

1 Adopted: March 19, 2025  
2 Effective: March 30, 2025

3  
4 SNOHOMISH COUNTY COUNCIL  
5 Snohomish County, Washington

6  
7 ORDINANCE NO. 25-015

8  
9 RELATING TO GROWTH MANAGEMENT; REVISING DEVELOPMENT  
10 REGULATIONS FOR DAY CARE FACILITIES; AMENDING SNOHOMISH COUNTY  
11 CODE SECTIONS 30.22.100, 30.22.110 AND 30.22.130, 30.25.020, 30.26.030,  
12 30.91F.100 AND ADDING NEW SECTIONS 30.25.055, AND 30.28.030  
13

14 WHEREAS, title 30 of the Snohomish County Code (SCC) is known as the Unified  
15 Development Code and contains Snohomish County's ("County") zoning and development  
16 regulations; and  
17

18 WHEREAS, under the zoning regulations of chapter 30.22 SCC, certain uses are  
19 "permitted uses" meaning that they are allowed following administrative approval, and other  
20 uses are "conditional uses" which require additional process and a public hearing; and  
21

22 WHEREAS, in 1996, the County first adopted a comprehensive plan required under  
23 the Growth Management Act (GMA), chapter 36.70A RCW; and  
24

25 WHEREAS, periodic updates of the comprehensive plan have occurred since its  
26 original adoption, the most recent being in 2024; and  
27

28 WHEREAS, Economic Development Goal 2 says that the County should "[p]rovide a  
29 planning and regulatory environment which facilitates growth of the local economy"; and  
30

31 WHEREAS, Economic Development Policy 2.A.3 requires that to "ensure timeliness,  
32 responsiveness, and increased efficiency, the county shall maintain a program of  
33 continuous review of the permitting process to eliminate unnecessary procedures that do  
34 not respond to legal requirements for public review and resident input"; and  
35

36 WHEREAS, on April 22, 2021, the Washington State Legislature passed Engrossed  
37 Second Substitute Senate Bill 5237 (ESSB 5237 [2021]), which among other changes  
38 began allowing the Washington State Department of Children, Youth and Families (DCYF)

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CODE SECTIONS 30.22.100, 30.22.110 AND 30.22.130, 30.25.020, 30.26.030, 30.91F.100 AND ADDING NEW SECTIONS 30.25.055, AND 30.28.030

1 to issue waivers allowing family day care home providers to serve more than 12 children at  
2 a time; and  
3

4 WHEREAS, on July 23, 2024, the Planning Commission held a public hearing to  
5 receive public testimony concerning the code amendments contained in this ordinance; and  
6

7 WHEREAS, at the conclusion of the Planning Commission's public hearing, the  
8 Planning Commission recommended adoption of the code amendments contained in this  
9 ordinance; and  
10

11 WHEREAS, on March 19, 2025, the County Council held a public hearing after  
12 proper notice, and considered public comment and the entire record related to the code  
13 amendments contained in this ordinance; and  
14

15 WHEREAS, following the public hearing, the County Council deliberated on the code  
16 amendments contained in this ordinance;  
17

18 NOW, THEREFORE, BE IT ORDAINED:  
19

20 **Section 1.** The County Council adopts the following findings in support of this  
21 ordinance:  
22

23 A. The foregoing recitals are adopted as findings as if set forth in full herein.  
24

25 B. The County Council makes the following findings of fact in support of this ordinance.  
26

27 C. This ordinance will amend title 30 of the SCC to update development regulations related  
28 to day care providers. The proposed amendments seek to:  
29

30 1. Help address a documented shortage of childcare services and likely shortage of  
31 daytime services for senior citizens and the disabled, which collectively meet the  
32 definition of Day Care Centers in SCC 30.91D.050 and Family Day Care Homes in  
33 SCC 30.91F.100.  
34

35 2. Allow Day Care Centers in more circumstances and with simplified permit  
36 processing requirements, by:  
37

38 a. Removing a requirement that Day Care Centers in the WFB, R-7,200, R-8,400,  
39 R-9,600, R-12,500, R-20,000, and SA-1 zones shall only be permitted in  
40 connection with and secondary to a school facility or place of worship.

- b. Allowing Day Care Centers up to 8,000 square feet as a permitted use in R-5, R-9,600, R-8,400, R-7,200, MHP, and T zones and as a conditional use for Day Care Centers over 8,000 square feet.
  - c. Allowing Day Care Centers as a permitted use in the LDMR and MR zones.
  - d. Simplifying the calculation of minimum parking requirements for Day Care Centers.
3. Ensure compatibility between new Day Care Centers and adjacent residential uses by including new general development and landscaping standards for the use.
  4. Allow Family Day Care Homes in PCB, RRT-10, and UC zoning.
  5. Update Snohomish County's definition of Family Day Care Home to include a waiver process to the 12 children maximum authorized by the Legislature in 2021.
- D. In developing the proposed code amendments, the County considered the goals of the GMA codified at RCW 36.70A.020 and specific GMA requirements concerning family day-care providers at RCW 36.70A.450.
1. This ordinance is consistent with GMA Goal 5: "Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth...."
- The proposal will facilitate an increase in daytime services for care of children, seniors, and disabled persons. This will help directly expand economic opportunity for business owners and employees. These amendments will help address regional disparities in access to day care by allowing new day care centers in zones where demand exists, but where current zoning regulations limit the supply.
2. This ordinance is consistent with GMA Goal 7: "Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability." The ordinance simplifies the permitting process for day care centers.

- 1
- 2 3. This ordinance is consistent with RCW 36.70A.450 regarding family day-care
- 3 providers: No county “may enact, enforce, or maintain an ordinance, development
- 4 regulation, zoning regulation, or official control, policy, or administrative practice that
- 5 prohibits the use of a residential dwelling, located in an area zoned for residential or
- 6 commercial use, as a family day-care provider's home facility.”
- 7

8 This proposal will allow family day care homes in one rural residential zone and two

9 urban commercial zones where currently not permitted. In both commercial zones,

10 code does not permit new single family residences but use of existing non-

11 conforming single family dwellings as family day care homes would be an

12 appropriate transitional use.

13

- 14 E. In addition to the policies cited above, the proposed amendments will better achieve,
- 15 comply with, and implement the following policies contained in the GPP.
- 16

- 17 1. Land Use Policy 4.A.2.a: [Urban] “Residential developments should support family
- 18 households and children of all ages by providing adequate and accessible open
- 19 space and recreation, and encouraging opportunities for day care, preschool and
- 20 after school care services within close proximity.”
- 21

22 Allowing day care centers in more urban zones and reducing procedural

23 requirements where already allowed will encourage more services close to existing

24 residential development.

25

- 26 2. Land Use Policy LU 6.E: “Within rural residential areas, recognize existing
- 27 businesses that are an integral part of the rural character and provide for community
- 28 facilities and small-scale commercial developments that support the immediate rural
- 29 population with necessary goods and services.”
- 30

31 Allowing day care centers in more rural zones and reducing procedural requirements

32 where already allowed will encourage more day care services in rural areas to serve

33 the immediate rural population.

34

- 35 3. Economic Goal ED 1: “Maintain and enhance a healthy economy.” Economic
- 36 Objective ED 1.A: “Snohomish County shall endeavor to provide a good quality of
- 37 life for residents and business – recognizing that business can thrive only in a
- 38 healthy community.” Objective ED 1.C: “Snohomish County shall recognize and
- 39 address the needs of small and minority owned businesses as well as larger,
- 40 established enterprises.”

Day care services, including childcare, are an essential need for many working residents. The limited availability of childcare services increases the price to a point where many people drop out of the formal workforce to care for family members. Allowing day care centers in more zones will help owners of small family day care homes expand their business into day care centers and to help established day care center providers find additional locations.

4. Transportation Policy 4.E.1: "Design standards, improvements and right-of-way shall be provided that vary by functional class of roadway in order to ensure safe and efficient flow of traffic."

Allowing Day Care Centers in R-9,600, R-8,400, and R-7,200 zones but only when the site has frontage to an arterial road provides overall urban design standards that vary by functional class of roadway. To the extent that such allowance also prompts conversion of existing buildings or construction of new buildings on sites with arterial frontage, this new development will be required to upgrade existing road frontage deficiencies to meet contemporary road design standards for the functional class of road.

F. The County Council makes the following additional finding.

One of the amendments in this ordinance is to allow Family Day Care Home as a permitted use in the Rural Residential Transition 10 Acre (RRT-10) zone by amending the Rural and Resource Zone Use Matrix in SCC 30.22.110. In an unrelated action, adoption of Amended Ordinance 24-044 on January 15, 2025, created a scrivener's error in the table heading in SCC 30.22.110. The heading now incorrectly identifies the RRT-10 zone as RTT-10. This change appears in Amended Ordinance 24-044 without marking with strikeout or underline, indicating that the change was an unintentional scrivener's error. To avoid potential confusion regarding Family Day Care Homes (and other uses) in RRT-10 zoning, this ordinance corrects the scrivener's error by amending the heading in the table for correction in addition to adding Family Day Care Home as a permitted use in the zone.

G. Procedural requirements.

1. The proposal is a Type 3 legislative action pursuant to SCC 30.73.010.

2. Pursuant to RCW 36.70A.106(1), a notice of intent to adopt this ordinance was transmitted to the Washington State Department of Commerce for distribution to state agencies on June 24, 2024, and assigned Submittal ID No. 2024-S-7166.
3. State Environmental Policy Act, chapter 43.21C RCW, (SEPA) requirements with respect to this non-project action have been satisfied through the completion of an environmental checklist and the issuance of a Determination of Nonsignificance (DNS) on February 13, 2025.
4. The public participation process used in the adoption of this ordinance has complied with all applicable requirements of the GMA and the SCC.
5. The Washington State Attorney General last issued an advisory memorandum, as required by RCW 36.70A.370, in October of 2024 entitled "Advisory Memorandum: Avoiding Unconstitutional Takings of Private Property" to help local governments avoid the unconstitutional taking of private property. The process outlined in the State Attorney General's 2024 advisory memorandum was used by the County in objectively evaluating the regulatory changes proposed by this ordinance.

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

- A. The proposal is consistent with the goals, objectives, and policies of the Snohomish County Comprehensive Plan.
- B. The proposal is consistent with Washington State law and the SCC.
- C. The County has complied with all SEPA requirements in respect to this non-project action.
- D. The regulations proposed by this ordinance do not result in an unconstitutional taking of private property for a public purpose.

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

**Section 4.** Snohomish County Code Section 30.22.100, last amended by Amended Ordinance No. 24-044 on January 15, 2025, is amended to read:

**30.22.100 Urban Zone Categories Use Matrix.**

TYPE OF USE	R-9,600 <sup>88</sup>	R-8,400 <sup>88</sup>	R-7,200 <sup>88</sup>	T	LDMR	MR	NB	PCB	CB <sup>128</sup>	GC <sup>128</sup>	IP <sup>76</sup>	BP	LI <sup>55, 76</sup>	HI <sup>55</sup>	MHP <sup>114</sup>	UC <sup>122</sup>	MUC <sup>122</sup>
Accessory Dwelling Unit <sup>62</sup>	P	P	P	P	P	P											
Adult Entertainment Business/Use <sup>67</sup>											P		P	P			
Agriculture <sup>41, 107</sup>	P	P	P		P	P	P		P	P	P	P	P	P	P		
Airport, Stage 1 Utility <sup>1</sup>	C	C	C						P	P	P	P	P	P			
Airport-All Others											P	P	P	P			
Amusement Facility <sup>41, 129</sup>								P	P	P	P		P	P		P	P
Antique Shop							P	P	P	P			P	P		P	P
Art Gallery <sup>41</sup>	C	C	C		C	C	P	P	P	P	P	P	P	P		P	P
Auto Repair, Major								P	P <sup>86</sup>	P	P	P	P	P		P	P
Auto Repair, Minor							P	P	P <sup>86</sup>	P	P	P	P	P		P	P
Auto Towing													P	P			
Automobile Wrecking and Junkyards													C <sup>44</sup>	P <sup>44</sup>			
Bed and Breakfast Guesthouse <sup>58</sup>	A	A	A	A	A	A									A		
Billboards <sup>46</sup>																	
Non-digital										P			P	P			
Digital										P			P	P			
Boarding House	P <sup>15</sup>	P <sup>15</sup>	P <sup>15</sup>		P	P	P		P	P					P	P	P
Boat Launch Facility, Commercial <sup>31</sup>									C	C			C	C		P	
Boat Launch Facility, Non-commercial <sup>31</sup>	C	C	C		C	C			C	C			C	C			
Caretaker's Quarters							P	P	P	P	P	P	P	P			
Cemetery and Funeral Home	C	C	C		C	C	P	P	P	P	P	P	P	P		P	
Church <sup>41, 129</sup>	C	C	C		P	P	P	P	P	P	P	P	P	P		P	P
Clubhouse	C	C	C		C	C	P	P	P	P	P	P	P	P	P	P	P
Commercial Vehicle Storage Facility										P	P	P	P	P			
Community Facilities for Juveniles <sup>103</sup>																	

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TYPE OF USE	R-9,600 <sup>88</sup>	R-8,400 <sup>88</sup>	R-7,200 <sup>88</sup>	T	LDMR	MR	NB	PCB	CB <sup>128</sup>	GC <sup>128</sup>	IP <sup>76</sup>	BP	LI <sup>55, 76</sup>	HI <sup>55</sup>	MHP <sup>114</sup>	UC <sup>122</sup>	MUC <sup>122</sup>
1 to 8 Resident Facility	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P
9 to 24 Resident Facility	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P
Construction Contracting										P	P	P	P	P		P <sup>123</sup>	
Day Care Center <sup>2, 129</sup>	((C))	((C))	((C))		((C))	((C))	((P))	((P))	((P))	((P))	((P))	((P))	((P))	((P))	((A))	((P))	((P))
Up to 8,000 sq ft	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>A</u>	<u>P</u>	<u>P</u>
Over 8,000 sq ft	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>A</u>	<u>P</u>	<u>P</u>
Distillation of Alcohol											P	P	P	P		P	P
Dock & Boathouse, Private, Non-commercial <sup>3, 41</sup>	P	P	P	P	P	P	P		P	P	P	P	P	P			
Dwelling, Attached Single Family <sup>140</sup>	P	P	P	P	P	P						P <sup>51</sup>					
Dwelling, Cottage Housing <sup>116, 140</sup>	P	P	P	P	P							P <sup>51</sup>					
Dwelling, Duplex <sup>140</sup>	P	P	P	P	P	P						P <sup>51</sup>					
Dwelling, Mobile Home <sup>140</sup>	P <sup>6</sup>	P <sup>6</sup>	P <sup>6</sup>	P <sup>6</sup>	P	P									P		
Dwelling, Multiple Family <sup>140</sup>					P	P	P	P	P	P		P <sup>51</sup>				P	P
Dwelling, Single Family <sup>140</sup>	P	P	P	P	P	P						P <sup>51</sup>			P <sup>4</sup>		
Dwelling, Townhouse <sup>5, 140</sup>			P	P	P	P	P	P	P	P		P <sup>51</sup>				P	
Electric Vehicle Infrastructure																	
Electric Vehicle Charging Station - Restricted, Level 1, and Level 2 <sup>121</sup>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Electric Vehicle Charging Station - Public, Level 1 and Level 2							P	P	P	P	P	P	P	P		P	P
Electric Vehicle Charging Station, Level 3	C <sup>120</sup>	C <sup>120</sup>	C <sup>120</sup>	C <sup>120</sup>	C <sup>120</sup>	C <sup>120</sup>	P	P	P	P	P	P	P	P		P	P
Battery Exchange Stations	C <sup>120</sup>	C <sup>120</sup>	C <sup>120</sup>	C <sup>120</sup>	C <sup>120</sup>	C <sup>120</sup>	P	P	P	P	P	P	P	P		P	P
Explosives, Storage											P			P			
Fairgrounds										P	P	P	P	P			
Emergency Shelter, Religious-Owned Property <sup>141</sup>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Family Day Care Home <sup>8</sup>	P	P	P	P	P	P	P	<u>P</u>	P	P					P	<u>P</u>	P

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TYPE OF USE	R-9,600 <sup>88</sup>	R-8,400 <sup>88</sup>	R-7,200 <sup>88</sup>	T	LDMR	MR	NB	PCB	CB <sup>128</sup>	GC <sup>128</sup>	IP <sup>76</sup>	BP	LI <sup>55, 76</sup>	HI <sup>55</sup>	MHP <sup>114</sup>	UC <sup>122</sup>	MUC <sup>122</sup>
<b>Farm Product Processing</b>																	
Up to 5,000 sq ft									P	P			P	P			
Over 5,000 sq ft <sup>94</sup>									A	P			P	P			
<b>Farm Stand</b>																	
Up to 400 sq ft <sup>9</sup>	P	P	P						P	P			P	P		P	P
401 to 5,000 sq ft <sup>99</sup>																	
Farmers Market <sup>93</sup>							P	P	P	P		P	P	P		P	P
Fish Farm											P	P	P	P			
Forestry											P		P	P			
Foster Home	P	P	P	P	P	P	P		P	P					P		
Fuel Yard										P	P	P	P	P			
Garage, Detached Private Accessory <sup>60</sup>																	
Up to 2,400 sq ft	P	P	P	P	P	P					P	P	P	P	P		
2,401 - 4,000 sq ft on More than 3 Acres <sup>41, 59</sup>	P	P	P	P	P	P					P	P	P	P			
2,401 - 4,000 sq ft on Less than 3 Acres <sup>41, 59</sup>	A	A	A	A	A	A					A	A	A	A			
4,001 sq ft and Greater <sup>41, 59</sup>	C	C	C	C	C	C					C	C	C	C			
Garage, Detached Private Non-accessory <sup>60</sup>																	
Up to 2,400 sq ft	P	P	P	P	P	P					P	P	P	P			
2,401 sq ft and greater <sup>41, 59</sup>	C	C	C	C	C	C					C	C	C	C			
Golf Course, Driving Range and Country Club	C	C	C														
Government Structures & Facilities <sup>27, 41</sup>	C	C	C	C	C	C	C	P	P	P	P	P	P	P		P	P
Greenhouse, Lath House, & Nurseries							P	P	P	P	P	P	P	P			
Guest House <sup>85</sup>	P	P	P		P	P									P		
Hazardous Waste Storage & Treatment Facilities, Offsite <sup>66</sup>											C	C	C	C			
Hazardous Waste Storage & Treatment Facilities, Onsite <sup>65</sup>							P	P	P	P	P	P	P	P			
Health and Social Service Facilities <sup>90</sup>																	
Level I	P	P	P	P	P	P	P	P	P	P		P			P	P	P

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Level II <sup>41, 129</sup>	C	C	C		C	C	C	P	P	P		P			C	P	P
Level III <sup>139</sup>						C	p <sup>136</sup>	P	P	P	P		P	P	C	P	P
Home Occupation <sup>11</sup>	P	P	P	P	P	P	P		P	P					P	P	P
Hotel/Motel					C	C	p <sup>136</sup>	P	P	P			p <sup>89</sup>			P	P
Kennel, <sup>41</sup> Commercial <sup>12</sup>	C	C	C						P	P	P	P	P	P			
Kennel, <sup>41</sup> Private-Breeding <sup>13</sup>	P	P	P		P	P	P		P	P	P	P	P	P			
Kennel, <sup>41</sup> Private-Non-Breeding <sup>13</sup>	P	P	P		P	P	P		P	P	P						
Laboratory							P	P	P	P	P	P	P	P		P	P
Library <sup>41</sup>	C	C	C		C	C	C	P	P	P	P	P	P	P		P	P
Lumber Mill											P	P	P	P			
Lumberyard										P	P	P	P	P			
Manufacturing, Heavy <sup>82</sup>											P			P			
Manufacturing-All Other Forms Not Specifically Listed <sup>83</sup>											P	P	P	P		p <sup>123</sup>	
Marijuana Processing <sup>125, 131</sup>											P	P	P	P			
Marijuana Production <sup>125, 131</sup>											P	P	P	P			
Marijuana Retail <sup>131, 132</sup>							P	P	P	P		P	P	P		P	P
Massage Parlor									P	P	P	P	P	P		P	P
Material Recovery Facility <sup>134</sup>											C		C	C			
Mini Self-Storage								P	P	P	P	P	P	P			
Mobile Home Park <sup>38</sup>					C	C			C	C					P		
Model Hobby Park <sup>75</sup>												A	A	A			
Model House/Sales Office	P	P	P	P	P	P											
Motocross Racetrack <sup>129</sup>										C <sup>113</sup>	C <sup>113</sup>	C <sup>113</sup>	C <sup>113</sup>	C <sup>113</sup>			
Museum <sup>41</sup>	C	C	C		C	C	C	P	P	P	P	P	P	P		P	P
Neighborhood Services					A, C <sup>86, 138</sup>	A, C <sup>86, 138</sup>	P	P	P <sup>86</sup>	P	P	P	P	P		P	P
Office and Banking							P	P	P	P	P	P	P	P		P	P
Park, Public <sup>14</sup>	P	P	P		P	P	P	P	P	P	P	P	P	P		P	P
Park-and-Pool Lot	C	C	C	C	C	P	P	P	P	P	P	P	P	P		P	P
Park-and-Ride Lot	C	C	C	C	C	P	P	P	P	P	P	P	P	P		P	P
Personal Wireless Service Facilities <sup>27, 41, 104, 106</sup>	C	C	C	C	C	C	C	C	C	C	P	P	P	P	C	p <sup>119</sup>	P
Printing Plant								P		P	P	P	P	P		p <sup>123</sup>	
Race Track <sup>24, 41, 129</sup>										C	P	P	P	P			

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TYPE OF USE	R-9,600 <sup>88</sup>	R-8,400 <sup>88</sup>	R-7,200 <sup>88</sup>	T	LDMR	MR	NB	PCB	CB <sup>128</sup>	GC <sup>128</sup>	IP <sup>76</sup>	BP	LI <sup>55, 76</sup>	HI <sup>55</sup>	MHP <sup>114</sup>	UC <sup>122</sup>	MUC <sup>122</sup>
Railroad Right-of-way	C	C	C	C	C	C	P	P	P	P	P	P	P	P		P	P
Recreational Facility Not Otherwise Listed	C	C	C		C	C	P	P	P	P	P	P	P	P		P	P
Recreational Vehicle Park									C	C					C		
Recycling Facility <sup>137</sup>										C	C		C	C			
Rendering of Fat, Tallow, or Lard <sup>129</sup>											P			P			
Restaurant							P	P	P	P	P <sup>49</sup>	P <sup>49</sup>	P	P		P	P
Retail, General						A <sup>135</sup>	P	P	P	P		P <sup>53</sup>	P	P		P	P
Retirement Apartments				P	P	P	P	P	P	P					P	P	P
Retirement Housing				P	P	P	P	P	P	P					P	P	P
Sanitary Landfill <sup>129</sup>	C	C	C						C	C	C	C	C	C			
Schools																	
K-12 & Preschool <sup>41, 68, 129</sup>	C	C	C		C	C	C <sup>136</sup>		P	P	P	P	P	P		P	P
College <sup>41, 68</sup>	C	C	C		C	C	C <sup>136</sup>		P	P	P	P	P	P		P	P
Other <sup>41, 68</sup>					C	C	C <sup>136</sup>		P	P	P	P	P	P		P	P
Service Station <sup>41</sup>							P	P	P <sup>86</sup>	P			P	P		P	P
Shooting Range <sup>92</sup>											P	P	P	P			
Sludge Utilization <sup>39</sup>	C <sup>56</sup>	C <sup>56</sup>	C <sup>56</sup>		C <sup>56</sup>	C <sup>56</sup>			C <sup>56</sup>	C <sup>56</sup>	C <sup>56</sup>		C <sup>56</sup>	P C <sup>50</sup>			
Small Animal Husbandry <sup>41</sup>	C <sup>37</sup>	C <sup>37</sup>	C <sup>37</sup>				P		P	P	P	P	P	P			
Small Workshop									P <sup>86</sup>	P	P	P	P	P		P	P
Stables	P	P	P		P	P	P	P	P	P	P	P	P	P			
Stockyard or Slaughter House <sup>129</sup>											P			P			
Storage, Retail Sales Livestock Feed									P	P			P	P			
Storage Structure, Accessory <sup>60</sup>																	
Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
2,401 - 4,000 sq ft on More than 3 Acres <sup>41, 59</sup>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
2,401 - 4,000 on Less than 3 acres <sup>41, 59</sup>	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
4,001 sq ft and Greater <sup>41, 59</sup>	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
Storage Structure, Non-accessory <sup>60</sup>																	
Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

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TYPE OF USE	R-9,600 <sup>88</sup>	R-8,400 <sup>88</sup>	R-7,200 <sup>88</sup>	T	LDMR	MR	NB	PCB	CB <sup>128</sup>	GC <sup>128</sup>	IP <sup>76</sup>	BP	LI <sup>55, 76</sup>	HI <sup>55</sup>	MHP <sup>114</sup>	UC <sup>122</sup>	MUC <sup>122</sup>
<b>2,401 sq ft and greater</b> 41, 59	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
<b>Studio</b> 41	C <sup>77</sup>	C <sup>77</sup>	C <sup>77</sup>		C <sup>77</sup>	C <sup>77</sup>	P	P	P <sup>86</sup>	P	P	P	P	P		P	P
<b>Supervised Drug Consumption Facility</b>																	
<b>Swimming/Wading Pool</b> 17, 41	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
<b>Television/Radio Stations</b>													P	P			
<b>Temporary Dwelling During Construction</b>	A	A	A	A	A	A	A	A	A	A						A	
<b>Temporary Dwelling For Relative</b> 18	A	A	A	A	A	A	A	A	A	A							
<b>Temporary Residential Sales Coach</b> 73	A	A	A													A	
<b>Transit Center</b>	C	C	C	C	C	P	P	P	P	P	P	P	P	P		P	P
<b>Ultralight Airpark</b> 20											P						
<b>Utility Facilities, Electromagnetic Transmission &amp; Receiving Facilities</b> 27, 129	C	C	C	C	C	C	C	P	P <sup>86</sup>	P	P	P	P	P			
<b>Utility Facilities, Transmission Wires, Pipes &amp; Supports</b> 27	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
<b>Utility Facilities-All Other Structures</b> 27, 41	C	C	C	C	C	C	C	P	P <sup>86</sup>	P	P	P	P	P	C	P	P
<b>Vehicle, Vessel and Equipment Sales and Rental</b>									P <sup>23</sup>	P			P	P			
<b>Veterinary Clinic</b>					C	C	P	P	P <sup>86</sup>	P	P	P	P	P		P	P
<b>Warehouse</b>										P	P	P	P	P		P <sup>123</sup>	
<b>Wholesale Establishment</b>								P	P <sup>86</sup>	P	P	P	P	P		P <sup>123</sup>	
<b>Woodwaste Recycling and Woodwaste Storage</b>											A <sup>63</sup>		A <sup>63</sup>	A <sup>63</sup>			
<b>All other uses not otherwise mentioned</b>											P	P	P	P			

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

**Section 5.** Snohomish County Code Section 30.22.110, last amended by Amended Ordinance No. 24-044 on January 15, 2025, is amended to read:

### 30.22.110 Rural and Resource Zone Categories Use Matrix.

TYPE OF USE	Rural Zones							Resource Zones		
	RD	<del>((RRT-10))</del> RRT-10	R-5	RB <sup>26</sup>	CRC	RFS	RI	F	F&R	A-10
Accessory Dwelling Unit <sup>62</sup>	P	P	P	P	P			P	P	P
Agriculture <sup>41, 107</sup>	P	P	P	P	P	P	P	P	P	P
Airport: Stage 1 Utility <sup>1</sup>	C	C	C <sup>115</sup>					C		
Antique Shop	C		C <sup>45, 115</sup>	p <sup>79</sup>	P					
Art Gallery <sup>41</sup>	C		C <sup>115</sup>	p <sup>79</sup>	P					
Asphalt Batch Plant & Continuous Mix Asphalt Plant										
Auto Repair, Major							P			
Auto Repair, Minor				P	P	P	P			
Auto Towing	C		C							
Auto Wrecking and Junkyards							A <sup>44</sup>			
Bakery, Farm <sup>97</sup>	P	P	P	P			P		P	P
Bed and Breakfast Guesthouse <sup>58</sup>	P		p <sup>115</sup>	P				P	P	P
Bed and Breakfast Inn <sup>58</sup>	P		p <sup>115</sup>	P				P	P	P
Boarding House	p <sup>15</sup>	p <sup>15</sup>	p <sup>15, 115</sup>					p <sup>15</sup>		p <sup>15</sup>
Boat Launch, Commercial <sup>31</sup>		C							C	
Boat Launch, Non-commercial <sup>31</sup>	C		C	C				C	C	
Campground								A <sup>32,127</sup>	C <sup>32</sup>	
Caretaker's Quarters	P		C	P			P			
Cemetery and Funeral Home	P		C <sup>115</sup>							
Church <sup>41, 129</sup>	P		C <sup>115</sup>	C <sup>36</sup>	P					
Clubhouse	C		C <sup>115</sup>	P	p <sup>133</sup>					
Commercial Vehicle Home Basing			C <sup>33</sup>							
Commercial Vehicle Storage Facility				P	P	P	P			

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TYPE OF USE	Rural Zones							Resource Zones		
	RD	<del>((RTT-10))</del> RRT-10	R-5	RB <sup>26</sup>	CRC	RFS	RI	F	F&R	A-10
Community Facilities for Juveniles <sup>103</sup>										
1 to 8 residents			P <sup>102, 115</sup>	P	P					
9 to 24 residents			S <sup>103, 115</sup>	P	P					
Construction Contracting				P <sup>80, 81</sup>						
Dams, Power Plants, & Associated Uses									P	
Day Care Center <sup>2, 129</sup>	((P))		((C <sup>445</sup> ))	((P))	((P))	((P))				
Up to 8,000 sq ft	P		P	P	P	P				
Over 8,000 sq ft	P		C	P	P	P				
Distillation of Alcohol	C <sup>34</sup>		C <sup>34, 115</sup>							C <sup>34</sup>
Dock & Boathouse, Private, Non-commercial <sup>3, 41</sup>	P	P	P	P				P	P	P
Dwelling, Duplex	P	P	P					P		P
Dwelling, Mobile Home	P	P	P		P <sup>6</sup>			P	P	P
Dwelling, Single Family	P	P	P		P			P	P	P
Emergency Shelter, Religious-Owned Property <sup>141</sup>	P		P	P	P					
Equestrian Center <sup>41, 70, 72</sup>	P	C	C <sup>115</sup>					C	P	C <sup>70</sup>
Excavation & Processing of Minerals <sup>28</sup>	A, C	A, C	A, C				A, C	A, P, C	A, C	
Explosives, Storage	C	C	C				C	P	C	
Family Day Care Home <sup>8, 130</sup>	P	P	P <sup>115</sup>	P	P	P		P		P
Farm Product Processing										
Up to 5,000 sq ft	P	P	P <sup>115</sup>	P			P	P		P
Over 5,000 sq ft <sup>94</sup>	A	A	A <sup>115</sup>	A			A	A		A
Farm Support Business <sup>94</sup>	A	A	A <sup>115</sup>	A			P			A
Farm Stand										
Up to 400 sq ft <sup>9</sup>	P	P	P <sup>100, 115</sup>	P	P	P	P	P	P	P
401 - 5,000 sq ft <sup>99, 100</sup>	P	P	P, A <sup>100</sup>	P	P	P	P	P	P	P
Farm Workers Dwelling										P <sup>10</sup>
Farmers Market <sup>93</sup>	P	P	P <sup>101</sup> A <sup>101, 115</sup>	P	P	P	P			P
Farmland Enterprises <sup>95</sup>		A	A <sup>115</sup>							A
Fish Farm	P	P	P <sup>115</sup>					P	P	P
Forestry	P	P	P				P	P	P	P

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TYPE OF USE	Rural Zones							Resource Zones		
	RD	<del>((RTT-10))</del> RRT-10	R-5	RB <sup>26</sup>	CRC	RFS	RI	F	F&R	A-10
Forestry Industry Storage & Maintenance Facility	p <sup>30</sup>	P					P	P	P	
Foster Home	P	P	P	P				P		P
Fuel Yard <sup>43</sup>							P			
Garage, Detached Private Accessory <sup>60</sup>										
Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P	P
2,401 - 4,000 sq ft on 3 Acres and more <sup>41, 59</sup>	P	P	P	P	P	P	P	P	P	P
2,401 - 4,000 sq ft on Less than 3 acres <sup>41, 59</sup>	A	A	A	A	A	A	A	A	A	A
4,001 sq ft and Greater <sup>41, 59</sup>	C	C	C		C	C	C	C	C	C
Garage, Detached Private Non-accessory <sup>60</sup>										
Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P	P
2,401 sq ft and greater <sup>41, 59</sup>	C	C	C	C	C	C	C	C	C	C
Golf Course, Driving Range and Country Club	C		C <sup>115</sup>	P						C <sup>74</sup>
Government Structures & Facilities <sup>27, 41</sup>	C	C	C <sup>115</sup>	C	P		C	C	C	
Greenhouse, Lath House, Nurseries	P	P	p <sup>115</sup>	P	P		P	P		P
Guest House <sup>85</sup>	P	P	P	P				P	P	P
Hazardous Waste Storage & Treatment Facilities Onsite <sup>65</sup>	P			P		P	P	P	P	
Health and Social Service Facility <sup>90</sup>										
Level I	P	P	p <sup>115</sup>	P	P			P	P	
Level II <sup>41, 91, 129</sup>			C <sup>115</sup>	C						
Level III <sup>139</sup>				p <sup>139</sup>		p <sup>139</sup>				
Home Occupation <sup>11</sup>	P	P	P	P	P			P	P	P
Homestead Parcel <sup>40</sup>	C		C <sup>115</sup>							C
Hotel/Motel				P		P				
Kennel, <sup>41</sup> Commercial <sup>12, 130</sup>	P	P	p <sup>115</sup>					P		C
Kennel, <sup>41</sup> Private-Breeding <sup>13</sup>	P	P	P					P		P

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TYPE OF USE	Rural Zones							Resource Zones		
	RD	<del>((RRT-10))</del> RRT-10	R-5	RB <sup>26</sup>	CRC	RFS	RI	F	F&R	A-10
Kennel, <sup>41</sup> Private-Non-Breeding <sup>13</sup>	P	P	P	P				P		P
Kitchen, farm	P	P	P	P			P			P
Laboratory				P			P			
Library <sup>41</sup>	C		C <sup>115</sup>	P						
Livestock Auction Facility	C <sup>48</sup>		C <sup>48, 115</sup>		P		P			C <sup>48</sup>
Lumber Mill	C <sup>26</sup>	C <sup>26</sup>	C <sup>26, 115</sup>				P	P	P	
Lumberyard							P			
Manufacturing - All Other Forms Not Specifically Listed <sup>83</sup>				C			C			
Marijuana Processing <sup>124, 131</sup>							P			P
Marijuana Production <sup>124, 131</sup>							P			P
Marijuana Retail <sup>131, 132</sup>				P	P					
Mini-equestrian Center <sup>41, 72</sup>	P	P	p <sup>115</sup>	P			P	P	P	p <sup>71</sup>
Mini Self-Storage				P		P	P			
Model Hobby Park <sup>75, 130</sup>			A <sup>115</sup>							A
Model House/Sales Office	P	P	p <sup>115</sup>					P	P	
Motocross Racetrack <sup>129</sup>			C <sup>113</sup>						C <sup>113</sup>	
Museum <sup>41, 130</sup>	C		C <sup>115</sup>	P						C <sup>61</sup>
Neighborhood Services				P	p <sup>133</sup>					
Office and Banking				P	p <sup>133</sup>					
Off-road vehicle use area, private									C <sup>109</sup>	
Park, Public <sup>14, 130</sup>	P	P	P	P	P		P	P	P	P
Park-and-Pool Lot				P	P	P	P			
Park-and-Ride Lot	C	C	C	P		P		C	C	
Personal Wireless Service Facilities <sup>27, 41, 104, 106, 130</sup>	C	C	C	C	C	C	C	C	C	C
Public Events/Assemblies on Farmland <sup>96</sup>										P
Race Track <sup>24, 41, 129</sup>			C <sup>115</sup>							
Railroad Right-of-way	C	C	C <sup>115</sup>		P		P	C	C	C
Recreational Facility Not Otherwise Listed <sup>98</sup>	C		C <sup>115</sup>		P		p <sup>79</sup>	A, C <sup>127</sup>	A, C <sup>127</sup>	C
Recreational Vehicle <sup>19</sup>	P	P	P					P	P	P
Recreational Vehicle Park									C	
Resort									C	
Restaurant				p <sup>80</sup>	P	P				

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TYPE OF USE	Rural Zones							Resource Zones		
	RD	<del>((RTT-10))</del> RRT-10	R-5	RB <sup>26</sup>	CRC	RFS	RI	F	F&R	A-10
Retail, General				P	p <sup>133</sup>	p <sup>80</sup>				
Rural Industries <sup>41</sup>	p <sup>25</sup>									
Sanitary Landfill <sup>129</sup>	C	C	C <sup>115</sup>					C		
Schools										
K-12 & Preschool <sup>41, 68, 129</sup>	C		C <sup>115</sup>	P						
College <sup>41, 68</sup>	C		C <sup>115</sup>							
Other <sup>41, 68</sup>				C			C			
Service Station <sup>41</sup>				P	P	P				
Shooting Range <sup>92</sup>	C	C	C					C		
Sludge Utilization <sup>39</sup>	C	C, p <sup>50</sup>	C <sup>115</sup>					C		C
Small Animal Husbandry <sup>41</sup>	P		P		P			P	P	P
Small Workshop				P			P			
Stables	P	P	P	P			P	P	P	P
Stockyard or Slaughter House <sup>129</sup>							C <sup>48</sup>			
Storage, Retail Sales Livestock Feed			p <sup>54, 115</sup>	P			P			P
Storage Structure, Accessory <sup>60</sup>										
Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P	P
2,401 - 4,000 sq ft on 3 Acres and more <sup>41, 59</sup>	P	P	P	P	P	P	P	P	P	P
2,401 - 4,000 sq ft on Less than 3 acres <sup>41, 59</sup>	A	A	A	A	A	A	A	A	A	A
4,001 sq ft and Greater <sup>41, 59</sup>	C	C	C		C	C	C	C	C	C
Storage Structure, Non-accessory <sup>60</sup>										
Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P	P
2,401 sq ft and greater <sup>41, 59</sup>	C	C	C	C	C	C	C	C	C	C
Studio <sup>41</sup>	C <sup>77</sup>		C <sup>77, 115</sup>							
Supervised Drug Consumption Facility										
Swimming/Wading Pool <sup>17, 41</sup>	P	P	P					P	P	P
Temporary Dwelling During Construction	A	A	A	A	A	A	A	A	A	A

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TYPE OF USE	Rural Zones							Resource Zones		
	RD	<del>((RTT-10))</del> RRT-10	R-5	RB <sup>26</sup>	CRC	RFS	RI	F	F&R	A-10
Temporary Dwelling For Relative <sup>18</sup>	A	A	A					A	A	A
Temporary Logging Crew Quarters								P	P	
Temporary Residential Sales Coach <sup>73</sup>	A		A <sup>115</sup>							
Transit Center	C	C	C <sup>115</sup>	P		P		C	C	
Ultralight Airpark <sup>20</sup>	C	C	C <sup>115</sup>					C		
Utility Facilities, Electromagnetic Transmission & Receiving Facilities <sup>27, 129</sup>	C	C	C	C	P	C	P	C	C	C
Utility Facilities, Transmission Wires or Pipes & Supports <sup>27</sup>	P	P	P	P	P	P	P	P	P	P
Utility Facilities - All Other Structures <sup>27, 41, 130</sup>	C	C	C	C	P	C	P	C	C	C
Vehicle, Vessel and Equipment Sales and Rental					p <sup>23</sup>					
Veterinary Clinic	P		C <sup>115</sup>	P	P					C
Warehouse							P			
Wedding Facility <sup>87, 130</sup>		P	p <sup>115</sup>							P
Woodwaste Recycling and Woodwaste Storage	A <sup>63</sup>	C <sup>57</sup>	C <sup>57</sup>				A <sup>63</sup>	A <sup>63</sup>		

1

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

2

3 **Section 6.** Snohomish County Code Section 30.22.130, last amended by Amended  
4 Ordinance No. 24-044 on January 15, 2025, is amended to read:

5

6 **30.22.130 Reference notes for use matrices.**

7 (1) *Airport, Stage 1 Utility.*

8 (a) Not for commercial use and for use of small private planes;

- (b) In the RU zone, they shall be primarily for the use of the resident property owner;  
and  
(c) When the airport is included in an airpark, the disclosure requirements of SCC  
30.28.005 shall apply.

(2) *Day Care Center.* See SCC 30.28.030.

- ~~((a) In WFB, R-7,200, R-8,400, R-9,600, R-12,500, R-20,000, and SA-1 zones,  
shall only be permitted in connection with and secondary to a school facility or place  
of worship; and  
(b) Outdoor play areas shall be fenced or otherwise controlled, and noise buffering  
provided to protect adjoining residences.))~~

(3) *Dock and Boathouse, Private, Non-commercial.* The following standards apply outside  
of shoreline jurisdiction only. If located within shoreline jurisdiction, the standards in  
SCC 30.67.517 apply instead.

- (a) The height of any covered over-water structure shall not exceed 12 feet as  
measured from the line of ordinary high water;  
(b) The total roof area of covered, over-water structures shall not exceed 1,000 square  
feet;  
(c) The entirety of such structures shall have a width no greater than 50 percent of the  
width of the lot at the natural shoreline upon which it is located;  
(d) No over-water structure shall extend beyond the mean low water mark a distance  
greater than the average length of all preexisting over-water structures along the  
same shoreline within 300 feet of either side of the parcel on which the structure is  
proposed. Where no such preexisting structures exist within 300 feet, the pier length  
shall not exceed 50 feet;  
(e) Structures permitted hereunder shall not be used as a dwelling, nor shall any boat  
moored at any wharf be used as a dwelling while so moored; and  
(f) Covered structures are subject to a minimum setback of three feet from any side lot  
line or extension thereof. No side yard setback shall be required for uncovered  
structures. No rear yard setback shall be required for any structure permitted  
hereunder.

(4) *Dwelling, Single-Family.* In the MHP zone, single-family detached dwellings are limited  
to one per existing single legal lot of record.

(5) See chapter 30.31E SCC for rezoning to Townhouse zone, and chapter 30.23A SCC for  
design standards applicable to single-family attached dwelling, mixed townhouse, and  
townhouse development.

1 (6) *Dwelling, Mobile Home.*

- 2 (a) Shall be multi-sectioned by original design, with a width of 20 feet or greater along its  
3 entire body length;  
4 (b) Shall be constructed with a non-metallic type, pitched roof;  
5 (c) Except where the base of the mobile home is flush to ground level, shall be installed  
6 either with:  
7 (i) skirting material which is compatible with the siding of the mobile home; or  
8 (ii) a perimeter masonry foundation;  
9 (d) Shall have the wheels and tongue removed; and  
10 (e) In the RU zone the above only applies if the permitted lot size is less than 20,000  
11 square feet.

12  
13 (7) RESERVED for future use.

14  
15 (8) *Family Day Care Home.*

- 16 (a) No play yards or equipment shall be located in any required setback from a street;  
17 and  
18 (b) Outdoor play areas shall be fenced or otherwise controlled.

19  
20 (9) *Farm Stand.*

- 21 (a) There shall be only one stand on each lot; and  
22 (b) At least 50 percent by farm product unit of the products sold shall be grown, raised  
23 or harvested in Snohomish County, and 75 percent by farm product unit of the  
24 products sold shall be grown, raised or harvested in the state of Washington.

25  
26 (10) *Farm Worker Dwelling.*

- 27 (a) At least one person residing in each farm worker dwelling shall be employed full time  
28 in the farm operation;  
29 (b) An applicant for a building permit for a farm worker dwelling shall provide a  
30 declaration of farm worker occupancy on a form available from the department to the  
31 department for review and approval. The applicant shall record the declaration with  
32 the county auditor and provide a copy of the recorded declaration to the department  
33 prior to issuance of the building permit for the farm worker dwelling. Within 30 days  
34 of a sale or transfer of the property, the new property owner(s) shall record a  
35 declaration of farm worker occupancy with the county auditor and provide the  
36 department with a copy of the recorded declaration;  
37 (c) The number of farm worker dwellings shall be limited to one per each 20 acres under  
38 single contiguous ownership to a maximum of six total farm worker dwellings, with  
39 no rounding provisions applied. Construction of the maximum number of farm worker

- 1 dwellings permitted shall be interpreted as exhausting all farm worker dwelling  
2 potential of the land until such time as the property is legally subdivided; and  
3 (d) All farm worker dwellings must be built within a farm building cluster which includes a  
4 farmhouse; and  
5 (e) The floor area for an attached or detached farm worker dwelling, exclusive of  
6 garages and porches, shall be a maximum of 1,200 square feet.  
7

8 (11) *Home Occupation*. See SCC 30.28.050.  
9

10 (12) *Kennel, Commercial*. There shall be a five-acre minimum lot area; except in the R-5  
11 and RD zones, where 200,000 square feet shall be the minimum lot area.  
12

13 (13) *Kennel, Private-breeding, and Kennel, Private Non-breeding*. Where the animals  
14 comprising the kennel are housed within the dwelling, the yard or some portion thereof  
15 shall be fenced and maintained in good repair or to contain or to confine the animals  
16 upon the property and restrict the entrance of other animals.  
17

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

- 19 (a) No bleachers are permitted if the site is less than five acres in size;  
20 (b) All lighting shall be shielded to protect adjacent properties; and  
21 (c) No amusement devices for hire are permitted.  
22

23 (15) *Boarding House*. There shall be accommodations for no more than two persons.  
24

25 (16) RESERVED for future use (Social Service Center – DELETED by Amended Ord. 04-  
26 010 effective March 15, 2004)  
27

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

- 30 (a) No part of the pool shall project more than one foot above the adjoining ground level  
31 in a required setback; and  
32 (b) The pool shall be enclosed with a fence not less than four feet high, of sufficient  
33 design and strength to keep out children.  
34

35 (18) *Temporary Dwelling for a Relative*.

- 36 (a) The dwelling shall be occupied only by a relative, by blood or marriage, of the  
37 occupant(s) of the permanent dwelling;  
38 (b) The relative must receive from, or administer to, the occupant of the other dwelling  
39 continuous care and assistance necessitated by advanced age or infirmity;

- 1 (c) The need for such continuous care and assistance shall be attested to in writing by a  
2 licensed physician;  
3 (d) The temporary dwelling shall be occupied by not more than two persons;  
4 (e) Use as a commercial rental unit shall be prohibited;  
5 (f) The temporary dwelling shall be situated not less than 20 feet from the permanent  
6 dwelling on the same lot and shall not be located in any required yard of the principal  
7 dwelling;  
8 (g) A land use permit binder shall be executed by the landowner, recorded with the  
9 Snohomish County auditor and a copy of the recorded document submitted to the  
10 department for inclusion in the permit file;  
11 (h) Adequate screening, landscaping, or other measures shall be provided pursuant to  
12 SCC 30.25.028 to protect surrounding property values and ensure compatibility with  
13 the immediate neighborhood;  
14 (i) An annual renewal of the temporary dwelling permit, together with recertification of  
15 need, shall be accomplished by the applicant through the department in the same  
16 month of each year in which the initial mobile home/building permit was issued;  
17 (j) An agreement to terminate such temporary use at such time as the need no longer  
18 exists shall be executed by the applicant and recorded with the Snohomish County  
19 auditor; and  
20 (k) Only one temporary dwelling may be established on a lot. The temporary dwelling  
21 shall not be located on a lot on which a detached accessory dwelling unit is located.  
22

23 (19) *Recreational Vehicle.*

- 24 (a) There shall be no more than one per lot;  
25 (b) Shall not be placed on a single site for more than 180 days in any 12-month period;  
26 and  
27 (c) Shall be limited in the floodways to day use only (dawn to dusk) during the flood  
28 season (October 1st through March 30th) with the following exceptions:  
29 (i) Recreational vehicle use associated with a legally occupied dwelling to  
30 accommodate overnight guests for no more than a 21-day period;  
31 (ii) Temporary overnight use by farm workers on the farm where they are employed  
32 subject to subsections (19)(a) and (19)(b) of this section; and  
33 (iii) Subject to subsections (19)(a) and (19)(b) of this section and SCC 30.65.120(6),  
34 temporary overnight use in a mobile home park, which has been in existence  
35 continuously since 1970 or before, that provides septic or sewer service, water  
36 and other utilities, and that has an RV flood evacuation plan that has been  
37 approved and is on file with the department of emergency management and  
38 department of planning and development services.  
39

40 (20) *Ultralight Airpark.*

- 1 (a) Applicant shall submit a plan for the ultralight airpark showing the location of all  
2 buildings, ground circulation, and parking areas, common flight patterns, and arrival  
3 and departure routes;
- 4 (b) Applicant shall describe in writing the types of activities, events, and flight operations  
5 which are expected to occur at the airpark; and
- 6 (c) Approval shall be dependent upon a determination by the county decision maker that  
7 all potential impacts such as noise, safety hazards, sanitation, traffic, and parking  
8 are compatible with the site and neighboring land uses, particularly those involving  
9 residential uses or livestock or small animal husbandry; and further that the  
10 proposed use can comply with Federal Aviation Administration regulations (FAR Part  
11 103), which state that ultralight vehicle operations will not:
- 12 (i) create a hazard for other persons or property;
- 13 (ii) occur between sunset and sunrise;
- 14 (iii) occur over any substantially developed area of a city, town, or settlement,  
15 particularly over residential areas or over any open air assembly of people; or
- 16 (iv) occur in an airport traffic area, control zone, terminal control area, or positive  
17 control area without prior authorization of the airport manager with jurisdiction.

18  
19 (21) RESERVED for future use.

20  
21 (22) RESERVED for future use.

22  
23 (23) *Vehicle, Vessel and Equipment Sales and Rental.* In the CB and CRC zone, all  
24 display, storage, and sales activities shall be conducted within a structure enclosed by  
25 walls on at least two sides.

26  
27 (24) *Race Track.* The track shall be operated in such a manner so as not to cause offense  
28 by reason of noise or vibration beyond the boundaries of the subject property.

29  
30 (25) *Rural Industry.*

- 31 (a) The number of employees shall not exceed 10;
- 32 (b) All operations shall be carried out in a manner so as to avoid the emission or  
33 creation of smoke, dust, fumes, odors, heat, glare, vibration, noise, traffic, surface  
34 water drainage, sewage, water pollution, or other emissions which are unduly or  
35 unreasonably offensive or injurious to properties, residents, or improvements in the  
36 vicinity;
- 37 (c) The owner of the rural industry must reside on the same premises as the rural  
38 industry and, in the RD zone, the residence shall be considered as a caretaker's  
39 quarters; and

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

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

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

(28) *Excavation and Processing of Minerals.*

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

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

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

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

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

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

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

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

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

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

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



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

(32) *Campground.*

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

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

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

(33) *Commercial Vehicle Home Basing.*

(a) The vehicles may be parked and maintained only on the property wherein resides a person who uses them in their business;

(b) Two or more vehicles may be so based; and

(c) The vehicles shall be in operable condition.

(34) *Distillation of Alcohol.*

(a) The distillation shall be from plant products, for the purpose of sale as fuel, and for the production of methane from animal waste produced on the premises;

(b) Such distillation shall be only one of several products of normal agricultural activities occurring on the premises; and

(c) By-products created in this process shall be used for fuel or fertilizer on the premises.

(35) RESERVED for future use (Group Care Facility – DELETED by Amended Ord. 04-010 effective March 15, 2004)

(36) Churches are exempt from the Rural Business zone performance standards in SCC 30.31F.110(1) and (2).

(37) *Small Animal Husbandry.* There shall be a five-acre minimum site size.

(38) *Mobile Home Park.* Such development must fulfill the requirements of chapter 30.42E SCC.

(39) *Sludge Utilization.* See SCC 30.28.085.

(40) *Homestead Parcel.* See SCC 30.28.055.

(41) Special Setback Requirements for this use are contained in SCC 30.23.110 or SCC 30.67.595 if within shoreline jurisdiction.

(42) In the R-12,500 and WFB zones, the minimum lot size for duplexes shall be one and one-half times the minimum lot size for single-family dwellings.

(43) *Petroleum Products and Gas, Bulk Storage.*

(a) All above ground storage tanks shall be set back from all property lines in accordance with requirements in the International Fire Code (IFC); and

(b) Storage tanks below ground shall be set back no closer to the property line than a distance equal to the greatest dimensions (diameter, length or height) of the buried tank.

(44) *Auto Wrecking Yards and Junkyards.* A sight-obscuring fence a minimum of seven feet high shall be established and maintained to the interior side of the required perimeter landscaping area in the LI and RI zones. For perimeter landscaping requirements for this use in all zones, see SCC 30.25.020.

(45) *Antique Shops.* When established as a home occupation as regulated by SCC 30.28.050(1); provided further that all merchandise sold or offered for sale shall be predominantly "antique" and antique-related objects.

(46) *Billboards.* See SCC 30.27.080 for specific requirements.

(47) RESERVED for future use.

(48) *Stockyard and Livestock Auction Facility.* The minimum lot size is 10 acres.

(49) *Restaurants and Personal Service Shops.* Located to service principally the constructed industrial park uses.

(50) *Sludge Utilization.* A conditional use permit is required for manufacture of materials by a non-governmental agency containing stabilized or digested sludge for a public utilization.

(51) See SCC 30.31A.140.

(52) RESERVED for future use.

- 1 (53) *Retail Store*. See SCC 30.31A.120 for specific requirements for retail stores in the BP  
2 zone.  
3
- 4 (54) Retail Sales of Hay, Grain, and Other Livestock Feed are permitted on site in  
5 conjunction with a livestock auction facility.  
6
- 7 (55) Noise of Machines and Operations in the LI and HI zones shall comply with chapter  
8 10.01 SCC and machines and operations shall be muffled so as not to become  
9 objectionable due to intermittence, beat frequency, or shrillness.  
10
- 11 (56) *Sludge Utilization*. Only at a completed sanitary landfill or on a completed cell within a  
12 sanitary landfill, subject to the provision of SCC 30.28.085.  
13
- 14 (57) *Woodwaste Recycling and Woodwaste Storage Facility*. See SCC 30.28.095.  
15
- 16 (58) *Bed and Breakfast Guesthouses and Bed and Breakfast Inns*. See SCC 30.28.020.  
17
- 18 (59) *Detached Accessory or Non-Accessory Private Garages and Storage Structures*.  
19 Subject to the following requirements:  
20 (a) Special setback requirements for these uses are contained in SCC 30.23.110(20);  
21 (b) Artificial lighting shall be hooded or shaded so that direct outside lighting, if any, will  
22 not result in glare when viewed from the surrounding property or rights-of-way;  
23 (c) The following compatibility standards shall apply:  
24 (i) proposals for development in existing neighborhoods with a well-defined  
25 character should be compatible with or complement the highest quality features,  
26 architectural character and siting pattern of neighboring buildings. Where there is  
27 no discernable pattern, the buildings shall complement the neighborhood.  
28 Development of detached private garages and storage structures shall not  
29 interrupt the streetscape or dwarf the scale of existing buildings of existing  
30 neighborhoods. Applicants may refer to the Residential Development Handbook  
31 for Snohomish County Communities to review techniques recommended to  
32 achieve neighborhood compatibility;  
33 (ii) building plans for all proposals larger than 2,400 square feet in the Waterfront  
34 Beach, R-7,200, R-8,400, R-9,600 and R-12,500 zones and rural cluster  
35 subdivisions shall document the use of building materials compatible and  
36 consistent with existing on-site residential development exterior finishes;  
37 (iii) in the Waterfront Beach, R-7,200, R-8,400, R-9,600 and R-12,500 zones and  
38 rural cluster subdivisions, no portion of a detached accessory private garage or  
39 storage structure shall extend beyond the building front of the existing single-

- 1 family dwelling, unless screening, landscaping, or other measures are provided  
2 to ensure compatibility with adjacent properties; and  
3 (iv) in the Waterfront Beach, R-7,200, R-8,400, R-9,600 and R-12,500 zones and  
4 rural cluster subdivisions, no portion of a detached non-accessory private garage  
5 or storage structure shall extend beyond the building front of existing single-  
6 family dwellings on adjacent lots where the adjacent dwellings are located within  
7 10 feet of the subject property line. When a detached non-accessory private  
8 garage or storage structure is proposed, the location of existing dwellings on  
9 adjacent properties located within 10 feet of the subject site property lines shall  
10 be shown on the site plan;
- 11 (d) All detached accessory or non-accessory private garages and storage structures  
12 proposed with building footprints larger than 2,400 square feet shall provide  
13 screening or landscaping from adjacent properties pursuant to chapter 30.25 SCC;  
14 (e) On lots less than 10 acres in size having no established residential use, only one  
15 non-accessory private garage and one storage structure shall be allowed. On lots 10  
16 acres or larger without a residence where the cumulative square footage of all  
17 existing and proposed non-accessory private garages and storage structures is  
18 6,000 square feet or larger, a conditional use permit shall be required.  
19 (f) Where permitted, separation between multiple private garages or storage structures  
20 shall be regulated pursuant to subtitle 30.5 SCC.
- 21  
22 (60) The cumulative square footage of all detached accessory and non-accessory private  
23 garages and storage structures shall not exceed 6,000 square feet on any lot less than  
24 five acres, except this provision shall not apply in the LDMR, MR, T, NB, GC, PCB, CB,  
25 BP, IP, LI, HI, RB, RFS, CRC and RI zones.
- 26  
27 (61) *Museums.* Museums within the agriculture A-10 zone are permitted only in structures  
28 which were legally existing on October 31, 1991.
- 29  
30 (62) *Accessory Dwelling Units.* See SCC 30.28.010.
- 31  
32 (63) *Temporary Woodwaste Recycling and Temporary Woodwaste Storage Facilities.* See  
33 SCC 30.28.090.
- 34  
35 (64) RESERVED for future use.
- 36  
37 (65) *On-Site Hazardous Waste Treatment and Storage Facilities.* Allowed only as an  
38 incidental use to any use generating hazardous waste which is otherwise allowed;  
39 provided that such facilities demonstrate compliance with the state siting criteria for

1 dangerous waste management facilities pursuant to RCW 70.105.210 and WAC 173-  
2 303-282, as now written or hereafter amended.

3  
4 (66) An application for a conditional use permit to allow an off-site hazardous waste  
5 treatment and storage facility shall demonstrate compliance with the state siting criteria  
6 for dangerous waste management facilities pursuant to RCW 70.105.210 and WAC 173-  
7 303-282 as now written or hereafter amended.

8  
9 (67) *Adult Entertainment Uses*. See SCC 30.28.015.

10  
11 (68) Special Building Height provisions for this use are contained in SCC 30.23.050(2)(d).

12  
13 (69) RESERVED for future use.

14  
15 (70) *Equestrian Centers*. Allowed with a conditional use permit on all lands zoned A-10  
16 except in that portion of the special flood hazard area of the lower Snohomish and  
17 Stillaguamish rivers designated density fringe as described in chapter 30.65 SCC.

18  
19 (71) Mini-Equestrian Centers are allowed as a permitted use on all lands zoned A-10  
20 except in that portion of the special flood hazard area of the lower Snohomish and  
21 Stillaguamish rivers designated density fringe as described in chapter 30.65 SCC.

22  
23 (72) Equestrian Centers and Mini-equestrian Centers require the following:

- 24 (a) Five-acre minimum site size for a mini-equestrian center;  
25 (b) Covered riding arenas shall not exceed 15,000 square feet for a mini-equestrian  
26 center; provided that stabling areas, whether attached or detached, shall not be  
27 included in this calculation;  
28 (c) Any lighting of an outdoor or covered arena shall be shielded so as not to glare on  
29 surrounding properties or rights-of-way;  
30 (d) On sites located in RC and R-5 zones, Type A landscaping as defined in SCC  
31 30.25.017 is required to screen any outside storage, including animal waste storage,  
32 and parking areas from adjacent properties;  
33 (e) Riding lessons, rentals, or shows shall only occur between 8:00 a.m. and 9:00 p.m.;  
34 (f) Outside storage, including animal waste storage, and parking areas shall be set  
35 back at least 30 feet from any adjacent property line. All structures shall be set back  
36 as required in SCC 30.23.110(8); and  
37 (g) The facility shall comply with all applicable county building, health, and fire code  
38 requirements.

39  
40 (73) *Temporary Residential Sales Coach (TRSC)*.

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

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

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

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

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

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

1 feet of adjacent residential, multiple family, and rural-zoned properties. The buffer  
2 shall be an effective site obscuring screen consistent with Type A landscaping as  
3 defined in SCC 30.25.017.  
4

5 (78) RESERVED for future use.  
6

7 (79) The gross floor area of the use shall not exceed 2,000 square feet.  
8

9 (80) The gross floor area of the use shall not exceed 4,000 square feet.  
10

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

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

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

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

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

21 (e) The storage of inoperable vehicles and hazardous or earth materials shall be  
22 prohibited.  
23

24 (82) Manufacturing, Heavy includes the following uses: Distillation of wood, coal, bones, or  
25 the manufacture of their by-products; explosives manufacturing; manufacture of  
26 fertilizer; extraction of animal or fish fat or oil; forge, foundry, blast furnace or melting of  
27 ore; manufacturing of acid, animal black/black bone, cement or lime, chlorine, creosote,  
28 fertilizer, glue or gelatin, potash, pulp; rendering of fat, tallow and lard, rolling or  
29 booming mills; tannery; or tar distillation and manufacturing. See SCC 30.91M.028.  
30

31 (83) "All other forms of manufacture not specifically listed" is a category which uses  
32 manufacturing workers, as described under the Dictionary of Occupational Titles,  
33 published by the U.S. Department of Labor, to produce, assemble or create products  
34 and which the director finds consistent with generally accepted practices and  
35 performance standards for the industrial zone where the use is proposed. See SCC  
36 30.91M.024 and 30.91M.026.  
37

38 (84) RESERVED for future use.  
39

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

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

(87) *Wedding Facility.*

(a) A wedding facility is permitted only:

(i) on vacant and undeveloped land;

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

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

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

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

(i) noise control provisions of chapter 10.01 SCC;

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

(92) The area of the shooting range devoted to retail sales of guns, bows, and related equipment shall not exceed one-third of the gross floor area of the shooting range and shall be located within a building or structure.

(93) *Farmers Market.* See SCC 30.28.036.

(94) *Farm Product Processing and Farm Support Business.* See SCC 30.28.038.

(95) *Farmland Enterprise.* See SCC 30.28.037.

(96) *Public Events/Assemblies on Farmland.* Such event or assembly shall:

(a) Comply with the requirements of SCC 30.53A.800; and

(b) Not exceed two events per year. No event shall exceed two weeks in duration.

(97) *Bakery, Farm.* The gross floor area of the use shall not exceed 1,000 square feet.

- 1  
2 (98) *Recreational Facility Not Otherwise Listed in A-10 zone, Forestry (F), or Forestry and*  
3 *Recreation (F&R) zones.* See SCC 30.28.076.  
4  
5 (99) *Farm Stand.* See SCC 30.28.039.  
6  
7 (100) *Farm Stand.* Allowed as a Permitted Use (P) when sited on land designated riverway  
8 commercial farmland, upland commercial farmland or local commercial farmland in the  
9 comprehensive plan. Allowed as an Administrative Conditional Use (A) when sited on  
10 land not designated riverway commercial farmland, upland commercial farmland or local  
11 commercial farmland in the comprehensive plan.  
12  
13 (101) *Farmers Market.* Allowed as a Permitted Use (P) when sited on land designated  
14 riverway commercial farmland, upland commercial farmland or local commercial  
15 farmland in the comprehensive plan. Allowed as an Administrative Conditional Use (A)  
16 when sited on land not designated riverway commercial farmland, upland commercial  
17 farmland or local commercial farmland in the comprehensive plan.  
18  
19 (102) Community Facilities for Juveniles in R-5 zones must be located within one mile of  
20 an active public transportation route at the time of permitting.  
21  
22 (103) All community facilities for juveniles shall meet the performance standards set forth  
23 in SCC 30.28.025.  
24  
25 (104) Personal wireless service facilities are subject to development standards in chapter  
26 30.28A SCC, parking standards in SCC 30.26.030, setback requirements in SCC  
27 30.23.110(26) or SCC 30.67.595 if within shoreline jurisdiction, and landscaping  
28 standards in chapter 30.25 SCC.  
29  
30 (105) RESERVED for future use.  
31  
32 (106) See SCC 30.28A.050(2) for instances when a personal wireless service facility does  
33 not require a conditional use permit.  
34  
35 (107) *Agricultural Composting Requirements.*  
36 (a) On-farm site agricultural composting operations that comply with the requirements  
37 established in this section are allowed in the A-10 zone. These composting facilities  
38 and operations shall be constructed and operated in compliance with all applicable  
39 federal, state and local laws, statutes, rules and regulations. The Nutrient  
40 Management Plan portion of the farm's Snohomish Conservation District Farm Plan

1 or any other established nutrient management plan must be on file with the  
2 department when any application for a land use permit or approval is submitted to  
3 the department for the development of an agricultural composting facility. Farm site  
4 agricultural composting operations shall also comply with the following criteria:  
5 (i) The composting operation shall be limited to 10 percent of the total farm site  
6 area;  
7 (ii) At least 50 percent of the composted materials shall be agricultural waste;  
8 (iii) At least 10 percent of the agricultural wastes must be generated on the farm site;  
9 (iv) A maximum of 500 cubic yards of unsuitable incidental materials accumulated in  
10 the agricultural waste such as rock, asphalt, or concrete over three inches in size  
11 may be stored at the farm composting facility until its proper removal. All  
12 incidental materials must be removed from the site yearly; and  
13 (v) A minimum of 10 percent of the total volume of the finished compost produced  
14 annually shall be spread on the farm site annually.  
15 (b) In all other zones except A-10 where agriculture is a permitted use, incidental  
16 agricultural composting of agricultural waste generated on a farm site is permitted.  
17 The agricultural composting facility shall be constructed and operated in compliance  
18 with all applicable federal, state and local laws, statutes, rules and regulations. The  
19 Nutrient Management Plan portion of the farm's Snohomish Conservation District  
20 Farm Plan or any other established nutrient management plan must be on file with  
21 the department when any permit application is submitted to the department for the  
22 development of an agricultural composting facility.

23  
24 (108) RESERVED for future use. (Urban Center Demonstration Program projects –  
25 DELETED by Ord. 09-079)  
26

27 (109) Privately operated off-road vehicle (ORV) use areas shall be allowed by conditional  
28 use permit on Forestry and Recreation (F&R) zoned property designated Forest on the  
29 comprehensive plan future land use map. These areas shall be identified by an F&R  
30 ORV suffix on the zoning map. Privately operated ORV use areas are regulated  
31 pursuant to SCC 30.28.080 and 30.28.086 and other applicable county codes.  
32

33 (110) RESERVED for future use.  
34

35 (111) RESERVED for future use.  
36

37 (112) RESERVED for future use. (Transfer of Development Rights receiving area overlay  
38 – DELETED by Amended Ord. 13-064)  
39

- 1 (113) *Privately Operated Motocross Racetracks*. Allowed by conditional use permit, and  
2 are regulated pursuant to SCC 30.28.100 and 30.28.105, and other applicable county  
3 codes. Motocross racetracks are allowed in the Forestry and Recreation (F&R) zone  
4 only on commercial forest lands.  
5
- 6 (114) New AM Radio Towers are prohibited. AM radio towers either constructed before  
7 October 13, 2010, or with complete applications for all permits and approvals required  
8 for construction before October 13, 2010, shall not be considered nonconforming uses  
9 and they may be repaired, replaced, and reconfigured as to the number and dimensions  
10 of towers so long as the repair, replacement, or reconfiguration occurs on the parcel  
11 where the tower was originally constructed or permitted and it does not increase the  
12 number of AM radio towers constructed on the parcel.  
13
- 14 (115) This use is prohibited in the R-5 zone with the Mineral Resource Overlay (MRO).  
15 Public park is a permitted use on reclaimed portions of mineral excavation sites with the  
16 MRO.  
17
- 18 (116) See cottage housing design standard requirements in chapter 30.41G SCC.  
19
- 20 (117) RESERVED for future use.  
21
- 22 (118) RESERVED for future use.  
23
- 24 (119) Only building mounted personal wireless service facilities or personal wireless  
25 service facilities located on utility poles, streetlight poles, or traffic signal poles as  
26 specified in SCC 30.28A.055 shall be permitted.  
27
- 28 (120) Allowed as a conditional use only with a Park-and-Pool Lot or a Park-and-Ride Lot.  
29
- 30 (121) Permitted as an incidental use with a permitted use, conditional use or administrative  
31 conditional use.  
32
- 33 (122) Products or merchandise offered for sale or storage by a business may be located  
34 outdoors; provided, that:  
35 (a) The area occupied by the display shall not exceed 500 square feet; and  
36 (b) Public sidewalks shall not be enclosed as space for sales or storage by fencing or  
37 other means that effectively limits public use of the sidewalk.  
38
- 39 (123) Such uses, except those as provided for in SCC 30.34A.010(4)(d), are permitted  
40 only in structures which are legally existing on May 29, 2010. Such uses, except those

as provided for in SCC 30.34A.010(4)(d), shall also comply with subsection (122) of this section.

(124) The minimum lot size for marijuana related facilities is 100,000 square feet.

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

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

(126) RESERVED for future use.

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

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

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

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

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

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

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

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

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

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

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

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

21  
22 (131) Marijuana-related facilities are prohibited within the exterior boundaries of the Tulalip  
23 Indian Reservation.

24  
25 (132) *Marijuana Retail*. See SCC 30.28.120.

26  
27 (133) Only the following uses are permitted in the CRC zone: clubhouses, grooming  
28 parlors, personal service shops, offices, tool sales and rental, locksmith, home  
29 improvement centers, retail bakeries, drug stores, grocery stores, hardware stores,  
30 general retail, second hand stores, specialty stores, and tire stores.

31  
32 (134) *Material Recovery Facility*. See SCC 30.28.110.

33  
34 (135) Retail, general uses may be allowed with an administrative conditional use permit  
35 only when part of a new mixed-use development that includes residential dwellings or  
36 when occupying a former residential structure (or portion of a residential structure). The  
37 proposed retail use in the MR zone must meet the following criteria:

38 (a) The retail use has frontage on an arterial road as shown on the Countywide Arterial  
39 Circulation Map;

40 (b) The gross leasable area of retail space may not exceed 6,000 square feet; and

(c) Products or merchandise offered for sale or storage by a business may be located outdoors except that the area occupied by the display may not exceed 500 square feet and public sidewalks may not be enclosed as space for sales or storage by fencing or other means that effectively limits public use of the sidewalk.

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

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

(138) Licensed practitioners and medical clinics may be conditionally permitted as the sole use on a site. Cleaning establishments, grooming parlors, and personal service shops may only be conditionally permitted when part of a development that includes residential dwellings or when occupying a former residential structure (or portion of a residential structure).

(139) *Health and Social Services Uses – Level III*. Emergency shelters or emergency housing, as defined in RCW 36.70A.030, are the only allowed Level III Health and Social Service Facilities within the rural zones.

(140) See SCC 30.28.130 Affordable housing located on property owned by a religious organization.

(141) See SCC 30.28.131 Emergency shelters on property owned by a religious organization.

**Section 7.** Snohomish County Code Section 30.25.020, last amended by Amended Ordinance No. 21-060 on October 6, 2021, is amended to read:

**30.25.020 Perimeter landscaping requirements.**

(1) To reduce incompatible characteristics of abutting properties with different zoning classifications, the minimum designated landscape width and type shall be required as a buffer between uses pursuant to SCC Table 30.25.020(1) or as required in SCC 30.25.030(3), unless exempted pursuant to subsection (4) of this section. For properties within urban zones that are separated from properties in rural zones only by public or private roads or road right-of-way, the minimum landscape requirements of SCC Table 30.25.020(1) shall also be required unless exempted pursuant to subsection (4) of this section. When a development proposal has multiple uses or dwelling types, the most intensive use or dwelling type within 100 feet of the property line shall determine which perimeter landscaping requirements shall apply.

(2) Properties zoned RFS, CRC and RB shall provide a 50-foot Type A perimeter landscape buffer when adjacent to R-5, RD, RRT-10, A-10, F, and F&R. Properties zoned RI shall provide a 100-foot Type A perimeter landscape buffer when adjacent to R-5, RD, RRT-10, A-10, F, and F&R.

**Table 30.25.020(1) Perimeter Landscaping Requirements**

Proposed Use	Zoning Classification of Adjacent Property																			
	R-9,600, R-8,400		R-7,200		T, LDMR, MR		NB, CB, PCB		GC, UC		LI, HI		BP, IP		RB, RFS, RI		CRC		All Other Zones	
	Width (in feet)	Type	Width (in feet)	Type	Width (in feet)	Type	Width (in feet)	Type	Width (in feet)	Type	Width (in feet)	Type	Width (in feet)	Type	Width (in feet)	Type	Width (in feet)	Type	Width (in feet)	Type
Conditional Uses <sup>3</sup>	20	A	20	A	20	A													20	A
Retail, Office, and Other Commercial Uses	15	A	15	A	15	B													25	A
Business Park	25	A	25	A	15	B	10	B											25	A
Light Industrial <sup>1</sup>	25	A	25	A	15	B													25	A
Heavy Industrial <sup>2</sup>	25	A	25	A	25	A													25	A
Single-Family Detached <sup>4</sup> , Single-Family Attached <sup>4</sup> , and Duplex <sup>4</sup>																			15	A



Proposed Use	Zoning Classification of Adjacent Property																			
	R-9,600, R-8,400		R-7,200		T, LDMR, MR		NB, CB, PCB		GC, UC		LI, HI		BP, IP		RB, RFS, RI		CRC		All Other Zones	
	Width (in feet)	Type	Width (in feet)	Type	Width (in feet)	Type	Width (in feet)	Type	Width (in feet)	Type	Width (in feet)	Type	Width (in feet)	Type	Width (in feet)	Type	Width (in feet)	Type	Width (in feet)	Type
Cottage Housing <sup>4</sup>																			15	A
Townhouse <sup>4, 5</sup>	10	B	5	B															15	A
Multifamily <sup>4</sup>	15	B	10	B															25	A
Parking Lot	10	A	10	A	10	A													25	A
Personal Wireless Service Facilities	20	A	20	A	20	A	20	A	20	A	20	A	20	A	20	A	20	A	20	A
Stormwater Detention Facility	See SCC 30.25.023																			
Outside Storage and Waste Areas	See SCC 30.25.024																			
Large Detached Garages and Storage Structures	See SCC 30.25.029																			
Minerals Excavation and Processing	See SCC 30.25.027																			

Proposed Use	Zoning Classification of Adjacent Property																			
	R-9,600, R-8,400		R-7,200		T, LDMR, MR		NB, CB, PCB		GC, UC		LI, HI		BP, IP		RB, RFS, RI		CRC		All Other Zones	
	Width (in feet)	Type	Width (in feet)	Type	Width (in feet)	Type	Width (in feet)	Type	Width (in feet)	Type	Width (in feet)	Type	Width (in feet)	Type	Width (in feet)	Type	Width (in feet)	Type	Width (in feet)	Type
Temporary Dwellings	See SCC 30.25.028																			

**Footnote 1:** As defined by the Light Industrial zone in SCC 30.22.100.

**Footnote 2:** As defined by the Heavy Industrial zone in SCC 30.22.100.

**Footnote 3:** Conditional uses, except for day care centers, located in a residential zone according to SCC 30.22.100, 30.22.110, and 30.22.120. For day care centers, see SCC 30.25.055.

**Footnote 4:** Where residential development locates adjacent to existing commercial or industrial development and where no existing perimeter landscaping or buffer is located on adjacent commercial or industrial properties, the residential development shall provide a 10-foot wide Type A perimeter landscape area adjacent to the commercial or industrial properties.

**Footnote 5:** In the R-7,200 zone, townhouse and mixed townhouse development shall not be required to provide a perimeter landscaping buffer along property lines adjacent to existing townhouse or mixed townhouse development.

(3) If a property abuts more than one zoning classification, the standards of that portion which abuts each zone of the property shall be utilized.

(4) Exceptions to SCC Table 30.25.020(1) shall be as follows:

(a) Where a development abuts a public road that is not on the boundary between a rural zone and an urban zone, the perimeter landscaping along the road frontage shall be 10 feet in width and contain Type B landscaping, except no perimeter landscaping is required in areas for required driveways, storm drainage facility maintenance roads, pedestrian trail connections, or where encumbered by utility crossings or other easements subject to permanent access and maintenance;

(b) When any portion of a project site is developed as usable open space or used as a permanently protected resource protection area, critical area protection area, or equivalent, the perimeter landscaping shall consist of Type B landscaping; and

(c) Where a perimeter lot abuts a utility or drainage easement greater than 15 feet in width that is not on the boundary between a rural zone and an urban zone, no perimeter landscaping will be required.

(5) All perimeter landscape areas shall be located within private easements to be maintained pursuant to SCC 30.25.045.

**Section 8.** A new section is added to Chapter 30.25 of the Snohomish County Code to read:

**30.25.055 Additional landscaping requirements for day care centers.**

To improve compatibility between day care centers in residential zones and adjacent residential uses, day care centers shall provide landscaping as follows:

(1) In urban residential and rural residential zones, day care centers abutting sites with R-5, R-9,600, R-8,400, R-7,200, T, LDMR or MR zoning shall provide 20 feet of Type A landscaping along property lines abutting those zones.

(2) Portions of day care center sites abutting roads, non-residential tracts, recorded critical area protection areas or similar easements as determined by the director do not need to provide additional landscaping.

(3) For day care centers requiring a conditional use permit, the screening requirements of this section shall apply instead of those in SCC Table 30.25.020.

**Section 9.** Snohomish County Code Section 30.26.030, last amended by Amended Ordinance No. 24-065 on December 4, 2024, is amended to read:

**30.26.030 Number of spaces required.**

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

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

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

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

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

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

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

<b>USE</b>	<b>Number of Spaces Required in R-9,600, R- 8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, MUC, MHP, HI, LI, BP, and IP</b>	<b>Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&amp;R, A-10, SA-1, RC, RU, R-20,000, R-12,500</b>	<b>NOTES</b>
Accessory Dwelling Unit	No parking required	1 per unit	
Adult Entertainment Business/Use	See SCC 30.26.035	See SCC 30.26.035	
Agriculture	No parking required	No parking required	
Airport			
Air Terminal	10 per 1,000 SF of waiting area	10 per 1,000 SF of waiting area	
Stage 1 Utility	See SCC 30.26.035	See SCC 30.26.035	
All Others	See SCC 30.26.035	See SCC 30.26.035	
Amusement Facility, by type			
Tennis courts, racquet or handball clubs, and similar commercial recreation	10 per 1,000 SF assembly area plus 2 per court	15 per 1,000 SF assembly area plus 2 per court	
Theaters and cinemas	1 per 3 seats or 8 feet of bench	1 per 4 seats or 8 feet of bench	
All other places without fixed seats including dance halls and skating rinks	See SCC 30.26.035	See SCC 30.26.035	
Antique Shop	3 per 1,000 GFA	4 per 1,000 GFA	
Art Gallery <sup>41</sup>	2.5 per 1,000 GFA	2.5 per 1,000 GFA	
Asphalt Batch Plant & Continuous Mix Asphalt Plant	See SCC 30.26.035	See SCC 30.26.035	
Auto Repair, Major	5 per 1,000 GFA	5 per 1,000 GFA	Service bays and work areas inside repair facilities do not count as parking spaces.

<b>USE</b>	<b>Number of Spaces Required in R-9,600, R- 8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, MUC, MHP, HI, LI, BP, and IP</b>	<b>Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&amp;R, A-10, SA-1, RC, RU, R-20,000, R-12,500</b>	<b>NOTES</b>
Auto Repair, Minor	4 per 1,000 GFA	5 per 1,000 GFA	Service bays and work areas inside repair facilities do not count as parking spaces.
Auto Towing	See SCC 30.26.035	See SCC 30.26.035	
Auto Wrecking and Junkyard	15 spaces for yards less than 10 acres in size; 25 spaces for yards 10 acres or larger	15 spaces for yards less than 10 acres in size; 25 spaces for yards 10 acres or larger	
Bakery, Farm	2 spaces	2 spaces	
Bed and Breakfast Guesthouses and Inns	2 plus 1 per guest room	2 plus 1 per guest room	
Boarding House	1 per guest room	1 per guest room	
Boat Launch, Commercial	See SCC 30.22.130(31)	See SCC 30.22.130(31)	
Boat Launch, Non- commercial	See SCC 30.22.130(31)	See SCC 30.22.130(31)	
Caretaker's Quarters	2 per unit	2 per unit	
Cemetery and Funeral Home	1 per 4 seats or 8 feet of bench, or 25 per 1,000 sf of assembly room with no fixed seats	1 per 4 seats or 8 feet of bench, or 25 per 1,000 sf of assembly room with no fixed seats	
Church	See SCC 30.26.035	See SCC 30.26.035	
Clubhouse	See SCC 30.26.035	See SCC 30.26.035	
Commercial Vehicle Home Basing	See SCC 30.22.130(33)	See SCC 30.22.130(33)	
Commercial Vehicle Storage Facility	See SCC 30.26.035	See SCC 30.26.035	
Community Facilities for Juveniles	See SCC 30.26.035	See SCC 30.26.035	

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, MUC, MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500	NOTES
Construction Contracting	See SCC 30.26.035	See SCC 30.26.035	
Dams, Power Plants, & Associated Uses	See SCC 30.26.035	See SCC 30.26.035	
Day Care Center	<del>((1 per employee plus load/unload space))</del> <u>2.5 per 1,000 GFA</u>	<del>((1 per employee plus load/unload space))</del> <u>2.5 per 1,000 GFA</u>	An off-street load and unload area <del>((equivalent to one space for every 10 children))</del> is also required. <u>This area shall provide the greater of two spaces or one space for every 2,000 square feet of day care center with fractional spaces rounded up.</u>
Distillation of Alcohol	2 per 1,000 GFA	2.5 per 1,000 GFA	May also be determined by the department on a case-by-case basis per SCC 30.26.035 when the employee to SF GFA ratio for the proposed use is less than the typical requirement for this use in this zone.
Dock & Boathouse, Private, Non-Commercial	No Parking Requirement	No Parking Requirement	
Dwelling			Note 1: Driveways between garage doors and roads, private roads, designated fire lanes or access aisles that are at least 19' long and 8.5' wide may be counted as one parking space, and if at least 19' long and 17' wide may
Cottage Housing	2 spaces per dwelling unit plus guest parking at 1 space per 4 dwellings	2 spaces per dwelling unit plus guest parking at 1 space per 4 dwellings	
Attached Single Family	2 per dwelling; see note 1	2 per dwelling; see note 1	
Duplex	2 per dwelling; see note 1	2 per dwelling; see note 1	
Mobile Home	2 per dwelling; see note 1	2 per dwelling; see note 1	

ORDINANCE NO. 25-015

RELATING TO GROWTH MANAGEMENT; REVISING DEVELOPMENT REGULATIONS FOR DAY CARE FACILITIES; AMENDING SNOHOMISH COUNTY CODE SECTIONS 30.22.100, 30.22.110 AND 30.22.130, 30.25.020, 30.26.030, 30.91F.100 AND ADDING NEW SECTIONS 30.25.055, AND 30.28.030

<b>USE</b>	<b>Number of Spaces Required in R-9,600, R- 8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, MUC, MHP, HI, LI, BP, and IP</b>	<b>Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&amp;R, A-10, SA-1, RC, RU, R-20,000, R-12,500</b>	<b>NOTES</b>
Multifamily	2 per dwelling; see note 1  See SCC 30.26.031	2 per dwelling; see note 1	be counted as two parking spaces. Garages shall have a minimum interior length of 19'.
Single Family	2 per dwelling; see note 1	2 per dwelling; see note 1	
Townhouse	2 per dwelling; see note 1	2 per dwelling; see note 1	Note 2:
Single Family Detached Units (pursuant to chapter 30.41F SCC)	2 spaces per dwelling unit plus guest parking at 1 space per 4 dwellings provided that 1 unrestricted guest parking spot per 2 dwellings for either (i) dwellings where no driveways are provided or (ii) dwellings that provide a driveway apron meeting the minimum dimension requirements for parking of only 1 car; see notes 1 & 2.	2 spaces per dwelling plus guest parking at 1 space per 4 dwellings provided that 1 unrestricted guest parking spot per 2 dwellings for either (i) dwellings where no driveways are provided or (ii) dwellings that provide a driveway apron meeting the minimum dimension requirements for parking of only 1 car; see notes 1 & 2.	An "unrestricted" guest parking spot is one provided either within the drive aisle parking or designated guest parking areas outside of individual units; garage parking spaces or parking spaces on driveway aprons of an individual unit are not "unrestricted" parking spaces. All applicable provisions of chapter 30.26 SCC shall be followed.
Electric Vehicle Infrastructure			
Electric Vehicle Charging Station – Levels 1 to 3	No requirement	No requirement	Note: service bays and work areas inside repair facilities do not count as parking spaces.
Battery Exchange Stations	4 per 1,000 GFA	5 per 1,000 GFA	
Equestrian Center	See SCC 30.26.035	See SCC 30.26.035	One space accommodating a vehicle and horse trailer for every two horses expected at equestrian or mini-equestrian center events.
Excavation & Processing of Minerals	See SCC 30.26.035	See SCC 30.26.035	

<b>USE</b>	<b>Number of Spaces Required in R-9,600, R- 8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, MUC, MHP, HI, LI, BP, and IP</b>	<b>Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&amp;R, A-10, SA-1, RC, RU, R-20,000, R-12,500</b>	<b>NOTES</b>
Explosives, Storage	See SCC 30.26.035	See SCC 30.26.035	
Fairgrounds	See SCC 30.26.035	See SCC 30.26.035	
Family Day Care Home	See dwelling, single family requirements	See dwelling, single family requirements	An off-street load and unload area equivalent to one space is also required.
Farm Product Processing	1 per 1,000 GFA	1 per 1,000 GFA	
Farm Stand			
Up to 400 SF	2 per stand	2 per stand	
401 to 5,000 SF	3 per 1,000 GFA (3 minimum)	3 per 1,000 GFA (3 minimum)	
Farm Support Business	See SCC 30.26.035	See SCC 30.26.035	
Farm Worker Dwelling	See SCC 30.26.035	See SCC 30.26.035	
Farmers Market	3 per 1,000 GFA (3 minimum)	3 per 1,000 GFA (3 minimum)	
Farmland Enterprises	See SCC 30.26.035	See SCC 30.26.035	
Fish Farm	See SCC 30.26.035	See SCC 30.26.035	
Forestry	No Parking Required	No Parking Required	
Forestry Industry Storage & Maintenance Facility	See SCC 30.26.035	See SCC 30.26.035	
Foster Home	See SCC 30.26.035	See SCC 30.26.035	
Fuel Yard	See SCC 30.26.035	See SCC 30.26.035	
Garage, Detached Private	No Parking Required	No Parking Required	
Golf Course, Driving Range, Country Club	See SCC 30.26.035	See SCC 30.26.035	
Government Structures & Facilities	See SCC 30.26.035	See SCC 30.26.035	



<b>USE</b>	<b>Number of Spaces Required in R-9,600, R- 8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, MUC, MHP, HI, LI, BP, and IP</b>	<b>Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&amp;R, A-10, SA-1, RC, RU, R-20,000, R-12,500</b>	<b>NOTES</b>
Greenhouse, Lath House, & Nurseries	See SCC 30.26.035	See SCC 30.26.035	
Guest House	1 per guest house	1 per guest house	
Hazardous Waste Storage & Treatment Facilities, Offsite or Onsite	See SCC 30.26.035	See SCC 30.26.035	
Health and Social Service Facilities, Levels I through III	See SCC 30.26.035	See SCC 30.26.035	
Home Occupation	See SCC 30.26.035	See SCC 30.26.035	
Homestead Parcel	See dwelling, single family requirements	See dwelling, single family requirements	
Hotel/Motel	1 per unit or guest room; see note	1 per unit or guest room; see note	Additional parking for restaurants, conference or convention facilities and other businesses, facilities, or uses associated with the motel or hotel is required in accordance with this table.
Kennel, Commercial	See SCC 30.26.035	See SCC 30.26.035	
Kennel, Private-Breeding	No Additional Requirement	No Additional Requirement	
Kennel, Private-Non-Breeding	No Additional Requirement	No Additional Requirement	
Kitchen Farm	No Additional Requirement	No Additional Requirement	
Laboratory	2.5 per 1,000 GFA	3 per 1,000 GFA	Or see SCC 30.26.035
Library	2.5 per 1,000 GFA	3 per 1,000 GFA	
Livestock Auction Facility	See SCC 30.26.035	See SCC 30.26.035	
Lumber Mill	2 per 1,000 GFA	2 per 1,000 GFA	

<b>USE</b>	<b>Number of Spaces Required in R-9,600, R- 8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, MUC, MHP, HI, LI, BP, and IP</b>	<b>Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&amp;R, A-10, SA-1, RC, RU, R-20,000, R-12,500</b>	<b>NOTES</b>
Lumberyard	1 per 1,000 GLA	1 per 1,000 GLA	
Manufacturing, Heavy	2 per 1,000 GFA	2.5 per 1,000 GFA	May also be determined by the department on a case-by-case basis per SCC 30.26.035 when the employee to SF GFA ratio for the proposed use is less than the typical requirement for this use in this zone.
Manufacturing-All Other Forms Not Specifically Listed	2 per 1,000 GFA	2.5 per 1,000 GFA	May also be determined by the department on a case-by-case basis per SCC 30.26.035 when the employee to SF GFA ratio for the proposed use is less than the typical requirement for this use in this zone.
Marijuana Processing	2 per 1,000 GFA	2.5 per 1,000 GFA	May also be determined by the department on a case-by-case basis per SCC 30.26.035 when the employee to SF GFA ratio for the proposed use is less than the typical requirement for this use in this zone.
Marijuana Production	2 per 1,000 GFA	2.5 per 1,000 GFA	May also be determined by the department on a case-by-case basis per SCC 30.26.035 when the employee to SF GFA ratio for the proposed use is less than the typical requirement for this use in this zone.
Marijuana Retail	3 per 1,000 GFA	4 per 1,000 GFA	
Massage Parlor	3 per 1,000 GFA	4 per 1,000 GFA	
Material Recovery Facility	See SCC 30.26.035	See SCC 30.26.035	

<b>USE</b>	<b>Number of Spaces Required in R-9,600, R- 8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, MUC, MHP, HI, LI, BP, and IP</b>	<b>Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&amp;R, A-10, SA-1, RC, RU, R-20,000, R-12,500</b>	<b>NOTES</b>
Mini Equestrian Center	1 per 4 seats or 8 feet of bench; see note	1 per 4 seats or 8 feet of bench; see note	One space accommodating a vehicle and horse trailer for every two horses expected at equestrian or mini-equestrian center events.
Mini Self-Storage	2 per 75 storage units	2 per 75 storage units	
Mobile Home Parks	2 per dwelling plus guest parking at 1 per 4 dwellings	2 per dwelling plus guest parking at 1 per 4 dwellings	See Chapter 30.42E SCC.
Model Hobby Park	See SCC 30.26.035	See SCC 30.26.035	See SCC 30.26.035
Model House/Sales Office	See residential dwelling requirements	See residential dwelling requirements	
Motocross Racetrack	See SCC 30.26.035	See SCC 30.26.035	
Museum	2.5 per 1,000 GFA	3 per 1,000 GFA	
Neighborhood Services	3 per 1,000 GLA	4 per 1,000 GLA	
Office and Banking	2.5 per 1,000 GFA	3 per 1,000 GFA	A minimum of 5 spaces is required for all sites. Drive-up windows at financial institutions must have clear queuing space, not interfering with parking areas, for at least three vehicles per drive up window.
Off-road vehicle use area, private	See SCC 30.26.035	See SCC 30.26.035	
Park, Public	See Parks and Recreation Element of the Comprehensive Plan	See Parks and Recreation Element of the Comprehensive Plan	Parking standards for parks vary based on the classification of the park and amenities identified in the Parks and Recreation Element.
Park-and-Pool Lot	No Additional Requirement	No Additional Requirement	

<b>USE</b>	<b>Number of Spaces Required in R-9,600, R- 8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, MUC, MHP, HI, LI, BP, and IP</b>	<b>Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&amp;R, A-10, SA-1, RC, RU, R-20,000, R-12,500</b>	<b>NOTES</b>
Park-and-Ride Lot	No Additional Requirement	No Additional Requirement	
Personal Wireless Service Facilities	1 space	1 space	
Printing Plant	2.5 per 1,000 GFA	3 per 1,000 GFA	
Public Events/Assemblies on Farmland	See SCC 30.26.035	See SCC 30.26.035	
Race Track	See SCC 30.26.035	See SCC 30.26.035	
Recreational Facility Not Otherwise Listed	See SCC 30.26.035	See SCC 30.26.035	
Recreational Vehicle	1 per RV	1 per RV	
Recreational Vehicle Park	See SCC 30.26.035	See SCC 30.26.035	
Recycling Facility	See SCC 30.26.035	See SCC 30.26.035	
Rendering of Fat, Tallow, or Lard	See SCC 30.26.035	See SCC 30.26.035	
Resort	See SCC 30.26.035	See SCC 30.26.035	
Restaurant	6 per 1,000 GFA	8 per 1,000 GFA	Clear queuing space, not interfering with the parking areas, for at least five vehicles is required in front of any drive up window.
Retail, General	3 per 1,000 GFA	4 per 1,000 GFA	
Retirement Apartments	1 per dwelling plus guest parking at 1 per 4 dwellings	1 per dwelling plus guest parking at 1 per 4 dwellings	See SCC 30.26.040(1).
Retirement Housing	1 per dwelling	1 per dwelling plus guest parking at 1 per 4 dwellings	See SCC 30.26.040(2).
Rural Industries	See SCC 30.26.035	See SCC 30.26.035	

<b>USE</b>	<b>Number of Spaces Required in R-9,600, R- 8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, MUC, MHP, HI, LI, BP, and IP</b>	<b>Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&amp;R, A-10, SA-1, RC, RU, R-20,000, R-12,500</b>	<b>NOTES</b>
Sanitary Landfill	See SCC 30.26.035	See SCC 30.26.035	
Schools	See SCC 30.26.035	See SCC 30.26.035	See SCC 30.26.035; Sufficient on-site space for safe loading and unloading of students from school buses and cars is also required.
K-12 & Preschool			
College			
Other			
Service Station	3 per 1,000 GFA	4 per 1,000 GFA	
Shooting Range	See SCC 30.26.035	See SCC 30.26.035	
Sludge Utilization	No parking required	No parking required	
Small Animal Husbandry	No parking required	No parking required	
Small Workshop	2 per 1,000 GFA	2.5 per 1,000 GFA	May also be determined by the department on a case-by-case basis per SCC 30.26.035 when the employee to SF GFA ratio is less than the normal minimum requirement for the zone.
Stables	1 per 4 seats or 8 feet of bench; see note	1 per 4 seats or 8 feet of bench; see note	One space accommodating a vehicle and horse trailer for every two horses expected at equestrian or mini-equestrian center events.
Stockyard or Slaughter House	See SCC 30.26.035	See SCC 30.26.035	
Storage, Retail Sales Livestock Feed	1 per 1,000 GFA	1 per 1,000 GFA	
Storage Structure, Accessory	No parking required	No parking required	
Storage Structure, Non-accessory	No parking required	No parking required	
Studio	2.5 per 1,000 GFA	3 per 1,000 GFA	
Swimming/Wading Pool			

<b>USE</b>	<b>Number of Spaces Required in R-9,600, R- 8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, MUC, MHP, HI, LI, BP, and IP</b>	<b>Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&amp;R, A-10, SA-1, RC, RU, R-20,000, R-12,500</b>	<b>NOTES</b>
Public	1 per 10 swimmers, based on pool capacity as defined by the Washington State Department of Health.	1 per 10 swimmers, based on pool capacity as defined by the Washington State Department of Health.	
Private	See SCC 30.26.035	See SCC 30.26.035	
Television/Radio Stations	2.5 per 1,000 GFA	3 per 1,000 GFA	
Temporary Dwelling During Construction	1 per dwelling	1 per dwelling	
Temporary Dwelling for Relative	1 per dwelling	1 per dwelling	
Temporary Logging Crew Quarters	See SCC 30.26.035	See SCC 30.26.035	
Temporary Residential Sales Coach <sup>73</sup>	1 per coach	1 per coach	
Transit Center	See SCC 30.26.035	See SCC 30.26.035	
Ultralight Airpark	See SCC 30.26.035	See SCC 30.26.035	
Utility Facilities, Electromagnetic Transmission & Receiving Facility	1 space	1 space	
Utility Facilities, Transmission Wires, Pipes & Supports	See SCC 30.26.035	See SCC 30.26.035	
Utility Facilities-All Other Structures	1 space	1 space	
Vehicle and Equipment Sales and Rental	1 per 1,000 GFA of sales office, plus	1 per 1,000 GFA of sales office, plus	
	2 per 1,000 GFA of service or repair space, plus	2 per 1,000 GFA of service or repair space, plus	

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

**Section 10.** A new section is added to Chapter 30.28 of the Snohomish County Code to read:

**30.28.030 Day care center performance standards.**

Day care centers are subject to the following performance standards:

- (1) Outdoor play areas shall have fencing or otherwise be controlled.
- (2) Landscaping shall be provided consistent with chapter 30.25 SCC.
- (3) Activities in outdoor play areas are subject to noise control requirements of chapter 10.01 SCC. The director or hearing examiner, as appropriate, may apply conditions during project approvals to ensure noise control compliance.
- (4) Day care center development in an airport compatibility area is subject to the requirements of chapter 30.32E SCC.
- (5) Day care centers must have the required license from the Washington State Department of Children, Youth, and Families (DCYF).
- (6) Parking and child drop-off and pick-up areas are subject to the requirements of chapter 30.26 SCC.
- (7) The following additional road frontage and access requirements apply in the SA-1, R-12,500, R-20,000, R-9,600, R-8,400, R-7,200, and WFB zones for day care centers not permitted as part of a school facility or place of worship:

1 (a) The day care center site must have frontage on a public road classified as a  
2 principal, minor, or collector arterial in the transportation element of the comprehensive  
3 plan; and

4 (b) Access may be from a non-arterial road if the access is near an intersection with  
5 the same arterial road that the site has frontage on, provided that the site has continuous  
6 frontage from the arterial road along the non-arterial road to the proposed access point.  
7

8 **Section 11.** Snohomish County Code Section 30.91F.100, last amended by Amended  
9 Ordinance No. 04-010 on March 3, 2004, is amended to read:  
10

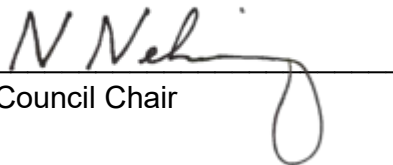
11 **30.91F.100 Family day care home.**

12 "Family day care home" means an occupied dwelling unit in which the full-time occupant  
13 provides day care for persons other than from his/her own family and the family of close  
14 relatives. Such care in a family day care home is limited to 12 or fewer persons, including  
15 children living in the home or children and other close relatives cared for in the home. The  
16 numerical limitation for the facility shall be determined by totaling the number of children  
17 and adults being cared for within the home. However, a family day care home may serve  
18 more than 12 children if a waiver is obtained from the Washington State Department of  
19 Children, Youth, and Families pursuant to RCW 43.216.692.  
20

21 **Section 12.** Severability and Savings. If any section, sentence, clause or phrase of  
22 this ordinance shall be held to be invalid by the Growth Management Hearings Board  
23 ("Board"), or unconstitutional by a court of competent jurisdiction, such invalidity or  
24 unconstitutionality shall not affect the validity or constitutionality of any other section,  
25 sentence, clause or phrase of this ordinance. Provided, however, that if any section,  
26 sentence, clause or phrase of this ordinance is held to be invalid or unconstitutional by the  
27 Board or court of competent jurisdiction, then the section, sentence, clause or phrase in  
28 effect prior to the effective date of this ordinance shall be in full force and effect for that  
29 individual section, sentence, clause or phrase as if this ordinance had never been adopted.  
30

31 PASSED this 19<sup>th</sup> day of March 2025.  
32

33 SNOHOMISH COUNTY COUNCIL  
34 Snohomish County, Washington  
35

36  
37   
38 Council Chair  
39  
40



1 ATTEST:

2 Lise Hickey  
3  
4 Asst. Clerk of the Council  
5  
6

7 (X) APPROVED  
8 ( ) EMERGENCY  
9 ( ) VETOED

DATE: March 20, 2025

10 [Signature]  
11  
12  
13 County Executive

14 ATTEST:

15  
16 Melissa Geraghty  
17

18 Approved as to form only:

19  
20 [Signature] 2/14/25  
21 Deputy Prosecuting Attorney