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Council Staff: Ryan Hembree		PDS Staff: Hilary McGowan		DPA: Alethea Hart	
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MEMORANDUM

TO: Snohomish County Planning Commission **Dave Somers**
County Executive

FROM: Hilary McGowan, Senior Planner

SUBJECT: Proposed Code Amendments Relating to Urban Zone Development and Urban Residential Design Standards (URDS)

DATE: February 5, 2025

INTRODUCTION

The purpose of this memo is to provide proposed code language to the Planning Commission for a non-project proposal to amend Snohomish County Code (SCC) chapters 30.23, 30.23A, and 30.91S SCC related to Urban Residential Design Standards (URDS). Amendments include removing outdated or inaccurate terminology, adding clarifying language to ensure consistent implementation of the URDS requirements, and removing reference to and the requirement to comply with the obsolete Snohomish County Residential Design Manual.

PROPOSAL BACKGROUND & FINDINGS

Chapter 30.23A SCC (URDS) provides standards and guidelines that address site and building design features for new urban residential development in urban unincorporated Snohomish County. Chapter 30.23 SCC is comprised of the General Development Standards – Bulk Regulations that contain matrices that define setback, lot coverage, building height, and lot dimension regulations for all zones in unincorporated Snohomish County. Proposed amendments aim to resolve the issues listed below.

(1) Replace the term 'stepback' with 'setback' for LDMR and MR zones. Setback is currently defined in SCC 30.91S.160 to mean "the distance that a building or use must be removed from the lot lines of the property." The term 'stepback' is not defined in code but was introduced in the code in 2009 and used colloquially as synonymous with setback. Both terms are used by PDS for the requirement that an entire building may need to be set back from a lot line, or portions of a building that are a certain height, such as a building's upper stories. Bulk matrices reference notes SCC 30.23.040(59) and (60) and a related figure detail the relationship of setback requirements to building height. SCC 30.23.040(59) and (60) use both terms 'setback' and 'stepback.' Reference notes in SCC 30.23.049 describe setbacks and building height relative to road network elements and SCC 30.23.049(7) uses both terms 'setback' and 'stepback.' Finally, SCC 30.23A.050(3), URDS architectural design elements for single-family attached dwelling, mixed townhouse, and townhouse developments uses the term 'stepback,' which has the same intended meaning as 'setback.' PDS proposes to remove and replace the term 'stepback' with 'setback' in SCC 30.23.040(59) and (60), SCC 30.23.049(7), and SCC 30.23A.050(3) described above for accuracy and clarity. Figure 30.23.040(59) will also be replaced to better illustrate setback requirements. The amended figure adds more labels and example footage to better demonstrate how the code is to be

Finally, the definition of "setback" in SCC 30.91S.160 will be amended to clarify that the term applies to both buildings and sections of a building, such as a building's upper stories.

(2) Clarify the applicability of Urban Residential Design Standards in SCC 30.23A.020 to exclude the Mixed Use Corridor Zone. On December 4, 2024, the County Council adopted Amended Ordinance 24-065, adopting regulations for the new Mixed Use Corridor (MUC) Zone in new chapter 30.31G SCC. Amended Ordinance No. 24-065 included an amendment to add a new SCC 30.31G.170 related to urban residential design standards to clarify that the requirements of chapter 30.23A does not apply to development in the MUC zone, however a similar change was not able to be made to the applicability section of chapter 30.23A through Amended Ordinance 24-065. PDS proposes to amend the URDS applicability section in SCC 30.23A.020(1)(c) to clarify that the URDS standards of chapter 30.23A does not apply to residential development or mixed use development in the MUC Zone subject to chapter 30.31G SCC, consistent with the applicability clarification in SCC 30.31G.170.

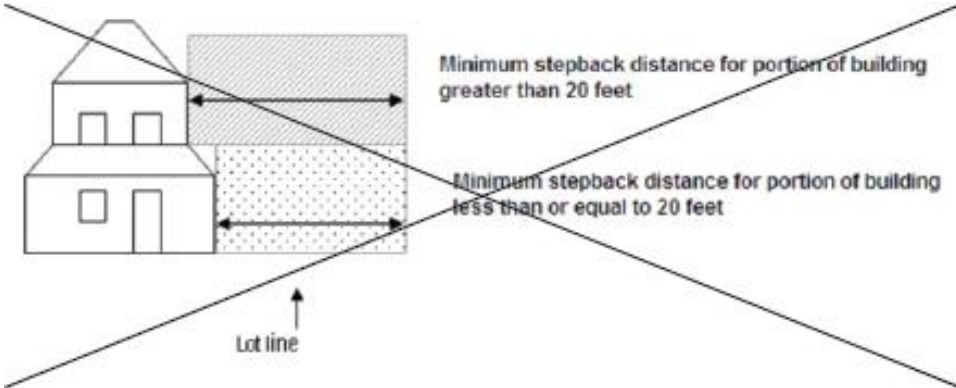
(3) Remove the terms 'subdivision', 'detached single family', and 'right of way' in SCC 30.23A.040. SCC 30.23A.040 contains the design standards for detached single-family dwellings and duplexes, however reference to "subdivisions" within the section creates confusion as the section also applies to short subdivisions and single family detached units (SFDUs), which is a development type not created through the subdivision process. SCC 30.23A.040 was added by Amended Ordinance No. 08-101 in 2009. The proposed change would replace the term 'subdivision' with 'development' to fully encompass the kinds of housing that apply to the URDS design standards. Amendments would also replace the term 'detached single family dwellings' with 'single family detached dwellings' for consistent term use throughout chapter 30.23A SCC and title 30 SCC. Finally, the amendments propose to replace the term 'public right of way' with 'public road' to better align terminology regarding public roads, private roads, and road network elements for developments applicable to URDS. 'Right-of-way' is defined in SCC 30.91R.200 as "all property in which the county has any form of ownership or title and which is held for public road purposes, regardless of whether or not any public road exists thereon or whether or not it is used, improved, or maintained for public travel." A public road consists of the improvements within the right-of-way and is a more appropriate term for the design standards chapter 30.23A SCC applicable to developments in relation to the public or private roads serving them.

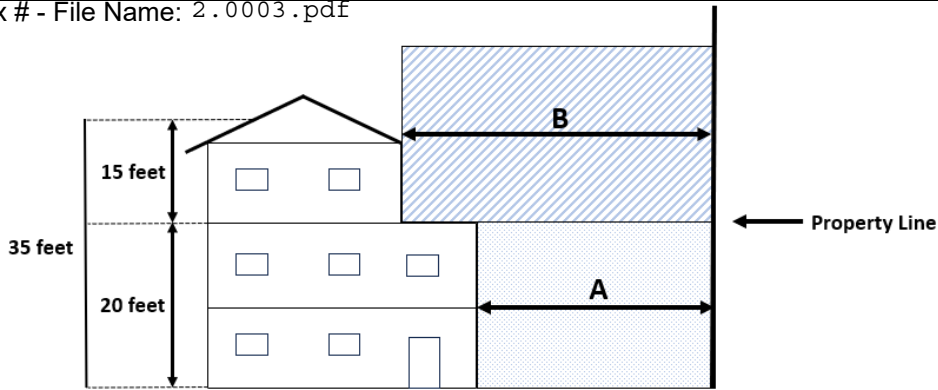
(4) Clarify on-site recreation space requirements in SCC Table 30.23A.080(2) to better describe the amount of recreation space that is required based on the total number of dwelling units in the development. This change helps to clarify how many units are counted towards the amount of space required. For example, if a project had 110 units, an interpretation of the current code could be that the first 40 units would require 200 sq. ft. of recreation space, units 41 to 100 would be 150 sq. ft., and the remaining 10 units would be 100 sq. ft. Such an interpretation does not reflect the intended application, nor how this code provision has been historically applied. The proposed code change clarifies that for a development with 110 dwelling units, all 110 dwelling units would be required to have 100 sq. ft. of recreation space required per each dwelling unit.

(5) Remove reference to the URDS Design Manual. The Snohomish County Residential Design Manual is referenced in SCC 30.23A.030, 30.23A.040, 30.23A.050, 30.23A.060, and 30.91S.455. The Snohomish County Residential Design Manual was added to chapter 30.23A SCC in 2009 via Ordinance No. 08-101, which established urban residential design standards in greater detail. The Snohomish County Residential Design Manual was adopted by the PDS director through rulemaking authority in chapter 30.82 SCC and was originally intended to assist in the application of design standards to project development and review. It provided detailed illustrations to help clarify the intent of the design standards and was meant to facilitate the permit application and review process for applicants and county staff. The definition of the Residential Design Manual states: "[it] shall provide detail and specificity regarding code requirements contained in this title and the EDDS for all urban residential

development. This level of detail is now included in code and in EDDS (Snohomish County Engineering Design and Development Standards), and therefore not needed additionally in the Residential Design Manual. Since 2009, the Residential Design Manual has been difficult to maintain and update, and has caused confusion for applicants designing projects to meet URDS requirements in chapter 30.23A SCC.

PROPOSED CODE AMENDMENTS

SUMMARY OF PROPOSED CODE CHANGES	
Proposed Language	Finding
SCC 30.23.040 Reference notes for SCC Tables 30.23.030 and 30.23.032 ... (59) Relationship of setback to building height: The minimum setback requirements are dependent on the heights of the building as specified in this column. To meet the setback requirements, buildings over 20 feet in height must either: (a) Set the entire building back the minimum setback distance; or (b) ((Stepback)) <u>Setback</u> those portions of the building exceeding 20 feet in height to the minimum setback distance, as illustrated in Figure 30.23.040(59) Figure 30.23.040(59). ((Example of relationship)) Relationship of ((building height)) Building Height to ((stepback)) Setback 	This proposed amendment to SCC 30.23.040(59) text and figure, and 30.23.040(60) replaces the term stepback with setback. Setback is a defined in 30.71S.160 and stepback is a term used in code to roughly have the same meaning, but is not defined in SCC. Figure 30.23.040(59) title is proposed to be changed to remove the outdated term stepback and to more accurately describe the purpose and use of the figure. The figure is also proposed to be revised to better demonstrate how setback requirements are to be used.



"A" represents the minimum setback distance for the portion of a building less than or equal to 20 feet in height.

"B" Represents the minimum setback distance for the portion of a building greater than 20 feet in height.

Note: An applicant may choose to use one for more setbacks above 20 feet in height to satisfy the setback requirements if multiple setback requirements are identified for a zone at building heights above 20 feet (e.g., between 20 and 30 feet in height a 20-foot setback is required as well as above 30 feet in height a 25-foot setback is required).

(60) ((~~Stepback~~)) Setback those portions of the building exceeding 45 feet in height from the minimum side and rear yard setbacks by one additional foot for each additional two feet of building height.

...

SCC 30.23.049 Reference notes for SCC Tables 30.23.041 through 30.23.047.

...

(7) Structures over two stories, other than single-family detached structures, shall increase the setbacks by three feet; provided, that the additional setback shall only be required as an upper floor ((~~stepback~~)) setback for portions of residential structures above 20 feet in height in the same manner as SCC 30.23.040(59).

...

SCC 30.23A.020 Applicability.

(1) Urban residential design standards of this chapter shall apply to all new residential development located within urban growth areas, excluding the following:

(a) Mobile homes and manufactured homes within mobile home parks;

(b) Construction of a ((~~detached single-family~~)) single-family detached dwelling or duplex structure on a lot created prior to April 21, 2009;

(c) Residential development or mixed use development subject to chapters 30.31G, 30.34A or 30.41G SCC; and

(d) Any remodel of an existing single family detached, duplex or attached single family structure;

(e) Any remodel of a townhouse or multiple family structure that has been destroyed where the restoration cost does not exceed 75 percent of the assessed value of record when the destruction occurred; and

(f) See SCC 30.42E for design standards for new mobile home parks.

SCC 30.23.049 is proposed to be amended by replacing the term stepback with setback, which is a more broadly used defined term.

SCC 30.23A.020(b) is proposed to change through aligning the language of single-family detached dwellings with the rest of chapter 30.23A. SCC 30.23A.020(c) is proposed to be changed to incorporate excluding the MUC zone, which clarifies that URDS standards of chapter 30.23A does not apply to residential development or mixed use development in the MUC zone.

SCC 30.23A.030 Compatibility design standards. ... (3) When compatibility design standards are applicable, residential development shall incorporate at least two of the following design standards: (a) Increase the minimum building setback to 20 feet from those lot lines abutting urban zones, and 40 feet for those lot lines abutting non-urban zones marked “yes” in SCC Table 30.23A.030(2); (b) Limit maximum building height to 30 feet within 50 feet of those abutting property lines to zones marked “yes” in SCC Table 30.23A.030(2); (c) Increase the perimeter landscaping vegetation by at least 50 percent over the amount required in SCC 30.25.017, or if no perimeter landscaping is required, provide a minimum 10-foot wide perimeter Type A landscaped buffer pursuant to the standards in SCC 30.25.017; (d) Limit townhouse and multifamily buildings located within 50 feet of abutting property lines to zones marked “yes” in SCC Table 30.23A.030(2) to a maximum of three dwelling units per building with a minimum separation of 25 feet between buildings; (e) Separate single-family detached and duplex dwelling structures by at least 20 feet between buildings located within 50 feet of abutting property lines to zones marked “yes” in SCC Table 30.23A.030(2); (f) Incorporate two architectural features, such as those described in SCC 30.23A.040(2) ((or the Snohomish County Residential Design Manual)), to break up blank walls greater than 500 square feet that face properties in zones marked “yes” in SCC Table 30.23A.030(2); or (g) Provide a decorative wall or solid and landscaped fence between buildings and adjacent properties located in zones marked “yes” in SCC Table 30.23A.030(2) that: (i) Uses brick or stone; (ii) Is a minimum height of five feet; (iii) Incorporates architectural detailing, such as posts, ornamental iron grillwork, or ((other)) similar elements ((prescribed in the Snohomish County Residential Design Manual)); and (iv) Incorporates landscaping, openings, and other design elements that break up the continuity of a solid wall or fence at least every 10 feet unless otherwise approved by the director.	This proposed change to remove the Urban Design Manual from the URDS chapter supports clarity in interpreting the code. The Urban Design Manual is difficult for staff to maintain and can cause confusion for standards that conflict with code.
SCC 30.23A.040 ((Detached single family)) <u>Single family detached dwelling and duplex design standards.</u>	SCC 30.23A.040 is proposed to be amended by clarifying

Single family detached dwellings and duplex structures shall comply with the following requirements:

(1) Buildings shall incorporate at least two of the following design elements:

(a) A roof with a shape that is visually distinct from at least 75 percent of the other roofs in the ((subdivision)) development based on variations in room forms and pitch, ridge line height, overhangs, projections, and extended eaves.

(b) A setback from the front lot line that differs by five feet or more from each of the adjacent buildings.

(c) A porch of at least 60 square feet at the front entry of the building that differs from at least 75 percent of the other porches in the ((subdivision)) development by 10 percent or more in its dimensions or by its location relative to the garage.

(d) A primary entrance facing and visible from a public ((right-of-way)) or private road, or courtyard that opens up to a public ((right-of-way)) or private road.

(e) Building form and scale that is significantly different from at least 75 percent of the other buildings in the ((subdivision)) development, where rambler, daylight basement, split-level, tri-level, two-story, or three-story are significantly different forms. A difference in building height or width of 20 percent or more is also significantly different.

(2) Buildings shall be visually distinct from at least 75 percent of the other buildings in the ((subdivision)) development in at least five of the following ways:

(a) Window size and type, such as single hung, double hung, slider, or awning.

(b) Window grids or mullions and trim design

(c) Bay or bow window with a minimum projection of 12 inches.

(d) Siding texture, appearance, or color.

(e) Stone, brick, or other decorative siding material that wraps around the side of the building at a height of at least two feet, and for a distance of at least four feet (minimum of two feet on each side), matching elements of the facade.

(f) Roofing material and color.

(g) Roof forms, such as hip, gambrel, mansard, gable, or dormers.

(h) Primary roof pitch.

(i) Front door location, material, pattern, or color.

(j) Use of cantilevers, dormers, or other project elements that give the face a three-dimensional quality.

the terminology used to describe single family detached dwellings from detached single family in order to be more consistent with terminology used in the rest of the chapter and title 30.

The code is also proposed to be changed by removing references to subdivisions, as single family detached dwellings apply to more than subdivisions. There have been current and historical issues with restricting the term subdivision as there are different types of housing that fall under this category.

Right of way is proposed to be removed as public/private roads are comprehensive enough in their description. Removing the term supports better code clarification.

SCC 30.23A.040(5) is proposed to be removed as the Residential Design Manual no longer would exist in code.

Additionally, there are minor grammatical changes proposed that include adding commas and rephrasing wording.

(k) Variation in side wall design for houses located on a corner lot.

(l) Variations in porch design, such as columns, details, or roof.

(m) Size and location of a stoop of at least 30 square feet at the front entry of the building.

(n) Design of a stoop of at least 30 square feet at the front entry of the building, considering elements such as columns, details, or roof.

(o) The front wall forms and angle of at least 30 degrees to a public or private road.

(p) Upstairs or "Juliet" balcony, or other similar architectural features.

(3) At least two of the following design features shall be incorporated into any attached or detached garage facing a ~~((public right of way, road, or drive aisle))~~ road network element, unless the garage is located at least 20 feet behind the fountain wall or the front of the house with no more than 50 percent of the front of the garage visible from the street.

(a) Angle the garage by at least 45 degrees to the ~~((public right of way, private road or drive aisle))~~ road network element if it is attached or by 30 to 60 degrees to the ~~((public right of way, private road or drive aisle))~~ road network element if it is detached (see SCC Figure 30.23A.040(3)).

(b) If there is only one garage door, limit the width of the garage door to ~~((ten))~~ 10 feet.

(c) If there is more than one garage door, limit the width of each door to no more than ~~((ten))~~ 10 feet and provide at least a two-foot separation between doors.

(d) Limit the size of the automobile garage door to 25 percent or less of the area of the facade on which the garage door is located, including the area up upper floors but not including the area of the roof.

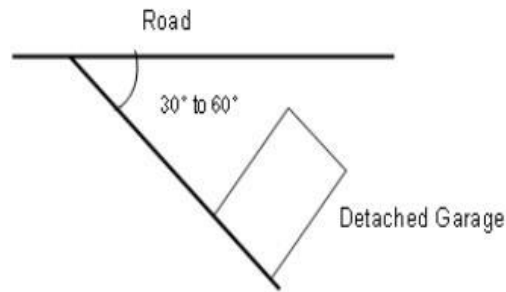
(e) Provide variation in the appearance of the garage ~~((door(s)))~~ doors through trim, windows, ~~((and/or))~~ or relief.

(f) Cantilever the top story above the garage by at least 18 inches.

(g) Provide architectural treatment, such as a trellis, subroof, or awning projecting one foot or more beyond garage de-emphasize garage doors.

(h) Locate the automobile garage door at least five feet back from the foundation wall of the front of the house, not including uncovered porches, ~~((and))~~ stoops, and similar projections.

**Figure 30.23A.040(3) ((-))
Angled Garage**



(4) The director may implement the requirements of ~~((SCC 30.23A.040(1), (2), and (3)))~~ subsections (1) through (3) of this section through a self certification program, provided that an applicant is ineligible for self-certification if that applicant has been found non-compliant with the requirements of those subsections on any project within the previous 12 months.

~~((5) The architectural design elements in SCC 30.23A.040(1), (2), and (3) shall be implemented pursuant to the Snohomish County Residential Design Manual to the extent that they are covered in the Snohomish County Residential Design Manual, provided that in the event of a conflict between the Snohomish County Residential Design Manual and Title 30 SCC, the code shall take precedence)).~~

30.23A.050 Single-family attached dwelling, mixed townhouse, and townhouse development design standards.

...

(3) *Architectural design elements.* Each single-family attached dwelling structure, townhouse structure, and residential dwelling structure in a mixed townhouse development shall incorporate variation to any facade of a building that faces a road network element or other public space, whether publicly or privately owned (such as a shared common space or internal pedestrian facility providing access to other dwelling units), by using at least three of the following elements:

- (a) Changes in the roofline at intervals not greater than 40 feet in continuous length, such as variations in roof pitch, overhangs, projections, and extended eaves;
- (b) Distinctive window patterns that are not repeated within groupings of up to four dwelling units;
- (c) Variations in the setback of the front facade of the building by at least five feet between adjoining dwelling units;
- (d) ~~((Stepbacks))~~ Setbacks on the facade of at least two feet in depth and four feet in width at intervals of not more than 30 feet;
- (e) Diminishing upper floors (gross floor area of upper story is smaller than the gross floor area of the lower story);
- (f) Balconies, bays, or changes in the wall plane of the front facade of the building;

PDS proposes to remove references to the URDS Snohomish County Residential Design Manual in this section, as the design manual is burdensome and difficult to maintain and may cause confusion. Stepbacks is replaced with setbacks consistent with changes to other sections.

(g) Garage door entrance(s) for automobiles located at the side or rear of the building;
or

(h) Other architectural elements that the director determines accomplish the objective of visually dividing the structure into smaller identifiable sections.

~~((4) The architectural design elements in this subsection (3) of this section shall be implemented pursuant to the Snohomish County Residential Design Manual.))~~

~~((5))~~ (4) *Reduced setbacks and required easements.* Single-family attached dwelling, mixed townhouse, and townhouse developments may qualify for reduced setbacks and require special easements in accordance with the following:

(a) The director may reduce the underlying zoning side and rear lot line setbacks to zero for townhouse structures, dwellings in a mixed townhouse development, and single-family attached dwellings to allow for zero lot line development; provided, that the remaining underlying zoning setbacks meet the requirements of the zone.

(b) Single-family attached dwellings, townhouse structures, and residential dwelling structures in mixed townhouse developments built as zero lot line development shall provide a five-foot wide building maintenance easement for walls, eaves, chimneys, and other architectural features that rest directly on the lot line. The maintenance easement shall be included in the covenants, conditions, and restrictions of the adjoining lots, and may be recorded with the covenants, conditions, and restrictions or in a separate document approved by the director.

~~((6))~~ (5) *Restrictive covenants.* The directory may require an applicant to grant and records covenants, access easements, and joint use and maintenance agreements for a townhouse or mixed townhouse development. When required, covenants, access easements, and joint use and maintenance agreements shall be recoded with the county auditor prior to final inspection of the first unit and identify the rights and responsibilities of the property owner(s) and/or homeowners' association. These rights and responsibilities may describe the use and maintenance of: common garage, parking areas, and vehicle access areas; pedestrian facilities; on-site recreation areas; landscaping; underground utilities; common open space; exterior building facades and roofs; and other similar features.

~~((7))~~ (6) *Specific design standards for townhouse and mixed townhouse developments.* Townhouse and mixed townhouse developments shall be subject to additional design standards contained in SCC Table 30.23A.050(1), SCC Table 30.23A.050(2), and SCC Table 30.23A.050(3).

30.23A.060 Multifamily design standards.

Multifamily dwellings shall comply with the following requirements:

(1) *Site layout and pedestrian circulation.*

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

PDS proposes to remove references to the URDS Snohomish County Residential Design Manual in this section to be consistent with other proposed amendments.

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

(i) Configure the buildings around the courtyard;

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

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

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

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

(2) Location of Parking.

(a) Surface parking spaces shall be located to the side or rear of buildings.

(b) Structured parking facilities shall be located underneath residential dwellings or to the side of the building.

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

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

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

(3) Exterior lighting.

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

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

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

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

(5) Architectural design elements.

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

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

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

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

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

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

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

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

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

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

30.23A.080 On-site recreation space

(1) On-site recreation space shall be required for residential development that is subject to the provisions of this chapter and containing seven or more dwellings, except this section shall not apply to projects submitted under chapter 30.42B SCC.

(2) On-site recreation space shall be provided in accordance with SCC Table 30.23A.080(2):

Table 30.23A.080(2) ~~((On-site recreation space requirements))~~ On-site Recreation Space Requirements

~~((Number of Dwelling Units))~~ Total number of dwelling units within the development

Amount of on-site recreation open space required per each dwelling unit

Table 30.23A.080(2) is proposed to be amended to better describe the amount of recreation space is required by dwelling unit. This change helps to clarify how many units are counted towards the amount of space required.

There are additional grammatical changes to this section to aid in readability.

((Units)) 1 to 40 dwelling units	200 sq ft
((Units)) 41 to 100 dwelling units	150 sq ft
((Units)) Over 100 dwelling units	100 sq ft

(3) The requirements in SCC Table 30.23A.080(2) may be reduced by up to 50 percent for residential development that is located within one-quarter mile walking distance of a public park or public school containing a playground or outdoor recreational facilities. The director shall determine the amount of reduction based on the following:

- (a) The availability of safe pedestrian facilities connecting to the development to the ((park/school)) park or school;
- (b) The ability of the ((park/school)) park or school facilities to accommodate additional usage by residents of the development; and
- (c) The number of parks and school facilities located within one-quarter mile distance.

(4) On-site recreation open space shall be designed as follows:

- (a) On-site recreation open space shall be located in a separate tract for subdivisions and short subdivisions from the residential dwellings and shall have an undivided ownership interest by owners of the development;
- (b) At least 40 percent of the total required on-site recreation open space shall be consolidated in one location within the development;
- (c) At least 75 percent of the total required on-site recreation open space shall be located outside of critical areas other than buffers identified in chapter 30.62A SCC;
- (d) No on-site recreation open space ((tract)) shall contain less than 700 square feet in area;
- (e) on-site recreation open space shall be developed for active and passive uses. At least 50 percent of the on-site recreation open space shall be designed and improved for one or more active uses. When an area of on-site recreation open space is designed and improved for active uses other than improved pedestrian or bicycle paths with hard surfaces, the average width of the area shall be at least equal to half of the average length of the area. Active uses include, but are not limited to:
 - (i) Playgrounds developed with children's play equipment;
 - (ii) Improved pedestrian or bicycle paths with hard surfaces;
 - (iii) Sports fields (such as soccer or softball fields), with associated improvements;
 - (iv) Indoor or outdoor sports courts (such as volleyball, basketball or tennis courts), swimming pools, and similar facilities;
 - (v) Picnic areas with permanent tables, benches, or gazebos;

(vi) Community clubhouse and meeting facilities; (vii) Community gardens for use by the residents; (viii) Plazas with lighting, artwork, and sitting space for pedestrians at four or more spaces for every required 100 square feet of area; and (ix) Other similar uses approved by the director; (f) Passive uses include critical areas that cannot be developed, nature interpretive areas, bird watching facilities, unimproved trails, and similar uses approved by the director; (g) The following drainage facilities may be counted as <u>passive</u> on-site ((passive)) recreation space; (i) Unfenced detention, retention, and wet ponds; (ii) Stormwater treatment wetlands; (iii) Stormwater infiltration trenches and bioswales that serve more than one dwelling <u>unit</u>; and (iv) Vegetated areas located above underground detention facilities; ((and)) (h) Access for pedestrians shall be provided from all ((dwellings)) <u>dwelling units</u> within the development to the on-site recreation space through trails, <u>pedestrian facilities</u>, ((sidewalks, pathways)) and other similar means of access pursuant to SCC 30.24.080; and (i) On-site recreation space shall not include privately owned yards.	
30.91S.160 Setback. "Setback" means the distance that a building, <u>a section of a building such as upper stories</u>, or use must be removed from the lot lines of the property.	This proposed change to setbacks clarifies setbacks to reflect the proposed new diagram in SCC 30.23.040 and the interpretation of setback.
((30.91S.455 Snohomish County Residential Design Manual. "Snohomish County Residential Design Manual" means the residential manual adopted by the director by rule under chapter 30.82 SCC. The residential design manual shall provide detail and specificity regarding code requirements contained in this title and the EDDS for all urban residential development.))	PDS proposes to remove references to the URDS Snohomish County Residential Design Manual in this section, as the design manual is burdensome and difficult to maintain and may cause confusion.

ANALYSIS

The following analysis provides a summary of the proposed code amendments' compliance with state law, regional, countywide planning policies, and county comprehensive plan policies.

Compliance with State Law

The Growth Management Act (GMA) planning goals, contained in RCW 36.70A.020, guide the development of local comprehensive plans and development regulations. The following planning goals apply to the proposed code changes:

GMA Goal 7 – Permits. Applications for both state and local permits should be processed in a timely and fair matter to ensure predictability.

Analysis: The proposed amendments would support the permitting goal, as they support clarifying code language which ensures predictable and fair permitting review.

GMA Goal 1 – Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

Analysis: The proposed code changes to the URDS chapter and removing the URDS Design Manual references supports the GMA Goal 1 as it reduces confusion for developing housing in urban areas and allows for more development.

Compliance with the Multi-County Planning Policies

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

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

Analysis: The proposed changes would clarify code to be more understandable. Replacing setback with setback improves code consistency, as the terms are used synonymously, although setback is not defined in code. Removing the terms 'subdivision', 'detached single family', and 'right of way' in SCC 30.23A.040 removes potential confusion about the applicability of the section to projects, as the terms do not comprehensively describe the kinds of housing that apply to URDS. Amending Table 30.23A.080(2) to describe the amount of recreation space that is required per dwelling unit additionally helps to make SCC more understandable and consistent.

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

Analysis: The proposed changes would support urban development through streamlining the permitting review process for urban residential development. Additionally, removing references to the URDS Design Manual helps to reduce confusion between the outdated designs presented in the manual and the design standards in code.

Compliance with the Countywide Planning Policies

The proposed amendments are consistent with the following countywide planning policies (CPP):

HO-11 – The county and cities should consider the economic implications of proposed building and land use regulations so that the broader public benefit they serve is achieved with the least additional cost to housing.

Analysis: The proposed changes would streamline the permitting process through reducing confusion in code language and eliminating the URDS Design Manual which could encourage increased housing development.

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

Analysis: Through eliminating the URDS Design Manual in the proposed code, the URDS chapter more consistently and accurately describes the design guidelines for urban development.

Compliance with the Snohomish County Comprehensive Plan

The proposed amendments would be consistent with and help implement the Snohomish County Growth Management Act Comprehensive Plan (GMACP). The following policy applies to the code amendments as proposed in this report.

Objective LU 4.A – Improve the quality of residential, commercial, and industrial development through comprehensive design standards and a design review process.

Analysis: The proposed code amendment to remove reference to the URDS Design Manual support Objective LU 4.A through improving the permitting design review process and making the design standards more consistent.

Policy ED 2.A.1 – Snohomish County shall work to ensure that the Snohomish County Code is understandable, accessible, and user friendly document.

Policy ED 2.A.3 – To ensure timeliness, responsiveness, and increased efficiency, the county shall maintain a program of continuous review of the permitting process to eliminate unnecessary procedures that do not respond to legal requirements for public review and resident input.

Analysis: The proposed code amendments streamline the permitting process through clarifying code, better defining standards, and reducing additional steps for design review.

Environmental Review

Staff has completed a SEPA checklist for this proposed code amendment and will be issuing a Determination of Non-significance on January X, 2025. The 14-day public comment period will conclude prior to the Planning Commission briefing on February 25, 2025.

Notification of State Agencies

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

Staff Recommendation:

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

Action Requested

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

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



SNOHOMISH COUNTY PLANNING COMMISSION

June 9, 2025

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

SUBJECT: Planning Commission Recommendation Relating to Proposed Urban Residential Design Standards (URDS) Part Two

Dear Snohomish County Council:

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

The proposed code amendments would amend Snohomish County Code (SCC) chapters 30.23, 30.23A, and 30.915 SCC related to URDS. Amendments include removing outdated or inaccurate terminology, adding clarifying language to ensure consistent implementation of the URDS requirements, and removing reference to and the requirement to comply with the obsolete Snohomish County Residential Design Manual.

There was one (1) written comment received by the Planning Commission from the public prior to the March 25th public hearing, and zero (0) members of the public commented at the public hearing.

PLANNING COMMISSION RECOMMENDATION

At the March 25, 2025 Planning Commission meeting, Commissioner Campbell made a motion, seconded by Commissioner Sheldon, recommending APPROVAL of the proposed URDS Part Two amendments contained in the staff report.

Vote (Motion):

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

0 opposed

0 abstentions

Amendment passed

This recommendation was made following the close of the public hearing and after due consideration of information presented and is based on the findings and conclusions presented in the February 5, 2025 staff report, with which the Commission concurred.

Respectfully submitted,

Robert W Larsen

Robert W Larsen (Jun 12, 2025 18:41 PDT)

SNOHOMISH COUNTY PLANNING COMMISSION

Robert Larsen, Chairman

URDS Part 2
Planning Commission Recommendation Letter
Index # : File Name : 2_0012.pdf
Code Amendments to Chapter 30.23, 30.23A, and 30.91S SCC
June 9, 2025

cc: Dave Somers, Snohomish County Executive
Mike McCrary, Director, Planning and Development Services
Darren Groth, Long Range Planning Manager, Planning and Development Services

Executive/Council Action Form (ECAF)

ITEM TITLE:

..Title

Ordinance 25-057, relating to Growth Management; revising regulations concerning Urban Residential Development; amending Chapters 30.23, 30.23a, and 30.91s of the Snohomish County Code

..body

DEPARTMENT: Planning and Development Services

ORIGINATOR: Hilary McGowan, Senior Planner, Planning and Development Services

EXECUTIVE RECOMMENDATION: Approved by Ken Klein 9/29/25

PURPOSE: To amend Snohomish County Code (SCC) chapters 30.23, 30.23A, and 30.91S SCC related to Urban Residential Design Standards (URDS). Amendments include removing outdated or inaccurate terminology, adding clarifying language to ensure consistent implementation of the URDS requirements, and removing reference to and the requirement to comply with the obsolete Snohomish County Residential Design Manual.

BACKGROUND: Chapter 30.23A SCC (URDS) provides standards and guidelines that address site and building design features for new urban residential development in urban unincorporated Snohomish County. Chapter 30.23 SCC is comprised of the General Development Standards – Bulk Regulations that contain matrices that define setback, lot coverage, building height, and lot dimension regulations for all zones in unincorporated Snohomish County.

FISCAL IMPLICATIONS:

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

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

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

CONTRACT INFORMATION:

ORIGINAL	CONTRACT#	AMOUNT
AMENDMENT	CONTRACT#	AMOUNT

Contract Period

ORIGINAL	START	_____	END	_____
AMENDMENT	START	_____	END	_____

OTHER DEPARTMENTAL REVIEW/COMMENTS: Reviewed/approved by Finance – Nathan Kennedy 9/29/25. AATF: Alethea Hart 9/9/25

Adopted:
Effective:

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

ORDINANCE NO. 25-057

RELATING TO GROWTH MANAGEMENT; REVISING REGULATIONS CONCERNING URBAN RESIDENTIAL DEVELOPMENT; AMENDING CHAPTERS 30.23, 30.23A, AND 30.91S OF THE SNOHOMISH COUNTY CODE

WHEREAS, Urban Residential Design Standards (URDS) were adopted into chapter 30.23A of the Snohomish County Code (SCC) in 2009 through Amended Ordinance No. 08-101; and

WHEREAS, SCC 30.91S.160 – Setback was adopted and defined in 2002 through Amended Ordinance 02-064; and

WHEREAS, while SCC 30.91S.160 defines the term “setback,” the term is often used interchangeably with “stepback,” which was introduced in 2009 through Amended Ordinance 08-101 but is not defined in title 30 SCC; and

WHEREAS, amendments contained in this ordinance clarify terminology and standards concerning urban residential development as described herein; and

WHEREAS, on February 25, 2025, the Snohomish County Planning Commission (the “Planning Commission”) was briefed by Planning and Development Services (PDS) staff about the proposed code amendments contained in this ordinance; and

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

WHEREAS, at the conclusion of its hearing, the Planning Commission deliberated and voted to recommend approval of the URDS code amendments as shown in its approval letter dated June 9, 2025; and

WHEREAS, on _____, 2025, the Snohomish County Council (the “County Council”) held a public hearing after proper notice, and considered public comment and the entire record related to the proposed amendments;

NOW, THEREFORE, BE IT ORDAINED:

Section 1. The County Council makes the following findings:

- 1 A. The County Council adopts and incorporates the foregoing recitals as findings as if set forth fully
2 herein.
3
- 4 B. This ordinance amends SCC chapters 30.23, 30.23A, and 30.91S. These amendments will remove and
5 replace terminology that is inconsistent with the rest of SCC 30.23 and SCC 30.23A and clarify
6 requirements for better consistency for review. This ordinance will also clarify URDS standards
7 based on recent changes to development in the Mixed Use Corridor (MUC) zone. Onsite recreation
8 requirements in SCC Table 30.23A.080(2) will be amended to better describe the amount of
9 recreation space that is required based on the total number of dwelling units in a new development.
10 This ordinance will remove references to the Snohomish County Residential Design Manual, as it is
11 no longer needed to provide information for URDS development. Finally, this ordinance will
12 implement housekeeping changes within these chapters of SCC.
13
- 14 C. In developing the proposed amendments, the County considered the following GMA goals:
15
- 16 GMA Goal 1 – Urban Growth. Encourage development in urban areas where adequate public
17 facilities and services exist or can be provided in an efficient manner.
18
- 19 The proposed amendments to the URDS chapter and the removal of references to the URDS Design
20 Manual support GMA Goal 1, as this amendment reduces confusion for developing housing in urban
21 areas and allows for increased development.
22
- 23 GMA Goal 7 – Permits. Applications for both state and local government permits should be
24 processed in a timely and fair manner to ensure predictability.
25
- 26 The proposed amendments support GMA Goal 7 by clarifying code language which ensures
27 predictable and fair permitting review.
28
- 29 D. The amendments are consistent with the following multicounty planning policies (MPPs) from Puget
30 Sound Regional Council VISION 2050:
31
- 32 MPP-H-10 – Encourage jurisdictions to review and streamline development standards and
33 regulations to advance their public benefit, provide flexibility, and minimize additional costs to
34 housing.
35
- 36 Proposed amendments clarify the intent of the URDS chapter by using accurate and consistent
37 terminology and make the code more understandable.
38
- 39 MPP-DP-47 – Streamline development standards and regulations for residential and commercial
40 development and public projects, especially in centers and high-capacity transit station areas, to
41 provide flexibility and to accommodate a broader range of project types consistent with the
42 regional vision.
43

1 Proposed amendments support urban development through streamlining the permitting review
2 process for urban residential development. Additionally, removing references to the URDS Design
3 Manual helps to reduce confusion between the outdated designs presented in the manual and the
4 design standards in code.

5
6 E. The amendments are consistent with the following countywide planning policies (CPPs):

7
8 CPP-HO-11 – The county and cities should consider the economic implications of proposed
9 building and land use regulations so that the broader public benefit they serve is achieved with
10 the least additional cost to housing.

11
12 The proposed amendments will reduce confusion in existing code language and eliminate the use of
13 the URDS Design Manual to help streamline the permitting process and encourage increased
14 housing development.

15
16 CPP-DP-13 – The County and cities should integrate the desirable qualities of existing residential
17 neighborhoods when planning for urban centers and mixed-use developments. Jurisdictions
18 should adopt design guidelines and standards for urban centers to provide for compact, efficient
19 site design that integrates building design with multimodal transportation facilities and publicly
20 accessible open spaces.

21
22 Through eliminating the URDS Design Manual, these amendments support guidelines for urban
23 development that are more consistent and accurate.

24
25 F. The amendments are consistent with and help implement a number of policies contained within the
26 County’s GMACP. The following policies apply to the code amendments in this ordinance:

27
28 Objective LU 4.A – Improve the quality of residential, commercial, and industrial development
29 through comprehensive design standards and a design review process.

30
31 The amendments to the code to remove references to the URDS Design Manual support Objective
32 LU 4.A through improving the permitting design review process and making the design standards
33 more consistent.

34
35 Policy ED 2.A.1 – Snohomish County shall work to ensure that the Snohomish County code is
36 understandable, accessible, and user friendly.

37
38 Policy ED 2.A.3 – To ensure timeliness, responsiveness, and increased efficiency, the county shall
39 maintain a program of continuous review of the permitting process to eliminate unnecessary
40 procedures that do not respond to legal requirements for public review and resident input.

41
42 Objective HO 3.A – Encourage land use practices, development standards, and building permit
43 requirements that reduce housing production costs.

1
2 Policy HO 3.A.2 – Development standards and building permit requirements shall be reviewed
3 on a continual basis to ensure clarity and consistency while providing for a timely, fair, and
4 predictable application processing outcome.
5

6 The changes in this ordinance streamline the permitting process through clarifying code, better
7 defining standards, and reducing additional steps for review. The amendments to code additionally
8 encourage improving development standards that can reduce housing production costs. The
9 development standards listed in this ordinance reflect reviewed permit requirements that will
10 improve the process to be more timely, fair, and predictable.
11

12 G. This ordinance is consistent with the record.
13

- 14 1. This ordinance amends reference notes in SCC 30.23.040(59) and (60) and reference note in SCC
15 30.23.049(7), and SCC 30.23A.050(3), to replace the term “stepback” with the term “setback”
16 applicable to residential buildings in Low Density Multiple Residential (LDMR) and Multiple
17 Residential (MR) Zones and Urban Residential Design Standards. The term “stepback” is not
18 defined in code, however both terms have been used by PDS for the requirement that an entire
19 building may need to be setback from a lot line or portions of a building above a certain height,
20 such as a building’s upper stories, need to be setback a minimum distance from a lot line. Figure
21 30.23.040(59) is replaced to better illustrate setback requirements for portions of a building
22 above a certain height in support of replacing the limited use of the term “stepback” in code
23 with “setback.” The definition of setback in SCC 30.91S.160 will be amended to clarify that the
24 term applies to both buildings and sections of a building, such as a building’s upper stories.
25
- 26 2. This ordinance amends the URDS applicability section in SCC 30.23A.020(1)(c) to clarify that the
27 URDS standards in chapter 30.23A SCC do not apply to residential development or mixed used
28 development in the Mixed Use Corridor (MUC) Zone under chapter 30.31G SCC. On December 4,
29 2024, the County Council adopted Amended Ordinance No. 24-065 adopting regulations for the
30 new MUC Zone in a new chapter 30.31G SCC. The new chapter includes SCC 30.31G.170 to
31 clarify that the URDS requirements of chapter 30.23A SCC do not apply to development in the
32 MUC zone. This amendment makes a similar change to the applicability section of chapter
33 30.23A SCC consistent with SCC 30.31G.170.
34
- 35 3. This ordinance replaces outdated terms to ensure the URDS requirements better align with the
36 full scope of development subject to chapter 30.23A SCC. The ordinance replaces the term
37 “subdivision” with “development” in SCC 30.23A.040 to fully encompass the kinds of housing
38 that apply to URDS. Reference to subdivisions in current code creates confusion because the
39 section is intended also to apply to short subdivisions and SFDUs, which are development types
40 not created through the subdivision process. Similarly, this ordinance replaces the term “right of
41 way” with “public road” or “road network element” in SCC 30.23A.040 and SCC 30.23A.060 to
42 accurately describe the type of vehicular access applicable to developments subject to URDS.
43

- 1 4. The ordinance clarifies on-site recreation space requirements in SCC Table 30.23A.080(2) to
2 better describe the amount of recreation space that is required based on the total number of
3 dwelling units in the development. This change assists in clarifying how many units are counted
4 towards the amount of on-site recreation space required.
5
- 6 5. This ordinance removes references to the Snohomish County Residential Design Manual
7 (“Design Manual”) in SCC 30.23A.030, 30.23A.040, 30.23A.050, and 30.23A.060. The Design
8 Manual established urban residential design standards in detail and was originally intended to
9 assist the application of design standards to project development and review. It provided
10 detailed illustrations to help clarify the intent of the design standards and was meant to
11 facilitate the permit application and review process for applicants and county staff. SCC
12 30.91S.455 defines the Snohomish County Residential Design Manual as: “[T]he residential
13 design manual adopted by the director by rule under chapter 30.82 SCC. The residential design
14 manual shall provide detail and specificity regarding code requirements contained in this title
15 and the EDDS for all urban residential development.” The level of detail described in the
16 definition is now included in code (chapter 30.23A SCC) and in EDDS and does not need to be
17 duplicated in the Design Manual. Since its adoption in 2009, the Design Manual has been
18 difficult to maintain and update and has caused confusion for applicants designing projects to
19 meet URDS requirements in chapter 30.23A SCC. The rule adopting the Design Manual was
20 repealed in 2025. This ordinance also repeals the definition of the Design Manual in SCC
21 30.91S.455.
22
- 23 6. This ordinance also makes a number of housekeeping amendments to SCC 30.23.040, SCC
24 30.23A.020, SCC 30.23A.040, SCC 30.23A.050, SCC 30.23A.060, and SCC 30.23A.080 to improve
25 code readability. Housekeeping amendments include the removal of a reference to the 2005
26 ordinance that repealed the reference note in SCC 30.23.040(36).
27
- 28 H. The code amendments are consistent with the record as set forth in the PDS Staff Report dated
29 February 5, 2025.
30
- 31 I. The amendments have been evaluated for the potential to create barriers to the implementation of
32 low impact development (LID) principles and measures for stormwater management. The updates
33 to SCC will not impact LID principles or measures.
34
- 35 J. The amendments will not have an impact on the demand for capital facilities and utilities. County
36 and external service providers maintain long-range plans and financing strategies to meet projected
37 service demands that will not be impacted by the proposed amendments.
38
- 39 K. This project will not impact job creation in the county, and will potentially have a positive impact on
40 housing production through encouraging housing development by simplifying and clarifying
41 development regulations.
42
- 43 L. Procedural requirements.

- 1
- 2 1. Under Snohomish County Code, this ordinance is a Type 3 legislative action pursuant to SCC
- 3 30.73.010 and 30.73.020.
- 4
- 5 2. As required by RCW 36.70A.106(1), a notice of intent to adopt the proposed code amendments
- 6 was transmitted to the Washington State Department of Commerce for distribution to state
- 7 agencies on March 11, 2025.
- 8
- 9 3. State Environmental Policy Act (SEPA), chapter 43.21C RCW, requirements with respect to this
- 10 non-project action have been satisfied through the completion of an environmental checklist
- 11 and the issuance of a determination of non-significance on March 11, 2025.
- 12
- 13 4. The public participation process used in the adoption of this ordinance complies with all
- 14 applicable requirements of the GMA and SCC, including but not limited to, RCW 36.70A.035,
- 15 RCW 36.70A.140, and chapter 30.73 SCC.
- 16
- 17 5. The Planning Commission was briefed on the proposed amendments at its February 25, 2025,
- 18 meeting and conducted a public hearing on the proposed amendments at its March 25, 2025,
- 19 meeting, resulting in its letter on June 9, 2025, recommending approval of the code
- 20 amendments contained in this ordinance.
- 21
- 22 6. The Washington State Attorney General last issued an advisory memorandum, as required by
- 23 RCW 36.70A.370, in October 2024 entitled "Advisory Memorandum and Recommended Process
- 24 for Evaluating Proposed Regulatory or Administrative Actions to Avoid Unconstitutional Takings
- 25 of Private Property" to help local governments avoid the unconstitutional taking of private
- 26 property. The process outlined in the State Attorney General's 2024 advisory memorandum was
- 27 used by Snohomish County in objectively evaluating the regulatory changes proposed by this
- 28 ordinance.
- 29

30 **Section 2.** The County Council makes the following conclusions:

- 31
- 32 A. The proposal complies and is consistent with the GMA, Washington State law, and the SCC.
- 33
- 34 B. The proposal complies and is consistent with the GMACP.
- 35
- 36 C. The County has complied with all SEPA requirements with respect to this non-project action.
- 37
- 38 D. The public participation process used in the adoption of this ordinance complies with all applicable
- 39 requirements of the GMA and Title 30 SCC.
- 40
- 41 E. The amendments proposed by this ordinance do not result in an unconstitutional taking of private
- 42 property for a public purpose.
- 43

1 **Section 3.** The Snohomish County Council bases its findings and conclusions on the entire record
2 of the County Council, including all testimony and exhibits. Any finding, which should be deemed a
3 conclusion, and any conclusion which should be deemed a finding, is hereby adopted as such.
4

5 **Section 4.** Snohomish County Code Section 30.23.040, last amended by Amended Ordinance No.
6 24-028 on December 4, 2024, is amended to read:
7

8 **30.23.040 Reference notes for SCC Tables 30.23.030 and 30.23.032.**
9

- 10 (1) MR bulk requirements shall apply for all residential development permitted in the NB, PCB, CB, GC,
11 and BP zones.
12
- 13 (2) When subdivisionally described, the minimum lot area shall be 1/128th of a section.
14
- 15 (3) When subdivisionally described, the minimum lot area shall be 1/32nd of a section.
16
- 17 (4) In the LDMR zone, the maximum density shall be calculated based on 4,000 square feet of land per
18 dwelling unit, except that existing dwelling units may be retained as part of new development in the
19 LDMR zone without counting towards the maximum density.
20
- 21 (5) In the MR zone the maximum density shall be calculated based on 2,000 square feet of land per
22 dwelling unit, except that:
23
- 24 (a) Existing dwelling units may be retained as part of new development in the MR zone without
25 counting towards the maximum density.
26
- 27 (b) For sites zoned MR, NB, PCB, CB, or GC in the Southwest UGA where any portion of the site is
28 within 2,000 feet of the edge of the right-of-way of State Route 99 there is no maximum density,
29 provided that either:
30
- 31 (i) One or more transfer of development rights (TDR) credits must be used to realize the
32 additional density under subsection (5)(b) of this section according to the requirements of
33 chapter 30.35A SCC; or
34
- 35 (ii) Developments for which the applicant provides documentation to the director showing that
36 the entire project has been granted a property tax exemption by the Washington State
37 Department of Revenue under RCW 84.36.041, 84.36.042, 84.36.043, or 86.36.560 shall be
38 exempt from the requirements of chapter 30.35A SCC.
39
- 40 (6) Commercial forestry structures shall not exceed 65 feet in height.
41
- 42 (7) Non-residential structures shall not exceed 45 feet in height.
43

- 1 (8) Lot coverage includes all buildings on the given lot.
2
- 3 (9) Sites zoned MR, NB, PCB, CB, or GC in the Southwest UGA where any portion of the site is within
4 2,000 feet of the edge of the right-of-way of State Route 99 are exempt from minimum lot area,
5 minimum lot width, and maximum lot coverage requirements.
6
- 7 (10) RESERVED for future use.
8
- 9 (11) These setbacks shall be measured from the property line.
10
- 11 (12) Greater setbacks than those listed may apply to areas subject to Shoreline Management Program
12 jurisdiction or critical areas regulations in chapters 30.62A, 30.62B, 30.62C, and 30.67 SCC. Some
13 uses have special setbacks identified in SCC 30.23.110.
14
- 15 (13) The listed setbacks apply where the adjacent property is zoned F. In all other cases, setbacks are the
16 same as in the R-8,400 zone. In the F zone, the setbacks for residential structures on 10 acres or less
17 which were legally created prior to being zoned to F shall be the same as in the R-8,400 zone.
18
- 19 (14) The maximum building height is 75 feet for multifamily structures on sites zoned MR, NB, PCB, CB,
20 and GC that are in the Southwest UGA where any portion of the site within 2,000 feet of the edge of
21 the right-of-way of State Route 99. Subject to the requirements in SCC 30.22.100, non-residential
22 uses are allowed on the first floor of multifamily structures on sites zoned NB, PCB, CB, and GC that
23 are in the Southwest UGA where any portion of the site is within 2,000 feet of the edge of the right-
24 of-way of State Route 99.
25
- 26 (15) See SCC 30.23.300.
27
- 28 (16) The maximum building height is increased an additional five feet when the building includes a
29 daylight basement, except under conditions that would violate any other applicable requirements of
30 Title 30 SCC, including the height limit requirements of the Shoreline Management Program (SCC
31 30.67.460), airport compatibility regulations (SCC 30.32E.060), and urban residential design
32 standards (chapter 30.23A SCC).
33
- 34 (17) In the IP zone there shall be an additional one foot setback for every one foot of building height
35 over 45 feet.
36
- 37 (18) RESERVED for future use.
38
- 39 (19) See SCC 30.31A.020(1) and (2) which specify the minimum area of a tract of land necessary for PCB
40 or BP zoning.
41
- 42 (20) See additional setback provisions for dwellings located along the boundaries of designated farmland
43 contained in SCC 30.32B.130.

- 1
2 (21) See additional setback provisions for structures located adjacent to forest lands, and/or on lands
3 designated local forest or commercial forest contained in SCC 30.32A.110.
4
5 (22) The minimum lot size for properties designated Rural Residential (RR)—10 (Resource Transition) on
6 the comprehensive plan shall be 10 acres.
7
8 (23) Minimum lot area requirements may be modified within UGAs in accordance with SCC 30.23.020.
9
10 (24) In rural cluster subdivisions approved in accordance with the provisions of chapter 30.41C SCC, the
11 minimum lot area shall be as provided in SCC 30.23.220. The maximum lot area shall be 20,000
12 square feet or less when located in rural/urban transition areas.
13
14 (25) RESERVED for future use.
15
16 (26) RESERVED for future use.
17
18 (27) See SCC 30.23.050 for height limit exceptions. See also SCC 30.67.460 for height limit requirements
19 within shoreline jurisdiction.
20
21 (28) RESERVED for future use.
22
23 (29) See SCC 30.23.200 et seq. for additional lot area requirements and exceptions.
24
25 (30) SCC 30.32A.120 (Siting of new structures: Commercial forest land) requires an application for a new
26 structure on parcels designated commercial forest, but not within a designated commercial forest—
27 forest transition area, to provide a minimum 500-foot setback, which shall be a resource protection
28 area, from the property boundaries of adjacent commercial forest lands except that if the size,
29 shape, and/or physical site constraints of an existing legal lot do not allow a setback of 500 feet, the
30 new structure shall maintain the maximum setback possible, as determined by the department.
31
32 (31) Setback requirements for mineral excavation and processing are in SCC 30.23.110(27). Performance
33 standards and permit requirements are in chapter 30.32C SCC.
34
35 (32) For mineral excavation and processing: The site shall be a contiguous geographic area and have a
36 size of not less than 10 acres, except in the case of subsurface shaft excavations, no minimum
37 acreage is required, pursuant to SCC 30.32C.020(1).
38
39 (33) See SCC Table 30.28.050(4)(i) for setback requirements for structures containing a home
40 occupation.
41
42 (34) RESERVED for future use.
43

- 1 (35) See chapter 30.31E SCC, for more complete information on the Townhouse Zone height, setback,
2 and lot coverage requirements.
3
- 4 (36) RESERVED for future use (~~((MP and LDMR setbacks—DELETED by Ord. 05-094, effective September~~
5 ~~29, 2005)))~~).
6
- 7 (37) *Agriculture*. All structures used for housing or feeding animals, not including household pets, shall
8 be located at least 30 feet from all property lines.
9
- 10 (38) There shall be no subdivision of land designated commercial forest in the comprehensive plan
11 except to allow installation of communication and utility facilities if all the following requirements
12 are met:
13
- 14 (a) The facility cannot suitably be located on undesignated land;
15
- 16 (b) The installation cannot be accomplished without subdivision;
17
- 18 (c) The facility is to be located on the lowest feasible grade of forest land; and
19
- 20 (d) The facility removes as little land as possible from timber production.
21
- 22 (39) On parcels designated commercial forest, but not within a designated commercial forest—forest
23 transition area, establish and maintain a minimum 500-foot setback, which shall be a resource
24 protection area, from the property boundaries of adjacent commercial forest lands except when the
25 size, shape, and/or physical site constraints of an existing legal lot do not allow a setback of 500 feet,
26 the new structure shall maintain the maximum setback possible as provided in SCC 30.32A.120.
27
- 28 (40) Land designated local commercial farmland shall not be divided into lots of less than 10 acres unless
29 a properly executed deed restriction which runs with the land and which provides that the land
30 divided is to be used exclusively for agricultural purposes and specifically not for a dwelling(s) is
31 recorded with the Snohomish County auditor.
32
- 33 (41) Minimum lot area in the rural use zone shall be the minimum allowed by the zone identified as the
34 implementing zone by the comprehensive plan for the plan designation applied to the subject
35 property. Where more than one implementing zone is identified for the same designation, the
36 minimum lot size shall be that of the zone allowing the smallest lot size.
37
- 38 (42) RESERVED for future use.
39
- 40 (43) Additional bulk requirements may apply. Refer to SCC 30.31F.100 and 30.31F.140.
41
- 42 (44) The 50 percent maximum lot coverage limitation applies solely to the portion of the area within the
43 CRC comprehensive plan designation and zone that is centered at 180th Street SE and SR 9,

generally extending between the intersection of 172nd Street/SR 9 to just south of 184th Street/SR 9, as indicated on the county's FLUM and zoning map.

(45) The 30 percent maximum lot coverage limitation applies solely to the portion area located within the CRC comprehensive plan designation and zone that is centered at State Route (SR) 9 and 164th Street SE, as indicated on the county's Future Land Use Map (FLUM) and zoning map.

(46) Additional setbacks may apply to development within a rural cluster subdivision. Refer to chapter 30.41C SCC. Residential subdivision is restricted pursuant to SCC 30.32C.050. Uses are restricted where the R-5 zone coincides with the Mineral Resource Overlay (MRO) to prevent development which would preclude future access to the mineral resources.

(47) RESERVED for future use.

(48) RESERVED for future use.

(49) RESERVED for future use.

(50) RESERVED for future use.

(51) RESERVED for future use.

(52) RESERVED for future use.

(53) RESERVED for future use.

(54) A split parcel may be subdivided along the UGA boundary line using one of three methods. First, a split parcel may be subdivided along the UGA boundary line into two lots, whereby one lot remains within the UGA and the other lot remains outside the UGA, pursuant to SCC 30.41B.010(5). Second, a split parcel may be subdivided as part of a short plat application, pursuant to SCC 30.41B.010(8). Finally, a split parcel may be subdivided as part of a plat application, pursuant to SCC 30.41A.010(3).

(55) See SCC 30.42E.100(9)(c).

(56) RESERVED for future use.

(57) RESERVED for future use.

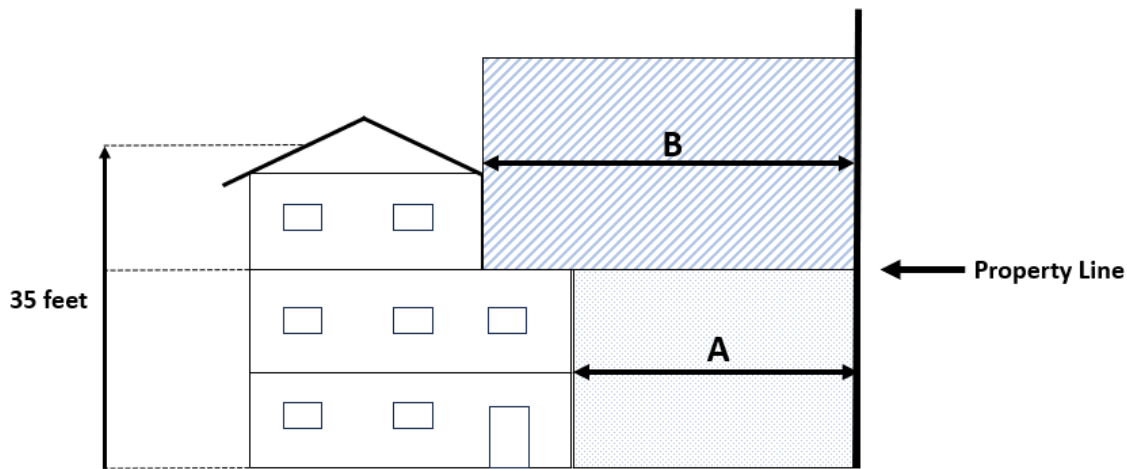
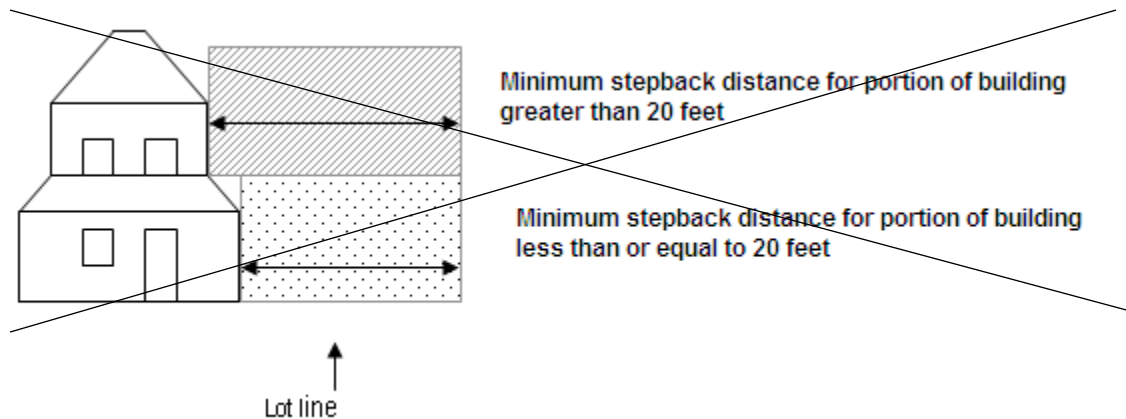
(58) RESERVED for future use.

(59) Relationship of setback to building height:

The minimum setback requirements are dependent on the heights of the building as specified in the column. To meet the setback requirements, buildings over 20 feet in height must either:

- (a) Set the entire building back the minimum setback distance; or
- (b) ~~((Stepback))~~ Setback those portions of the building exceeding 20 feet in height to the minimum setback distance, as illustrated in Figure 30.23.040(59).

Figure 30.23.040(59). ~~((Example of relationship))~~ Relationship of ((building height)) Building Height to ((stepback)) Setback



"A" represents the minimum setback distance for the portion of a building less than or equal to 20 feet in height.

"B" Represents the minimum setback distance for the portion of a building greater than 20 feet in height.

Note: An applicant may choose one or more setbacks for buildings greater than 20 feet in height if multiple setback requirements apply to the building height. For example, a building that is 45 feet in height may have a 20-foot setback for the portion of the building between 20 and 30 feet in height, and 25-foot setback for the portion of the building greater than 30 feet in height.

1 (60) ~~((Stepback))~~ Setback those portions of the building exceeding 45 feet in height from the minimum
2 side and rear yard setbacks by one additional foot for each additional two feet of building height.
3

4 (61) Single-family detached, single-family attached, and duplex structures shall comply with the
5 minimum setbacks required in the R-8,400 zone.
6

7 (62) Fencing between single-family detached, single family attached, and duplex structures shall be:
8

9 (a) Prohibited in the area that is within five feet of a third story ingress/egress window so ladder
10 access to the third floor window is not impeded; or
11

12 (b) Limited to either vegetative, wood, block, concrete or metal that does not exceed 42 inches in
13 height.
14

15 (63) Additional building height up to a maximum of 125 feet may be allowed under certain
16 circumstances as provided for in SCC 30.34A.040(1).
17

18 (64) If located within an airport compatibility area, building height is subject to the requirements of SCC
19 30.32E.060.
20

21 (65) Townhouse and mixed townhouse development may achieve the following density:
22

23 (a) For the R-7,200 zone, the maximum density shall be calculated based on 7,200 square feet of
24 land per dwelling unit, but the maximum density may be increased up to 50 percent. Existing
25 dwelling units may be retained as part of new development without counting towards the
26 maximum density.
27

28 (b) For the LDMR and MR zones, the maximum density established under subsections (4) and (5) of
29 this section may be increased up to 50 percent.
30

31 (c) Maximum density shall be determined by rounding up to the next whole unit when a fraction of
32 a unit is equal to five-tenths or greater.
33

34 (66) The maximum lot coverage in townhouse and mixed townhouse developments is 50 percent in the
35 LDMR zone and 50 percent in the MR zone except sites zoned MR where any portion of the site is
36 within 2,000 feet of the western edge of the right-of-way of State Route 99 or within 800 feet of the
37 eastern edge of the right-of-way of State Route 99, and the site is east of State Route 525 are
38 exempt from maximum lot coverage requirements consistent with SCC 30.23.040(9).
39

40 (67) See SCC 30.23.310.
41

42 **Section 5.** Snohomish County Code Section 30.23.049, last amended by Amended Ordinance No.
43 17-061 on March 28, 2018, is amended to read:

ORDINANCE NO. 25-057

RELATING TO GROWTH MANAGEMENT; REVISING REGULATIONS CONCERNING URBAN RESIDENTIAL DEVELOPMENT
STANDARDS; AMENDING CHAPTERS 30.23, 30.23A, AND 30.91S OF THE SNOHOMISH COUNTY CODE

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30.23.049 Reference notes for SCC Tables 30.23.041 through 30.23.047.

- (1) The setback shall be measured from the edge of the tract or easement. Where no tract or easement is established, the measurement shall be made from the edge of the road network element.
- (2) The setback may be reduced to the setback required for a structure if a vehicle entering the covered parking structure can turn around inside the covered parking structure and exit without having to back out.
- (3) These setbacks shall be measured from the edge of the right of way.
- (4) Applies to public rights-of-way under 60 feet that are not included in development subject to the recorded subdivision, short subdivision, or binding site plan. These setbacks shall be measured from the centerline of the right-of-way.
- (5) The county engineer may require the front lot line setback from a public right-of-way be measured from a right-of-way reservation line established in accordance with SCC 30.24.140(1), when:
 - (a) The right-of-way width is less than 60 feet in width and determined inadequate by the county engineer based on:
 - (i) The comprehensive plan arterial circulation map; or
 - (ii) An adopted design report, roadway design or right-of-way plan; and
 - (b) The right-of-way is not located in a recorded subdivision, short subdivision or binding site plan.
- (6) Single-family detached, single-family attached, and duplex structures constructed in the LDMR and MR zones shall use the minimum setbacks required in the R-8,400 zone.
- (7) Structures over two stories, other than single-family detached structures, shall increase the setbacks by three feet; provided, that the additional setback shall only be required as an upper floor (~~stepback~~) setback for portions of residential structures above 20 feet in height in the same manner as SCC 30.23.040(59).
- (8) In the IP zone there shall be additional one foot setback for every one foot of building height over 45 feet.
- (9) In the F zone, the setbacks for residential structures on lots 10 acres or less, where the lot was legally created prior to being zoned to F, shall be the same as in the R-5 zone.
- (10) See SCC 30.23.120 for front setback exceptions from road network elements.

- 1
2 (11) See SCC 30.41C.130 and 30.41C.140 for additional front setback requirements for lots created
3 through the rural cluster subdivision provisions of chapter 30.41C SCC.
4
5 (12) See SCC 30.23.040(59).
6
7 (13) In a townhouse or mixed townhouse development, setbacks for residential structures may be
8 reduced to a minimum of five feet from a public or private road.
9
10 (14) In a townhouse or mixed townhouse development, setbacks for entrances to covered parking
11 structures may be reduced under subsections (14)(a) and (b) of this section, except that such
12 entrances to covered parking structures shall be restricted under subsection (14)(c) of this section:
13
14 (a) A minimum of five feet from a public or private road.
15
16 (b) A minimum of zero feet from a drive aisle, shared court, shared driveway, or alley.
17
18 (c) The vehicular entrance to a covered parking structure shall not be located between nine and 19
19 feet from an abutting road network element. An entrance to a covered parking structure that is
20 located at least 19 feet from the abutting road network element may have upper-story floors
21 project up to four feet horizontally into the area where an entrance to a covered parking
22 structure is prohibited, and except as otherwise allowed under SCC 30.23.115 for minor
23 architectural features.
24
25 (15) The setback from a drive aisle that provides access to the rear of a lot, structure, or use, and is less
26 than 20 feet in width, shall be a minimum of four feet.
27

28 **Section 6.** Snohomish County Code Section 30.23A.020, last amended by Amended Ordinance
29 No. 10-072 on September 8, 2010, is amended to read:
30

31 **30.23A.020 Applicability**
32

- 33 (1) Urban residential design standards of this chapter shall apply to all new residential development
34 located within urban growth areas, excluding the following:
35
36 (a) Mobile homes and manufactured homes within mobile home parks;
37
38 (b) Construction of a detached (~~(single family)~~) single-family dwelling or duplex structure on a lot
39 created prior to April 21, 2009;
40
41 (c) Residential development or mixed use development subject to chapters 30.31G, 30.34A or
42 30.41G SCC; and
43

- (d) Any remodel of an existing (~~(single-family))~~ detached single-family dwelling, duplex, or (~~(attached single-family structure))~~ single-family attached dwelling;
- (e) Any remodel of a townhouse or multiple family structure that has been destroyed where the restoration cost does not exceed 75 percent of the assessed value of record when the destruction occurred; and
- (f) See SCC 30.42E for design standards for new mobile home parks.

- (2) When a development proposal has multiple uses or dwelling types, the most intensive use or dwelling type shall determine which provisions of this chapter shall apply.

Section 7. Snohomish County Code Section 30.23A.030, last amended by Amended Ordinance No. 17-062 on October 18, 2017, is amended to read:

30.23A.030 Compatibility design standards.

- (1) The purpose of compatibility design standards is to require additional features to be incorporated into higher density residential development when located adjacent to properties zoned and developed or designated for lower density single-family use in order to enhance the compatibility between uses.
- (2) Where residential development is subject to the provisions of this chapter, the provisions in SCC Table 30.23A.030(2) shall establish when the compatibility design standards in this section apply. When the adjacent property is within the UGA, it must also have one of the following characteristics, in addition to a zoning classification indicated with a “yes” in SCC Table 30.23A.030(2), before the compatibility measures are required:
- (a) A lower intensity designation than the project site on the Future Land Use map of the GMA Comprehensive Plan;
- (b) Platted and developed residential lots averaging 10,000 square feet in area or less; or
- (c) Homes located within 50 feet of the property line that have an average age of 15 years or less.

Table 30.23A.030(2) Zoning Test for Compatibility Design Standards

Zoning Classification of Adjacent Property →	R-9,600, R-8,400	R-7,200	Non-Urban Zones
Proposed Use ↓			
((Single-family detached)) Detached single-family dwellings at less than seven dwellings per gross acre			

Single-family detached at seven dwellings or more per gross acre ¹	Yes		Yes
Mobile home			
Duplex			
Single-family attached at less than seven dwellings per gross acre			
Single-family attached at seven dwellings or more per gross acre	Yes		Yes
Townhouse	Yes	Yes ²	Yes
Multifamily	Yes	Yes ²	Yes

Where “yes” is marked in the table, and at least one characteristic in SCC 30.23A.030(2) is present, SCC 30.23A.030(3) shall apply.

Footnote 1: This use shall also include any subdivision or short subdivision using the lot size averaging provisions of SCC 30.23.210, and shall apply only to that portion of the site where lots 6,000 square feet or less in size are proposed.

Footnote 2: The compatibility requirements for townhouse, mixed townhouse, and multifamily development shall not apply along property lines adjacent to property zoned R-7,200 and developed with townhouse or mixed townhouse development.

(3) When compatibility design standards are applicable, residential development shall incorporate at least two of the following design standards:

- (a) Increase the minimum building setback to 20 feet from those lot lines abutting urban zones, and 40 feet ~~((for))~~ from those lot lines abutting non-urban zones marked “yes” in SCC Table 30.23A.030(2);
- (b) Limit maximum building height to 30 feet within 50 feet of those abutting property lines to zones marked “yes” in SCC Table 30.23A.030(2);
- (c) Increase the perimeter landscaping vegetation by at least 50 percent over the amount required in SCC 30.25.017, or if no perimeter landscaping is required, provide a minimum 10-foot wide perimeter Type A landscaped buffer pursuant to the standards in SCC 30.25.017;
- (d) Limit townhouse and multifamily buildings located within 50 feet of abutting property lines to zones marked “yes” in SCC Table 30.23A.030(2) to a maximum of three dwelling units per building with a minimum separation of 25 feet between buildings;
- (e) Separate detached single-family ~~((detached))~~ dwelling and duplex ~~((dwelling))~~ structures by at least 20 feet between buildings located within 50 feet of abutting property lines to zones marked “yes” in SCC Table 30.23A.030(2);

(f) Incorporate two architectural features, such as those described in SCC 30.23A.040(2) ~~((or the Snohomish County Residential Design Manual))~~, to break up blank walls greater than 500 square feet that face properties in zones marked “yes” in SCC Table 30.23A.030(2); or

(g) Provide a decorative wall or solid and landscaped fence between buildings and adjacent properties located in zones marked “yes” in SCC Table 30.23A.030(2) that:

(i) Uses brick or stone;

(ii) Is a minimum height of five feet;

(iii) Incorporates architectural detailing, such as posts, ornamental iron grillwork, or ~~((other))~~ similar elements ~~((prescribed in Snohomish County Residential Design Manual))~~; and

(iv) Incorporates landscaping, openings, and other design elements that break up the continuity of a solid wall or fence at least every 10 feet unless otherwise approved by the director.

Section 8. Snohomish County Code Section 30.23A.040, adopted by Amended Ordinance No. 08-101 on January 21, 2009, is amended to read:

30.23A.040 Detached single-family dwelling and duplex design standards.

Detached single-family dwellings and duplex structures shall comply with the following requirements:

(1) Buildings shall incorporate at least two of the following design elements:

(a) A roof with a shape that is visually distinct from at least 75 percent of the other roofs in the ~~((subdivision))~~ development based on variations in roof forms and pitch, ridge line height, overhangs, projections, and extended eaves.

(b) A setback from the front lot line that differs by five feet or more from each of the adjacent buildings.

(c) A porch of at least 60 square feet at the front entry of the building that differs from at least 75 percent of other porches in the ~~((subdivision))~~ development by 10 percent or more in its dimensions or by its location relative to the garage.

(d) A primary entrance facing and visible from a public ~~((right-of-way))~~ or private road, or courtyard that opens up to a public ~~((right-of-way))~~ or private road.

(e) Building form and scale that is significantly different from at least 75 percent of the other buildings in the ~~((subdivision))~~ development, where rambler, daylight basement, ~~((split-level))~~

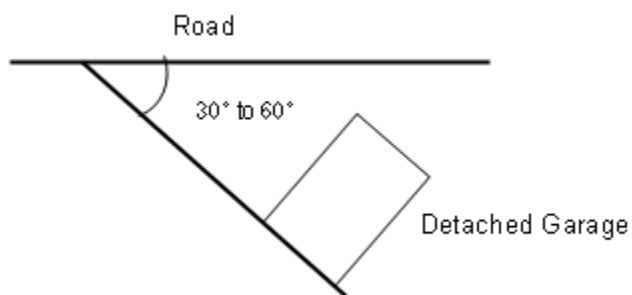
1 split-level, tri-level, two-story, or three-story are significantly different forms. A difference in
2 building height or width of 20 percent or more is also significantly different.

- 3
4 (2) Buildings shall be visually distinct from at least 75 percent of other buildings in the ((subdivision))
5 development in at least five of the following ways:

- 6
7 (a) Window size and type, such as single hung, double hung, slider, or awning.
8
9 (b) Window grids or mullions and trim design.
10
11 (c) Bay or bow window with a minimum projection of 12 inches.
12
13 (d) Siding texture, appearance, or color.
14
15 (e) Stone, brick, or other decorative siding material that wraps around the side of the building at a
16 height of at least two feet, and for a distance of at least four feet (minimum of two feet on each
17 side), matching elements of the facade.
18
19 (f) Roofing material and color.
20
21 (g) Roof forms, such as hip, gambrel, mansard, gable, or dormers.
22
23 (h) Primary roof pitch.
24
25 (i) Front door location, material, pattern, or color.
26
27 (j) Use of cantilevers, dormers or other project elements that give the facade a three-dimensional
28 quality.
29
30 (k) Variation in side wall design for houses located on a corner lot.
31
32 (l) Variations in porch design, such a columns, details, or roof.
33
34 (m) Size and location of a stoop of at least 30 square feet at the front entry of the building.
35
36 (n) Design of a stoop of at least 30 square feet at the front entry of the building, considering
37 elements such as columns, details, or roof.
38
39 (o) The front wall forms an angle of at least 30 degrees to a public or private road.
40
41 (p) Upstairs or “Juliet” balcony or other similar architectural features.
42

- (3) At least two of the following design features shall be incorporated into any attached or detached garage facing a ~~((public right of way, road, or drive aisle))~~ road network element, unless the garage is located at least 20 feet behind the foundation wall of the front of the house with no more than 50 percent of the front of the garage visible from the street.
- (a) Angle the garage by at least 45 degrees to the ~~((public right of way, private road or drive aisle))~~ road network element if it is attached or by 30 to 60 degrees to the ~~((public right of way, private road or drive aisle))~~ road network element if it is detached (see SCC Figure 30.23A.040(3)).
- (b) If there is only one garage door, limit the width of the garage door to ~~((ten))~~ 10 feet.
- (c) If there is more than one garage door, limit the width of each door to no more than ~~((ten))~~ 10 feet and provide at least a two-foot separation between doors.
- (d) Limit the size of the automobile garage door to 25 percent or less of the area of the facade on which the garage door is located, including the area of upper floors but not including the area of the roof.
- (e) Provide variation in the appearance of the garage ~~((door(s)))~~ doors through trim, windows, ~~((and/or))~~ or relief.
- (f) Cantilever the top story above the garage by at least 18 inches.
- (g) Provide architectural treatment, such as a trellis, subroof, or awning projecting one foot or more beyond garage to de-emphasize garage doors.
- (h) Locate the automobile garage door at least five feet back from the foundation wall of the front of the house, not including uncovered porches, ~~((and))~~ and stoops, and similar projections.

Figure 30.23A.040(3). Angled Garage



- (4) The director may implement the requirements of SCC 30.23A.040(1), (2) and (3) through a self-certification program, ~~((provided that))~~ however an applicant is ineligible for self-certification if that

applicant has been found non-compliant with the requirements of those subsections on any project within the previous 12 months.

~~((5) The architectural design elements in SCC 30.23A.040(1), (2) and (3) shall be implemented pursuant to the Snohomish County Residential Design Manual to the extent that they are covered in the Snohomish County Residential Design Manual, provided that in the event of a conflict between the Snohomish County Residential Manual and Title 30 SCC, the code shall take precedence.))~~

Section 9. Snohomish County Code Section 30.23A.050, last amended by Amended Ordinance No. 17-062 on October 18, 2017, is amended to read:

30.23A.050 Single-family attached dwelling, mixed townhouse, and townhouse development design standards.

Single-family attached dwellings and townhouse dwellings as well as dwellings in mixed townhouse developments shall comply with the following requirements:

(1) ~~((General site layout and pedestrian circulation requirements))~~ General site layout and pedestrian circulation requirements.

(a) Single-family attached dwelling, mixed townhouse, and townhouse developments shall have an integrated pedestrian circulation system that connects buildings, common space, and parking areas pursuant to SCC 30.24.080.

(b) Surface parking spaces shall be located to the side or rear of buildings, except as modified in SCC Table 30.23A.050(1).

(c) Driveways shall be designated in accordance with the EDDS.

(2) *Building orientation.* Buildings shall be oriented pursuant to SCC 30.23A.070.

(3) *Architectural design elements.* Each single-family attached dwelling structure, townhouse structure, and residential dwelling structure in a mixed townhouse development shall incorporate variation to any facade of a building that faces a road network element or other public space, whether publicly or privately owned (such as a shared common space or internal pedestrian facility providing access to other dwelling units), by using at least three of the following elements:

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

(b) Distinctive window patterns that are not repeated within groupings of up to four dwelling units;

- (c) Variations in the setback of the front facade of the building by at least five feet between adjoining dwelling units;
- (d) ~~((Stepbacks))~~ Setbacks on the facade of at least two feet in depth and four feet in width at intervals of not more than 30 feet;
- (e) Diminishing upper floors (gross floor area of upper story is smaller than the gross floor area of the lower story);
- (f) Balconies, bays, or changes in the wall plane of the front facade of the building;
- (g) Garage door entrance(s) for automobiles located at the side or rear of the building; or
- (h) Other architectural elements that the director determines accomplish the objective of visually dividing the structure onto smaller identifiable sections.

~~((4) The architectural design elements in this subsection (3) of this section shall be implemented pursuant to the Snohomish County Residential Design Manual.))~~

~~((5))~~ (4) *Reduced setbacks and required easements.* Single-family attached dwelling, mixed townhouse, and townhouse developments may qualify for reduced setbacks and require special easements in accordance with the following:

- (a) The director may reduce the underlying zoning side and rear lot line setbacks to zero for townhouse structures, dwellings in a mixed townhouse development, and single-family attached dwellings to allow for zero lot line development; provided, that the remaining underlying zoning setbacks meet the requirements of the zone.
- (b) Single-family attached dwellings, townhouse structures, and residential dwelling structures in mixed townhouse developments built as zero lot line development shall provide a five-foot wide building maintenance easement for walls, eaves, chimneys, and other architectural features that rest directly on the lot line. The maintenance easement shall be included in the covenants, conditions, and restrictions of the adjoining lots, and may be recorded with the covenants, conditions, and restrictions or in a separate document approved by the director.

~~((6))~~ (5) *Restrictive covenants.* The director may require an applicant to grant and record covenants, access easements, and joint use and maintenance agreements for a townhouse or mixed townhouse development. When required, covenants, access easements, and joint use and maintenance agreements shall be recoded with the county auditor prior to final inspection of the first unit and identify the rights and responsibilities of the property owner(s) and/or homeowners' association. These rights and responsibilities may describe the use and maintenance of: common garage, parking areas, and vehicle access areas; pedestrian facilities; on-site recreation areas; landscaping; underground utilities; common open space; exterior building facades and roofs; and other similar features.

~~((7))~~ (6) *Specific design standards for townhouse and mixed townhouse developments.* Townhouse and mixed townhouse developments shall be subject to additional design standards contained in SCC Table 30.23A.050(1), SCC Table 30.23A.050(2), and SCC Table 30.23A.050(3).

Table 30.23A.050(1) Additional Design Standards for Townhouse and Mixed Townhouse Developments: General Design Requirements

Standard	Requirement
Maximum number of dwelling units per townhouse structure	In the R-7,200 zone, the maximum number of dwelling units in a townhouse structure is six. In the T, LDMR, MR, NB, PCB, CB, and GC zones, the maximum number of dwelling units in a townhouse structure is eight.
Mixture of dwelling types in mixed townhouse developments	(a) At least 70 percent of the dwelling units in a mixed townhouse development shall be townhouse dwelling units, except as may be authorized under subsection (b). (b) An applicant may request an exception from subsection (a) when the development site only has sufficient development capacity for five dwelling units, in which case the director may allow a mixed townhouse development consisting of a three-unit townhouse and one of the following: two single-family detached dwelling units, two single-family attached dwelling units, or one duplex structure. (c) If an applicant elects to use the exception under subsection (b), the applicant shall demonstrate in writing why the requirements of subsection (a) cannot otherwise be satisfied.
Building separation	Building separation shall be determined under the requirements of subtitle 30.5 SCC.
Building transparency	(a) Dwelling units shall provide a minimum facade transparency of 20 percent for each primary facade and 10 percent for each secondary facade facing a road network element or other public space, whether publicly or privately owned (such as a shared common space or internal pedestrian facility providing access to other dwelling units), subject to the following: (i) Windows and doors may be employed to meet the minimum facade transparency requirements; (ii) Windows used to meet this standard must provide for transparent views from within the building to the road network element or other spaces, whether publicly or privately owned (such as shared common open space or internal pedestrian facility providing access to other dwelling units), and vice versa, except that

	semi-frosted or semi-glazed windows that allow for internal light to pass through may be used for ground-floor doors only; (iii) Each window shall be accented with trim, sill, or other architectural exterior molding or use a technique to recess or project the window from the facade plane to create visual interest; and (iv) Blank walls greater than 20 feet in length shall not be allowed; provided, that trellis work and other architectural features designed to break up height, bulk, and scale of a facade may be used as a measure to satisfy the maximum blank wall length standard with approval of the director. (b) For the purpose of this section, a primary facade is considered to be the building face with a primary pedestrian entrance and a secondary facade is considered to be any other qualifying building face.
Landscaping	(a) In addition to the landscaping requirements in chapter 30.25 SCC, landscaping shall be provided in all front and side setbacks and common outdoor areas associated with a dwelling unit. This additional landscaping shall be incorporated into the landscaping plan required by SCC 30.25.015 and include the following: (i) Existing non-noxious vegetation and trees shall be incorporated into the landscape design to the greatest extent possible; (ii) Shrubs shall be provided at a density of at least five plants per 100 square feet of landscaping area; (iii) Not more than 50 percent of the shrubs may be deciduous; and (iv) Groundcover that shall provide 90 percent coverage of the landscaped area within three years of planting. (b) Private patio, uncovered deck, or covered porch space for individual units may partially or fully satisfy the additional landscaping requirements under subsection (a), as determined by the director.
Parking	(a) Parking shall meet the following parking standards in addition to those under chapter 30.26 SCC: (i) All parking stalls associated with an individual dwelling unit shall be provided in accordance with any of the following: (A) The parking stall(s) shall be located upon the dwelling unit's driveway((s)).

	(B) The parking stall(s) shall be fully enclosed within an attached garage constructed as part of the dwelling unit. (C) The parking stall(s) shall be fully enclosed within an attached garage located within the footprint of another dwelling unit that is no more than 50 feet away. The garage space shall be physically partitioned and not accessible to the interior of the dwelling unit. The garage and stall(s) within shall be reserved for the sole use of the individual dwelling unit indicated in subsection (a)(i). Refer to SCC Figure 30.23A.050(1) for application of this requirement. (D) The parking stall(s) shall be fully enclosed within a consolidated parking structure which contains no more than eight parking stalls unless located below ground in which case there is no maximum. (E) The parking stall(s) shall be provided and reserved within a private road or drive aisle as parking. (F) The parking stall(s) may be provided through any mixture of subsections (a)(i)(A) through (a)(i)(E). (ii) Guest parking shall be located in surface parking areas within a private road or drive aisle. (iii) When parking is proposed within a private road or drive aisle under subsections (a)(i)(E) or (a)(ii), the parking shall be incorporated into an approved road network element design and shall not be subject to the requirements of SCC 30.23A.050(1)(b). (b) Where parking requirements in subsection (a) are more specific or restrictive than those contained in chapter 30.26 SCC, the requirements of subsection (a) shall apply.
--	---

Table 30.23A.050(2) Additional Design Standards for Townhouse and Mixed Townhouse Developments: Primary Pedestrian Entrance Design Requirements

Standard	Requirement
Primary pedestrian entrances	Each primary pedestrian entrance for a dwelling unit in a townhouse and mixed townhouse development shall be visually prominent. Individual primary pedestrian entrances shall employ the use of covered porches, stoops, uncovered decks, staircases, or other architecturally detailed and functional entryways that provide overhead weather protection, as approved by the director, and may apply use of the following exceptions in the design which modify the standards of SCC 30.23.115:

	(a) Uncovered decks up to 18 inches above the existing or finished grade, or the grade of the adjacent road, whichever is lower, may project into required setbacks to the adjacent road element; (b) Covered porches, stoops, or staircases may project into required setbacks to the adjacent road network element if they are no higher than four feet above the existing or finished grade, or the grade of the adjacent road, whichever is lower, except that the projection into the required setback within four feet of the adjacent road network element may not exceed a height of 30 inches above the existing or finished grade, or the grade of the adjacent road, whichever is lower, for entry staircases or stoops; (c) For covered porches, stoops, or staircases allowed under subsection (b), the maximum height requirements described in the subsection shall not apply to guardrails and handrails that are attached to such structures; and (d) Covered porches allowed under subsection (b) may be covered; provided, that no portion of the cover-structure, including pillars, supports, and eaves, are closer than four feet to an adjacent road network element.
Primary pedestrian entrance areas (dooryards)	(a) Each primary pedestrian entrance for a dwelling unit shall consist of a primary pedestrian entrance area (dooryard) that incorporates at least two of the following features: (i) Usable private open space for the enjoyment of the dwelling unit's residents; (ii) Landscaping that covers more than 50 percent of the designated primary pedestrian entrance area (dooryard); (iii) A hedgerow, not to exceed three feet in height, that provides visual separation to create a sense of separate ownership from any adjacent dwelling units, common open space, and road network element; (iv) Fences, not to exceed four feet in height, that are designed to allow semi-transparency; provided, that architectural features such as arbors and trellises may be constructed on top of fences and obtain an additional two feet in height; (v) Decorative bulkheads and retaining walls with a height of no more than four feet above grade; provided, that:

	(A) If a fence is located on top of such features, the maximum height shall be no more than five feet above grade and shall be calculated as an aggregate of both structural elements; and (B) Associated pillars may frame fences used under subsection (a)(v)(A) and shall not exceed a height of five-and-one-half feet above grade; or (vi) Other design features approved by the director. (b) Each primary pedestrian entrance shall have a primary pedestrian entrance area (dooryard) that: (i) Has a minimum area of 50 square feet (which may include the primary pedestrian entrance itself); and (ii) Has no dimension that is less than six feet in length. (c) Primary pedestrian entrance areas (dooryards) shall be calculated as illustrated in SCC Figure 30.23A.050(2).
Variety of primary pedestrian entrances and primary pedestrian entrance areas (dooryards)	At least one-third of the primary entrances and primary entrance areas in a townhouse or mixed townhouse development shall be visually distinct (such as front door location, materials, and pattern) in design from the other primary pedestrian entrances and primary pedestrian entrance areas (dooryards) in the development, and no more than 50 percent of the dwelling units in a townhouse structure may use the same design features.

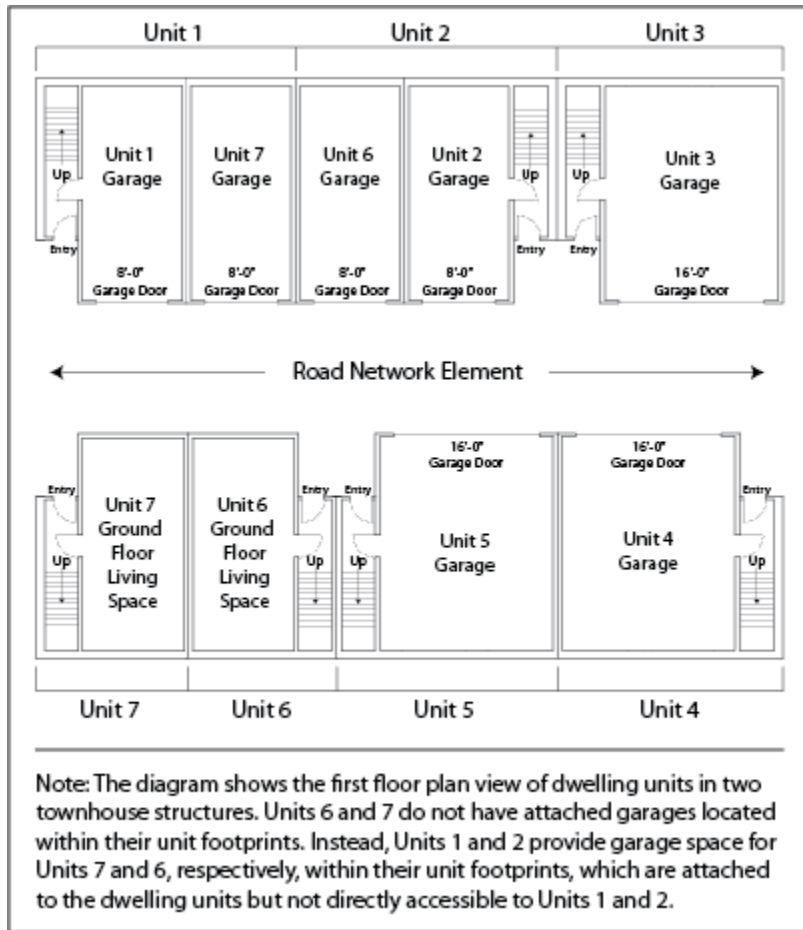
Table 30.23A.050(3) Additional Design Standards for Townhouse and Mixed Townhouse Developments: Landscaping Requirements for Dwelling Units with an Attached Garage

Standard	Requirement
Requirements for dwelling units with front-loaded attached garages	(a) A dwelling unit with an attached garage that faces a road network element and has its primary pedestrian entrance oriented toward the same road network element under SCC Figure 30.23A.050(3) shall meet the landscaping standards of subsections (b) and (c). (b) A landscape buffer with no dimension less than 18 inches in length shall be provided adjacent to the driveway on the opposite side of the driveway from the primary pedestrian entrance area (dooryard) and the space shall extend the full length from the residence to the adjacent road network element.

	(c) At least 75 percent of ground coverage within the landscape buffer shall include an equal mix of evergreen and deciduous shrubs that meets the standards of SCC 30.25.015(5).
Requirements for dwelling units with rear-loaded attached garages	(a) A dwelling unit with an attached garage that is provided with vehicular access at the rear of the structure by a road network element but has a primary pedestrian entrance oriented upon another building face under SCC Figure 30.23A.050(3) shall meet the landscaping standards of subsections (b) and (c) if the road network element from which the attached garage is intended to obtain access will have one or more primary pedestrian entrances from other dwelling units oriented toward it and a pedestrian facility is to be constructed within the road network element. (b) When an attached garage is separated from a connecting road network element by more than five feet, a landscape buffer with no dimension less than 18 inches in length shall be provided adjacent to the driveway on both sides. The landscape buffer shall extend the full length from the dwelling unit to the adjacent road network element; provided, that only one landscape buffer shall be required achieving the aforementioned standards on the opposite side of the driveway of a secondary pedestrian entrance. (c) At least 75 percent of ground coverage within each landscape buffer shall include an equal mix of evergreen and deciduous shrubs that meets the standards of SCC 30.25.015(5).
Requirements for dwelling units with side-loaded attached garages	(a) A dwelling unit with an attached garage that is provided vehicular access at the side of the dwelling unit by a road network element but has a primary pedestrian entrance oriented upon another building face under SCC Figure 30.23A.050(3) shall meet the landscaping standards of subsections (b) and (c). (b) When an attached garage is separated from the connecting road network element by more than five feet, a landscape buffer with no dimension less than 18 inches in length shall be provided adjacent to the driveway on both sides. The landscape buffer shall extend the full length from the dwelling unit to the adjacent road network element; provided, that only one landscape buffer shall be required achieving the aforementioned standards on the opposite side of the driveway of a secondary pedestrian entrance. (c) At least 75 percent of ground coverage within each landscape buffer shall include an equal mix of evergreen and deciduous shrubs that meets the standards of SCC 30.25.015(5).

Figure 30.23A.050(1). Alternative Parking Garage Options for Townhouse and Mixed Townhouse Developments.

1



2

3

4

5

6

Figure 30.23A.050(2). Calculating Required Primary Pedestrian Entrance Areas (Dooryards) for Townhouse and Mixed Townhouse Developments.

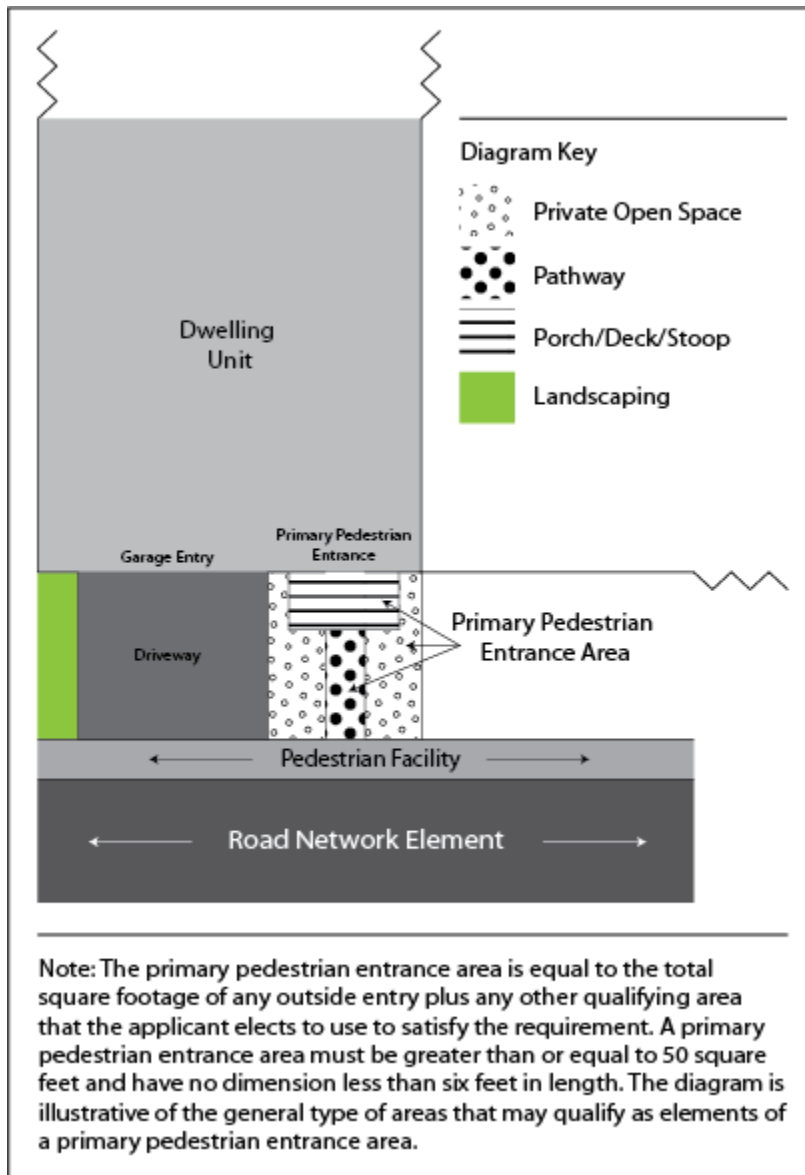
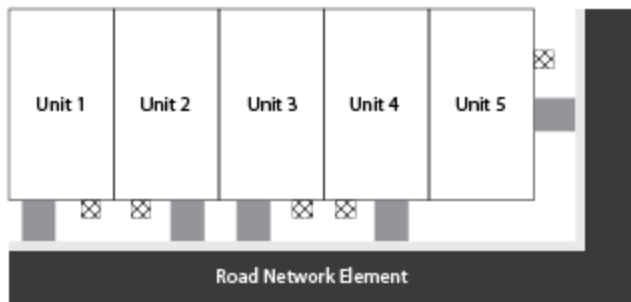


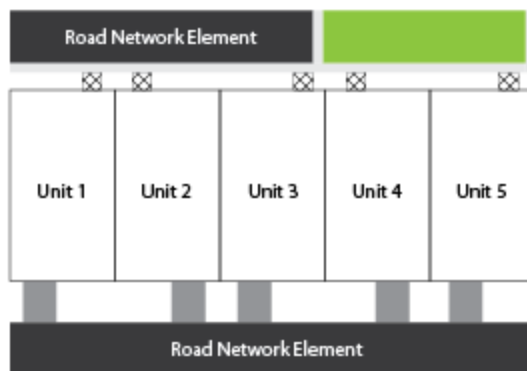
Figure 30.23A.050(3). Defining Front-Loaded, Rear-Loaded, and Side-Loaded Attached Garages

Diagram A: Front-Loaded Attached Garage



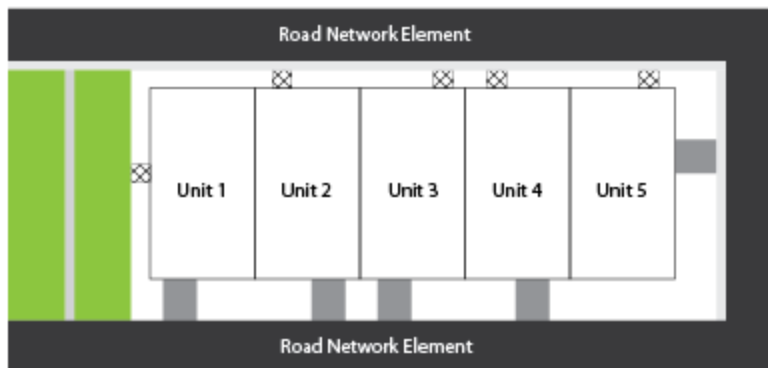
Units 1 through 5 are considered to have front-loaded attached garages.

Diagram B: Rear-Loaded Attached Garage



Units 1 through 5 are considered to have rear-loaded attached garages.

Diagram C: Side-Loaded Attached Garage



Units 1 and 5 are considered to have side-loaded attached garages.

Diagram Key



Section 10. Snohomish County Code Section 30.23A.060, last amended by Amended Ordinance No. 17-061 on March 28, 2018, is amended to read:

ORDINANCE NO. 25-057
RELATING TO GROWTH MANAGEMENT; REVISING REGULATIONS CONCERNING URBAN RESIDENTIAL DEVELOPMENT STANDARDS; AMENDING CHAPTERS 30.23, 30.23A, AND 30.91S OF THE SNOHOMISH COUNTY CODE
PAGE 31 OF 37

1 **30.23A.060 Multifamily design standards.**

2
3 Multifamily dwellings shall comply with the following requirements:

4
5 (1) *Site layout and pedestrian circulation.*

6
7 (a) Multifamily development shall have pedestrian facilities pursuant to SCC 30.24.080.

8
9 (b) When a site has more than one multifamily building, the buildings shall be arranged in a
10 cohesive manner incorporating at least one of the following:

11
12 (i) Configure the buildings around a courtyard;

13
14 (ii) Limit the average number of dwellings per building to seven and cluster these into groups of
15 not more than four buildings with each group of buildings having designed common space
16 and internal circulation and parking separated from other groups of buildings; or

17
18 (iii) Buildings with 10 or more dwellings include an internal building courtyard or create several
19 smaller areas of common space that are located within 25 feet of a building entry.

20
21 (c) Pedestrian facilities should be visible from buildings or parking lots, and shall be designed to
22 avoid creating “dead ends” or isolated areas.

23
24 ~~((d) The design standards of this section shall be implemented pursuant to the Snohomish County~~
25 ~~Residential Design Manual.))~~

26
27 (2) *Location of parking.*

28
29 (a) Surface parking spaces shall be located to the side or rear of buildings.

30
31 (b) Structured parking facilities shall be located underneath residential dwellings or to the side of
32 the building.

33
34 (c) Large parking areas shall be divided into small groupings of not more than 15 parking spaces in a
35 row. A landscaped island of at least 72 square feet shall be utilized to divide groups of parking
36 spaces.

37
38 (d) Parking may be located in a rear or side setback area when vehicle access is from an alley
39 abutting the rear or side lot line.

40
41 (e) Parking structures located entirely below the finished grade may have parking located within a
42 front or side setback area.

1 (3) *Exterior lighting.*

2
3 (a) Lighting shall illuminate building entries and surfaces intended for pedestrians or vehicles.

4
5 (b) Exterior lighting shall be used along pedestrian facilities to identify and distinguish the
6 pedestrian facilities from automobile circulation and parking areas.

7
8 (c) All building lighting for security or aesthetics will be full cut-off or a shielded type, not allowing
9 any upward distribution of light.

10
11 (4) Buildings shall be oriented pursuant to SCC 30.23A.070.

12
13 (5) *Architectural design elements.*

14
15 (a) When a multifamily building has shared entryways, the building entrances shall incorporate a
16 canopy, awning or other architectural element that provides pedestrians protection from the
17 weather.

18
19 (b) Each multifamily building shall incorporate variation to any facade of a building that faces a
20 public or private (~~(right-of-way)~~) road network element by incorporating at least three of the
21 following elements:

22
23 (i) Incorporate changes in the roofline at intervals not greater than 40 continuous feet in
24 length, such as variations in roof pitch, dormers, overhangs, projections, and extended
25 eaves;

26
27 (ii) Provide distinctive window patterns that are not repeated within groupings of up to six
28 dwelling units;

29
30 (iii) Include balconies, bay windows, cornices, covered porches or other changes in the facade of
31 the building;

32
33 (iv) Set back balconies and other architectural elements on the upper floors of multi-story
34 buildings;

35
36 (v) Incorporate diminishing upper floors (gross floor area of upper story is smaller than the
37 gross floor area of the lower story);

38
39 (vi) Provide variations in the setback of the building from the front lot line by at least five feet at
40 horizontal intervals of 40 feet or less; or

41
42 (vii) Provide other architectural elements that the director determines accomplish the objective
43 of visually dividing the structure into smaller identifiable sections.

1
2 ((c) The architectural elements in this section shall be implemented pursuant to the Snohomish
3 County Residential Design Manual.))
4

5 **Section 11.** Snohomish County Code Section 30.23A.080, last amended by Amended Ordinance
6 No. 13-042 on July 10, 2013, is amended to read:
7

8 **30.23A.080 On-site recreation space.**
9

10 (1) On-site recreation space shall be required for residential development that is subject to the
11 provisions of this chapter and containing seven or more dwellings, except this section shall not apply
12 to projects submitted under chapter 30.42B SCC.
13

14 (2) On-site recreation space shall be provided in accordance with SCC Table 30.23A.080(2):
15

16 **Table 30.23A.080(2) ((On-site recreation space requirements)) On-site Recreation Space**
17 **Requirements**
18

<u>((Number of Dwelling Units)) Total number of dwelling units in the development</u>	<u>Amount of on-site recreation open space required per each dwelling unit</u>
<u>((Units)) 7 to 40</u>	200 sq ft
<u>((Units)) 41 to 100</u>	150 sq ft
<u>((Units)) Over 100</u>	100 sq ft

19
20 (3) The requirements in SCC Table 30.23A.080(2) may be reduced by up to 50 percent for residential
21 development that is located within one-quarter mile walking distance of a public park or public
22 school containing a playground or outdoor recreational facilities. The director shall determine the
23 amount of reduction based on the following:
24

25 (a) The availability of safe pedestrian facilities connecting to the development to the ((park/school))
26 park or school;

27
28 (b) The ability of the ((park/school)) park or school facilities to accommodate additional usage by
29 residents of the development; and
30

31 (c) The number of parks and school facilities located within one-quarter mile distance.
32

33 (4) On-site recreation open space shall be designed as follows:
34

35 (a) On-site recreation open space shall be located in a separate tract for subdivisions and short
36 subdivisions from the residential dwellings and shall have an undivided ownership interest by
37 owners of the development;

- 1
- 2 (b) At least 40 percent of the total required on-site recreation open space shall be consolidated in
- 3 one location within the development;
- 4
- 5 (c) At least 75 percent of the total required on-site recreation open space shall be located outside
- 6 of critical areas other than buffers identified in chapter 30.62A SCC;
- 7
- 8 (d) No on-site recreation open space ((tract)) shall contain less than 700 square feet in area;
- 9
- 10 (e) On-site recreation open space shall be developed for active and passive uses. At least 50 percent
- 11 of the on-site recreation open space shall be designed and improved for one or more active
- 12 uses. When an area of on-site recreation open space is designed and improved for active uses
- 13 other than improved pedestrian or bicycle paths with hard surfaces, the average width of the
- 14 area shall be at least equal to half of the average length of the area. Active uses include, but not
- 15 limited to:
- 16
- 17 (i) Playgrounds developed with children's play equipment;
- 18
- 19 (ii) Improved pedestrian or bicycle paths with hard surfaces;
- 20
- 21 (iii) Sports fields (such as soccer or softball fields), with associated improvements;
- 22
- 23 (iv) Indoor or outdoor sports courts (such as volleyball, basketball or tennis courts), swimming
- 24 pools, and similar facilities;
- 25
- 26 (v) Picnic areas with permanent tables, benches or gazebos;
- 27
- 28 (vi) Community clubhouse and meeting facilities;
- 29
- 30 (vii) Community gardens for use by the residents;
- 31
- 32 (viii) Plazas with lighting, artwork, and sitting space for pedestrians at four or more spaces for
- 33 every required 100 square feet of area; and
- 34
- 35 (ix) Other similar uses approved by the director;
- 36
- 37 (f) Passive uses include critical areas that cannot be developed, nature interpretive areas, bird
- 38 watching facilities, unimproved trails, and similar uses approved by the director;
- 39
- 40 (g) The following drainage facilities may be counted on as on-site passive recreation space:
- 41
- 42 (i) Unfenced detention, retention, and wet ponds;
- 43

- 1 (ii) Stormwater treatment wetlands;
2
3 (iii) Stormwater infiltration trenches and bioswales that serve more than one dwelling unit; and
4
5 (iv) Vegetated areas located above underground detention facilities; ~~((and))~~
6
7 (h) Access for pedestrians shall be provided from all ~~((dwellings))~~ dwelling units within the
8 development to the on-site recreation space through trails, ~~((sidewalks, pathways))~~ pedestrian
9 facilities, and other similar means of access pursuant to SCC 30.24.080; and
10
11 (i) On-site recreation space shall not include privately owned yards.
12

13 **Section 12.** Snohomish County Code Section 30.91S.160, adopted by Amended Ordinance No.
14 02-064 on December 9, 2002, is amended to read:

15
16 **30.91S.160 Setback.**

17
18 “Setback” means the distance that a building or portion of a building, such as its upper stories, or use
19 must be removed from the lot lines of the property.
20

21 **Section 13.** Snohomish County Code Section 30.91S.455, adopted by Ordinance No. 17-062 on
22 October 18, 2017, is repealed.
23

24 **Section 14.** Severability and Savings. If any section, sentence, clause or phrase of this ordinance
25 shall be held to be invalid by the Growth Management Hearings Board (Board), or unconstitutional by a
26 court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or
27 constitutionality of any other section, sentence, clause or phrase of this ordinance. Provided, however,
28 that if any section, sentence, clause or phrase of this ordinance is held to be invalid by the Board or
29 court of competent jurisdiction, then the section, sentence, clause or phrase in effect prior to the
30 effective date of this ordinance shall be in full force and effect for that individual section, sentence,
31 clause or phrase as if this ordinance had never been adopted.
32

33 PASSED this _____ day of _____, 2025.
34

35 SNOHOMISH COUNCIL
36 Snohomish, Washington
37

38
39 _____
40 Council Chair

41 ATTEST:
42
43

1 _____
2 Asst. Clerk of the Council

3
4 () APPROVED
5 () EMERGENCY
6 () VETOED

DATE:

7
8
9
10 _____
County Executive

11 ATTEST:
12
13 _____

14
15 Approved as to form only:

16
17 /s/ Alethea Hart 9/9/2025
18 Deputy Prosecuting Attorney

ECAF: 2025-3126
RECEIVED: 9/29/2025

**ORDINANCE
INTRODUCTION SLIP**

SNOHOMISH COUNTY COUNCIL

3.1.003

EXHIBIT # _____

FILE ORD 25-057

TO: Clerk of the Council

TITLE OF PROPOSED ORDINANCE:

**RELATING TO GROWTH MANAGEMENT; REVISING REGULATIONS
CONCERNING URBAN RESIDENTIAL DEVELOPMENT; AMENDING
CHAPTERS 30.23, 30.23A, AND 30.91S OF THE SNOHOMISH COUNTY
CODE**

Introduced By:

N. Nehring **9/30/2025**
Councilmember Date

Clerk's Action:

Proposed Ordinance No. **25-057**

Assigned to: Planning and Community Development Committee Date: **10/7/2025**

STANDING COMMITTEE RECOMMENDATION FORM

On **10/21/2025**, the Committee considered the Ordinance by ☒ Consensus /
___ Yeas and ___ Nays and made the following recommendation:

☒ Move to Council to schedule public hearing on: **10/29/2025 GLS**

___ Other _____

Regular Agenda _____ Administrative Matters ☒

Public Hearing Date **12/3/2025** at **10:30 am**

N. Nehring
Committee Chair



Planning and Community Development

Ryan Hembree

SNOHOMISH COUNTY COUNCIL

Council Initiated:

☐ Yes

☒ No

EXHIBIT # 3.2.001

ORD 25-057

FILE

ECAF: 2025-3126

Ordinance: 25-057

Type:

☐ Contract

☐ Board Appt.

☒ **Code Amendment**

☐ Budget Action

☐ Other

Requested Handling:

☒ **Normal**

☐ Expedite

☐ Urgent

Fund Source:

☐ General Fund

☐ Other

☒ **N/A**

Executive Rec:

☒ **Approve**

☐ Do Not Approve

☐ N/A

Approved as to

Form:

☒ **Yes**

☐ No

☐ N/A

Subject:

Revising regulations concerning Urban Residential Development; amending Chapters 30.23, 30.23a, and 30.91s of the Snohomish County Code

Scope:

To amend Snohomish County Code (SCC) chapters 30.23, 30.23A, and 30.91S SCC related to Urban Residential Design Standards (URDS). Amendments include removing outdated or inaccurate terminology, adding clarifying language to ensure consistent implementation of the URDS requirements, and removing reference to and the requirement to comply with the obsolete Snohomish County Residential Design Manual.

Duration:

N/A

Fiscal Impact:

☐ Current Year

☐ Multi-Year

☒ **N/A**

Authority Granted:

Ordinance 25-057 would authorize the County Executive to approve amendments to Chapters 30.23, 30.23a, and 30.91s of the SCC.

Background:

Chapter 30.23A SCC (URDS) provides standards and guidelines that address site and building design features for new urban residential development in urban unincorporated Snohomish County. Chapter 30.23 SCC is comprised of the General Development Standards - Bulk Regulations that contain matrices that define setback, lot coverage, building height, and lot dimension regulations for all zones in unincorporated Snohomish County.

Request: Move Ordinance 25-068 to GLS to set a time and date for a public hearing.

Exhibit 3.2.002

Planning and Community Development Committee – 10/21/25

[Video](#)



Snohomish County Council
Planning and Community Development Committee
Agenda

Nate Nehring, Committee Chair
Strom Peterson, Committee Vice-Chair
Committee Members: Sam Low, Megan Dunn, Jared Mead

Ryan Hembree, Legislative Analyst
Russell Wiita, Legislative Aide
Lisa Hickey, Assistant Clerk of the Council

Tuesday, October 21, 2025

11:00 AM

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

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

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

CALL TO ORDER

ROLL CALL

PUBLIC COMMENT

ACTION ITEMS

1. Ordinance 25-056, relating to Growth Management; concerning [2025-3125](#)
Class IV-General Forest Practices Permit Application extensions;
amending SCC Table 30.70.140(1) and SCC 30.86.505

Proposed Action: Move to General Legislative Session on October 29th to set time and date for a public hearing.

2. Ordinance 25-057, relating to Growth Management; revising [2025-3126](#) regulations concerning Urban Residential Development; amending Chapters 30.23, 30.23a, and 30.91s of the Snohomish County Code

Proposed Action: Move to General Legislative Session on October 29th to set time and date for a public hearing.

3. Ordinance 25-068, amending Snohomish County Code Chapter [2025-3279](#) 30.66a - Park and Recreation Facility Impact Mitigation to correct table heading in Impact Fee Schedule

Proposed Action: Move to General Legislative Session on October 29th to set time and date for a public hearing.

4. Motion 25-430, authorizing Shorelands Northwest Straits Grant [2025-3029](#) Agreement with Department of Ecology for Snohomish County to fund the Marine Resources Committee

Proposed Action: Move to General Legislative Session October 22nd for consideration.

DISCUSSION ITEMS

1. Ordinance 25-053, amending Chapter 25.20 of the Snohomish County Code relating to Storm and Surface Water Management Service Charge Credits [2025-2977](#)

****For discussion only***

Time and date for a public hearing has been set for Ordinance 25-053 on November 12, 2025 at the hour of 10:30 a.m.

2. 2025 Fair Briefing [2025-3342](#)
Mike Ohlsen, Parks & Recreation
Kara Underwood, Parks & Recreation



Snohomish County Council
Planning and Community Development Committee
Meeting Minutes

Nate Nehring, Committee Chair
Strom Peterson, Committee Vice-Chair
Committee Members: Sam Low, Megan Dunn, Jared Mead

Ryan Hembree, Legislative Analyst
Russell Wiita, Legislative Aide
Lisa Hickey, Assistant Clerk of the Council

Tuesday, October 21, 2025

11:00 AM

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

PRESENT:

Committee Chair Nehring
Committee Vice-Chair Peterson (*remote*)
Committee Member Low (*not present*)
Committee Member Dunn
Committee Member Mead (*not present*)
Ryan Hembree, Council Staff
Tom Teigen, DCNR Director
Mike Ohlsen, Parks & Recreation
Kara Underwood, Parks & Recreation
Lisa Hickey, Assistant Clerk of the Council

CALL TO ORDER

Committee Chair Nehring called the meeting to order at 11:00 a.m.

ROLL CALL

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

PUBLIC COMMENT

There were no persons present wishing to provide public comment.

ACTION ITEMS

Ryan Hembree, Legislative Analyst, provided a staff report for the following items:

1. Ordinance 25-056, relating to Growth Management; concerning [2025-3125](#)
Class IV-General Forest Practices Permit Application extensions;
amending SCC Table 30.70.140(1) and SCC 30.86.505

ACTION: Move to Administrative Matters, General Legislative Session October 29th to set time and date for a public hearing.

2. Ordinance 25-057, relating to Growth Management; revising [2025-3126](#)
regulations concerning Urban Residential Development; amending
Chapters 30.23, 30.23a, and 30.91s of the Snohomish County
Code

ACTION: Move to Administrative Matters, General Legislative Session October 29th to set time and date for a public hearing.

3. Ordinance 25-068, amending Snohomish County Code Chapter [2025-3279](#)
30.66a - Park and Recreation Facility Impact Mitigation to correct
table heading in Impact Fee Schedule

ACTION: Move to Administrative Matters, General Legislative Session October 29th to set time and date for a public hearing.

4. Motion 25-430, authorizing Shorelands Northwest Straits Grant [2025-3029](#)
Agreement with Department of Ecology for Snohomish County to
fund the Marine Resources Committee

ACTION: Move to Consent Agenda, General Legislative Session October 22nd for consideration.

DISCUSSION ITEMS

1. Ordinance 25-053, amending Chapter 25.20 of the Snohomish [2025-2977](#)
County Code relating to Storm and Surface Water Management
Service Charge Credits

Ryan Hembree, Legislative Analyst, provided a staff report.

****For discussion only***

***Time and date for a public hearing has been set for Ordinance 25-053
on November 12, 2025 at the hour of 10:30 a.m.***

2. 2025 Fair Briefing
Mike Ohlsen, Parks & Recreation
Kara Underwood, Parks & Recreation

[2025-3342](#)

Tom Teigen, DCNR Director, Mike Ohlsen and Kara Underwood, Parks & Recreation, provided a PowerPoint presentation and responded to questions.

Council adjourned for the day at 11:32 a.m.