



## Snohomish County Council

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**To:** Snohomish County Planning Commission

**From:** Snohomish County Council  
Ryan Countryman, Senior Legislative Analyst

**Report Date:** January 8, 2024

**Briefing Date:** January 23, 2024

**Subject:** Staff Report on Proposed Code Amendments for Lot Size Averaging

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### Introduction

By [Amended Motion 23-542](#) (Motion 23-542) the Snohomish County Council is requesting review and recommendation by the Planning Commission on proposed code amendments regarding Lot Size Averaging (LSA). County Council staff is providing this staff report to the Planning Commission for a briefing on January 23, 2024. The Planning Commission could potentially hold its public hearing on February 27, 2024.

### Background

Lot size averaging is a subdivision technique that allows creation of lots smaller than the standard minimum lot size. For example, suppose owners of an existing house on a 15,000 square foot lot with R-7,200 zoning wanted to subdivide and sell a second lot from their parcel. The standard minimum lot size in R-7,200 is 7,200 square feet, so both lots would need to be at least that size in a short subdivision using standard provisions. LSA would currently allow the second lot to be as small as 3,000 square feet. This scenario could result in one 12,000 square foot lot and one 3,000 square foot lot because the average of 7,500 square feet would exceed 7,200.

The proposed ordinance would make four changes related to lot size averaging (LSA). It would:

1. Reduce the minimum lot width in urban zones using LSA to 34' from the current 40' (to allow for equivalent site designs common in other development types).
2. Allow the area for open stormwater ponds to count in the lot yield calculation (simplifying the gross lot yield calculation and slightly increasing potential densities in urban areas).
3. Moving the provisions for LSA in rural zones to its own code section (to further simplify the code language without having any substantive impact).
4. Discontinuing use of LSA in R-12,500, R-20,000, WFB and MR zones (LSA in R-12,500 conflicts with health code for septic; LSA in R-20,000 creates lots that do not conform to

the comprehensive plan; increased use of LSA in WFB and continued use in MR may be contrary to the adopted policies and purposes of those zones).

Of these changes, the proposed reduction of minimum lot width would have the largest overall impact of the changes in this proposed ordinance.

The general idea to reduce minimum lot sizes comes from the “Opening Doors to Home Ownership” housing panel discussions sponsored by County Councilmember Nate Nehring from January 17, 2023, to April 18, 2023. A specific proposal to reduce minimum lot width was received after the panel discussions but it is consistent with the theme of reducing lot sizes. The County Council passed Amended Motion 23-542 referring the proposed amendments to the Planning Commission on January 3, 2024.

### Proposed Ordinance

This ordinance would increase options to subdivide property because subdivision lot yields in SCC 30.23.210 rely on minimum lot size to determine the number of allowed lots (or building sites in the separately proposed SCC 30.23.270).

**Ordinance Sections 1 to 3** include findings and conclusions to support the substantive changes in later sections.

**Ordinance Section 4** amends LSA provisions in SCC 30.23.210. Part of this is moving provisions for LSA in some non-urban zones to a new code section SCC 30.23.215 discussed in Ordinance Section 5. What remains in Ordinance Section 4 are provisions for urban zones. One result of the proposed reformatting in SCC 30.23.210 would be discontinuance of LSA provisions in “Other”<sup>1</sup> zones (R-12,500, R-20,000, and WFB). Reformatting also includes specifying which zones are eligible to use LSA; currently, SCC 30.23.210 describes eligibility based on minimum lot area requirements. Specifying zones by name rather than categorizing them by minimum lot area clarifies use and simplifies the code text. The proposed revisions to the section heading, introductory text and first two current subsections are:

#### **30.23.210 Lot size averaging – urban zones.**

In R-9,600, R-8,400, R-7,200, LDMR, and MR zoning, a subdivision or short subdivision may meet the minimum lot area requirement by calculating average lot size under this section.

~~(1) A subdivision or short subdivision may meet the minimum lot area requirement of the zone in which it is located by calculating average lot size under this section.~~

~~(2) This section shall only apply to:~~

~~(a) Subdivisions or short subdivisions within zones having a minimum lot area requirement of 12,500 square feet or less; and~~

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<sup>1</sup> [SCC 30.21.020](#) establishes Snohomish County’s zones. This section also places each zone into one of four broad categories: Urban, Rural, Resource, and Other. The only Resource zone currently eligible for LSA is Forestry & Recreation (F&R) which has a minimum lot size of 200,000 square feet (approximately 4.6 acres). F&R zoning would be grouped with the Rural zones in proposed SCC 30.23.215.

~~(b) Short subdivisions in rural areas within zones having a minimum lot area requirement greater than 12,500 square feet but not larger than five acres.~~

The proposed ordinance would delete current Subsection (3) to allow the area for open stormwater ponds to count in the lot yield calculation (simplifying the gross lot yield calculation and slightly increasing potential densities in urban areas). Open stormwater ponds were topic of public concern in the early-2000s that led to their removal from the lot yield calculation to discourage them. State-level stormwater requirements increased substantially in 2007, with one result being near discontinuance of open stormwater designs. Today, most detention/retention facilities are located under private roads or open space tracts.

~~(3) Average lot size shall be computed as follows within zones having a minimum lot area requirement of 12,500 square feet or less:~~

~~(a) Add together all of the following areas where proposed:~~

~~(i) Area in lots;~~

~~(ii) Critical areas and their buffers that must be permanently protected under chapter 30.62A SCC;~~

~~(iii) Areas designated as open space or recreational uses;~~

~~(iv) Areas to be dedicated as right-of-way under chapter 30.66B SCC;~~

~~(v) Areas designated as private roads under SCC 30.91R.230; and~~

~~(vi) Surface detention/retention facilities meeting the standards of subsection (7) of this section;~~

~~(b) Subtract the total lot area from lots that contain existing dwelling units proposed to be retained within the development from the total of subsection (3)(a) of this section;~~

~~(c) Divide the lot area calculated in subsection (3)(b) of this section by the total number of lots containing new dwelling units.~~

The proposed ordinance would delete current 30.23.210(4), moving the relevant parts to the new Section 30.23.215 which would apply to rural zones (see discussion of Ordinance Section 5).

Proposed new Subsection (1) would replace current Subsections (1) to (3) for calculating lot yield in urban zones. The phrasing regarding lots for new dwelling units and existing dwelling units is there to retain an existing bonus to potential lot count that applies for retaining existing units.

(1) Divide the site area in square feet by the total number of lots containing new dwelling units (lots for existing dwelling units as defined in SCC 30.91D.535 are exempt).

Proposed Subsections (2) and (3) would incorporate provisions in current Subsections (5) and (6), with updated references.

~~(5)(2)~~ (2) If the average lot size as computed under either subsection ~~(3)~~ or ~~(4)~~ of this section (1) equals or exceeds the minimum lot area requirement of the zone in which the

property is located, then the minimum lot area requirement will be satisfied for the purposes of lot size averaging.

~~(6)~~(3) In no case shall the provisions under SCC 30.23.230(3) apply to this section.

Current Subsection (7) relates to exceptions for when surface ponds may count towards lot yield. These provisions would become unnecessary due to proposed changes in new Subsection (1). Therefore, the proposed ordinance would delete current Subsection (7) as shown in the ordinance but not here.

Proposed Subsection (4) replaces current Subsection (8). The only substantive change is in proposed (4)(c)(i) where the minimum lot width for urban LSA would reduce from 40 feet to 34 feet.

~~(8) For subdivisions and short subdivisions within zones having a minimum lot area requirement of 12,500 square feet or less, the following additional criteria apply:~~

(4) The following additional criteria apply:

- (a) Each single lot shall be at least 3,000 square feet in area;
- (b) Lots in subdivisions and short subdivisions created under the provisions of this section shall have a maximum lot coverage of 55 percent;
- (c) Lots with less than the prescribed minimum lot area requirement for the zone in which they are located shall have:
  - (i) A minimum lot width of at least ~~((40))~~34 feet; and
  - (ii) Setbacks of 15 feet from right-of-way and private roads, except that garages must be set back 18 feet from right-of-way (with the exception of alleys) or private roads and corner lots may reduce one right-of-way setback to no less than 10 feet; and
- (d) Preliminary subdivisions approved using lot size averaging shall not be recorded by divisions unless such divisions individually or together as cumulative, contiguous parcels satisfy the requirements of this section.

Current Subsection (9) would move to be part of new SCC 30.25.215. See following discussion of Ordinance Section 5.

**Ordinance Section 5** consolidates provisions for Lot Size Averaging in F&R, R-5, and RD zoning into a new section SCC 30.23.215. This includes formatting changes such as naming applicable zones rather than describing them by minimum lot size. Such changes simplify the code language but do not make any substantive changes. The proposed new Section SCC 30.23.215 reads:

**SCC 30.23.215 Lot size averaging – F&R, R-5, and RD zoning.<sup>2</sup>**

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<sup>2</sup> This section heading includes a technical clarification since the version of the proposed ordinance in Motion 23-542. That version read “SCC 30.23.215 Lot Size Averaging – rural zones.” Staff updated the phrasing before the Planning Commission because SCC 30.21.020 classifies RD zoning as an “Other” zone. The phrase “rural zones” was thus not as precise.

In F&R, R-5, and RD zoning, a short subdivision may meet the minimum lot area requirement by calculating average lot size under this section.

- (1) Divide the site area in square feet by the total number of lots.
- (2) If the average lot size as computed under subsection (1) of this section equals or exceeds the minimum lot area requirement of the zone in which the property is located, then the minimum lot area requirement will be satisfied for the purposes of lot size averaging.
- (3) In no case shall the provisions under SCC 30.23.230(3) apply to this section.
- (4) The following additional criteria apply:
  - (a) Each single lot shall be at least 12,500 square feet in area or the minimum area necessary to comply with the county health department rules and regulations for on-site sewage disposal and potable water supply, whichever is greater;
  - (b) Lots with less than the prescribed minimum lot area requirement for the zone in which they are located shall have:
    - (i) A minimum lot width of at least 75 feet; and
    - (ii) Setbacks of 50 feet from right-of-way and private roads, except that corner lots may reduce one right-of-way or private road setback to no less than 20 feet.

**Ordinance Section 6** would amend SCC 30.41A.240 with non-substantive changes. This section identifies potential reductions to minimum lot size in subdivisions. This proposed new section SCC 30.23.215 created by this ordinance should be on the list in SCC 30.41A.240. Further, this ordinance would revise the heading of SCC 30.41A.240 because it is already incomplete. The heading refers to lot size averaging (SCC 30.23.210) which is one way to reduce minimum lot area. The body of this section already lists SCC 30.23.210, but the section also includes references to Chapter 30.42B SCC (Planned Residential Development) and Chapter 30.41C SCC (Rural Cluster Subdivision) that can also result in a reduction of minimum lot size. The proposal would amend the heading to reflect both existing and proposed reductions to minimum lot area.<sup>3</sup> Proposed amendments to SCC 30.41A.240 are as follows:

**30.41A.240 Design standards – ~~((lot size averaging,))~~ other reductions to minimum lot area.**

The minimum lot size within a residential subdivision may be reduced below the size required by zoning pursuant to SCC 30.23.210, SCC 30.23.215, and~~((Minimum lot size may also be reduced pursuant to))~~ chapter 30.42B SCC and chapter 30.41C SCC.

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<sup>3</sup> In a separate but related action, Council Motion 23-539 referred potential changes regarding Attached Single Family Dwellings to the Planning Commission for review and recommendation. The ordinance accompanying that motion would also amend SCC 30.41A.240 to include a reference to a new section 30.23.270 proposed as part of that ordinance. The version of the ordinance originally accompanying Motion 23-539 included changes related to LSA that now appear in this ordinance. The ordinances in the Planning Commission materials include these adjustments to keep proposed changes to the SCC 30.41A.240 separate. The current phrasing assumes adoption of the LSA changes before adoption of the attached single-family dwelling ordinance. That sequence and associated phrasing in the ordinance could change in the final ordinances for council consideration. The errata sheets attached to both staff reports document differences in phrasing between what was before the County Council and what is before the Planning Commission.

**Ordinance Section 6** would amend SCC 30.41B.200 related to minimum lot sizes in short subdivisions. Here, the current reference to SCC 30.23.210 would need an update to include the proposed new section SCC 30.23.215 too. Alternatively, the ordinance could strike the specific code reference and the remaining phrase lot size averaging would then refer to both SCC 30.23.210 and .215. This proposal takes the latter approach.<sup>4</sup> The relevant changes in are Subsection (1) as follows (the ordinance does not propose any changes in Subsections (2) through (6) which are omitted here for brevity):

**30.41B.200 Design standards.**

The following design standards shall be met, unless a modification is specifically provided for:

(1) Each lot shall contain sufficient square footage to meet minimum zoning and health requirements, provided that the minimum lot size within a short subdivision may be reduced below the size required by applicable zoning through the lot size averaging (~~((provisions of SCC 30.23.210, or through the))~~), planned residential development or rural cluster subdivision provisions of this title;

**Ordinance Section 7** is a standard severability and savings clause.

## Examples of Possible Use

Reducing the minimum lot width in LSA would give more flexibility to design lots that work around wetlands or other unbuildable features without lowering overall unit counts. Lots that are 34 feet wide (sometimes less) are already a feature of some Planned Residential Developments (PRD) (where there is no minimum lot width). Likewise, some SFDU developments include areas for condominium units that are equivalent to 34 feet wide (and sometimes narrower).

### Example 1 – 34-foot Wide Lots in a PRD.

Santa Clara (PFN 20-103563 SPA) is a PRD subdivision with several 34-foot-wide lots, including Lot 6 and Lot 8 (see Figure 1, next page). Lots of this width can accommodate a house with a two-car garage and front door facing the road. Narrower lots help more homes of the buildable portion of a site. The size and zoning of Santa Clara's site (268,706 square feet or 6.17 acres, and R-7,200 zoning) would have allowed 37 units if it had been a subdivision using lot size averaging. However, since most of the site was buildable, the applicant chose to use the PRD method which allowed a 20% density bonus at the time. As a PRD, 45 lots might have been possible, but the final design was for 43. The lot width flexibility in PRDs (no minimum lot width) helped to accommodate this increase to the number of homes on the site.

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<sup>4</sup> The proposed ordinance accompanying Council Motion 23-539 would also amend SCC 30.41B.200, adding a reference to the proposed provisions for Attached Single Family Dwellings. These two sets of possible changes would need coordination in the final ordinances if the County Council were to consider both at the same time.

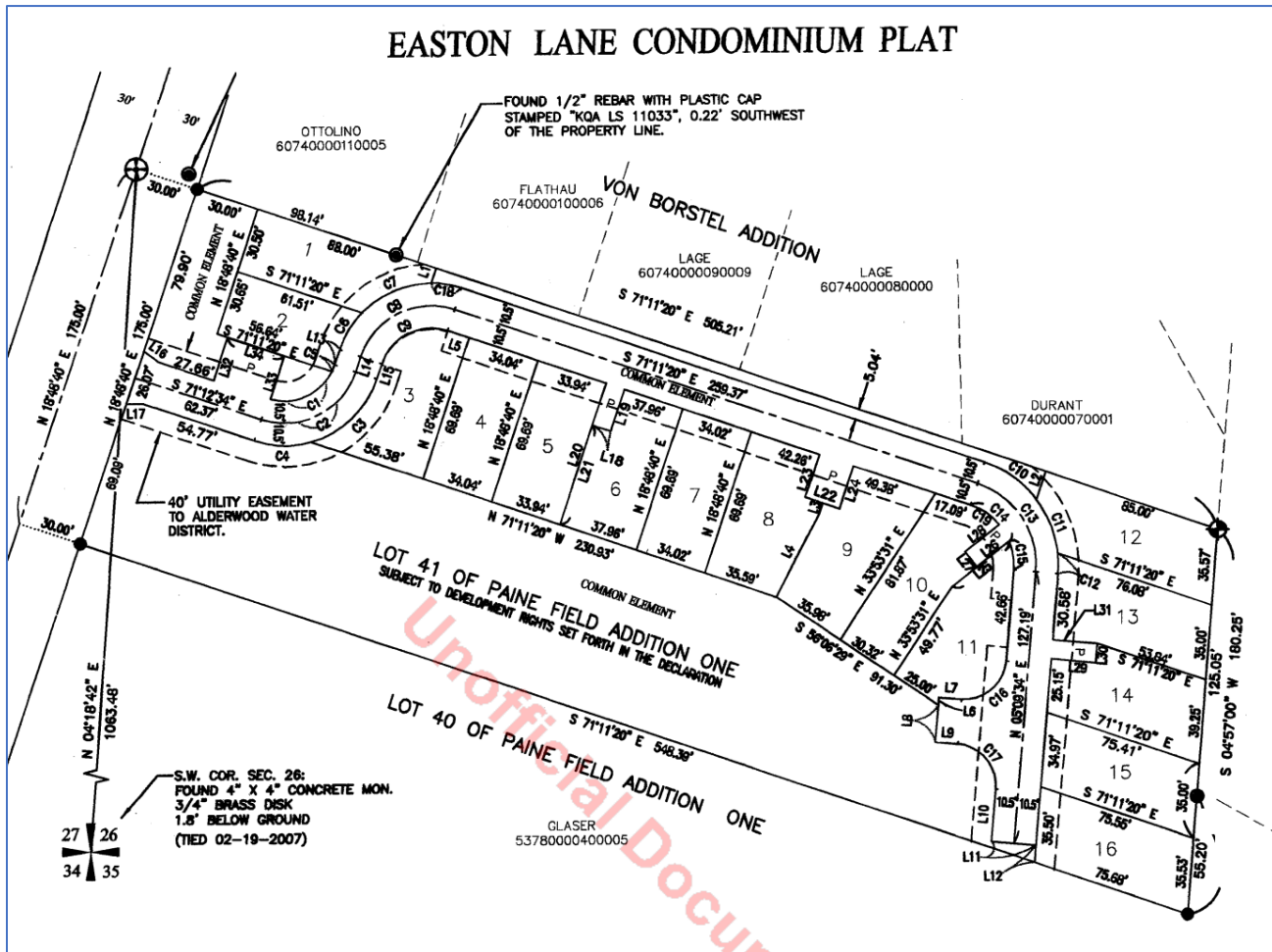


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## Example 2 – Combining narrower lots with smaller lots in LDMR zoning.

Easton Lane (05-117989 LU) is an SFDU-type development with 16 detached units. Its layout wraps around the north side of a wetland as shown in Figure 2 below.



**Figure 2 – Easton Lane Layout (Adapted from AFN 200809155218)**

The Easton Lane site is 2.11 acres and has LDMR zoning. If this project had been a subdivision, the current minimum lot size in LDMR zoning would have resulted in a maximum of 13 lots. However, since SFDU development is based on the allowed density of one unit per 4,000 square feet of site, the theoretical maximum number of units was 23. This maximum density was not achievable since much of the site was unbuildable due to wetland and buffer areas. When it recorded as a condominium, each unit became a limited common element (or LCE) as shown on Figure 2. These units look on the recorded condominium map like lots in a subdivision. However, such units own a share of the entire site with an exclusive right to use the LCE, but the unit does not individually own the land under the LCE. From a design standpoint, the LCE unit widths range from 30.32 feet (Unit 10) to 37.98 feet (Unit 6). The average lot width is approximately 34 feet. This narrow unit design made it possible to fit more units around the wetland than would have been the case if the smallest LCE unit width had been 40 feet (the current minimum lot width for lot size averaging in urban zones). The combination of reduced minimum lot width in LSA subdivisions proposed in this ordinance and the separate proposal to reduce the minimum lot size in LDMR zoning would allow for a project like Easton Lane to be a subdivision rather than a condo.



**Design and Process Differences.** Road width and tree canopy may require slightly different design for an LSA subdivision vs an SFDU condominium. The approval process may also be different based on the number of units.

As a subdivision, the access would need to meet the road standards that apply to subdivisions (wider) than the narrower drive aisle standards that Easton Lane condominium uses. In an alternative LSA design, wider access might have reduced the overall number of lots/units because less space would be available for the building footprints. An alternative approach on this site would be to develop a subdivision of attached single family residences under Ordinance 1. The advantage of attaching single family units is that more building space can fit on a smaller footprint (because there are fewer empty side yards taking up otherwise buildable space).

For tree canopy, SCC 30.25.016 requires a 30% canopy coverage for a 16-lot subdivision and a 20% canopy for a 16-lot SFDU. The reduced lot width in Ordinance 4 would generally encourage development with more lots and thus more tree canopy. Applied to the Easton Lane site specifically, this might not be the case because the wetland and buffer area would count as persevered vegetation that more than satisfies the tree canopy requirements.

As a subdivision, Easton Lane would have required a public hearing to receive approval. Urban subdivisions with 10 or more lots require a public hearing before the Hearing Examiner. Approval of urban short subdivisions up to 9 lots are usually an administrative decision by Planning and Development Services (PDS) staff. SFDUs usually have an administrative approval process too, regardless of the number of units.

## Policy Analysis

The proposed changes to Lot Size Averaging provisions seek to help address housing affordability and improve implementation of existing policy direction.

**State Level.** In 2021, the Legislature passed Engrossed Second Substitute House Bill 1220 (ESSB 1220), which among other changes strengthened the Growth Management Act (GMA) Goal 4 related to housing. ESSB 1220 went from “Encourage the availability of affordable housing to all economic segments of the population” to “Plan for and accommodate housing affordable to all economic segments of the population”.

In 2023, the Legislature also enacted Engrossed Substitute House Bill 1110 (ESSB 1110), which included a finding that states:

Washington is facing an unprecedented housing crisis for its current population and a lack of housing choices, and is not likely to meet the affordability goals for future populations [...] innovative housing policies will need to be adopted. Increasing housing options that are more affordable to various income levels is critical to achieving the state's housing goals, including those codified by the legislature under chapter 254, Laws of 2021 [ESSB 1220].

Subdivision of homes on small lots will help diversify the housing stock and promote ownership housing affordable to middle income households.

**Local Policies.** Snohomish County's General Policy Plan (GPP) contains policies regarding land use and housing that are also relevant. These include the following policies:

Goal LU 1 – Establish and maintain compact, clearly defined, well designed UGAs.

Objective LU 1.A – Establish UGAs with sufficient capacity to accommodate the majority of the county's projected population, employment, and housing growth over the next 20 years.

Policy LU 1.A.9 – Ensure the efficient use of urban land by adopting reasonable measures to increase residential, commercial and industrial capacity within urban growth areas prior to expanding urban growth boundaries. The County Council will use the list of reasonable measures in accordance with the guidelines for review contained in Appendix D of the Countywide Planning Policies to evaluate all UGA boundary expansions.

The amendments proposed by this ordinance would reduce regulatory barriers on the construction of housing in urban areas. This is a reasonable measure that increases residential capacity in UGAs thereby helping accommodate growth and the maintenance of compact UGAs.

Objective HO 1.B – Ensure that a broad range of housing types and affordability levels is available in urban and rural areas.

The proposed amendments reduce regulatory barriers on the development of housing in urban areas, supporting the development of a broad range of housing types and affordability. The development housing on narrower lots will provide different housing types and affordability levels in areas with a lack of affordability. The proposal to move provisions for LSA in F&R, R-5, and RD zoning to a new code section is organizational only and will have no impact on housing options or affordability in rural areas.

**Discontinuance of use in Waterfront Beach (WFB) zoning.** The proposed ordinance would discontinue potential application of LSA to sites with WFB zoning. This is because the proposed reduction in minimum lot width in WFB zoning for LSA subdivisions may conflict with GPP natural environment policies NE 3.A.3 and NE 3.A.5 and the purpose of the zone in SCC 30.21.025(4).

Policy NE 3.A.3 – The county shall evaluate immediate and cumulative effects on the natural environment, critical areas, shorelines and buildable land inventory when formulating development regulations, including but not limited to, stormwater management, clearing, and grading.

Policy NE 3.A.5 – The county shall design development regulations to avoid or minimize impacts to the ecological functions and values of critical areas.

SCC 30.21.025(4) – [WFB is one of several] no longer primary implementing zones but may be used in special circumstances due to topography, natural features, or the presence of extensive critical areas.

All sites with WFB zoning have frontage on Lake Stickney, Martha Lake, or Puget Sound. These areas are at least partially subject to Shoreline Management Act protections. Nearly all properties with WFB zoning have existing development with homes on relatively narrow but long lots. Although many are large enough to meet the minimum lot size for subdivision, most of these lots are too narrow to subdivide under current provisions. The proposed amendments include a reduction to the required lot width for development using lot size averaging. Allowing a 34-foot minimum lot width rather than the current 40-foot minimum to sites with WFB zoning could potentially increase the buildable land inventory of WFB-zoned sites by making some of the existing lots subdividable. Individually such sites would still be subject to critical areas protections, including for shorelines. However, there has been no study of the cumulative effects called for in Policy NE 3.A.3. Therefore, the proposed amendments would discontinue use of lot size averaging in WFB zoning to avoid potential impacts consistent with Policy NE 3.A.5 and the purpose of the zone in SCC 30.21.024(4).

**Discontinuance of use in MR, R-12,500, R-20,000.** Under the heading Future Land Use Map (FLUM) the GPP discusses implementing zones and land use designations shown on the FLUM. This section provides the policy direction for which zones are conforming to the comprehensive plan designations.

MR Zoning. When discussing the Urban High Density Residential (UHDR) plan designation, the GPP says that this “designation allows high density residential land uses such as townhouses and apartments generally near other high intensity land uses.” UHDR is the only plan designation implemented by MR zoning. The purpose of MR zoning provided in SCC 30.21.025(1)(b)(iii) states that the “intent and function of the Multiple Residential zone is to provide for high-density development, including townhouses and multifamily structures generally near other high-intensity land uses”.

The proposed amendments would discontinue use of lot size averaging in MR zoning. This is because lot size averaging is a technique to develop single family homes, and these are not a policy goal for the UHDR plan designation or part of the purpose of MR zoning. Further development of single-family housing in MR zoning may be contrary to the policy direction in the GPP for UHDR and the codified purpose of the zone.

R-12,500 and R-20,000. The sole place where the GPP discusses R-12,500 and R-20,000 zoning is in their application in the Darrington and Gold Bar Urban Growth Areas due to an absence of sanitary sewer. The proposed amendments remove the possible use of lot size averaging in the R-12,500 and R-20,000 zones to help to implement the FLUM and to reduce situations with non-conforming lots. Most of the locations where R-12,500 and R-20,000 appear on the zoning map are not in the Darrington or Gold Bar UGAs. Rather, these zones occur more often on the zoning map as non-conforming zones to applied to rural or resource future land use map designations.

Since septic system requirements include a minimum lot size of 12,500 square feet, it is not feasible to use lot size averaging in the R-12,500 zone. Eliminating provisions to use lot size averaging in R-12,500 zoning helps to clarify development options by eliminating a hypothetical allowance that does not work. Development has already happened on most of the sites with R-20,000 zoning. Eliminating the option for using lot size averaging on the remaining R-20,000 sites reduces the possibility of creating more parcels that do not conform to the applicable comprehensive plan designations.

## **Procedural**

### **Environmental Review**

A State Environmental Policy Act Checklist and a threshold determination will be issued prior to County Council consideration.

### **Notification of State Agencies**

Pursuant to RCW 36.70A.106, county staff will transmit a notice of intent to adopt the proposed regulations and standards to the Washington State Department of Commerce at least 60 days prior to a public hearing held by the County Council.

### **Action Requested**

Council Motion 23-542 requests that Planning Commission hold a public hearing, consider the proposed code amendments, and provide a recommendation to the County Council by May 27, 2024. The Planning Commission can recommend approval of the proposed ordinance with supporting findings of fact as proposed or modified, deny the proposal with findings, or amend the proposal with appropriate findings.

cc: Ken Klein, Executive Director  
Mike McCrary, PDS Director  
David Killingstad, PDS Manager  
Michael Dobesh, PDS Manager

## Attachment A: Errata Changes

The ordinance accompanying the January 8, 2024, memo from Council Staff to the Planning Commission includes some minor corrections and clarifications made since the County Council amended and passed Motion 23-542 on January 3, 2024.

Page 1, line 9, inserting a reference to the title of the ordinance [and also the same change to the footer on all pages]:

RELATING TO GROWTH MANAGEMENT; PROVIDING DESIGN FLEXIBILITY FOR LOT SIZE AVERAGING; AMENDING SECTIONS 30.23.210, 30.41A.240 AND 30.41B.200 AND ADDING A NEW SECTION 30.23.215 OF THE SNOHOMISH COUNTY CODE

Page 8, lines 30-34, adding text to clarify a finding and replacing the word “with” with “width”:

Nearly all properties with WFB zoning have existing development with homes on relatively narrow but long lots. Although many are large enough to meet the minimum lot size for subdivision, most of these lots are too narrow to subdivide under current provisions. The proposed amendments include a reduction to the required lot width for development using lot size averaging. Allowing a 34-foot minimum lot width rather than the current 40-foot minimum [...]

Page 9, line 2, correcting a number in a citation:

SCC ~~30.21.024(4)~~ 30.21.025(4).

Page 12, line 32, rephrasing the section heading because F&R zoning is not technically a rural zone:

SCC 30.23.215 Lot size averaging – ~~rural zones.~~ F&R, R-5, and RD zoning.

Page 13, lines 11 to 19, inserting a new Section 6 [and renumbering subsequent sections]:

Section 6. Snohomish County Code 30.41A.240, last amended by Amended Ordinance 02-064 on December 9, 2002, is amended to read:

30.41A.240 Design standards – ~~((lot size averaging.))~~ other reductions to minimum lot area.

The minimum lot size within a residential subdivision may be reduced below the size required by zoning pursuant to SCC 30.23.210, SCC 30.23.215, and ~~((Minimum lot size may also be reduced pursuant to))~~ chapter 30.42B SCC and chapter 30.41C SCC.