MHP <sup>114</sup>	UC <sup>122</sup>	MUC <sup>122</sup>
<b>Accessory Dwelling Unit</b> 62	P	P	P	P	P	P											
<b>Adult Entertainment Business/Use</b> 67											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	<u>P</u>
<b>Antique Shop</b>							P	P	P	P			P	P		P	<u>P</u>
<b>Art Gallery</b> <sup>41</sup>	C	C	C		C	C	P	P	P	P	P	P	P	P		P	<u>P</u>

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, 76</sup>	HI <sup>55</sup>	MHP <sup>114</sup>	UC <sup>122</sup>	MUC <sup>122</sup>
Auto Repair, Major								P	p <sup>86</sup>	P	P	P	P	P		P	<u>P</u>
Auto Repair, Minor							P	P	p <sup>86</sup>	P	P	P	P	P		P	<u>P</u>
Auto Towing													P	P			
Automobile Wrecking and Junkyards													C <sup>44</sup>	p <sup>44</sup>			
Bed and Breakfast Guesthouse <sup>58</sup>	A	A	A	A	A	A									A		
Billboards <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	<u>P</u>
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	<u>P</u>
Clubhouse	C	C	C		C	C	P	P	P	P	P	P	P	P	P	P	<u>P</u>
Commercial Vehicle Storage Facility										P	P	P	P	P			
Community Facilities for Juveniles <sup>103</sup>																	

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, 76</sup>	HI <sup>55</sup>	MHP <sup>114</sup>	UC <sup>122</sup>	MUC <sup>122</sup>
1 to 8 Resident Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	<u>P</u>
9 to 24 Resident Facility	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	<u>P</u>
Construction Contracting										P	P	P	P	P		p <sup>123</sup>	
Day Care Center <sup>2, 129</sup>	C	C	C		C	C	P	P	P	P	P	P	P	P	A	P	<u>P</u>
Distillation of Alcohol											P	P	P	P		P	<u>P</u>
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	<u>P</u>
Dwelling, Single Family	P	P	P	P	P	P						p <sup>51</sup>			p <sup>4</sup>		
Dwelling, Townhouse <sup>5</sup>			P	P	P	P	P	P	P	P		p <sup>51</sup>				P	
Electric Vehicle Infrastructure																	
Electric Vehicle Charging	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	<u>P</u>

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, 76</sup>	HI <sup>55</sup>	MHP <sup>114</sup>	UC <sup>122</sup>	MUC <sup>122</sup>
Station - Restricted, Level 1, and Level 2 <sup>121</sup>																	
Electric Vehicle Charging Station - Public, Level 1 and Level 2							P	P	P	P	P	P	P	P		P	<u>P</u>
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	<u>P</u>
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	<u>P</u>
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		<u>P</u>
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	<u>P</u>
401 to 5,000 sq ft <sup>99</sup>																	

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, 76</sup>	HI <sup>55</sup>	MHP <sup>114</sup>	UC <sup>122</sup>	MUC <sup>122</sup>
Farmers Market <sup>93</sup>							P	P	P	P		P	P	P		P	<u>P</u>
Fish Farm											P	P	P	P			
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 More than 3 Acres <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 <del>((greater))</del> Greater <sup>41, 59</sup>	C	C	C	C	C	C					C	C	C	C			



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, 76</sup>	HI <sup>55</sup>	MHP <sup>114</sup>	UC <sup>122</sup>	MUC <sup>122</sup>
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	<u>P</u>
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	<u>P</u>
Level II <sup>41, 129</sup>	C	C	C		C	C	C	P	P	P		P			C	P	<u>P</u>
Level III						C	C	P	P	P	P		P	P	C	P	<u>P</u>
Home Occupation <sup>11</sup>	P	P	P	P	P	P	P		P	P					P	P	<u>P</u>
Hotel/Motel					C	C	<sup>p13</sup> <sub>6</sub>	P	P	P			<sup>p89</sup>			P	<u>P</u>
Kennel, <sup>41</sup> Commercial <sup>12</sup>	C	C	C						P	P	P	P	P	P			

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, 76</sup>	HI <sup>55</sup>	MHP <sup>114</sup>	UC <sup>122</sup>	MUC <sup>122</sup>
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	<u>P</u>
Library <sup>41</sup>	C	C	C		C	C	C	P	P	P	P	P	P	P		P	<u>P</u>
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	<u>P</u>
Massage Parlor									P	P	P	P	P	P		P	<u>P</u>
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											

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, 76</sup>	HI <sup>55</sup>	MHP <sup>114</sup>	UC <sup>122</sup>	MUC <sup>122</sup>
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	<u>P</u>
Neighborhood Services					A, C <sup>86</sup> , 138	A, C <sup>86</sup> , 138	P	P	P <sup>86</sup>	P	P	P	P	P		P	<u>P</u>
Office and Banking							P	P	P	P	P	P	P	P		P	<u>P</u>
Park, Public <sup>14</sup>	P	P	P		P	P	P	P	P	P	P	P	P	P		P	<u>P</u>
Park-and-Pool Lot	C	C	C	C	C	P	P	P	P	P	P	P	P	P		P	<u>P</u>
Park-and-Ride Lot	C	C	C	C	C	P	P	P	P	P	P	P	P	P		P	<u>P</u>
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>	<u>P</u>
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	<u>P</u>
Recreational Facility Not Otherwise Listed	C	C	C		C	C	P	P	P	P	P	P	P	P		P	<u>P</u>
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	<u>P</u>
Retail, General						A <sup>135</sup>	P	P	P	P		p <sup>53</sup>	P	P		P	<u>P</u>

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, 76</sup>	HI <sup>55</sup>	MHP <sup>114</sup>	UC <sup>122</sup>	MUC <sup>122</sup>
Retirement Apartments				P	P	P	P	P	P	P					P	P	<u>P</u>
Retirement Housing				P	P	P	P	P	P	P					P	P	<u>P</u>
Sanitary Landfill <sup>129</sup>	C	C	C						C	C	C	C	C	C			
Schools																	
K-12 & Preschool 41, 68, 129	C	C	C		C	C	C <sup>13</sup> <sub>6</sub>		P	P	P	P	P	P		P	<u>P</u>
College <sup>41, 68</sup>	C	C	C		C	C	C <sup>13</sup> <sub>6</sub>		P	P	P	P	P	P		P	<u>P</u>
Other <sup>41, 68</sup>					C	C	C <sup>13</sup> <sub>6</sub>		P	P	P	P	P	P		P	<u>P</u>
Service Station <sup>41</sup>							P	P	p <sup>86</sup>	P			P	P		P	<u>P</u>
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 C <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	<u>P</u>
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	

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, 76</sup>	HI <sup>55</sup>	MHP <sup>114</sup>	UC <sup>122</sup>	MUC <sup>122</sup>
2,401 - 4,000 sq ft on More than 3 Acres <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		
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 ( <del>greater</del> ) 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	<u>P</u>
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	<u>P</u>
Television/Radio Stations													P	P			
Temporary Dwelling During Construction	A	A	A	A	A	A	A	A	A	A						A	

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, 76</sup>	HI <sup>55</sup>	MHP <sup>114</sup>	UC <sup>122</sup>	MUC <sup>122</sup>
Temporary Dwelling (( <del>Fer</del> ) 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	<u>P</u>
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	<u>P</u>
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	<u>P</u>
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	<u>P</u>
Warehouse										P	P	P	P	P		p <sup>123</sup>	
Wholesale Establishment							P	p <sup>86</sup>	P	P	P	P	P	P		p <sup>123</sup>	

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, 76</sup>	HI <sup>55</sup>	MHP <sup>114</sup>	UC <sup>122</sup>	MUC <sup>122</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			

1  
2 Section 9. Snohomish County Code Section 30.23.030, last amended by Amended  
3 Ordinance No. 21-060 on October 6, 2021, is amended to read:

4  
5 **30.23.030 Rural, Resource, Urban (Non-Residential) and other zone categories - Bulk**  
6 **matrix.**

7  
8 **Table 30.23.030 Rural, Resource, Urban (Non-Residential) and Other Zone Categories Bulk**  
9 **Matrix.**

		Lot Dimension (ft) <sup>54</sup>				Setback Requirements From: (ft) <sup>11</sup>					
Category	Zone	Max. Bldg. Height (ft) <sup>27,64</sup>	Min. Lot Area <sup>22,29</sup>	Min. Lot Width	Min. Corner Lot Width	Commercial and Industrial Zones	Residential, Multifamily, and Rural Zones <sup>33</sup>	Resource Lands <sup>33</sup>		Water Bodies <sup>12</sup>	Max. Lot Coverage <sup>8</sup>
								Ag <sup>20</sup>	Forest <sup>21</sup>		
Resource	F <sup>38</sup>	45 <sup>6</sup>	20 ac <sup>3</sup>	300	300	100 <sup>13</sup>	100 <sup>13</sup>	50	100 <sup>30</sup>	25 <sup>13</sup>	35%
	F&R <sup>38,39</sup>	30 <sup>7</sup>	200,000 sf <sup>2,23</sup>	100	100	5	5	50	100 <sup>30</sup>	25	35%
	A-10 <sup>37, 40</sup>	45	10 ac	none	none	5	5	50	100 <sup>30</sup>	25	none
Rural	RRT-10	45	10 ac	225	225	5	5	50	100 <sup>30</sup>	25	35%
	R-5 <sup>37,38,39,40,46</sup>	45	200,000 sf <sup>2,24</sup>	165 <sup>24</sup>	165 <sup>24</sup>	5	5	50	100 <sup>30</sup>	25	35%
	RD <sup>38</sup>	45	200,000	165	165	5	5	50	100 <sup>30</sup>	25	35%

		Lot Dimension (ft) <sup>54</sup>				Setback Requirements From: (ft) <sup>11</sup>					
Category	Zone	Max. Bldg. Height (ft) <sup>27,64</sup>	Min. Lot Area <sup>22,29</sup>	Min. Lot Width	Min. Corner Lot Width	Commercial and Industrial Zones	Residential, Multifamily, and Rural Zones <sup>33</sup>	Resource Lands <sup>33</sup>		Water Bodies <sup>12</sup>	Max. Lot Coverage <sup>8</sup>
								Ag <sup>20</sup>	Forest <sup>21</sup>		
	RB	35	none	none	none	none	50	50	100	none	35%
	CRC	35 <sup>43</sup>	none	none	none	none	25	50	100	none	50% <sup>44</sup> 30% <sup>45</sup>
	RFS	35	none	none	none	none	50	50	100	none	35%
	RI	50	none	none	none	none	100	100	100	none	35%
Other	SA-1 <sup>37,39</sup>	35	1 ac/43,560 sf	150	150	5	5	50	100	25	35%
	RC <sup>37,38,39,40</sup>	35	100,000 sf <sup>24</sup>	165 <sup>24</sup>	165 <sup>24</sup>	5	5	50	100 <sup>30</sup>	25	35%
	RU <sup>37,39</sup>	35	<sup>41</sup>	60	65	5	5	50	100	25	35%
	R 20,000 <sup>37,39</sup>	25	20,000 sf	85	90	5	5	50	100	25	35%
	R12,500 <sup>40</sup>	30	12,500 sf	75	80	5	5	50	100	25	35%
	WFB	30	7,200 sf <sup>23</sup>	60	65	5	5	50	100	25	35%
Urban (Non-Residential)	NB <sup>1</sup>	40 <sup>14</sup>	none	none	none	none	10	none	100	none	65%
	PCB <sup>1</sup>	40 <sup>14</sup>	none <sup>19</sup>	none	none	none	10	none	100	none	none
	CB <sup>1</sup>	35 <sup>14</sup>	none	none	none	none	10	none	100	none	50%
	GC <sup>1</sup>	45 <sup>14</sup>	none	none	none	none	10	none	100	none	50%



		Lot Dimension (ft) <sup>54</sup>				Setback Requirements From: (ft) <sup>11</sup>					
Category	Zone	Max. Bldg. Height (ft) <sup>27,64</sup>	Min. Lot Area <sup>22,29</sup>	Min. Lot Width	Min. Corner Lot Width	Commercial and Industrial Zones	Residential, Multifamily, and Rural Zones <sup>33</sup>	Resource Lands <sup>33</sup>		Water Bodies <sup>12</sup>	Max. Lot Coverage <sup>8</sup>
								Ag <sup>20</sup>	Forest <sup>21</sup>		
	IP	65	none	none	none	none <sup>17</sup>	25 <sup>17</sup>	none	100	none	50%
	BP <sup>1</sup>	50	none <sup>19</sup>	none	none	none	25	none	100	none	35%
	LI	50	none	none	none	none	50	none	100	none	none
	HI	65	none	none	none	none	50	none	100	none	none
	UC <sup>63</sup>	90	none	none	none	none	See SCC 30.34A.040(2)	none	100	none	none
	<u>MUC</u>	<u>See SCC 30.31G.020</u>	<u>none</u>	<u>none</u>	<u>none</u>	<u>none</u>	<u>10</u>	<u>none</u>	<u>100</u>	<u>none</u>	<u>none</u>

1

1 **Notes:** See SCC 30.23.040 for reference notes listed in Table 30.23.030.

2

3 Section 10. Snohomish County Code Section 30.23.041, last amended by Ordinance No.

4 20-080 on December 16, 2020, is amended to read:

5

6 **30.23.041 Setbacks from road network elements in Urban Zones.**

7

8 **Table 30.23.041 Setbacks from Road Network Elements in Urban Zones<sup>10</sup>**

9

Category	Zone	Minimum Setback ((FøF)) for Structure					Minimum Setback to the Entrance of a Covered Parking Structure					
		Public Road		Private <sup>1, 2</sup>			Public Road		Private <sup>1, 2</sup>			Alley
		60 Feet and Over and Under 60 Feet in a Recorded Subdivision, Short Subdivision, or Binding Site Plan <sup>3</sup>	Under 60 Feet <sup>4, 5</sup>	Private Road	Drive Aisle, Shared Court, and Shared Driveway	Alley	60 Feet and Over and Under 60 Feet in a Recorded Subdivision, Short Subdivision, or Binding Site Plan <sup>3</sup>	Under 60 Feet <sup>4, 5</sup>	Private Road	Drive Aisle <sup>15</sup> , Shared Court, and Shared Driveway		
Urban	R-9,600	15	45	15	0	0	18	48	18	18	4	
	R-8,400	15	45	15	0	0	18	48	18	18	4	
	R-7,200	15 <sup>13</sup>	45 <sup>13</sup>	15 <sup>13</sup>	0	0	18 <sup>14</sup>	48 <sup>14</sup>	18 <sup>14</sup>	18 <sup>14</sup>	4 <sup>14</sup>	
	T (buildings ≤ 20 feet high) <sup>12</sup>	15 <sup>13</sup>	45 <sup>13</sup>	15 <sup>13</sup>	0	0	18 <sup>14</sup>	48 <sup>14</sup>	18 <sup>14</sup>	18 <sup>14</sup>	4 <sup>14</sup>	
	T (buildings > 20 feet high) <sup>12</sup>	20 <sup>13</sup>	50 <sup>13</sup>	20 <sup>13</sup>	0	0	20 <sup>14</sup>	50 <sup>14</sup>	18 <sup>14</sup>	18 <sup>14</sup>	4 <sup>14</sup>	
	LDMR (buildings ≤ 20 feet high) <sup>6, 7, 12</sup>	15 <sup>13</sup>	45 <sup>13</sup>	15 <sup>13</sup>	0	0	18 <sup>14</sup>	48 <sup>14</sup>	18 <sup>14</sup>	18 <sup>14</sup>	4 <sup>14</sup>	

Category	Zone	Minimum Setback ((Feet)) for Structure					Minimum Setback to the Entrance of a Covered Parking Structure					
		Public Road		Private <sup>1, 2</sup>			Public Road		Private <sup>1, 2</sup>			Alley
		60 Feet and Over and Under 60 Feet in a Recorded Subdivision, Short Subdivision, or Binding Site Plan <sup>3</sup>	Under 60 Feet <sup>4, 5</sup>	Private Road	Drive Aisle, Shared Court, and Shared Driveway	Alley	60 Feet and Over and Under 60 Feet in a Recorded Subdivision, Short Subdivision, or Binding Site Plan <sup>3</sup>	Under 60 Feet <sup>4, 5</sup>	Private Road	Drive Aisle <sup>15</sup> , Shared Court, and Shared Driveway		
LDMR (buildings > 20 feet high) <sup>6, 7, 12</sup>	20 <sup>13</sup>	50 <sup>13</sup>	20 <sup>13</sup>	0	0	20 <sup>14</sup>	50 <sup>14</sup>	18 <sup>14</sup>	18 <sup>14</sup>	4 <sup>14</sup>		
MR	10 <sup>13</sup>	35 <sup>13</sup>	10 <sup>13</sup>	0	0	10 <sup>14</sup>	35 <sup>14</sup>	10 <sup>14</sup>	10 <sup>14</sup>	4 <sup>14</sup>		
MHP	20	50	20	15	0	18	48	18	18	4		
NB	10 <sup>13</sup>	40 <sup>13</sup>	10 <sup>13</sup>	0	0	18 <sup>14</sup>	48 <sup>14</sup>	18 <sup>14</sup>	18 <sup>14</sup>	4 <sup>14</sup>		
PCB	25 <sup>13</sup>	85 <sup>13</sup>	25 <sup>13</sup>	0	0	55 <sup>14</sup>	58 <sup>14</sup>	18 <sup>14</sup>	18 <sup>14</sup>	4 <sup>14</sup>		
CB	25 <sup>13</sup>	55 <sup>13</sup>	25 <sup>13</sup>	0	0	25 <sup>14</sup>	55 <sup>14</sup>	18 <sup>14</sup>	18 <sup>14</sup>	4 <sup>14</sup>		
GC	25 <sup>13</sup>	55 <sup>13</sup>	25 <sup>13</sup>	0	0	25 <sup>14</sup>	55 <sup>14</sup>	18 <sup>14</sup>	18 <sup>14</sup>	4 <sup>14</sup>		
IP <sup>8</sup>	25	60	25	0	0	30	60	18	18	4		
BP	25	60	25	0	0	30	60	18	18	4		
LI	25	55	25	0	0	25	55	18	18	4		
HI	25	55	25	0	0	25	55	18	18	4		
UC	0	0	0	0	0	20	50	18	18	4		
<u>MUC</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>20</u>	<u>50</u>	<u>18</u>	<u>18</u>	<u>4</u>		

1

1 **Note:** All minimum setbacks are measured in feet.

2  
3 Section 11. Snohomish County Code Section 30.24.070, last amended by Amended  
4 Ordinance No. 12-049 on October 3, 2012, is amended to read:

5  
6 **30.24.070 Access and road network requirements for ~~((a))~~ proposed development in the**  
7 **Urban Center (UC) ~~((zone and subject to the requirement of chapter 30.34A SCC))~~ and Mixed**  
8 **Use Corridor (MUC) zone.**

9  
10 Proposed development in the UC zone that is subject to the requirements of chapter 30.34A  
11 SCC and the MUC zone that is subject to the requirements of chapter 30.31G SCC must comply  
12 with the following additional vehicular and pedestrian circulation system requirements:

- 13 (1) Proposed ~~((urban center))~~ developments shall be designed to provide for future  
14 vehicular connections to adjacent parcels, where applicable.
- 15 (2) The internal vehicular circulation system shall:
- 16 (a) Be clearly identifiable ~~((, pedestrian friendly and promote connectivity within the~~  
17 existing development)) with features that enhance visibility and safety such as traffic  
18 and parking signage, pavement markings, lighting posts and fixtures, bollard posts,  
19 visual markers such as delineator posts, parking stops, and convex mirrors;
- 20 (b) ~~((Be coordinated with the pedestrian circulation system of the development to~~  
21 minimize conflicts)) Improve pedestrian mobility and connectivity within  
22 developments as specified in SCC 30.24.080;
- 23 (c) Include loading and service areas that are separate from pedestrian circulation and  
24 parking areas ~~((,)); and~~
- 25 (d) Be connected to and coordinated with the pedestrian circulation system and include  
26 features such as pedestrian crossings, pavement markings, and traffic and  
27 pedestrian signage in roadways and parking areas of the development to minimize  
28 potential conflicts.
- 29 (3) The ~~((pedestrian))~~ active transportation (including pedestrian) circulation system shall:
- 30 (a) Comply with the requirements of SCC 30.24.080;
- 31 (b) Connect to existing or planned transit stops and stations; ~~((and))~~
- 32 (c) Connect to existing or previously approved pedestrian facilities on abutting ~~((urban~~  
33 center)) developments; ~~((or))~~ and provide ((a)) pedestrian ((stub)) stubs at property  
34 ~~((line))~~ lines of ((the)) abutting ~~((property when it is zoned UC and not developed as~~  
35 an urban center.)) properties where no existing or previously approved pedestrian  
36 facility exists. The connections shall be designed to be consistent with other  
37 connections of the pedestrian circulation system. Pedestrian stub locations shall be  
38 determined under the authority of the director;
- 39 (d) Connect building entries to on-site common open spaces, parking areas, and  
40 sidewalks in the public right-of-way; and
- 41 (e) Connect to all lots and townhouses unless otherwise exempt in SCC 30.24.080.

- 1 (4) As a condition of approval, a property owner (~~may be~~) is required to provide for joint  
 2 vehicular access to and/or from adjacent parcels where it is physically feasible. Joint  
 3 vehicular access must be accomplished through easements or joint use agreements on  
 4 forms approved by the county. Shared parking facilities between parcels can be included  
 5 as part of a joint use agreement.
- 6 (5) Curb cuts from a public right-of-way allowed at the time of development may be  
 7 temporary and subject to closure when more suitable access is developed (~~or~~) through  
 8 a connection with adjacent sites. Specifically, the county engineer may require  
 9 temporary curb cuts for site access. When an adjacent site is developed, the new  
 10 development may be required to close temporary curb cuts and provide access for  
 11 adjoining properties through an access located on the new development site.  
 12 Alternatively, one or more of the adjacent sites may be required to provide its access  
 13 through a permanent curb cut required on the first site.
- 14 (6) If there is a conflict between the provisions of this section and other chapters within  
 15 title 30 SCC or the EDDS, the county engineer shall determine the appropriate regulation  
 16 or standard.

17  
 18 Section 12. Snohomish County Code Section 30.25.016, last amended by Amended  
 19 Ordinance No. 14-073 on October 8, 2014, is amended to read:

20  
 21 **30.25.016 Tree canopy requirements.**

- 22  
 23 (1) Tree canopy requirements shall apply to all new residential development applications  
 24 within unincorporated urban growth areas. The following activities are exempt from the  
 25 tree canopy requirements of this section:
- 26 (a) Removal of any hazardous, dead, or diseased trees, and as necessary to remedy an  
 27 immediate threat to person or property as determined by a letter from a qualified arborist;
  - 28 (b) Construction of a single-family dwelling, duplex, accessory or non-accessory storage  
 29 structure on an individual lot created prior to April 21, 2009, or created by a subdivision or  
 30 short subdivision for which a complete application was submitted prior to April 21, 2009;
  - 31 (c) Construction or maintenance of public or private road network elements, and public or  
 32 private utilities including utility easements not related to development subject to chapter  
 33 30.23A, 30.34A, 30.41G or 30.42E SCC;
  - 34 (d) Construction or maintenance of public parks and trails when located within an urban  
 35 residential zone; and
  - 36 (e) Pruning and maintenance of trees.
- 37 (2) All significant trees within any perimeter landscaping required pursuant to SCC 30.25.020,  
 38 critical area protection areas and required buffers shall be retained, except for trees  
 39 exempted by subsection (1) of this section.
- 40 (3) Development subject to the requirements of subsection (1) of this section shall meet the  
 41 minimum tree canopy coverage requirements set forth in SCC Table 30.25.016(3), except  
 42 as provided in subsections (5) and (8) of this section. On sites that do not meet the

1 requirements of SCC Table 30.26.016(3) through existing tree canopy or where an  
 2 applicant removes the existing tree canopy, new plantings to meet the requirements of  
 3 SCC Table 30.25.016(3) shall be planted pursuant to SCC 30.25.015(5) through (7) and  
 4 subsection (6) of this section. For sites requiring new plantings to attain the required tree  
 5 canopy percentage, tree canopy coverage requirements listed in SCC Table 30.25.016(3)  
 6 shall be calculated according to projected growth at 20 years of maturity consistent with  
 7 Table 30.25.016(4).

- 8 (a) Tree canopy shall include all evergreen and deciduous trees six feet in height or  
 9 greater, excluding invasive species or noxious weeds, within the gross site area.
- 10 (b) Existing or planted tree canopy may include street trees and may be located within  
 11 perimeter landscaping, site landscaping, critical area protection areas and required  
 12 buffers, and open space tracts or easements.

13  
 14 **Table 30.25.016(3) Tree Canopy Coverage Requirements**

<b>Type of Development</b>	<b>Required Tree Canopy Coverage of Development Site (gross site area)</b>
Subdivisions for Single Family Residential 10 or more lots	30 percent
Short Subdivisions for Single Family Residential 4 to 9 lots	25 percent
Short Subdivisions for Single Family Residential Less than 4 lots	20 percent
Single Family Detached Units, Cottage Housing, Townhouse, Multi-family 10 or more units	20 percent
Single Family Detached Units, Cottage Housing, Townhouse, Multi-family Less than 10 units	15 percent
Urban Center <u>(UC)</u> and <u>Mixed Use Corridor (MUC)</u> (residential and mixed use projects only)	15 percent

1  
2 (4) Site tree canopy shall be measured according to SCC Table 30.25.016(4). Calculation of  
3 existing and new tree canopy shall be submitted in writing by a qualified landscape  
4 designer or a licensed land surveyor.  
5  
6

**Table 30.25.016(4) Measuring Tree Canopy**

Existing Canopy		New Canopy
Option 1 Tree Survey	Option 2 Aerial Estimation	20-Year Canopy Calculation
<ul style="list-style-type: none"> <li>• Measure average canopy radius (r) for each tree to be retained</li> <li>• Calculate existing canopy area using the formula: Canopy Area (CA)=<math>\pi r^2</math></li> <li>• Total the sum of tree canopy areas and divide by gross site area to obtain canopy coverage percentage</li> </ul>	<ul style="list-style-type: none"> <li>• Obtain aerial imagery of site</li> <li>• Measure site boundaries</li> <li>• Measure canopies of individual trees or stand area using leading edges as the forest boundary</li> <li>• Divide total canopy measurement by the gross site area to obtain canopy coverage percentage</li> </ul>	<p>For each proposed species:</p> <ul style="list-style-type: none"> <li>• Calculate radius (r) of canopy at 20 years maturity</li> <li>• Calculate canopy coverage using the formula: CA=<math>\pi r^2</math></li> <li>• Multiply by the proposed quantity to be planted to obtain total species canopy area</li> <li>• Total the sum of species canopy area for all proposed species and divide by gross site area to obtain 20-year canopy coverage percentage</li> </ul>

7  
8 (5) To assist in the preservation and retention of significant trees and existing tree canopy  
9 outside of critical area protection areas and required buffers and perimeter landscaping,  
10 the applicant may utilize the following credits:  
11 (a) Individual significant trees retained on site shall be counted at 125 percent of their  
12 actual canopy area.  
13 (b) For clusters or stands of five or more trees, each tree shall be counted at 150 percent  
14 of its actual canopy area.  
15 (c) For clusters or stands of five or more significant trees, each tree shall be counted at  
16 200 percent of its actual canopy area.  
17 (d) Retained trees located within no more than 20 feet of a rain garden or a bio-swale on  
18 site shall be counted at 150 percent of their actual canopy area.  
19 (e) Retained significant trees qualified to receive flow control credits under Appendix III-C  
20 of the Snohomish County Drainage Manual shall be counted at 150 percent of their  
21 actual canopy area.

- 1 (f) The on-site recreation space required by SCC 30.23A.080 may be reduced by 100  
 2 percent if 40 percent or more of the site has an existing tree canopy that is retained  
 3 along with all native vegetation under that canopy area.
- 4 (g) A project may be exempted from all other requirements of SCC 30.25.015 and this  
 5 section if the canopy area of significant trees retained onsite is 45 percent or more of  
 6 the gross site area and the majority of the canopy is provided by evergreen species.
- 7 (h) The minimum required lot area in subdivisions or short subdivisions not using the lot  
 8 size averaging provisions of SCC 30.23.210 may be reduced by 20 percent when at  
 9 least 20 percent of the site, not including any critical area protection areas and  
 10 perimeter buffers, is put into a separate tract or tracts that have at least 20 significant  
 11 trees per acre and where at least 60 percent of the significant trees within the tract or  
 12 tracts are retained. This does not change the tree canopy requirements.
- 13 (i) For subdivisions or short subdivisions using the lot size averaging provisions of SCC  
 14 30.23.210(7), the minimum size for each single lot in SCC 30.23.210(7)(a) may be  
 15 reduced by 20 percent when at least 20 percent of the site, not including any critical  
 16 area protection areas and perimeter buffers, is put into a separate tract or tracts that  
 17 have at least 20 significant trees per acre and where at least 60 percent of the  
 18 significant trees within the tract or tracts are retained. This does not change the tree  
 19 canopy requirements.
- 20 (6) In addition to the requirements of SCC 30.25.015(5) through (7), trees planted to meet tree  
 21 canopy requirements in SCC Table 30.25.016(3) shall meet the following criteria:
- 22 (a) Sites must be planted or replanted with a minimum of 50 percent evergreen species,  
 23 except:
- 24 (i) The evergreen portion of the required planting mix may be reduced to 37.5  
 25 percent when the deciduous mix contains exclusively indigenous species to the  
 26 Puget Sound region, not including Alder; and
- 27 (ii) Sites obtaining tree canopy requirements solely through street trees are exempt  
 28 from the requirement to include evergreen species in the planting mix;
- 29 (b) Sites requiring planting or replanting of tree canopy must plant no more than 30  
 30 percent of trees from the same species and no more than 60 percent of trees from the  
 31 same taxonomic family.
- 32 (c) Replacement trees shall be planted in locations appropriate to the species' growth  
 33 habit and horticultural requirements;
- 34 (d) When preparing the landscaping plan, applicants are encouraged to meet the  
 35 requirements of SCC Table 30.25.016(3) by conserving existing tree canopy including  
 36 significant trees and other vegetation located on the site and (~~place~~) placing new  
 37 plantings in protected areas (such as street trees, perimeter landscaping, open spaces  
 38 and critical area protection areas and required buffers) at healthy spacing densities  
 39 before placing trees within individual lots or yards; and
- 40 (e) Replacement trees shall be located in such a manner to minimize damage to trees or  
 41 structures on the project site and on properties adjoining the project site.
- 42 (7) The following tree protection measures shall be taken during clearing or construction:



- 1 (a) Tree protective fencing shall be installed along the outer edge of the drip line  
 2 surrounding the trees retained in order to protect the trees during any land  
 3 disturbance activities, and fencing shall not be moved to facilitate grading or other  
 4 construction activity within the protected area;
- 5 (b) Tree protective fencing shall be a minimum height of three feet, visible and of durable  
 6 construction; orange polyethylene laminar fencing is acceptable; and
- 7 (c) Signs must be posted on the fence reading "Tree Protection Area."
- 8 (8) An applicant may reduce the tree canopy requirements of SCC Table 30.25.016(3) by no  
 9 more than five percent through a landscape modification when all of the following criteria  
 10 and those in SCC 30.25.040 are met:
- 11 (a) The applicant demonstrates in writing that they have made a good faith effort to  
 12 comply with the tree canopy requirements within the physical constraints of the site  
 13 by:
- 14 (i) Retaining as much of the tree canopy as possible on site consistent with best  
 15 management practices for maintaining the health of trees; or
- 16 (ii) Replanting as much of the tree canopy as possible on site consistent with best  
 17 management practices for maintaining the health of trees;
- 18 (b) The applicant proposes to plant additional understory vegetation or ground cover  
 19 area, excluding lawn cover, invasive species, or noxious weeds, to fulfill the remaining  
 20 canopy requirement in SCC Table 30.25.016(3) not met by retention or replanting of  
 21 tree canopy; and
- 22 (c) When critical areas protection area buffers exist on site and those buffers are not  
 23 highly functioning, the applicant proposes to enhance the buffers by removing  
 24 invasive species and noxious weeds and/or planting vegetation indigenous to the  
 25 Pacific Northwest, spaced for maximum survivability.
- 26 (9) On sites without any existing tree canopy, the director may reduce the requirements of  
 27 SCC Table 30.26.016(3) by no more than five percentage points (for example, 30 percent  
 28 requirement can be reduced to 25 percent) when an applicant provides a 25 percent  
 29 increase in the area of open space than that required under SCC Table 30.23A.080(2). The  
 30 following shall not be eligible for this reduction:
- 31 (a) Short subdivisions of less than seven lots;
- 32 (b) Single family detached units, cottage housing, townhouse, multi-family less than 10  
 33 units; (~~and~~)
- 34 (c) Urban center development; and
- 35 (d) Mixed use corridor development.
- 36 (10) The county engineer may modify required frontage improvements to retain significant  
 37 trees as street trees.
- 38 (11) Retained significant trees, trees planted as replacements for significant trees, and trees  
 39 planted to meet requirements in subsection (3) of this section may not be removed  
 40 except when determined in writing by a certified arborist to constitute a hazard. Any  
 41 replacement or significant trees removed without proper documentation from a certified  
 42 arborist shall be subject to a fine as determined under chapter 30.85 SCC.

1 (12) Any significant trees identified in a landscape plan to be retained and subsequently  
2 damaged or removed during site development shall be replaced at a rate of three trees  
3 for each one damaged or removed significant tree. Failure to replace damaged or  
4 removed significant trees shall be subject to a fine as determined under chapter 30.85  
5 SCC.  
6

7 Section 13. Snohomish County Code Section 30.25.031, last amended by Amended  
8 Ordinance No. 13-007 on September 11, 2013, is amended to read:  
9

10 **30.25.031 Additional landscaping requirements for the UC (~~zone~~) and MUC zones.**  
11

12 In addition to the landscaping requirements contained in this chapter, development in the UC  
13 (~~zone~~) and Mixed Use Corridor (MUC) zones shall also comply with the following:

- 14 (1) When development is proposed on a parcel that abuts an R-9600, R-8400, R-7200, T<sub>2</sub> or  
15 LDMR zone, a Type A landscaping buffer pursuant to SCC 30.25.017 is required. The  
16 buffer width shall average 25 feet but shall not be less than 15 feet at any given point.  
17 To the extent possible, existing vegetation and significant trees shall be retained within  
18 the required landscape buffer.
- 19 (2) Outside of a required landscape buffer, areas of a site not occupied by buildings, parking  
20 lots, other improvements or textured paving shall be planted with trees, shrubs, hedges,  
21 ground covers, and/or grasses, unless such areas consist of existing vegetation and  
22 significant trees to be retained.
- 23 (3) Landscaping and open space design shall be integrated with other functional and  
24 ornamental site design elements. This includes but is not limited to, recreational  
25 facilities, plazas, playgrounds, ground paving materials, paths and walkways, fountains  
26 or other water features, trellises, pergolas, gazebos, fences, walls, street furniture, art,  
27 and sculpture.
- 28 (4) The landscape design shall complement and support the open space design, pedestrian  
29 circulation, and building architecture.
- 30 (5) Street trees shall be planted along road network elements according to the road cross  
31 section and general landscaping standards of the EDDS. Street trees are not required at  
32 the end of road network elements that are less than 150 feet in length. Maintenance of  
33 street trees shall be the responsibility of the adjoining property owner.
- 34 (6) (~~No landscape buffer is required abutting a developed railroad right-of-way~~) A  
35 minimum of 50 percent of landscaping shall utilize native trees, shrubs, and grasses  
36 including drought tolerant species.  
37

38 Section 14. Snohomish County Code Section 30.26.020, last amended by Amended  
39 Ordinance No. 16-013 on March 8, 2017, is amended to read:  
40

41 **30.26.020 Location of parking spaces.**  
42

1 Parking spaces shall be located as specified in this section. Where a distance is specified, the  
2 distance shall be the walking distance measured from the nearest point of the parking facilities  
3 to the nearest available entrance of the building which it serves.

4 (1) Parking for single and multifamily dwellings shall be within 300 feet of and on the same  
5 lot or building site (~~with~~) as the building it serves.

6 (2) Parking for uses not specified above shall not be over 300 feet from the building it serves.  
7 Parking spaces for uses on land subject to a binding site plan (BSP) with a record of survey shall  
8 be located on land within the BSP area per recorded covenants, conditions, and restrictions  
9 (CCRs) or declaration.

10 (3) All parking spaces shall be located out of the public right-of-way and on land zoned in a  
11 manner which would allow the particular use the parking will serve.

12 (4) Parking shall be set back from lakes, streams, wetlands, and other bodies of water as  
13 necessary to comply with the shoreline management and critical areas regulations. See  
14 chapters 30.44, 30.62A<sub>2</sub> and 30.67 SCC.

15 (5) Within the MUC zone the maximum number of parking spaces located between the  
16 building front and state routes or county arterials, including required ADA parking, shall be 20  
17 spaces.

18  
19 Section 15. Snohomish County Code Section 30.26.030, last amended by Amended  
20 Ordinance No. 21-060 on October 6, 2021, is amended to read:

21  
22 **30.26.030 Number of spaces required.**

23  
24 (1) The required number of off-street parking spaces shall be as set forth in SCC Table  
25 30.26.030(1) subject to provisions, where applicable, regarding:

- 26 (a) Effective alternatives to automobile access (SCC 30.26.040);  
27 (b) Joint uses (SCC 30.26.050 and 30.26.055); and  
28 (c) Accessible routes of travel (SCC 30.26.065(7)).

29 (2) The abbreviations in the table have the following meanings:

- 30 (a) "GFA" means gross floor area;  
31 (b) "GLA" means gross leasable area; and  
32 (c) "SF" means square feet.

33 (3) Any off-street parking spaces that are devoted to electrical vehicle charging shall be  
34 counted toward the minimum number of parking spaces required.

35 (4) For off-street parking requirements in the Urban Center (UC) zone, see SCC 30.26.032.

36 **Table 30.26.030(1) Number of Parking Spaces Required**

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, <u>MUC</u> , MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500	NOTES
Accessory Dwelling Unit	No parking required	1 per unit	
Adult Entertainment Business/Use	See SCC 30.26.035	See SCC 30.26.035	
Agriculture	No parking required	No parking required	
Airport			
Air Terminal	10 per 1,000 SF of waiting area	10 per 1,000 SF of waiting area	
Stage 1 Utility	See SCC 30.26.035	See SCC 30.26.035	
All Others	See SCC 30.26.035	See SCC 30.26.035	
Amusement Facility, by type			
Tennis courts, racquet or handball clubs, and similar	10 per 1,000 SF assembly area plus 2 per court	15 per 1,000 SF assembly area plus 2 per court	

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

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, <u>MUC</u> , MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500	NOTES
Auto Repair, Minor	4 per 1,000 GFA	5 per 1,000 GFA	Service bays and work areas inside repair facilities do not count as parking spaces.
Auto Towing	See SCC 30.26.035	See SCC 30.26.035	
Auto Wrecking and Junkyard	15 spaces for yards less than 10 acres in size; 25 spaces for yards 10 acres or larger	15 spaces for yards less than 10 acres in size; 25 spaces for yards 10 acres or larger	
Bakery, Farm	2 spaces	2 spaces	
Bed and Breakfast Guesthouses and Inns	2 plus 1 per guest room	2 plus 1 per guest room	
Boarding House	1 per guest room	1 per guest room	
Boat Launch, Commercial	See SCC 30.22.130(31)	See SCC 30.22.130(31)	

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, <u>MUC</u> , MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500	NOTES
Boat Launch, Non-commercial	See SCC 30.22.130(31)	See SCC 30.22.130(31)	
Caretaker's Quarters	2 per unit	2 per unit	
Cemetery and Funeral Home	1 per 4 seats or 8 feet of bench, or 25 per 1,000 sf of assembly room with no fixed seats	1 per 4 seats or 8 feet of bench, or 25 per 1,000 sf of assembly room with no fixed seats	
Church	See SCC 30.26.035	See SCC 30.26.035	
Clubhouse	See SCC 30.26.035	See SCC 30.26.035	
Commercial Vehicle Home Basing	See SCC 30.22.130(33)	See SCC 30.22.130(33)	
Commercial Vehicle Storage Facility	See SCC 30.26.035	See SCC 30.26.035	
Community Facilities for Juveniles	See SCC 30.26.035	See SCC 30.26.035	

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, <u>MUC</u> , MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500	NOTES
Construction Contracting	See SCC 30.26.035	See SCC 30.26.035	
Dams, Power Plants, & Associated Uses	See SCC 30.26.035	See SCC 30.26.035	
Day Care Center	1 per employee plus load/unload space	1 per employee plus load/unload space	An off-street load and unload area equivalent to one space for <del>((each))</del> <u>every</u> 10 children is also required.
Distillation of Alcohol	2 per 1,000 GFA	2.5 per 1,000 GFA	May also be determined by the department on a case-by-case basis per SCC 30.26.035 when the employee to SF GFA ratio for the proposed use is less than the typical requirement for this use in this zone.



USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, <u>MUC</u> , MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500	NOTES
Dock & Boathouse, Private, Non-Commercial	No Parking Requirement	No Parking Requirement	
Dwelling			Note 1:  Driveways between garage doors and roads, private roads, designated fire lanes, or access aisles that are at least 19' long and 8.5' wide may be counted as one parking space, and if at least 19' long and 17' wide may be counted as two parking spaces. Garages shall have a minimum interior length of 19'.
Cottage Housing	2 spaces per dwelling unit plus guest parking at 1 space per 4 dwellings	2 spaces per dwelling unit plus guest parking at 1 space per 4 dwellings	
Attached Single Family	2 per dwelling; see note 1	2 per dwelling; see note 1	
Duplex	2 per dwelling; see note 1	2 per dwelling; see note 1	
Mobile Home	2 per dwelling; see note 1	2 per dwelling; see note 1	
Multifamily	2 per dwelling; see note 1  <u>See SCC 30.26.031</u>	2 per dwelling; see note 1	

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, <u>MUC</u> , MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500	NOTES
Single Family	2 per dwelling; see note 1	2 per dwelling; see note 1	
Townhouse	2 per dwelling; see note 1	2 per dwelling; see note 1	Note 2:
Single Family Detached Units (pursuant to chapter 30.41F SCC)	2 spaces per dwelling unit plus guest parking at 1 space per 4 dwellings provided that 1 unrestricted guest parking spot per 2 dwellings for either (i) dwellings where no driveways are provided or (ii) dwellings that provide a driveway apron meeting the minimum dimension requirements for	2 spaces per dwelling plus guest parking at 1 space per 4 dwellings provided that 1 unrestricted guest parking spot per 2 dwellings for either (i) dwellings where no driveways are provided or (ii) dwellings that provide a driveway apron meeting the minimum dimension requirements for parking of only 1 car; see notes 1 & 2.	An "unrestricted" guest parking spot is one provided either within the drive aisle parking or designated guest parking areas outside of individual units; garage parking spaces or parking spaces on driveway aprons of an individual unit are not "unrestricted" parking spaces. All applicable provisions of chapter 30.26 SCC shall be followed.

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, <u>MUC</u> , MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500	NOTES
	parking of only 1 car; see notes 1 & 2.		
Electric Vehicle Infrastructure			
Electric Vehicle Charging Station – Levels 1 to 3	No requirement	No requirement	Note: service bays and work areas inside repair facilities do not count as parking spaces.
Battery Exchange Stations	4 per 1,000 GFA	5 per 1,000 GFA	
Equestrian Center	See SCC 30.26.035	See SCC 30.26.035	One space accommodating a vehicle and horse trailer for every two horses expected at equestrian or mini-equestrian center events.

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, <u>MUC</u> , MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500	NOTES
Excavation & Processing of Minerals	See SCC 30.26.035	See SCC 30.26.035	
Explosives, Storage	See SCC 30.26.035	See SCC 30.26.035	
Fairgrounds	See SCC 30.26.035	See SCC 30.26.035	
Family Day Care Home	See dwelling, single family requirements	See dwelling, single family requirements	An off-street load and unload area equivalent to one space is also required.
Farm Product Processing	1 per 1,000 GFA	1 per 1,000 GFA	
Farm Stand			
Up to 400 SF	2 per stand	2 per stand	
401 to 5,000 SF	3 per 1,000 GFA (3 minimum)	3 per 1,000 GFA (3 minimum)	
Farm Support Business	See SCC 30.26.035	See SCC 30.26.035	

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, <u>MUC</u> , MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500	NOTES
Farm Worker Dwelling	See SCC 30.26.035	See SCC 30.26.035	
Farmers Market	3 per 1,000 GFA (3 minimum)	3 per 1,000 GFA (3 minimum)	
Farmland Enterprises	See SCC 30.26.035	See SCC 30.26.035	
Fish Farm	See SCC 30.26.035	See SCC 30.26.035	
Forestry	No Parking Required	No Parking Required	
Forestry Industry Storage & Maintenance Facility	See SCC 30.26.035	See SCC 30.26.035	
Foster Home	See SCC 30.26.035	See SCC 30.26.035	
Fuel Yard	See SCC 30.26.035	See SCC 30.26.035	
Garage, Detached Private	No Parking Required	No Parking Required	

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, <u>MUC</u> , MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500	NOTES
Golf Course, Driving Range, Country Club	See SCC 30.26.035	See SCC 30.26.035	
Government Structures & Facilities	See SCC 30.26.035	See SCC 30.26.035	
Greenhouse, Lath House, & Nurseries	See SCC 30.26.035	See SCC 30.26.035	
Guest House	1 per guest house	1 per guest house	
Hazardous Waste Storage & Treatment Facilities, Offsite or Onsite	See SCC 30.26.035	See SCC 30.26.035	
Health and Social Service Facilities, Levels I through III	See SCC 30.26.035	See SCC 30.26.035	
Home Occupation	See SCC 30.26.035	See SCC 30.26.035	

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

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, <u>MUC</u> , MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500	NOTES
Laboratory	2.5 per 1,000 GFA	3 per 1,000 GFA	Or see SCC 30.26.035
Library	2.5 per 1,000 GFA	3 per 1,000 GFA	
Livestock Auction Facility	See SCC 30.26.035	See SCC 30.26.035	
Lumber Mill	2 per 1,000 GFA	2 per 1,000 GFA	
Lumberyard	1 per 1,000 GLA	1 per 1,000 GLA	
Manufacturing, Heavy	2 per 1,000 GFA	2.5 per 1,000 GFA	May also be determined by the department on a case-by-case basis per SCC 30.26.035 when the employee to SF GFA ratio for the proposed use is less than the typical requirement for this use in this zone.
Manufacturing-All Other Forms Not Specifically Listed	2 per 1,000 GFA	2.5 per 1,000 GFA	May also be determined by the department on a case-by-case basis per SCC 30.26.035 when the



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

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, <u>MUC</u> , MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500	NOTES
			requirement for this use in this zone.
Marijuana Retail	3 per 1,000 GFA	4 per 1,000 GFA	
Massage Parlor	3 per 1,000 GFA	4 per 1,000 GFA	
Material Recovery Facility	See SCC 30.26.035	See SCC 30.26.035	
Mini Equestrian Center	1 per 4 seats or 8 feet of bench; see note	1 per 4 seats or 8 feet of bench; see note	One space accommodating a vehicle and horse trailer for every two horses expected at equestrian or mini-equestrian center events.
Mini Self-Storage	2 per 75 storage units	2 per 75 storage units	
Mobile Home Parks	2 per dwelling plus guest parking at 1 per 4 dwellings	2 per dwelling plus guest parking at 1 per 4 dwellings	See ( <del>chapter</del> ) <u>Chapter 30.42E_SCC</u> .

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, <u>MUC</u> , MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500	NOTES
Model Hobby Park	See SCC 30.26.035	See SCC 30.26.035	See SCC 30.26.035
Model House/Sales Office	See residential dwelling requirements	See residential dwelling requirements	
Motocross Racetrack	See SCC 30.26.035	See SCC 30.26.035	
Museum	2.5 per 1,000 GFA	3 per 1,000 GFA	
Neighborhood Services	3 per 1,000 GLA	4 per 1,000 GLA	
Office and Banking	2.5 per 1,000 GFA	3 per 1,000 GFA	A minimum of 5 spaces <u>is</u> required for all sites. Drive-up windows at financial institutions must have clear queuing space, not interfering with parking areas, for at least three vehicles per drive up window.

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, <u>MUC</u> , MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500	NOTES
Off-road vehicle use area, private	See SCC 30.26.035	See SCC 30.26.035	
Park, Public	See Parks and Recreation Element of the Comprehensive Plan	See Parks and Recreation Element of the Comprehensive Plan	Parking standards for parks ( <del>varies</del> ) <u>vary</u> based on the classification of the park and amenities identified in the Parks and Recreation Element.
Park-and-Pool Lot	No Additional Requirement	No Additional Requirement	
Park-and-Ride Lot	No Additional Requirement	No Additional Requirement	
Personal Wireless Service Facilities	1 space	1 space	
Printing Plant	2.5 per 1,000 GFA	3 per 1,000 GFA	
Public Events/Assemblies on Farmland	See SCC 30.26.035	See SCC 30.26.035	

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

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, <u>MUC</u> , MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500	NOTES
Retail, General	3 per 1,000 GFA	4 per 1,000 GFA	
Retirement Apartments	1 per dwelling plus guest parking at 1 per 4 dwellings	1 per dwelling plus guest parking at 1 per 4 dwellings	See SCC 30.26.040(1).
Retirement Housing	1 per dwelling	1 per dwelling plus guest parking at 1 per 4 dwellings	See SCC 30.26.040(2).
Rural Industries	See SCC 30.26.035	See SCC 30.26.035	
Sanitary Landfill	See SCC 30.26.035	See SCC 30.26.035	
Schools	See SCC 30.26.035	See SCC 30.26.035	See SCC 30.26.035; Sufficient on-site space for safe loading and unloading of students from school buses and cars is also required.
K-12 & Preschool			
College			
Other			

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

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, <u>MUC</u> , MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500	NOTES
Stockyard or Slaughter House	See SCC 30.26.035	See SCC 30.26.035	
Storage, Retail Sales Livestock Feed	1 per 1,000 GFA	1 per 1,000 GFA	
Storage Structure, Accessory	No parking required	No parking required	
Storage Structure, Non-accessory	No parking required	No parking required	
Studio	2.5 per 1,000 GFA	3 per 1,000 GFA	
Swimming/Wading Pool			
Public	1 per 10 swimmers, based on pool capacity as defined by the Washington State Department of Health.	1 per 10 swimmers, based on pool capacity as defined by the Washington State Department of Health.	



USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, <u>MUC</u> , MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500	NOTES
Private	See SCC 30.26.035	See SCC 30.26.035	
Television/Radio Stations	2.5 per 1,000 GFA	3 per 1,000 GFA	
Temporary Dwelling During Construction	1 per dwelling	1 per dwelling	
Temporary Dwelling ( <del>For</del> ) <u>for</u> Relative	1 per dwelling	1 per dwelling	
Temporary Logging Crew Quarters	See SCC 30.26.035	See SCC 30.26.035	
Temporary Residential Sales Coach <sup>73</sup>	1 per coach	1 per coach	
Transit Center	See SCC 30.26.035	See SCC 30.26.035	
Ultralight Airpark	See SCC 30.26.035	See SCC 30.26.035	
Utility Facilities, Electromagnetic	1 space	1 space	

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, <u>MUC</u> , MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500	NOTES
Transmission & Receiving Facility			
Utility Facilities, Transmission Wires, Pipes & Supports	See SCC 30.26.035	See SCC 30.26.035	
Utility Facilities-All Other Structures	1 space	1 space	
Vehicle and Equipment Sales and Rental	1 per 1,000 GFA of sales office, plus	1 per 1,000 GFA of sales office, plus	
	2 per 1,000 GFA of service or repair space, plus	2 per 1,000 GFA of service or repair space, plus	
	1 per 4,000 SF of outdoor display area (or of showroom display area in the CB zone)	1 per 4,000 SF of outdoor display area (or of showroom display area in the CRC zone)	

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, <u>MUC</u> , MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500	NOTES
Veterinary Clinic	3 per 1,000 GFA	4 per 1,000 GFA	
Warehousing	0.5 per 1,000 GFA	0.5 per 1,000 GFA	
Wedding Facility	See SCC 30.26.035	See SCC 30.26.035	
Wholesale Establishment	1 per 1,000 GFA	1 per 1,000 GFA	
Woodwaste Recycling and Woodwaste Storage	1 per site plus 1 per 1,000 GFA	1 per site plus 1 per 1,000 GFA	
All other uses not otherwise mentioned	See SCC 30.26.035	See SCC 30.26.035	

1  
2 Section 16. A new section is added to Chapter 30.26 of the Snohomish County Code to  
3 read:

4  
5 **30.26.031 Transit service and minimum residential parking requirements for multifamily**  
6 **housing in urban areas.**

- 7  
8 (1) Multifamily housing units that are within one-quarter mile of a transit stop that receives  
9 transit service from at least one route that provides service at least four times per hour for  
10 twelve or more hours per day, are to provide 0.75 parking spaces per dwelling unit.

1 (a) If there is a lack of access to street parking capacity, physical space impediments, or  
2 other infeasibilities to on-street parking, the department may require more than  
3 0.75 spaces per dwelling unit. If more than 0.75 parking spaces per dwelling unit are  
4 required, the number of parking spaces shall be as required in Table 30.26.030(1) for  
5 multifamily dwellings with allowed reductions pursuant to SCC 30.26.040(3).  
6

7 (2) The department may reduce the number of required parking spaces by 100 percent for a  
8 development in the MUC zone located within 0.25 miles of a Community Transit SWIFT stop  
9 when an applicant demonstrates through a parking study as described in SCC 30.26.035 that  
10 effective alternatives to automobile use will provide an effective and permanent reduction  
11 in parking demand.  
12

13 Section 17. A new section is added to Chapter 30.26 of the Snohomish County Code to  
14 read:  
15

16 **30.26.033 Addition of parking spaces to existing uses or buildings in the MUC zone.**  
17

18 Expansions of existing uses or buildings in the MUC zone shall not be required to increase the  
19 number of required parking spaces.  
20

21  
22 Section 18. Snohomish County Code Section 30.27.040, last amended by Ordinance No.  
23 13-074 on December 11, 2013, is amended to read:  
24

25 **30.27.040 Signs: NB, CB, GC, MUC, LI, HI, CRC, RB, and RI zones.**  
26

- 27 (1) Signs for identification purposes shall be permitted to have an area not to exceed one  
28 square foot for each linear foot of business property frontage. For examples of sign area  
29 calculations, see Figures at SCC 30.27.090.  
30 (2) Advertising displays or signs may have an area not to exceed 150 square feet in NB, CB, CRC,  
31 RB, and RI zones, and may be divided into not more than four single- or double-faced signs.  
32 (3) Signs may extend to the front property line; provided that they do not violate other  
33 requirements of this chapter.  
34 (4) Advertising displays or signs may have a total sign area not to exceed 500 square feet in GC,  
35 LI, and HI zones, and may be divided into not more than six single- or double-faced signs.  
36 (5) Freestanding or pole signs shall have a total sign area not to exceed 250 square feet in the  
37 MUC zone and may be divided into not more than three single or double-faced signs.  
38

39 Section 19. A new Chapter 30.31G is added to the Snohomish County Code to read:  
40  
41  
42

1 Chapter 30.31G  
2 Mixed Use Corridor

3  
4 Sections:

5  
6 **30.31G.010 Purpose and applicability.**

7 **30.31G.020 Bulk regulations.**

8 **30.31G.030 Roads and access.**

9 **30.31G.040 Amenity area requirements.**

10 **30.31G.050 Outdoor amenity area design.**

11 **30.31G.060 Indoor amenity area design.**

12 **30.31G.070 Signs.**

13 **30.31G.100 Expansion of existing structures containing a permitted use.**

14 **30.31G.110 Design standard – above grade parking structures.**

15 **30.31G.120 Design standard – screening trash/service areas.**

16 **30.31G.130 Design standard – drive-through facilities.**

17 **30.31G.140 Design standard – architectural features for all buildings.**

18 **30.31G.150 Design standard – architectural features for buildings three stories and higher.**

19 **30.31G.155 Design standard – lighting.**

20 **30.31G.160 Inclusionary housing.**

21 **30.31G.165 Inclusionary housing alternative compliance.**

22 **30.31G.170 Urban Residential Design Standards**

23 **30.31G.200 Submittal requirements.**

24 **30.31G.210 Approval.**

25 **30.31G.220 Expiration of applications, approvals, and permits.**

26 **30.31G.230 Revisions to approved plans.**

27 **30.31G.240 Converting a complete development application submitted under the Urban  
28 Center (UC) zone to opt-in to the requirements of chapter 30.31G SCC.**

29  
30 **30.31G.010 Purpose and applicability.**

31  
32 (1) This chapter sets forth procedures and standards to be followed for building in the Mixed  
33 Use Corridor (MUC) zone unless specifically exempted in SCC 30.31G.010(3).

34 (2) The regulations and design standards established in this chapter are to provide a mix of  
35 high-density residential, office, and commercial uses with public and community facilities  
36 consistent with SCC 30.21.025(1)(f).

37 (3) This chapter does not apply to:

38 (a) Personal wireless service facilities which are regulated under chapter 30.28A SCC.

39 (b) Nonconforming uses which are regulated under SCC 30.28.072.

40 (c) Minor development activities as defined in SCC 30.91M.115.

41  
42 **30.31G.020 Bulk regulations.**

AMENDED ORDINANCE NO. 24-065

RELATING TO GROWTH MANAGEMENT; CONCERNING MIXED USE CORRIDOR DEVELOPMENT; ADDING CHAPTER 30.31G; AMENDING CHAPTERS  
30.21, 30.22, 30.23, 30.24, 30.25, 30.26, 30.27, 30.35, 30.70, 30.73, 30.86, 30.91A, 30.91M, OF THE SNOHOMISH COUNTY CODE

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- 1
- 2 (1) All bulk regulations are established in chapter 30.23 SCC except as provided for in this
- 3 section.
- 4 (2) The maximum building height shall be 90 feet.
- 5 (a) An additional one story of building height (not to exceed 15 feet) is allowed when at
- 6 least one entire floor of parking (i.e., a floor that matches the footprint of the building's
- 7 ground floor level) or at least 50 percent of the required parking is located underground,
- 8 whichever is more. Parking levels that are only partially below grade do not qualify for
- 9 the added building height.
- 10 (b) An additional one story of building height (not to exceed 15 feet) is allowed under SCC
- 11 30.31G.160(3).
- 12 (c) An additional one story of building height (not to exceed 15 feet) is allowed under SCC
- 13 30.35A.100.
- 14 (d) If a development meets the requirements of SCC 30.31G.020(2)(a), SCC
- 15 30.31G.020(2)(b), and SCC 30.31.G.020(2)(c), a maximum building height of up to 135
- 16 feet is permitted.
- 17 (4) Where development includes new residential units, the minimum height of the structure
- 18 shall be three stories above grade.
- 19 (5) There are no maximum density limitations for dwelling units in the MUC zone.
- 20 (6) The minimum net residential density is 20 units per acre.
- 21 (7) Rooftop patios, decks, and balconies designed for recreational activities shall be setback
- 22 from a property line abutting a single family residential zone by at least 30 feet.
- 23

24 **30.31G.030 Roads and access.**

25  
26 Development in the MUC zone shall comply with the vehicular and pedestrian circulation  
27 system requirements in chapters 30.24 and 30.66B SCC and the EDDS.

28  
29 **30.31G.040 Amenity area requirements.**

- 30
- 31 (1) Amenity areas shall meet the Accessibility Standards under the Americans with Disabilities
- 32 Act (ADA).
- 33 (2) Amenity areas shall be accessible to and from all dwelling units on the site.
- 34 (3) Development sites shall provide amenity areas according to Table SCC 30.31G.040(4).
- 35

36 **Table 30.31G.040(4) Amenity area requirements**

Number of Dwelling Units	Amount of required on-site Amenity Area
7 to 40 Units	200 sq ft per unit
41 to 100 Units	150 sq ft per unit
Over 100 Units	100 sq ft per unit
Non-residential (two stories and higher)	2 percent of gross floor area (excluding parking)

- 1  
2 (4) Development applications which contain both residential and non-residential uses shall  
3 provide amenity areas in compliance with the combined residential and non-residential  
4 requirements in SCC Table 30.31G.040(4).  
5 (5) The amount of amenity area required may be reduced by 25 percent if an additional 25  
6 percent of tree canopy is provided beyond what is required in SCC 30.25.016.  
7 (6) A development site's amenity area shall be allocated as:  
8 (a) A minimum of 50 percent for outdoor amenity area; and  
9 (b) Up to 50 percent for indoor amenity area.

10  
11 **30.31G.050 Outdoor amenity area design.**

- 12  
13 (1) A minimum of 25 percent of the total outdoor amenity area shall be consolidated in one  
14 location within the site.  
15 (2) When multiple outdoor amenity areas are proposed in a development, a clearly defined  
16 network of accessible pedestrian connections shall be provided that connect all outdoor  
17 amenity areas.  
18 (3) A minimum of 50 percent of the total outdoor amenity area shall incorporate passive  
19 recreation features that include but are not limited to plazas, courtyards, forecourts,  
20 rooftop terraces, gardens, and picnic areas.  
21 (4) Developments of 20 or more dwelling units shall include at a minimum one active  
22 recreation amenity such as children's play areas, hard surface sports courts, playfields, and  
23 outdoor swimming pools.  
24 (5) Outdoor amenity areas shall be designed to:  
25 (a) Incorporate landscaping, lighting, weather protection, and other features that encourage  
26 year-round use;  
27 (b) At least one overhead weather protection area in the form of overhangs, canopies,  
28 awnings, gazebos, or pergolas;  
29 (c) Scale lighting for pedestrians by limiting pole height to 15 feet maximum; and  
30 (d) Comply with the landscaping requirements of Chapter 30.25 SCC.

31  
32 **30.31G.060 Indoor amenity area design.**

33  
34 Indoor amenity areas shall be provided for active or passive recreational amenities as defined in  
35 SCC 30.91A.156 and SCC 30.91A.157.

36  
37 **30.31G.070 Signs.**

38  
39 Signs shall comply with the requirements of chapter 30.27 SCC.

40  
41 **30.31G.100 Expansion of existing structures containing a permitted use.**

1 Permit or land use approval applications for the expansion of existing structures containing a  
2 permitted use shall be processed pursuant to SCC 30.31G.210 if the expansion satisfies the  
3 following requirements:

- 4 (1) The total square feet of the expansion or expansions of a building or buildings on a  
5 development site existing as of December 22, 2024, permitted under this section shall not  
6 exceed the greater of either:
  - 7 (a) One hundred percent of the total gross floor area existing as of December 22, 2024, up  
8 to a maximum of 12,000 square feet; or
  - 9 (b) Ten percent of the total gross floor area existing as of December 22, 2024.
- 10 (2) Any future increase in gross floor area beyond that permitted under this section shall be  
11 subject to all of the provisions in this chapter.
- 12 (3) Any increases above these amounts may be considered at the discretion of the director.
- 13 (4) The expansion shall not create a nonconforming use or structure.
- 14 (5) The existing structure and the expansion shall meet the following requirements:
  - 15 (a) The minimum setbacks and height in SCC 30.23.030 and SCC 30.23.041.
  - 16 (b) The parking standards in SCC 30.26.033.
  - 17 (c) The design standards in SCC 30.31G.110 through SCC 30.31G.155.
  - 18 (d) The access and circulation requirements of SCC 30.24.070.
  - 19 (e) The sign requirements of SCC 30.31G.070.
  - 20 (f) The requirements of chapter 30.66B SCC.
- 21 (6) The expansion of an existing structure containing a permitted use shall incorporate low  
22 impact development best management practices as directed by the Drainage Manual when  
23 required under chapter 30.63A SCC.

24  
25 **30.31G.110 Design standard – above grade parking structures.**

26  
27 Exterior architectural treatments for above grade parking structures and garage buildings shall  
28 complement or be integrated with the architecture of the building including at least two of the  
29 following:

- 30 (1) Window openings;
- 31 (2) Plantings designed to grow on the façade;
- 32 (3) Louvers;
- 33 (4) Expanded metal panels;
- 34 (5) Decorative metal grills;
- 35 (6) Spandrel (opaque) glass; or
- 36 (7) Any other architectural detail that mitigates the presence of above ground parking  
37 structures, garage buildings, or garage entrances.

38  
39 **30.31G.120 Design standard – screening trash/service areas.**

40  
41 Outdoor storage and waste areas must:



- 1 (1) Meet the requirements of SCC 30.25.024; and
- 2 (2) Not located in a right-of-way.

3  
4 **30.31G.130 Design standard – drive-through facilities.**

5  
6 The standards of this section are intended to allow for drive-through facilities by reducing the  
7 negative impacts they may create. Of special concern are noise and emissions from idling cars  
8 and voice amplification equipment, lighting, and queued traffic interfering with on-site and off-  
9 site traffic and pedestrian flow.

- 10 (1) Drive-through facilities shall be attached to a primary structure.
- 11 (2) For each stacking lane of a drive-through restaurant, a minimum of 10 stacking spaces  
12 shall be provided. For all other drive-through uses not listed, a minimum of four stacking  
13 spaces shall be provided.
- 14 (3) Windows and stacking lanes of drive-through facilities shall be visually screened from  
15 public road network elements with an evergreen screen or architectural element or  
16 combination thereof with a minimum height of six feet.
- 17 (4) Stacking lanes shall be physically separated from parking lots, sidewalks, and pedestrian  
18 areas by an evergreen screen and/or architectural element, or combination thereof with  
19 a minimum height of six feet.
- 20 (5) Screening elements shall reflect the design of the primary building and shall provide a  
21 physical separation that cannot be traversed in a method other than the circulation  
22 route intended for the drive-through traffic.
- 23 (6) Speakers of drive-through facilities shall not be audible off site.
- 24 (7) Pedestrian paths that cross a drive-through aisle shall use a raised platform and be  
25 marked with symbols, signage, and/or special painting.

26  
27 **30.31G.140 Design standard – architectural features for all buildings.**

28  
29 The following design standards apply to all buildings:

- 30 (1) The minimum ground floor height measured from the floor to the top of the ceiling joists  
31 must be thirteen feet for any multi-story building designed to accommodate non-residential  
32 uses at ground level.
- 33 (2) Transparent windows and/or doors shall cover at least 25 percent of the ground floor  
34 facade of non-residential uses between four and eight feet above the sidewalk.
- 35 (3) The primary building entrance must face the street and must be open to the public during  
36 all business operating hours.
- 37 (4) All exterior facades on a building shall:
  - 38 (a) Include architectural or design features where visible from public rights-of-way and  
39 pedestrian walkways.
  - 40 (b) Incorporate repeating patterns that include no less than three of the following: color  
41 change, texture change, material change, architectural features, or expression of a  
42 structure.

1 (c) Predominantly use high-quality durable cladding materials such as bricks, stone, stucco,  
2 hardboard, or composite siding that retain their appearance over time, and that can be  
3 economically maintained.

4 (6) Building facades that incorporate art and design features such as murals and installations  
5 are encouraged. On the ground floor of a multi-story building, walls shall not be left blank  
6 for more than 10 feet in length. Walls can be designed with features including doors,  
7 windows, architectural elements, murals, landscaping, or other treatments.

8 (7) The department may approve an alternative to the requirements in SCC 30.31G.140  
9 provided the design reinforces the character of the streetscape and encourages active and  
10 engaging design of the pedestrian edge of the streetscape.

11  
12 **30.31G.150 Design standard – architectural features for buildings three stories and higher.**

13  
14 The following design standards apply to buildings three stories and higher:

15 (1) Any parts of a building above three stories abutting R-9600, R-8400, or R-7200 zoning must  
16 be stepped back at least 10 feet from the first floor facade. Facades of floors that are  
17 stepped back must be distinguished by a change in elements such as window design,  
18 railings, trellises, details, materials, and/or color so that the result is a rich and organized  
19 combination of features that face the abutting zoning. Balconies may extend into the step  
20 back areas.

21 (2) Vertical articulation for buildings above three stories is required to distinguish the building’s  
22 top, middle, and ground story of front and side street (corner) facades. Examples of vertical  
23 articulation include stone or masonry bases, belt courses, cornice lines, parapets, lintel  
24 beams, entablatures, friezes, awnings or canopies, changes in materials or window patterns,  
25 recessed entries, or other architectural treatments.

26 (3) Horizontal articulation is required to visually break up the massing of the ground floor of the  
27 front and side street (corner) facades into segments no greater than 25 feet in width.  
28 Examples of horizontal articulation include bays, mullions, columns, piers, pilasters,  
29 recessed entries, awnings, or other architectural treatments.

30 (4) The department may approve an alternative to the requirements in SCC 30.31G.150  
31 provided the design:

32 (a) Reduces the apparent bulk of multi-story buildings;

33 (b) Maintains pedestrian scale; and

34 (c) Reinforces the character of the streetscape and encourages active and engaging design  
35 of the pedestrian edge of the streetscape.

36  
37 **30.31G.155 Design standard – lighting.**

38  
39 Lighting fixtures shall meet the following requirements.

40 (1) All lighting fixtures must be equipped with a “cut-off,” which is either an external housing or  
41 internal optic that directs light downward.

- 1 (2) Flashing lights are prohibited, except for low wattage holiday and special occasion accent
- 2 lights.
- 3 (3) Lighting directed upwards above the horizontal plane (up-lighting) is prohibited.

4

5 **30.31G.160 Inclusionary housing.**

6

7 To address the need for affordable housing in the county and to provide opportunities for low-

8 income households to live near transit and employment, the following inclusionary housing

9 requirements shall apply to all new residential and mixed use developments of five (5) dwelling

10 units or more within the MUC zone:

- 11 (1) At least 15 percent of the proposed dwelling units in new residential or mixed use
- 12 development must be affordable, as defined by the total housing cost, including basic
- 13 utilities, not exceeding 30 percent of a household's gross income, to low-income
- 14 households, defined for purposes of this chapter as households with incomes that are less
- 15 than 60 percent of the HUD Area Median Income.
- 16 (2) A dwelling unit that is affordable to extremely low-income households, defined as
- 17 households making 30 percent or less of the HUD Area Median Income, shall count as two
- 18 units for satisfying subsection (1).
- 19 (3) Beyond the units required by SCC 30.31G.160(1), an additional one story of building height
- 20 (not to exceed 15 feet) is allowed when at least one additional unit affordable to extremely
- 21 low-income households or at least two additional units affordable to low-income
- 22 households are created. The additional one story of building height can only be applied to
- 23 buildings with the additional affordable dwelling units described by this subsection.
- 24 (4) Whenever the calculated number of required affordable housing units results in a fractional
- 25 equivalent of five-tenths (0.5) or greater, the number of required units shall be rounded up
- 26 to the nearest whole number.
- 27 (5) Affordable housing units that are provided under this section shall remain as affordable
- 28 housing for a minimum of 50 years, as provided in a recorded covenant running with the
- 29 land. The covenant shall be approved by the county decision making body and filed for
- 30 recording with the county auditor prior to the issuance of a building permit for any
- 31 structure.
- 32 (6) Affordable housing units shall be clearly identified on site and building plans. Any changes
- 33 to the locations of affordable housing units constitutes a minor revision as per SCC
- 34 30.70.210.
- 35 (7) Prior to the issuance of any permit(s), the department shall review and approve the location
- 36 and unit mix of the affordable housing units consistent with the following standards:
- 37 (a) The location of the affordable units shall be intermingled with all other dwelling units
- 38 within the development, with no more than three affordable units next to each other;
- 39 (b) The tenure (ownership or rental) of the affordable housing units shall be the same as
- 40 the tenure for the rest of the housing units in the development;
- 41 (c) The bedroom mix of affordable housing units in any project shall be in the same ratio as
- 42 the bedroom mix of the market rate units of the project;

- 1 (d) The floor area of the affordable housing units shall not be less than 90 percent of the
- 2 average gross floor area of the market rate units within the project with the same
- 3 number of bedrooms; and
- 4 (e) The exterior materials, interior materials, and design of the affordable housing units
- 5 must be comparable with the other dwelling units in the development, with similarity in
- 6 building finishes, rooflines, and landscaping.
- 7 (8) Construction of the affordable housing units shall be concurrent with the construction of
- 8 market-rate dwelling units.
- 9 (9) Affordable housing units may be eligible for the impact fee exemption described in SCC
- 10 30.66A.040 and SCC 30.66C.110.

11

12 **30.31G.165 Inclusionary housing alternative compliance.**

13

14 While the priority of the county is to achieve affordable housing on-site, the director may

15 approve a request for satisfying all or part of the affordable housing requirements in SCC

16 30.31G.160 with alternative compliance if the project proponent can demonstrate that any

17 alternative achieves a result equal to or better than providing all affordable housing on-site.

18 The following shall apply to units provided through alternative compliance:

- 19 (1) Affordable housing units provided through alternative compliance must be of the same
- 20 type and tenure of units as the units in the project that give rise to the requirement.
- 21 (2) Affordable housing units may be provided off-site if the following requirements are met:
- 22 (a) The location does not lead to an undue concentration of affordable housing in any
- 23 particular area of the county;
- 24 (b) The site must be within 0.5 miles of employment opportunities and transit services;
- 25 and
- 26 (c) The off-site affordable housing units shall be within the Urban Core Subarea unless
- 27 the applicant can demonstrate an equal or better outcome locating the affordable
- 28 housing units outside of the Urban Core Subarea in a location with closer proximity
- 29 to employment opportunities and transit services.
- 30 (3) Application for and approval by the director for alternative compliance must be made
- 31 prior to issuing a building permit for the project unless otherwise permitted by the
- 32 director.
- 33 (4) Application for off-site alternative compliance must document the timing that off-site
- 34 affordable housing units will be made available and provide assurances to ensure
- 35 completion of the off-site affordable housing units. The intent is for the affordable
- 36 housing units to be provided before or at the same time as the on-site market rate
- 37 housing.

1 **30.31G.170 Urban Residential Design Standards**

2  
3 Notwithstanding SCC 30.23A.020, chapter 30.23A does not apply to development in the Mixed  
4 Use Corridor zone.

5  
6 **30.31G.200 Submittal requirements.**

7  
8 An official site plan shall be submitted for all applications in the MUC zone and shall comply  
9 with the submittal checklist established by the department pursuant to SCC 30.70.030.

10  
11 **30.31G.210 Approval.**

- 12  
13 (1) Official site plan applications shall be processed as a Type 1 decision.  
14 (2) The department may approve the application if the applicant demonstrates that all  
15 applicable standards and requirements of this chapter and any applicable sections of  
16 title 30 SCC have been met.  
17 (3) If the project is phased, each phase of the proposed development shall independently  
18 meet the requirements of this chapter and title 30 SCC.  
19 (4) Any dedication of property including rights-of-ways pursuant to this chapter must be  
20 based on an individualized determination that the required dedication is reasonably  
21 related in nature and extent to the impact of the proposed development.  
22 (5) Proposed developments within an airport compatibility area shall comply with all  
23 applicable requirements in chapter 30.32E SCC.

24  
25 **30.31G.220 Expiration of applications, approvals, and permits.**

26  
27 Development applications, approvals, and permits expire pursuant to SCC 30.70.140.

28  
29 **30.31G.230 Revisions to approved plans.**

30  
31 Revisions of an approved site plan shall be processed pursuant to SCC 30.70.210 or SCC  
32 30.70.220.

33  
34 **30.31G.240 Converting a complete development application submitted under the Urban  
35 Center (UC) zone to opt-in to the requirements of chapter 30.31G SCC.**

- 36  
37 (1) An applicant with an existing complete development application submitted under  
38 chapter 30.34A SCC may voluntarily submit a signed waiver to the department  
39 requesting the development application be reviewed under the provisions of this  
40 chapter. Applicants shall submit the signed waiver within 6 months from the effective  
41 date of Ordinance 24-065.

- 1 (a) All other development regulations in effect as of the date the original development  
2 application was determined to be complete shall apply; and  
3 (b) Developments opting into the signed waiver shall be required to meet all the  
4 requirements of chapter 30.31G SCC.  
5 (2) This section is repealed effective six months from the effective date of Ordinance No.  
6 24-065.  
7

8 Section 20. Snohomish County Code Section 30.35A.080, last amended by Amended  
9 Ordinance No. 13-064 on September 4, 2013, is amended to read:

10 **30.35A.080 TDR receiving areas.**

- 11 (1) *Cities*. Cities may designate receiving areas and establish policies, procedures, and  
12 regulations for the application of certified development rights to receiving areas within  
13 their jurisdiction. Where allowed by cities, and subject to city regulations, certified  
14 development rights from sending areas in Snohomish County can be applied to receiving  
15 areas in cities through interlocal agreements between a city and the county.  
16 (2) *Urban Center*. All areas zoned Urban Center (UC) are designated as receiving areas.  
17 Certified development rights from sending areas in Snohomish County can be applied to  
18 receiving sites in Urban Centers to qualify for the development bonuses in SCC  
19 30.34A.035.  
20 (3) *Comprehensive plan amendments*. All areas where amendments to the comprehensive  
21 plan increase the maximum allowable number of lots or dwellings shall be designated as  
22 TDR receiving areas.  
23 (4) *Rural zoning changes*. All rural areas where changes in zoning increase the number of  
24 allowable lots or dwellings shall be designated as TDR receiving areas.  
25 (5) *Development code amendments and legislative rezones*. All areas where amendments to  
26 the unified development code, title 30 SCC, or county-initiated rezones increase the  
27 maximum allowable number of lots or dwellings shall be designated as TDR receiving  
28 areas. Site-specific rezones in urban areas approved through chapter 30.42A SCC do not  
29 create TDR receiving areas.  
30 (6) *Mixed Use Corridor*. All areas zoned Mixed Use Corridor (MUC) are designated as  
31 receiving areas. Certified development rights from sending areas in Snohomish County  
32 can be applied to receiving areas in the MUC zone to qualify for the development  
33 bonuses in SCC 30.35A.100.  
34

35 Section 21. Snohomish County Code Section 30.35A.100, last amended by Ordinance  
36 No. 16-015 on March 2, 2016, is amended to read:

1 **30.35A.100 Development allowed in TDR receiving areas with TDR credits.**

- 2 (1) The maximum number of lots or units permitted in unincorporated receiving areas other  
3 than urban centers and those zoned Mixed Use Corridor may be increased up to the  
4 maximum allowed by the current or proposed comprehensive plan and development  
5 regulations, including bonuses if TDR credits are used.
- 6 (2) The amount of development allowed in unincorporated Snohomish County TDR  
7 receiving areas for each TDR credit from farmland shall not exceed:
- 8 (a) Ten thousand square feet of floor area in an urban center.
- 9 (b) Eight units in a multiple residential development with a density of 12 or more units  
10 per acre. This requirement does not apply to receiving areas in the Mixed Use  
11 Corridor zone.
- 12 (c) Six units in a multiple residential development with a density of less than 12 units  
13 per acre. This requirement does not apply to receiving areas in the Mixed Use  
14 Corridor zone.
- 15 (d) Five units in a single family residential development, including cottage housing and  
16 planned residential developments, that is inside an Urban Growth Area.
- 17 (e) One additional story of building height (not to exceed 15 feet) in the Mixed Use  
18 Corridor zone. The additional one story of building height can only be applied to one  
19 building within the development site.
- 20
- 21 (3) The amount of development allowed in unincorporated Snohomish County TDR  
22 receiving areas for each TDR credit from land use designations that are not currently  
23 designated farmland, including land that is proposed for redesignation as farmland, shall  
24 not exceed:
- 25 (a) Five thousand square feet of floor area in an ~~((urban center))~~ area zoned as Urban  
26 Center.
- 27 (b) Four units in a multiple residential development with a density of 12 or more units  
28 per acre.
- 29 (c) Three units in a multiple residential development with a density of less than 12 units  
30 per acre. This requirement does not apply to receiving areas in the Mixed Use  
31 Corridor zone.
- 32 (d) Two units in a single family residential development, including cottage housing and  
33 planned residential developments, that is inside an Urban Growth Area.
- 34 (e) One additional story of building height (not to exceed 15 feet) in the Mixed Use  
35 Corridor zone. The additional one story of building height can only be applied to one  
36 building within the development site.
- 37

38 Section 22. Snohomish County Code Section 30.70.025, last amended by Amended  
39 Ordinance No. 20-081 on January 20, 2021, is amended to read:

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**30.70.025 Permit Type Classification.**

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

- (1) Project permit applications and decisions identified in this section shall be processed according to this chapter and the following:
  - (a) Type 1 applications shall be processed under chapter 30.71 SCC.
  - (b) Type 2 applications shall be processed under chapter 30.72 SCC.
- (2) Permit types identified in SCC 30.70.015 are not required to comply with chapters 30.71 or 30.72 SCC.
- (3) All procedural requirements found elsewhere in Title 30 SCC continue to apply in addition to requirements identified in this chapter.

**Table 30.70.025 Permit Type Classification**

<b>Application</b>	<b>Type</b>
Administrative Conditional Use Permit	1
Administrative Site Plans	
• Urban Residential Design Standards	1
• Single Family Detached Unit (under chapter 30.43F SCC)	1
Binding Site Plan	
• Planned Residential Development proposing more than 9 lots	2
• All Others	1
Boundary Line Adjustment	
• When consolidated under SCC 30.41E.020(1)(b)	2



Application	Type
<ul style="list-style-type: none"> <li>All Others</li> </ul>	1
Building Permits subject to SEPA	1
Code Interpretations	1
Conditional Use Permits	2
Cottage Housing Site Plan	1
Flood Hazard Permits	
<ul style="list-style-type: none"> <li>Submitted with another permit application subject to Type 2 processing (Refer to SCC 30.43D.020(3))</li> </ul>	2
<ul style="list-style-type: none"> <li>All Others</li> </ul>	1
Flood Hazard Variances	1
Forest Practices Permits subject to SEPA and Moratorium Lifts under chapter 30.43F SCC <sup>1</sup>	1
Land Disturbing Activity Permits subject to SEPA review under chapter 30.61 SCC, or subject to conditions imposed under chapter 30.32D SCC	1
Land Disturbing Activity Permits issued by the department of public works or the department of conservation and natural resources for land disturbing activity performed under SCC 30.63B.100	1
Official or Preliminary Site Plans	

Application	Type
<ul style="list-style-type: none"> <li>Sites 5 acres or larger in size - BP, IP, or PCB zones as required under SCC 30.31A.200</li> </ul>	2
<ul style="list-style-type: none"> <li>All Others – BP, NB, IP, PCB, <u>MUC</u> zones</li> </ul>	1
<ul style="list-style-type: none"> <li>RB, RI, T, RFS, and GC zones not submitted as part of a rezone</li> </ul>	1
Planned Residential Development	
<ul style="list-style-type: none"> <li>Submitted with another permit application subject to Type 2 processing</li> </ul>	2
<ul style="list-style-type: none"> <li>All Others</li> </ul>	1
Pre-application Concurrency Determination	1
Preliminary Short Subdivision	
<ul style="list-style-type: none"> <li>Where no new public road or public road extension is proposed</li> </ul>	1
<ul style="list-style-type: none"> <li>Where a new public road or public road extension is proposed</li> </ul>	2
Preliminary Subdivision	2
Site-specific Rezones not associated with a legislative process	2
Shoreline	
<ul style="list-style-type: none"> <li>Shoreline Substantial Development, Shoreline Conditional Use, or Shoreline Variance, except when SCC 30.44.210(2) applies</li> </ul>	1

Application	Type
<ul style="list-style-type: none"> <li>Shoreline Substantial Development, Shoreline Conditional Use, or Shoreline Variance under SCC 30.44.210(2)</li> </ul>	2
<ul style="list-style-type: none"> <li>Substantial Development Permit Rescission</li> </ul>	2
Special Use Permit	2
Urban Center Development	Refer to SCC 30.34A.180
Variance	
<ul style="list-style-type: none"> <li>Submitted with another permit application subject to Type 2 processing (Refer to SCC 30.43B.020(2))</li> </ul>	2
<ul style="list-style-type: none"> <li>All Others</li> </ul>	1

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

3  
4 Section 23. Snohomish County Code Section 30.70.140, last amended by Amended  
5 Ordinance No. 22-073 on January 11, 2023, is amended to read:

6  
7 **30.70.140 Expiration of applications, approvals, and permits.**

- 8  
9 (1) This section shall apply to:  
10 (a) New applications, approvals, and permits set forth in SCC Table 30.70.140(1); and  
11 (b) Existing applications set forth in SCC Table 30.70.140(1) that were deemed complete but  
12 that were not approved or denied prior to April 1, 2016, provided that the department  
13 shall provide notice to the applicant one year prior to the expiration date of the  
14 application.  
15 (2) SCC Table 30.70.140(1) establishes the expiration period for applications, approvals, and  
16 permits, except that:

- 1 (a) When an EIS is required, the expiration period of an application will be suspended until
- 2 the FEIS is issued. The suspension of the expiration period for an application shall not
- 3 exceed 18 months unless approved by the director; and
- 4 (b) Expiration of permits and approvals (but not of applications) may be modified by the
- 5 hearing examiner at the time the hearing examiner issues a decision on the application
- 6 for the permit or approval.
- 7 (3) The applicant is responsible for monitoring the expiration periods for an application,
- 8 approval, or permit. The county is not required to inform an applicant when an application,
- 9 approval, or permit will expire or has expired.
- 10 (4) For minor revisions under SCC 30.70.210 and major revisions under SCC 30.70.220, the term
- 11 of expiration for an application shall be 12 months and shall not extend the term of the
- 12 corresponding development application approval or concurrency determination.
- 13
- 14

15 **Table 30.70.140(1)**

<b>Approval Type</b>	<b>Expiration of application</b>	<b>Expiration of approval or permit</b>
Administrative Conditional Use Permit	36 months	5 years to commence construction or use
Administrative Conditional Use Permit – Temporary Dwelling During Construction	12 months	As determined in decision
Administrative Conditional Use Permit - Temporary Dwelling For Relative	12 months	Shall be subject to annual renewal

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

Approval Type	Expiration of application	Expiration of approval or permit
Forest Practices (Class IV-General)	18 months	36 months
Land Disturbing Activity	18 months, but may be extended for an additional 18 months. <sup>(2)</sup>	36 months
	36 months, for Snohomish County Department of Public Works projects only	60 months, for Snohomish County Department of Public Works projects only
Official Site Plan and Site Plans (pursuant to chapters 30.31A ( <del>and</del> ), 30.31B and <u>30.31G</u> SCC)	36 months	5 years to commence construction or use
Planned Residential Development	36 months	5 years to commence construction or use

Approval Type	Expiration of application	Expiration of approval or permit
Pre-application Concurrency Determination	6 months	Per SCC 30.66B.155
Rezones	36 months	Not applicable
Shoreline Conditional Use Permit	36 months	Per chapter 30.44 SCC
Shoreline Substantial Development Permit	36 months	Per chapter 30.44 SCC
Single Family Detached Units	36 months	5 years to commence construction or use
Special Use Permit (pursuant to chapter 30.42F SCC)	36 months	5 years to commence construction or use
Subdivisions	48 months	Per RCW 58.17.140, except that:
		May be extended for an additional two years. <sup>(3)</sup>
Short Subdivisions	48 months	60 months, except that:
		May be extended for an additional two years. <sup>(4)</sup>

Approval Type	Expiration of application	Expiration of approval or permit
Urban Center Development	36 months	5 years to commence construction or use
Variance	36 months	Not applicable

1 **Reference notes for SCC Table 30.70.140(1):**

- 2 **1** The department may grant a one-time 18-month extension. The applicant must submit the  
3 extension request to the department prior to the expiration. The applicant shall pay a fee for  
4 the extension pursuant to SCC 30.86.300.
- 5 **2** The department may grant a one-time 18-month extension. The applicant must submit the  
6 extension request to the department prior to the expiration. The applicant shall pay a fee for  
7 the extension pursuant to SCC 30.86.510.
- 8 **3** The department may grant a one-time two-year extension. The applicant must submit the  
9 extension request to the department prior to the expiration. The applicant shall pay a fee for  
10 the extension pursuant to SCC 30.86.100.
- 11 **4** The department may grant a one-time two-year extension. The applicant must submit the  
12 extension request to the department prior to the expiration. The applicant shall pay a fee for  
13 the extension pursuant to SCC 30.86.110.

14

15 Section 24. Snohomish County Code Section 30.70.300, last amended by Amended  
16 Ordinance No. 21-008 on April 7, 2021, is amended to read:

17

18 **30.70.300 Vesting of applications.**

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

- 24 (1) Except for rezones, an application for a permit or approval type set forth in SCC Table  
25 30.70.140(1) shall be considered under the development regulations in effect on the  
26 date a complete application is filed, pursuant to SCC 30.70.040. Provided, that projects  
27 under the authority of the director of the department of public works, the county  
28 engineer, or the director of the department of conservation and natural resources  
29 pursuant to SCC 30.63B.100 shall vest as of the date the county engineer or the surface  
30 water management engineering manager approves a design report or memorandum for  
31 the project.



- 1 (2) Building permit or land disturbing activity permit applications that are subsequent and  
2 related to the development identified in an application listed in SCC 30.70.300(2)(a)  
3 through (n), shall vest to the development regulations in effect at the time a complete  
4 application listed in SCC 30.70.300(2)(a) through (n) is filed pursuant to SCC 30.70.040.  
5 (a) Administrative conditional use permit;  
6 (b) Administrative site plan (pursuant to chapter 30.23A SCC);  
7 (c) Binding site plan;  
8 (d) Conditional use permit;  
9 (e) Official site plan and site plan (pursuant to chapters 30.31A ~~((and))~~, 30.31B and  
10 30.31G SCC);  
11 (f) Planned residential development;  
12 (g) Shoreline conditional use permit;  
13 (h) Shoreline substantial development permit;  
14 (i) Single family detached units;  
15 (j) Special use permits (pursuant to chapter 30.42F SCC);  
16 (k) Short subdivision;  
17 (l) Subdivision;  
18 (m) Urban center development;  
19 (n) Cottage housing (pursuant to chapter 30.41G SCC).

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

- 23 (3) For the purpose of this section, “development regulation” means those provisions of  
24 Title 30 SCC that exercise a restraining or directing influence over land, including  
25 provisions that control or affect the type, degree, or physical attributes of land  
26 development or use. For the purpose of this section, “development regulation” does not  
27 include fees listed in Title 30 SCC or procedural regulations.  
28 (4) A complete building permit application shall always be subject to that version of subtitle  
29 30.5 SCC in effect at the time the building permit application is submitted.  
30 (5) Notwithstanding any other provision in this section, any application dependent on  
31 approval of a rezone application shall not vest until the underlying rezone is approved.  
32

33 Section 25. Snohomish County Code Section 30.73.035, last amended by Amended  
34 Ordinance No. 13-064 on September 4, 2013, is amended to read:

35  
36 **30.73.035 Receiving area designation and requirement to use TDR.**

37  
38 When a Type 3 legislative change to the comprehensive plan or development regulations  
39 increases the maximum allowable number of lots or dwelling units in an area, the area shall be  
40 designated as a TDR receiving area pursuant to SCC 30.35A.080. TDR credits shall be required  
41 for any increase in lots or units within such an area above what was permitted under

1 the comprehensive plan and development regulations in effect as of November 10, 2012. This  
2 requirement does not apply to receiving areas in the Mixed Use Corridor zone.

3  
4 Section 26. Snohomish County Code Section 30.86.800, last amended by Amended  
5 Ordinance No. 09-079 on May 12, 2010, is amended to read:

6  
7 **30.86.800 Urban center and Mixed Use Corridor development applicable fees.**

8  
9 A fee consistent with the Rezoning Fees for commercial zones (SCC 30.86.200) and any other  
10 applicable fees required by code (i.e. drainage, landscaping review, traffic concurrency, and  
11 subdivision or binding site plan, etc.) must be paid upon submittal.

12  
13 Section 27. A new section is added to Chapter 30.91A of the Snohomish County Code to  
14 read:

15  
16 **SCC 30.91A.155 Amenity area.**

17 “Amenity area” means

- 18 (a) In a residential or mixed-use development, an outdoor or indoor space provided for the  
19 active or passive recreation and enjoyment of the occupants of a residential development,  
20 which may be for private or communal use and owned individually or in common; and  
21 (b) In a non-residential development, space provided for the active or passive recreation and  
22 enjoyment of the public, during the hours during which the development is open to the  
23 public, which shall be owned and maintained by the owners of the development.

24 “Amenity area” does not include off-street parking, maneuvering, loading, or delivery areas.

25  
26 Section 28. A new section is added to Chapter 30.91A of the Snohomish County Code to  
27 read:

28  
29 **SCC 30.91A.156 Amenity, active recreation.**

30 “Amenity, active recreation” (“Active recreation amenity”) means spaces that are used for  
31 active leisure, active entertainment, and active enjoyment. Examples of outdoor active  
32 recreation amenity areas may include children’s play areas, hard surface sports courts,  
33 playfields, and outdoor swimming pools. Examples of indoor active recreation amenity areas  
34 may include fitness centers, yoga studios, indoor sports courts, and indoor swimming pools.

35  
36 Section 29. A new section is added to Chapter 30.91A of the Snohomish County Code to  
37 read:

38  
39 **SCC 30.91A.157 Amenity, passive recreation.**

40 “Amenity, passive recreation” (“Passive recreation amenity”) means spaces that are used for  
41 passive leisure, entertainment, and enjoyment. Examples of outdoor passive recreation  
42 amenity areas may include plazas, courtyards, forecourts, rooftop terraces, gardens, and picnic

1 areas. Examples of indoor passive recreation amenity areas may include libraries, meeting  
2 rooms, coworking spaces, entertainment lounges, and rooms for games, music, arts, and crafts.

3  
4 Section 30. A new section is added to Chapter 30.91M of the Snohomish County Code to  
5 read:

6  
7 **SCC 30.91M.115 Minor development activities.**

8 *“Minor development activities”* means interior alterations to an existing structure; exterior  
9 alterations to an existing structure; normal or routine structure and site maintenance or repair,  
10 including repaving and striping parking lots; reconstruction of a structure within the same  
11 building footprint if the structure is accidentally destroyed; replacement, modification,  
12 extension, installation, and construction of utility facilities, transmission wires, pipes, and  
13 supports; construction of the following temporary or seasonal uses or structures: temporary  
14 dwelling during construction, temporary residential sales coach, farm stands, when in operation  
15 for less than nine months annually, Christmas tree sales lots, and firework stands; construction  
16 of public parks or trails; home occupations that comply with SCC 30.28.050; felling or topping of  
17 hazardous trees based on review by a qualified arborist; minor replacement, modification, or  
18 installation of drainage; water quality or habitat enhancement projects; and sign permits. This  
19 definition applies only to “Mixed Use Corridor” regulations in chapter 30.31G SCC.

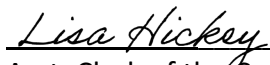
20  
21 Section 31. Severability and Savings. If any section, sentence, clause, or phrase of this  
22 ordinance shall be held to be invalid by the Growth Management Hearings Board (Board), or  
23 unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall  
24 not affect the validity or constitutionality of any other section, sentence, clause, or phrase of  
25 this ordinance. Provided, however, that if any section, sentence, clause, or phrase of this  
26 ordinance is held to be invalid by the Board or court of competent jurisdiction, then the section,  
27 sentence, clause, or phrase in effect prior to the effective date of this ordinance shall be in full  
28 force and effect for that individual section, sentence, clause, or phrase as if this ordinance had  
29 never been adopted.

30  
31 PASSED this 4<sup>th</sup> day of December 2024.

32  
33  
34 SNOHOMISH COUNTY COUNCIL  
35 Snohomish, Washington

36  
37   
38 Council Chair

39 ATTEST:

40  
41   
42 Asst. Clerk of the Council

1 I

2

3

4 (X) APPROVED

5 ( ) EMERGENCY

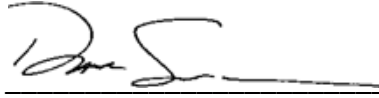
6 ( ) VETOED

DATE: December 12, 2024

7

8

9



County Executive

10

11 ATTEST:

12 *Melissa Geraghty*

13

14

15 Approved as to form only:

16

17

18 \_\_\_\_\_  
Deputy Prosecuting Attorney

19