

Index of Records					
Co-Living Housing Ordinance 25-033 (ECAF 2025-1900)					
Hearing Date: Wednesday, August 13, 2025 @ 10:30 a.m.					
Council Staff: Ryan Hembree		PDS Staff: Amber Piona		DPA: Laura Kisielius	
<i>Click on exhibit number to view document</i>					
EXHIBIT	RECORD TYPE	DATE	RECEIVED FROM	EXHIBIT DESCRIPTION	# OF PAGES
2.0 Planning Commission					
2.0003	Staff Report	10/25/24	Amber Piona, PDS Staff	Briefing to Planning Commission: Proposed Code Amendments Related to Co-Living Housing	10
2.0011	Letter	12/18/24	Planning Commission	Planning Commission Recommendation	1
3.1 ECAF and Materials					
3.1.001	ECAF	06/12/25	Executive/PDS	Transmitting Executive initiated Ordinance	2
3.1.002	Ordinance	06/12/25	Executive/PDS	Introduced Ordinance	48
3.1.003	Introduction	06/12/25	Councilmember Nate Nehring	Introduction Slip	1
3.2 Council Planning Committee Materials					
3.2.001	Staff Report	07/01/25	Ryan Hembree, Council Staff	Council Staff Report	1
3.2.002	Video	07/01/25	Council Staff	Link to Video of Planning Committee Meeting 07/01/25	1
3.2.002a	Agenda	07/01/25	Council Staff	Planning Committee Agenda 07/01/25	2
3.2.002b	Minutes	07/01/25	Council Staff	Planning Committee Minutes 07/01/25	3
3.3 Correspondence, Comments, Testimony					
3.4 Staff Reports and Submissions					
3.5 Public Participation					

3.6 Council Deliberations					
3.6.001	Amendment	07/31/25	Executive/PDS	Proposed Amendment No. 1	1

Index of Records					
Project Name		Co-Living Housing			
Part 1 - DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES					
Exhibit #	Record Type	Date	Received From	Exhibit Description	# of Pages
1.0001			PDS Staff	Parties of Record	
1.0002	Public Outreach	8/1/2024	PDS Staff	Public Participation Plan	2
1.0003	Public Outreach	9/3/2024	PDS Staff	Proposed Code Amendments Futurewise	13
1.0004	Public Outreach	9/3/2024	PDS Staff	Proposed Code Amendments LOWV	13
1.0005	Public Outreach	9/3/2024	PDS Staff	Proposed Code Amendments Affordable Housing Organizations	13
1.0006	Public Outreach	9/3/2024	PDS Staff	Proposed Code Amendments MBA	13
1.0007	SEPA Documents	10/25/2024	PDS Staff	DNS and Environmental Checklist	23
1.0008	SEPA Documents	10/25/2024	PDS Staff	DNS Postcard Notice	6
1.0009	SEPA Documents	10/25/2024	PDS Staff	DNS with Signature Block - signed	2
1.0010	SEPA Documents	10/21/2024	PDS Staff	Environmental checklist - signed	21
1.0011	SEPA Documents	10/25/2024	Everett Herald	Affadavit DNS and Environmental Checklist	2
1.0012	Staff Research	2/1/2025	Washington State Department of Commerce	Co-Living Guidance	31
1.0013	Staff Research	6/1/2024	WA Legislature	Engrossed Substitute House Bill 1998	6
1.0014	Public Outreach	10/24/2024	Washington State Department of Commerce	Submittal Receipt	2
1.0015	Public Comment	9/5/2024	MBAKS	Proposed Code Amendments	3
1.0016	Public Comment	9/10/2024	League of Women Voters	Proposed Code Amendments	3
1.0017	Public Comment	1/8/2025	Washington State Department of Commerce	Draft Comment Letter	5
1.0018	Public Comment	3/18/2025	Washington State Department of Commerce	Draft Comment Letter	3
*Contact the Clerk of the Council for copies of Part 1 Exhibits - 425-388-3494 or contact.council@snoco.org					

Index of Records					
Project Name		Co-Living Housing			
Part 2 - PLANNING COMMISSION					
Exhibit #	Record Type	Date	Received From	Exhibit Description	# of Pages
2.0001	Public Outreach	11/5/2024	Planning Commission	Planning Commission Agenda (Briefing)	3
2.0002	Public Outreach	11/19/2024	The Herald	Affidavit of Agenda publication in The Herald (Briefing)	3
2.0003	Legislative Documents	11/5/2024	PDS Staff	Staff Report (Briefing)	10
2.0004	Public Outreach	11/19/2024	PDS Staff	Presentation (Briefing)	9
2.0005	Public Outreach	12/17/2024	Planning Commission	Planning Commission Written Meeting Minutes (Briefing)	3
2.0006	Public Outreach	11/21/2024	Planning Commission	Planning Commission Recording of Meeting (Briefing)	NA
2.0007	Public Outreach	12/3/2024	Planning Commission	Planning Commission Agenda (Hearing)	3
2.0008	Public Outreach	12/24/2024	The Herald	Affidavit of Agenda publication in The Herald (Hearing)	3
2.0009	Public Outreach	1/28/2025	Planning Commission	Planning Commission Written Meeting Minutes (Hearing)	4
2.0010	Public Outreach	12/24/2024	Planning Commission	Planning Commission Meeting Recording (Hearing)	NA
2.0011	Public Outreach	12/24/2024	Planning Commission	Recommendation Letter to County Council	1
<i>*Contact the Clerk of the Council for copies of Part 2 Exhibits - 425-388-3494 or contact.council@snoco.org</i>					



Snohomish County

Planning and Development Services

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MEMORANDUM

TO: Snohomish County Planning Commission

Dave Somers
County Executive

FROM: Amber Piona, Senior Planner
Planning and Development Services

SUBJECT: Proposed Code Amendments Relating to Co-Living Housing

DATE: October 25, 2024

INTRODUCTION

The purpose of this staff report is to outline and provide information regarding a non-project proposal to amend portions of the Snohomish County Code (SCC) that address co-living housing. These amendments are proposed as part of addressing recent changes in state law regarding co-living housing.

BACKGROUND

In June of 2024, the Washington State Legislature passed Engrossed Substitute House Bill (HB) 1998 which addresses co-living housing. Co-living housing refers to a residential development with sleeping units that are independently rented and lockable that provide living and sleeping space. Co-living housing residents share kitchen facilities with other sleeping units in the building. HB 1998 amends RCW 36.70A, adding RCW 36.70A.535 which establishes that cities and counties planning under the Growth Management Act (GMA) must allow co-living housing as a permitted use where multi-family units of six or more would be allowed within an urban growth area. Co-living housing cannot have development regulations that are more restrictive than other types of residential uses in the same location. RCW 36.70A.535 sets limits on how density is calculated, with each sleeping unit in a co-living dwelling counting as no more than 0.25 of a dwelling unit. Co-living housing cannot be required to provide more than 0.25 of a parking space per sleeping unit, and co-living housing located within 0.5 miles of a major transit stop cannot require parking.¹ Snohomish County Code currently has a use "Boarding House" that most closely matches co-living housing, however, the term boarding house is outdated. This project proposes to remove the definition of Boarding House in Chapter 30.91B SCC and establish a new use "Dwelling, Co-Living" as defined in a new section of code in Chapter 30.91D SCC. In the current use matrices, Boarding House is allowed in nearly every zone that Dwelling, Multifamily is allowed, with the

¹ A major transit stop is defined in RCW 36.70A.535 as including commuter rail, light rail, bus rapid transit, and bus stops that have service every 15-minutes for at least five hours during the peak of operation on weekdays.

exception of Business Park (BP) and Planned Community Business (PCP). The urban, rural, and other zone categories use matrices would be amended to remove Boarding House and include Dwelling, Co-Living. Co-Living Dwelling would be allowed everywhere Boarding House and Multi-Family Dwelling are allowed. The urban residential bulk matrix in SCC 30.23.032 would be amended with a new reference note that would clarify that density for co-living housing projects is to be calculated at 0.25 of a dwelling unit per sleeping unit. In current code, Boarding House developments must have one parking space per guest room. Table 30.23.030(1) Number of Parking Spaces Required would be updated to remove the Boarding House requirements and insert a new row for Co-Living. In line with the new state law, parking for co-living housing would be required at the rate of 0.25 parking spaces per sleeping unit, and not required if the development is located within 0.5 miles of a major transit stop. Finally, the Shoreline Management Program definition of residential uses in SCC 30.67.570 is proposed to be amended to replace boarding house with co-living dwelling. These proposed amendments will bring the County’s code in line with state law.

PROPOSED CODE AMENDMENTS

Table 1 outlines all proposed code changes and provides findings for each change.

TABLE 1: SUMMARY OF PROPOSED CODE CHANGES AND FINDINGS	
Proposed Change	Finding
SCC 30.22.100 Urban Zone Categories Use Matrix See Table 2	Amends the Urban Zone Categories Use Matrix to remove the use Boarding House and add a new use Dwelling, Co-Living. Co-Living Dwelling would be a permitted use everywhere that Boarding House was allowed, additionally, it is a permitted use in Planned Community Business (PCB) and Business Park (BP). This is in line with the requirements of RCW 36.70A.535 that co-living housing be allowed everywhere multifamily (6 units or more) is allowed in urban growth areas.
SCC 30.22.110 Rural and Resource Zone Categories Use Matrix See Table 3	Amends the Rural and Resource Zone Categories Use Matrix to remove Boarding House and add a new use Dwelling, Co-Living. Co-Living Dwelling would be a permitted use everywhere that Boarding House was allowed.
SCC 30.22.120 Other Zone Categories Use Matrix. See Table 4	Amends the Other Zone Categories Use Matrix to remove Boarding House and add a new use Dwelling, Co-Living. Co-Living Dwelling would be a permitted use everywhere that Boarding House was allowed.
SCC 30.22.130 Reference notes of use matrices <i>(15) (Boarding House) Dwelling, Co-Living. There shall be <u>no more than two sleeping units</u> (accommodations for no more than two persons)).</i>	Amends reference note 15 to replace Boarding House with Dwelling, Co-Living. It also clarifies that in zones where this reference note applies there shall be no more than two sleeping units.

TABLE 1: SUMMARY OF PROPOSED CODE CHANGES AND FINDINGS	
Proposed Change	Finding
<p>SCC 30.23.032 See Table 5</p>	<p>Adds a new reference note 68 to all zones in which Co-Living Dwelling is allowed.</p>
<p>SCC 30.23.040 Reference notes for SCC Tables 30.23.030 and 30.23.032. (68) <u>Dwelling, Co-Living density is calculated at the rate of ¼ of a dwelling unit per sleeping unit.</u></p>	<p>Adds a new reference note 68 which clarifies that density for Co-Living Dwelling is calculated at ¼ of a dwelling unit per sleeping unit, consistent with RCW 36.70A.535.</p>
<p>SCC Table 30.26.030(1) Number of Parking Spaces Required See Table 6</p>	<p>Amends the Number of Parking Spaces Required Table to remove Boarding House and add Dwelling, Co-Living. Following the requirements of RCW 36.70A.535, the number of required parking spaces for co-living housing is calculated at 0.25 of a space per sleeping unit. Off street parking is not required if co-living dwelling is located within 0.5 mi walking distance from a light rail stop, bus rapid transit stop, or bus stop that provides 15-minute bus service at least five hours a day on weekdays.</p>
<p>SCC 30.67.570 Residential Residential use includes single-family and multifamily dwellings and uses and other structures that are typically appurtenant or incidental to a residence. Residential uses also include those limited commercial and institutional uses that occur within or are incidental to a residence, such as bed and breakfast inns, guest houses, home occupations, family daycare, foster homes, retirement apartments, retirement housing and ((boarding houses)) <u>co-living dwellings</u>. Residential uses also include houseboats, live-aboard vessels, and floating homes.</p>	<p>Amends the definition of residential use in Chapter 30.67 SCC Shoreline Management Program to replace “boarding houses” with “co-living dwellings.”</p>
<p>(SCC 30.91B.140 Boarding house. "Boarding house" means a building, other than a hotel, where lodging or lodging and meals are provided for compensation to nontransient persons.)</p>	<p>Removes the definition of Boarding House.</p>
<p>SCC 30.91D.492 Dwelling, Co-Living. <u>"Co-living dwelling" means a dwelling with sleeping units that are independently rented and lockable and that provide living and sleeping space. Residents must share kitchen facilities with other sleeping units in the building.</u></p>	<p>Adds a new definition for Dwelling, Co-Living. This definition is in line with the definition in RCW 36.70A.535.</p>

TABLE 2 SCC 30.22.100 URBAN ZONE CATEGORIES USE MATRIX

TYPE OF USE	R-9,600 ⁸⁸	R-8,400 ⁸⁸	R-7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²³	GC ¹²⁸	IP ⁷⁶	BP	LI ^{55, 76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²
((Boarding House))	((P¹⁵))	((P¹⁵))	((P¹⁵))		((P))	((P))	((P))		((P))	((P))					((P))	((P))

....

Dwelling, Attached Single Family	P	P	P	P	P	P						P ⁵¹				
<u>Dwelling, Co-Living</u>	<u>P¹⁵</u>	<u>P¹⁵</u>	<u>P¹⁵</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P⁵¹</u>				<u>P</u>
Dwelling, Cottage Housing ¹¹⁶	P	P	P	P	P							P ⁵¹				
Dwelling, Duplex	P	P	P	P	P	P						P ⁵¹				
Dwelling, Mobile Home	P ⁶	P ⁶	P ⁶	P ⁶	P	P									P	
Dwelling, Multiple Family					P	P	P	P	P	P		P ⁵¹				P

TABLE 3 SCC 30.22.110 Rural and Resource Zone Categories Use Matrix

TYPE OF USE	Rural Zones						Resource Zones			
	RD	RRT-10	R-5	RB ²⁶	CRC	RFS	RI	F	F&R	A-10
((Boarding House))	((P¹⁶))	((P¹⁶))	((P^{16, 115}))					((P¹⁶))		((P¹⁶))

...

<u>Dwelling, Co-Living</u>	<u>P¹⁵</u>	<u>P¹⁵</u>	<u>P^{15, 115}</u>					<u>P¹⁵</u>		<u>P¹⁵</u>
Dwelling, Duplex	P	P	P					P		P
Dwelling, Mobile Home	P	P	P		P ⁶			P	P	P
Dwelling, Single Family	P	P	P		P			P	P	P

TABLE 4 SCC 30.22.120 Other Zone Categories Use Matrix

Type of Use	Other Zones					
	SA-1	RC	RU	R-20,000	R-12,500	WFB
(Boarding House)	((P¹⁵))	((P¹⁵))	((P¹⁵))	((P¹⁵))	((P¹⁵))	((P¹⁵))
Boat Launch, Non-commercial ³¹	C	C	C	C	C	C
Caretaker's Quarters		C				
Cemetery and Funeral Home	C	C	C	C	C	C
Church ^{41, 129}	C	C	P	C	C	C
Clubhouse	C	C		C	C	C
Community Facilities for Juveniles ¹⁰³						
1 to 8 residents	P	P	P	P	P	P
9 to 24 residents	S	S	S	S	S	S
Day Care Center ^{2, 129}	C	C	P	C	C	C
Distillation of Alcohol		C ³⁴	C ³⁴			
Dock & Boathouse, Private, Non-commercial ^{3, 41}	P	P	P	P	P	P
<u>Dwelling, Co-Living</u>	<u>P¹⁵</u>	<u>P¹⁵</u>	<u>P¹⁵</u>	<u>P¹⁵</u>	<u>P¹⁵</u>	<u>P¹⁵</u>
Dwelling, Duplex	P	P	P ⁴²	P	P ⁴²	P ⁴²
Dwelling, Mobile Home	P	P	P ⁶	P	P ⁶	P ⁶
Dwelling, Single Family	P	P	P	P	P	P

TABLE 5 SCC 30.23.032 Urban Residential Zone categories – bulk matrix

Category	Zone	Lot Dimension (feet) ⁵⁴			Minimum Setback Requirements From (feet) ^{11,33}							Maximum Lot Coverage ⁸	
		Minimum Lot Area ²⁹ (square feet)	Minimum Lot Width	Maximum Building Height (feet) ^{16,27,64}	Side and Rear Lot Lines Adjacent to:				Resource Lands		Seismic Hazards		
					Commercial and Industrial Zones	R-9,600, R-8,400, and R-7,200 Zones	Other Urban Residential Zones	Rural Zones	Agriculture	Forest			
Urban Residential	R-9,600 ⁶⁸	9,600 ²³	70	30	10	5	5	5	See SCC 30.32B.130	See SCC 30.32A.110	See chapters 30.51A and 30.62B SCC	35%	
	R-8,400 ⁶⁸	8,400 ²³	65	30	10	5	5	5				35%	
	R-7,200 (buildings ≤ 30 feet high) ⁶⁸	7,200 ^{23,65}	60	35	10	5	5	5				25	35%
	R-7,200 (buildings > 30 feet high) ^{67,68}					10	10	10					
	T (buildings ≤ 20 feet high) ⁵⁹	See SCC 30.31E.050		35	10	10	5	25				See SCC 30.31E.050	
	T (buildings > 20 feet high) ⁵⁹				15	20	10						
	LDMR (buildings ≤ 20 feet high) ^{15,59,61,62,68}	7,200 ^{4,65}	60	45	10	10	5	25				50% ⁶⁶	
	LDMR (buildings 20 - 30 feet high) ^{15,59,61,62,68}				10	20	10						
	LDMR (buildings > 30 feet high) ^{15,59,61,62,68}				15	25	15						
	MR (buildings ≤ 20 feet high) ^{5,15,59,61,62,68}	7,200 ^{5,9,65}	60 ⁹	45 ¹⁴	10	10	5	25				50% ^{9,66}	
	MR (buildings 20 - 30 feet high) ^{5,15,59,61,62,68}				10	20	10						
	MR (buildings > 30 feet high) ^{5,15,59,61,62,68}				15	25 ⁶⁰	15						
MHP	55	None	25	See SCC 30.42E.100(5)(a)				50%					

TABLE 6 30.26.030(1) Number of Parking Spaces Required

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, 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
((Boarding House))	((1 per guest room))	((1 per guest room))	

...

Dwelling			<p>Note 1: Driveways between garage doors and roads, private roads, designated fire lanes , or access aisles that are at least 19' long and 8.5' wide may be counted as one parking space , and if at least 19' long and 17' wide may be counted as two parking spaces. Garages shall have a minimum interior length of 19'.</p>
Cottage Housing	2 spaces per dwelling unit plus guest parking at 1 space per 4 dwellings	2 spaces per dwelling unit plus guest parking at 1 space per 4 dwellings	
Attached Single Family	2 per dwelling; see note 1	2 per dwelling; see note 1	
Duplex	2 per dwelling; see note 1	2 per dwelling; see note 1	
Mobile Home	2 per dwelling; see note 1	2 per dwelling; see note 1	
Multifamily	2 per dwelling; see note 1	2 per dwelling; see note 1	
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	An "unrestricted" guest parking spot is one provided either within the drive aisle parking or designated guest parking areas outside of individual units; garage parking spaces or parking spaces on driveway aprons of an individual unit are not "unrestricted" parking spaces. All applicable provisions of chapter 30.26 SCC shall be followed.

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500	NOTES
		parking of only 1 car; see notes 1 & 2.	
Co-Living	.25 per sleeping unit	.25 per sleeping unit	Off-street parking is not required if a co-living dwelling is located within 0.5-mile walking distance from a light rail stop, bus rapid transit stop, or bus stop that provides service at 15-minute intervals for at least five hours a day on weekdays.

ANALYSIS

The following analysis provides a summary of the proposed code amendments’ compliance with state law, as well as regional, county, and county comprehensive plan policies.

Compliance with state law

The GMA planning goals, contained in RCW 36.70A.020, guide the development of local comprehensive plans and development regulations. The following planning goal applies to the proposed code change:

GMA Goal 4- “Housing. Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.”

Analysis: The proposed code amendments would support the housing goal by encouraging the development co-living housing. This housing type is generally more affordable than market rate multifamily apartments and has the potential to provide housing to households with moderate to low incomes with or without public subsidy.

Compliance with the Multi-County Planning Policies

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

MPP-H-3 – Achieve and sustain – through preservation, rehabilitation, and new development – a sufficient supply of housing to meet the needs of low-income, moderate-income, middle-income, and special needs individuals and households that is equitably and rationally distributed throughout the region.

Analysis: The proposed code amendments would support the development of co-living housing. This housing type is generally more affordable than market rate multifamily apartments and has the potential to provide housing to households with moderate to low incomes with or without public subsidy which supports the multicounty policy to achieve and sustain a sufficient supply of housing to meet the needs of low- and moderate-income households.

Compliance with the Countywide Planning Policies

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

HO-3 The county and cities should participate in multi-jurisdictional affordable housing programs and engage in other cooperative efforts to promote and contribute to an adequate supply of affordable, special needs, and diverse housing countywide.

Analysis: The proposed code amendments would support the development of co-living housing. Co-living housing is generally more affordable than market rate multifamily apartments and has the potential to provide housing to households with moderate to low incomes with or without public subsidy which supports the countywide planning policy to promote to an adequate supply of affordable housing.

Compliance with the Snohomish County Comprehensive Plan

The proposed amendments would be consistent with and help implement the Snohomish County Growth Management Act Comprehensive Plan (GMACP) – General Policy Plan (GPP). The following policies apply to the code amendments as proposed in this report.

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

HO 1.B.4. the county shall encourage and support the development of innovative housing types that make efficient use of the county land supply such as residential units in mixed-used developments, accessory dwelling units, cottage housing, co-housing and live/work units.

HO 1.C.12 The county should encourage developments that include units affordable to a spectrum of incomes, including low and moderate-income households.

Analysis: The proposed code amendments support the development of co-living housing, which is specifically called out in Policy HO 1.B.4 as a housing type that makes an efficient use of the county land supply. Additionally co-living housing is generally more affordable than market rate multifamily apartments and has the potential to provide housing to households with moderate to low incomes with or without public subsidy, supporting the county's policy of encouraging housing units affordable to a spectrum of incomes.

Environmental Review

Staff is in the process of completing a State Environmental Policy Act (SEPA) checklist for this proposed code amendment and issued a Determination of Nonsignificance on October 25, 2024. The fourteen-day public comment period will conclude on November 8th, prior to the Planning Commission hearing scheduled for December 17, 2024.

Notification of State Agencies

Pursuant to RCW 36.70A.106, a notice of intent to adopt the proposed regulations and standards was transmitted to the Washington State Department of Commerce on _____.

Staff Recommendation

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

Action Requested

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

cc:

Ken Klein, Executive Director, Snohomish County Executive's Office
Mike McCrary, PDS Director
David Killingstad, PDS Manager
Michael Dobesh, PDS Manager
Ryan Countryman, Legislative Analyst



Snohomish County

SNOHOMISH COUNTY PLANNING COMMISSION

December 18, 2024

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

SUBJECT: Planning Commission recommendation on proposed code amendments to
Co-Living Housing

Dear Snohomish County Council:

On behalf of the Snohomish County Planning Commission, I am forwarding our recommendation to amend regulations for Bed and Breakfasts. The Planning Commission had a briefing on this topic on November 19, 2024 and conducted a public hearing on December 17, 2024.

The proposed code amendments would address changes in state law related to co-living housing. The changes introduce a new use Dwelling, Co-Living, and removes the older use Boarding House in Chapter 30.91. Co-Living Dwelling would be an allowed use everywhere Boarding House was allowed and wherever Multifamily Dwelling is allowed. There are changes proposed to parking requirements and density calculations for Co-Living Housing in line with RCW 36.70A.535.

There were no written comments received by the Planning Commission from the public prior to the November 19th hearing, and no members of the public commented at the public hearing.

PLANNING COMMISSION RECOMMENDATION

At the December 17, 2024, Planning Commission meeting, Commissioner Campbell made a motion, seconded by Commissioner Niemela, recommending APPROVAL of the proposed Co-living Housing amendments contained in the staff report.

Vote (Motion):

8 in favor (*Brown, Bush, Busteed, Campbell, James, Larsen, Niemela, and Sievers*)

0 opposed ()

0 abstentions

Motion PASSED

This recommendation was made following the close of the public hearing and after due consideration of information presented and is based on the findings and conclusions presented in the October 25, 2024, staff report, with which the Commission concurred.

Respectfully submitted,

Robert W Larsen

Robert W Larsen (Dec 20, 2024 11:55 PST)

SNOHOMISH COUNTY PLANNING COMMISSION

Robert Larsen, Chairman

cc: Dave Somers, Snohomish County Executive
Mike McCrary, Director, Planning and Development Services

Executive/Council Action Form (ECAF)

ITEM TITLE:

..Title

Ordinance 25-033, relating to Growth Management; supporting the development of co-living housing; amending Chapters 30.22, 30.23, 30.26, 30.67, and 30.91 of the Snohomish County Code

..body

DEPARTMENT: Planning and Development Services

ORIGINATOR: Amber Piona, Senior Planner

EXECUTIVE RECOMMENDATION: Approved (Ken Klein 6/12/2025)

PURPOSE: To adopt amendments to portions of the Snohomish County code to address recent changes in state law regarding co-living housing.

BACKGROUND: Co-living housing is a type of multi-family residential development in which individual sleeping units are independently rented, lockable, and provide private living and sleeping space, while kitchen facilities are shared among residents. The Washington State Legislature passed Engrossed Substitute House Bill (ESHB) 1998, which requires cities and counties to allow co-living housing wherever multi-family residential development is permitted. The state compliance deadline is December 31, 2025. This proposed ordinance would amend Snohomish County’s development regulations to bring them into alignment with state law and ensure consistency in how co-living housing is permitted.

FISCAL IMPLICATIONS:

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

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

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

CONTRACT INFORMATION:

ORIGINAL	_____	CONTRACT#	_____	AMOUNT	_____
AMENDMENT	_____	CONTRACT#	_____	AMOUNT	_____

Contract Period

ORIGINAL	START _____	END _____
AMENDMENT	START _____	END _____

OTHER DEPARTMENTAL REVIEW/COMMENTS: Reviewed/approved by Finance (Nathan Kennedy 6/12/2025). Approved as to form by DPA (Laura Kisielius 6/4/2025).

1 Adopted:

2 Effective:

AMENDED AT AUGUST 13, 2025 PUBLIC HEARING

SNOHOMISH COUNTY COUNCIL

Snohomish County, Washington

5

6

ORDINANCE NO. 25-033

7

8 RELATING TO GROWTH MANAGEMENT; SUPPORTING THE DEVELOPMENT OF CO-LIVING HOUSING;

9 AMENDING CHAPTERS 30.22, 30.23, 30.26, 30.67, AND 30.91 OF THE SNOHOMISH COUNTY CODE

10

11 WHEREAS, the Growth Management Act (GMA), chapter 36.70A of the Revised Code of
12 Washington (RCW) requires Snohomish County (the "County") to plan for and accommodate housing
13 affordable to all economic segments of the community, promote a variety of residential densities and
14 housing types, and encourage preservation of existing housing stock; and

15

16 WHEREAS, co-living housing is a type of housing where sleeping/living units are independently
17 rented and in which residents share kitchen facilities; and

18

19 WHEREAS, RCW 36.70A.535, adopted in 2024 as Engrossed Substitute House Bill 1998, requires
20 that the County allow co-living housing on any lot within an urban growth area that allows at least six
21 multifamily residential units; and

22

23 WHEREAS, the Snohomish County Code does not currently address co-living housing; and

24

25 WHEREAS, the Snohomish County Code does have the use "Boarding House" where lodging or
26 lodging and meals are provided to non-transient people, however this use does not encompass co-living
27 housing which is more similar to micro apartments; and

28

29 WHEREAS, on November 19, 2024, the Snohomish County Planning Commission (the "Planning
30 Commission") was briefed by PDS staff about the proposed code amendments contained in this
31 ordinance; and

32

33 WHEREAS, the Planning Commission held a public hearing on December 17, 2024, to receive
34 public testimony concerning the proposed code amendments contained in this ordinance; and

35

36 WHEREAS, at the conclusion of the Planning Commission's public hearing, the Planning
37 Commission deliberated on the proposed code amendments and voted to recommend approval of the
38 code amendments relating to co-living housing as shown in its recommendation letter dated December
39 18, 2024; and

40

41 WHEREAS, subsequent to the deliberations by the Planning Commission, the proposed code
42 amendments were revised to retain boarding house as a separate use from co-living housing in response

1 to comments received from the Washington State Department of Commerce in a comment letter dated
2 March 18, 2025; and

3
4 WHEREAS, on _____, 2025, the County Council held a public hearing after proper
5 notice and considered public comment and the entire record related to the code amendments
6 contained in this ordinance; and

7
8 WHEREAS, following the public hearing, the County Council deliberated on the code
9 amendments contained in this ordinance.

10
11 NOW, THEREFORE, BE IT ORDAINED:

12
13 Section 1. The County Council adopts the following findings in support of this ordinance:

- 14
15 A. The foregoing recitals are adopted as findings as if set forth in full herein.
16
17 B. This ordinance amends SCC 30.22.100, the Urban Zone Categories Use Matrix, to establish a new
18 use Dwelling, Co-Living. With the amendment, Co-Living Dwelling is a permitted use everywhere
19 that multifamily is allowed. This is in line with the requirements of RCW 36.70A.535 that co-living
20 housing be allowed everywhere multifamily is allowed in urban growth areas.
21
22 C. This ordinance amends chapter 30.23 SCC in the following manner:
23
24 1. This ordinance amends SCC 30.23.032, the Urban Residential Zone categories – bulk matrix, to
25 add a new reference note 68 to all zones in which Co-Living Dwelling is allowed.
26
27 2. This ordinance amends SCC 30.23.040 to add a new reference note 68 that clarifies that density
28 for Co-Living Dwelling is calculated at ¼ of a dwelling unit per sleeping unit. This is consistent
29 with RCW 36.70A.535.
30
31 D. This ordinance amends SCC 30.26.030(1), the Number of Parking Spaces Required table, to add
32 Dwelling, Co-Living. The parking requirements for co-living dwellings are consistent with the parking
33 requirements in RCW 36.70A.535.
34
35 E. This ordinance amends SCC 30.67.570 to add co-living dwellings in the definition of residential use
36 within the Shoreline Management Program.
37
38 F. This ordinance adds a new section to SCC 30.91D to provide a definition of Co-Living Dwelling. This
39 definition is in line with RCW 36.70A.535.
40
41 G. In developing the proposed amendments, the County considered the GMA goal related to housing.
42 In particular, the proposed amendments are consistent with and promote:

1 GMA Goal 4 – “Housing. Plan for and accommodate housing affordable to all economic
2 segments of the population of this state, promote a variety of residential densities and housing
3 types, and encourage preservation of existing housing stock.”
4

5 The proposed code amendments would support the housing goal by encouraging the development
6 of co-living housing. This housing type is generally more affordable than market rate multifamily
7 apartments and has the potential to provide housing to households with moderate to low incomes
8 with or without public subsidy.
9

- 10 H. The proposed amendments support the achievement of the housing goal in the Multicounty
11 Planning Policies (MPP) from the Puget Sound Regional Council VISION 2050 and maintain
12 consistency with the following MPP:

13
14 “MPP-H-3 – Achieve and sustain – through preservation, rehabilitation, and new development –
15 a sufficient supply of housing to meet the needs of low-income, moderate-income, middle-
16 income, and special needs individuals and households that is equitably and rationally distributed
17 throughout the region.”
18

19 The proposed amendments would support the development of co-living housing. This housing type
20 is generally more affordable than market rate multifamily apartments and has the potential to
21 provide housing to households with moderate to low incomes with or without public subsidy which
22 supports the multicounty policy to achieve and sustain a sufficient supply of housing to meet the
23 needs of low- and moderate-income households.
24

- 25 I. The proposed amendments are consistent with Countywide Planning Policy HO-14, which provides:

26
27 The county and cities should incentivize and promote the development and
28 preservation of long-term affordable housing through the use of zoning, taxation, and
29 other tools, including height or density bonuses, property tax incentives and parking
30 requirement reductions. The incentives should apply where feasible to encourage
31 affordable housing.
32

33 The proposed code amendments would support the development of co-living housing. Co-living
34 housing is generally more affordable than market rate multifamily apartments and has the potential
35 to provide housing to households with moderate to low incomes with or without public subsidy
36 which supports the countywide planning policy to promote the development of long-term
37 affordable housing.
38

- 39 J. The proposed amendments maintain consistency with the Snohomish County Growth Management
40 Act Comprehensive Plan (GMACP). The following policies apply to the proposed code amendments:

41
42 Objective HO 1.B Ensure that a broad range of housing types and affordability levels is available
43 in urban and rural areas.

1
2 HO 1.B.4. the county shall encourage and support the development of innovative housing types
3 that make efficient use of the county land supply such as residential units in mixed-used
4 developments, accessory dwelling units, cottage housing, co-housing and live/work units.
5

6 HO 1.C.12 The county should encourage developments that include units affordable to a
7 spectrum of incomes, including low and moderate-income households.
8

9 The proposed code amendments support the development of co-living housing, which is specifically
10 called out in Policy HO 1.B.4 as a housing type that makes an efficient use of the county land supply.
11 Additionally, co-living housing is generally more affordable than market rate multifamily apartments
12 and has the potential to provide housing to households with moderate to low incomes with or
13 without public subsidy, supporting the county’s policy of encouraging housing units affordable to a
14 spectrum of incomes.
15

16 K. Procedural requirements.
17

- 18 1. Under Snohomish County Code, this ordinance is a Type 3 legislative action pursuant to SCC
19 30.73.010.
20
- 21 2. Pursuant to RCW 36.70A.106(1), a notice of intent to adopt this ordinance was transmitted to
22 the Washington State Department of Commerce on October 25, 2024.
23
- 24 3. State Environmental Policy Act (SEPA), chapter 43.21C RCW, requirements with respect to this
25 non-project action have been satisfied through the completion of an environmental checklist
26 and issuance of a determination of non-significance on October 25, 2024.
27
- 28 4. The public participation process used in the adoption of this ordinance complies with all
29 applicable requirements of the GMA and the SCC, including but not limited to, RCW 36.70A.035,
30 RCW 36.70A.140, and chapter 30.73 SCC.
31
- 32 5. The Planning Commission was briefed on the proposed amendments at its November 19, 2024,
33 meeting and conducted a public hearing on the proposed amendments at its December 17,
34 2024, meeting, resulting in its letter of December 18, 2025, recommending approval.
35
- 36 6. The Washington State Attorney General last issued an advisory memorandum, as required by
37 RCW 36.70A.370, in October of 2024 entitled “Advisory Memorandum and Recommended
38 Process for Evaluating Proposed Regulatory or Administrative Actions to Avoid Unconstitutional
39 Takings of Private Property” to help local governments avoid the unconstitutional taking of
40 private property. The process outlined in the State Attorney General’s 2024 advisory
41 memorandum was used by Snohomish County in objectively evaluating the regulatory changes
42 proposed by this ordinance.
43

1 L. This ordinance is consistent with the record.

2

3 1. Co-living housing can provide housing to moderate and low-income households without
4 public funding. State law now requires the County to allow co-living housing everywhere
5 that multifamily dwellings are allowed. The amendments proposed by this ordinance would
6 create a new use "Dwelling, Co- Living," which would be allowed everywhere multifamily is
7 allowed, consistent with RCW 36.70A.535.

8

9 2. Co-living housing dwellings are a multi-family dwelling type, and the use is not meant to
10 capture the leasing of rooms in single family dwellings or townhomes, which are permitted
11 in code under the use Boarding House. Defining Co-Living Dwellings as a distinct use from
12 the existing Boarding House use is in line with comments received from the Washington
13 State Department of Commerce.

14

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

16

17 A. The amendments proposed by this ordinance comply with the GMA, Washington State law, and the
18 SCC.

19

20 B. The amendments proposed by this ordinance comply with the MPPs and the CPPs.

21

22 C. The amendments proposed by this ordinance comply with the Snohomish County GMACP.

23

24 D. The County has complied with all SEPA requirements in respect to this non-project action.

25

26 E. The public participation process used in the adoption of this ordinance complies with all applicable
27 requirements of the GMA and title 30 SCC.

28

29 F. The amendments proposed by this ordinance do not result in an unconstitutional taking of private
30 property for a public purpose.

31

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

35

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

3
 4 **30.22.100 Urban Zone Categories Use Matrix.**

TYPE OF USE	R-9,600 ⁸⁸	R-8,400 ⁸⁸	R-7,200 ⁸⁸	T	LDM R	MR	N B	PC B	CB ₁₂₈	GC ₁₂₈	IP ₇₆	BP	LI ⁵⁵ , ₇₆	HI ₅₅	MH _{p114}	UC ₁₂₂	MU _{C122}
Accessory Dwelling Unit ⁶²	P	P	P	P	P	P											
Adult Entertainment Business/Use ⁶⁷											P		P	P			
Agriculture ^{41, 107}	P	P	P		P	P	P		P	P	P	P	P	P	P		
Airport, Stage 1 Utility ¹	C	C	C						P	P	P	P	P	P			
Airport-All Others											P	P	P	P			
Amusement Facility ^{41, 129}								P	P	P	P		P	P		P	P
Antique Shop							P	P	P	P			P	P		P	P
Art Gallery ⁴¹	C	C	C		C	C	P	P	P	P	P	P	P	P		P	P
Auto Repair, Major								P	P ₆ ⁸	P	P	P	P	P		P	P
Auto Repair, Minor							P	P	P ₆ ⁸	P	P	P	P	P		P	P
Auto Towing													P	P			
Automobile Wrecking and Junkyards													C ₄ ⁴	P ₄ ⁴			
Bed and Breakfast Guesthouse ⁵⁸	A	A	A	A	A	A									A		
Billboards ⁴⁶																	

TYPE OF USE	R-9,600 ⁸⁸	R-8,400 ⁸⁸	R-7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ₁₂₈	GC ₁₂₈	IP ₇₆	BP	LI _{55,76}	HI ₅₅	MHp ₁₁₄	UC ₁₂₂	MUC ₁₂₂
Non-digital										P			P	P			
Digital										P			P	P			
Boarding House	p ¹⁵	p ¹⁵	p ¹⁵		P	P	P		P	P					P	P	P
Boat Launch Facility, Commercial ³¹									C	C			C	C		P	
Boat Launch Facility, Non-commercial ³¹	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 ^{41, 129}	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 ¹⁰³																	
1 to 8 Resident Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
9 to 24 Resident Facility	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P
Construction Contracting										P	P	P	P	P		p ¹ ₂₃	
Day Care Center ^{2, 129}																	

TYPE OF USE	R-9,600 ⁸⁸	R-8,400 ⁸⁸	R-7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ₁₂₈	GC ₁₂₈	IP ₇₆	BP	LI _{55,76}	HI ₅₅	MHp ₁₁₄	UC ₁₂₂	MUC ₁₂₂
Up to 8,000 sq ft	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	P	P
Over 8,000 sq ft	C	C	C	C	P	P	P	P	P	P	P	P	P	P	A	P	P
Distillation of Alcohol											P	P	P	P		P	P
Dock & Boathouse, Private, Non-commercial ^{3, 41}	P	P	P	P	P	P	P		P	P	P	P	P	P			
Dwelling, Attached Single Family ¹⁴⁰	P	P	P	P	P	P						p ₅₁					
<u>Dwelling, Co-Living¹⁴⁰</u>					<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u> ₅₁				<u>P</u>	<u>P</u>
Dwelling, Cottage Housing ¹⁴⁰	P	P	P	P	P							p ₅₁					
Dwelling, Duplex ¹⁴⁰	P	P	P	P	P	P						p ₅₁					
Dwelling, Mobile Home ¹⁴⁰	p ⁶	p ⁶	p ⁶	p ⁶	P	P									P		
Dwelling, Multiple Family ¹⁴⁰					P	P	P	P	P	P		p ₅₁				P	P
Dwelling, Single Family ¹⁴⁰	P	P	P	P	P	P						p ₅₁			p ⁴		
Dwelling, Townhouse ^{5, 140}			P	P	P	P	P	P	P	P		p ₅₁				P	
Electric Vehicle Infrastructure																	

TYPE OF USE	R-9,600 ⁸⁸	R-8,400 ⁸⁸	R-7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ₁₂₈	GC ₁₂₈	IP ₇₆	BP	LI _{55,76}	HI ₅₅	MHP ₁₁₄	UC ₁₂₂	MUC ₁₂₂
Electric Vehicle Charging Station - Restricted, Level 1, and Level 2 ¹²¹	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 ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	P	P	P	P	P	P	P	P		P	P
Battery Exchange Stations	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	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 ¹⁴¹	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Family Day Care Home ⁸	P	P	P	P	P	P	P		P	P					P		P
Farm Product Processing																	
Up to 5,000 sq ft									P	P			P	P			
Over 5,000 sq ft ⁹⁴									A	P			P	P			

TYPE OF USE	R-9,600 ⁸⁸	R-8,400 ⁸⁸	R-7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ₁₂₈	GC ₁₂₈	IP ₇₆	BP	LI _{55,76}	HI ₅₅	MHp ₁₁₄	UC ₁₂₂	MUC ₁₂₂
Farm Stand																	
Up to 400 sq ft⁹	P	P	P						P	P			P	P		P	P
401 to 5,000 sq ft⁹⁹																	
Farmers Market⁹³							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 Accessory⁶⁰																	
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^{41, 59}	P	P	P	P	P	P					P	P	P	P			
2,401 - 4,000 sq ft on Less than 3 Acres^{41, 59}	A	A	A	A	A	A					A	A	A	A			
4,001 sq ft and Greater^{41, 59}	C	C	C	C	C	C					C	C	C	C			
Garage, Detached Private Non-accessory⁶⁰																	
Up to 2,400 sq ft	P	P	P	P	P	P					P	P	P	P			

TYPE OF USE	R-9,600 ⁸⁸	R-8,400 ⁸⁸	R-7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ₁₂₈	GC ₁₂₈	IP ₇₆	BP	LI ⁵⁵ , ₇₆	HI ₅₅	MHp ¹¹⁴	UC ₁₂₂	MUC ¹²²
2,401 sq ft and greater ^{41, 59}	C	C	C	C	C	C					C	C	C	C			
Golf Course, Driving Range and Country Club	C	C	C														
Government Structures & Facilities ^{27, 41}	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 ⁸⁵	P	P	P		P	P									P		
Hazardous Waste Storage & Treatment Facilities, Offsite ⁶⁶											C	C	C	C			
Hazardous Waste Storage & Treatment Facilities, Onsite ⁶⁵							P	P	P	P	P	P	P	P			
Health and Social Service Facilities ⁹⁰																	
Level I	P	P	P	P	P	P	P	P	P	P		P			P	P	P
Level II ^{41, 129}	C	C	C		C	C	C	P	P	P		P			C	P	P
Level III ¹³⁹						C	P ¹ ₃₆	P	P	P	P		P	P	C	P	P
Home Occupation ¹¹	P	P	P	P	P	P	P		P	P					P	P	P

TYPE OF USE	R-9,600 ⁸⁸	R-8,400 ⁸⁸	R-7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ₁₂₈	GC ₁₂₈	IP ₇₆	BP	LI ₇₆ ⁵⁵	HI ₅₅	MHp ₁₁₄	UC ₁₂₂	MUC ₁₂₂
Hotel/Motel					C	C	P ₃₆ ¹	P	P	P			P ₉ ⁸			P	P
Kennel, ⁴¹ Commercial ¹²	C	C	C						P	P	P	P	P	P			
Kennel, ⁴¹ Private-Breeding ¹³	P	P	P		P	P	P		P	P	P	P	P	P			
Kennel, ⁴¹ Private-Non-Breeding ¹³	P	P	P		P	P	P		P	P	P						
Laboratory							P	P	P	P	P	P	P	P		P	P
Library ⁴¹	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 ⁸²											P			P			
Manufacturing -All Other Forms Not Specifically Listed ⁸³											P	P	P	P		P ₂₃ ¹	
Marijuana Processing ^{125,} ¹³¹											P	P	P	P			
Marijuana Production ^{125,} ¹³¹											P	P	P	P			
Marijuana Retail ^{131, 132}							P	P	P	P		P	P	P		P	P
Massage Parlor									P	P	P	P	P	P		P	P
Material Recovery Facility ¹³⁴											C		C	C			
Mini Self- Storage								P	P	P	P	P	P	P			

TYPE OF USE	R-9,600 ⁸⁸	R-8,400 ⁸⁸	R-7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ₁₂₈	GC ₁₂₈	IP ₇₆	BP	LI _{55,76}	HI ₅₅	MHP ₁₁₄	UC ₁₂₂	MUC ₁₂₂
Mobile Home Park ³⁸					C	C			C	C					P		
Model Hobby Park ⁷⁵												A	A	A			
Model House/Sales Office	P	P	P	P	P	P											
Motocross Racetrack ¹²⁹									C ₁₃	C ₁₃	C ₁₃	C ₁₃	C ₁₃				
Museum ⁴¹	C	C	C		C	C	C	P	P	P	P	P	P	P		P	P
Neighborhood Services					A, C _{86,138}	A, C _{86,138}		P	P	P ₆	P	P	P	P		P	P
Office and Banking							P	P	P	P	P	P	P	P		P	P
Park, Public ¹⁴	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 ^{27, 41, 104, 106}	C	C	C	C	C	C	C	C	C	C	P	P	P	P	C	P ₁₉	P
Printing Plant								P		P	P	P	P	P		P ₂₃	
Race Track ^{24, 41, 129}										C	P	P	P	P			
Railroad Right-of-way	C	C	C	C	C	C	P	P	P	P	P	P	P	P		P	P
Recreational Facility Not	C	C	C		C	C	P	P	P	P	P	P	P	P		P	P

TYPE OF USE	R-9,600 ⁸⁸	R-8,400 ⁸⁸	R-7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ₁₂₈	GC ₁₂₈	IP ₇₆	BP	LI ⁵⁵ , ₇₆	HI ₅₅	MHp ¹¹⁴	UC ₁₂₂	MUC ¹²²
Otherwise Listed																	
Recreational Vehicle Park									C	C					C		
Recycling Facility ¹³⁷										C	C		C	C			
Rendering of Fat, Tallow, or Lard ¹²⁹											P			P			
Restaurant							P	P	P	P	P ₉ ⁴	P ₉ ⁴	P	P		P	P
Retail, General						A ₅ ¹³	P	P	P	P		P ₃ ⁵	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 ¹²⁹	C	C	C						C	C	C	C	C	C			
Schools																	
K-12 & Preschool ^{41, 68, 129}	C	C	C		C	C	C ₃₆ ¹		P	P	P	P	P	P		P	P
College ^{41, 68}	C	C	C		C	C	C ₃₆ ¹		P	P	P	P	P	P		P	P
Other ^{41, 68}					C	C	C ₃₆ ¹		P	P	P	P	P	P		P	P
Service Station ⁴¹							P	P	P ₆ ⁸	P			P	P		P	P
Shooting Range ⁹²											P	P	P	P			
	C ⁵⁶	C ⁵⁶	C ⁵⁶		C ⁵⁶	C ⁵⁶								P			

TYPE OF USE	R-9,600 ⁸⁸	R-8,400 ⁸⁸	R-7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ₁₂₈	GC ₁₂₈	IP ₇₆	BP	LI ₇₆ ⁵⁵	HI ₅₅	MHp ₁₁₄	UC ₁₂₂	MUC ₁₂₂
Sludge Utilization ³⁹									C ₆ ⁵	C ₆ ⁵	C ₆ ⁵		C ₆ ⁵	C ₀ ⁵			
Small Animal Husbandry ⁴¹	C ³⁷	C ³⁷	C ³⁷				P		P	P	P	P	P	P			
Small Workshop									P ₆ ⁸	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 ¹²⁹											P		P				
Storage, Retail Sales Livestock Feed									P	P			P	P			
Storage Structure, Accessory ⁶⁰																	
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 ^{41, 59}	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
2,401 - 4,000 on Less than 3 acres ^{41, 59}	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
4,001 sq ft and Greater ^{41, 59}	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
Storage Structure, Non-accessory ⁶⁰																	
Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

TYPE OF USE	R-9,600 ⁸⁸	R-8,400 ⁸⁸	R-7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ₁₂₈	GC ₁₂₈	IP ₇₆	BP	LI _{55,76}	HI ₅₅	MHP ₁₁₄	UC ₁₂₂	MUC ₁₂₂
2,401 sq ft and greater ^{41, 59}	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
Studio ⁴¹	C ⁷⁷	C ⁷⁷	C ⁷⁷		C ⁷⁷	C ⁷⁷	P	P	P ₆ ⁸	P	P	P	P	P		P	P
Supervised Drug Consumption Facility																	
Swimming/Wading Pool ^{17, 41}	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Television/Radio Stations													P	P			
Temporary Dwelling During Construction	A	A	A	A	A	A	A	A	A	A						A	
Temporary Dwelling For Relative ¹⁸	A	A	A	A	A	A	A	A	A	A							
Temporary Residential Sales Coach ⁷³	A	A	A													A	
Transit Center	C	C	C	C	C	P	P	P	P	P	P	P	P	P		P	P
Ultralight Airpark ²⁰											P						
Utility Facilities , Electromagnetic Transmission & Receiving Facilities ^{27, 129}	C	C	C	C	C	C	C	P	P ₆ ⁸	P	P	P	P	P			

TYPE OF USE	R-9,60 ⁰⁸⁸	R-8,40 ⁰⁸⁸	R-7,20 ⁰⁸⁸	T	LDMR	MR	NB	PCB	CB ₁₂₈	GC ₁₂₈	IP ₇₆	BP	LI ⁵⁵ ₇₆	HI ₅₅	MHp ¹¹⁴	UC ₁₂₂	MUC ¹²²
Utility Facilities, Transmission Wires, Pipes & Supports ²⁷	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Utility Facilities -All Other Structures ^{27, 41}	C	C	C	C	C	C	C	P	p ⁸ ₆	P	P	P	P	P	C	P	P
Vehicle, Vessel and Equipment Sales and Rental									p ² ₃	P			P	P			
Veterinary Clinic					C	C	P	P	p ⁸ ₆	P	P	P	P	P		P	P
Warehouse								P ₁₄₂		P	P	P	P	P		p ¹ ₂₃	
Wholesale Establishment								P	p ⁸ ₆	P	P	P	P	P		p ¹ ₂₃	
Woodwaste Recycling and Woodwaste Storage											A ₆₃		A ⁶ ₃	A ₆₃			
All other uses not otherwise mentioned											P	P	P	P			

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

2

1 Section 5. Snohomish County Code Section 30.23.032, last amended by Ordinance No. 24-060
 2 on August 14, 2024, is amended to read:

3 **30.23.032 Urban Residential Zone categories – bulk matrix.**

4 **Table 30.23.032 Urban Residential Zones Bulk Matrix**

Category	Zone	Lot Dimension (feet) ⁵⁴			Minimum Setback Requirements From (feet) ^{11,33}							Maximum Lot Coverage ⁸	
		Minimum Lot Area ²⁹ (square feet)	Minimum Lot Width	Maximum Building Height (feet) ^{16,27,64}	Side and Rear Lot Lines Adjacent to:				Resource Lands		Seismic Hazards		
					Commercial and Industrial Zones	R-9,600, R-8,400, and R 7,200 Zones	Other Urban Residential Zones	Rural Zones	Agriculture	Forest			
Urban Residential	R-9,600	9,600 ²³	70	30	10	5	5	5	See SCC 30.32B.130	See SCC 30.32A.110	See chapters 30.51A and 30.62B SCC	35%	
	R-8,400	8,400 ²³	65	30	10	5	5	5				35%	
	R-7,200 (buildings ≤ 30 feet high)	7,200 ^{23,65}	60	35	10	5	5	5				25	35%
	R-7,200 (buildings > 30 feet high) ⁵⁷					10	10	10					
	T (buildings ≤ 20 feet high) ⁵⁹	See SCC 30.31E.050			10	10	5	25				See SCC 30.31E.050	
	T (buildings > 20 feet high) ⁵⁹	15	20	10									
	LDMR (buildings ≤ 20 feet high) ^{15, 59, 61, 62, 68}	4,000 ^{4,65}	60	45	10	10	5	25				50% ⁶⁶	
	LDMR (buildings 20 - 30 feet high) ^{15, 59, 61, 62, 68}				10	20	10						
	LDMR (buildings > 30 feet high) ^{15, 59, 61, 62, 68}				15	25	15						
	MR (buildings ≤ 20 feet high) ^{5, 15, 59, 61, 62, 68}	2,000 ^{5,9,65}	60 ⁹	45 ¹⁴	10	10	5	25				50% ^{9,66}	
	MR (buildings 20 - 30 feet high) ^{5, 15, 59, 61, 62, 68}				10	20	10						
	MR (buildings > 30 feet high) ^{5, 15, 59, 61, 62, 68}				15	25 ⁶⁰	15						
MHP	⁵⁵	None	25	See SCC 30.42E.100(5)(a)				50%					

5

Category	Zone	Lot Dimension (feet) ⁵⁴			Minimum Setback Requirements From (feet) ^{11,33}							Maximum Lot Coverage ⁸	
		Minimum Lot Area ²⁹ (square feet)	Minimum Lot Width	Maximum Building Height (feet) ^{16,27,64}	Side and Rear Lot Lines Adjacent to:				Resource Lands		Seismic Hazards		
					Commercial and Industrial Zones	R-9,600, R-8,400, and R 7,200 Zones	Other Urban Residential Zones	Rural Zones	Agriculture	Forest			
Urban Residential	R-9,600	9,600 ²³	70	30	10	5	5	5	See SCC 30.32A.110	See SCC 30.32B.130	See chapters 30.51A and 30.62B SCC	35%	
	R-8,400	8,400 ²³	65	30	10	5	5	5				35%	
	R-7,200 (buildings ≤ 30 feet high)	7,200 ^{23,65}	60	35	10	5	5	5				25	35%
	R-7,200 (buildings > 30 feet high) ⁶⁷					10	10	10					
	T (buildings ≤ 20 feet high) ⁵⁹	See SCC 30.31E.050			10	10	5	25				See SCC 30.31E.050	
	T (buildings > 20 feet high) ⁵⁹	15	20	10									
	LDMR (buildings ≤ 20 feet high) ^{15, 59, 61, 62, 68}	4,000 ^{4,65}	60	45	10	10	5	25				See SCC 30.32B.130	50% ⁶⁶
	LDMR (buildings 20 - 30 feet high) ^{15, 59, 61, 62, 68}				10	20	10						
	LDMR (buildings > 30 feet high) ^{15, 59, 61, 62, 68}				15	25	15						
	MR (buildings ≤ 20 feet high) ^{5, 15, 59, 61, 62, 68}	2,000 ^{5,9,65}	60 ⁹	45 ¹⁴	10	10	5	25				50% ^{9,66}	
	MR (buildings 20 - 30 feet high) ^{5, 15, 59, 61, 62, 68}				10	20	10						
	MR (buildings > 30 feet high) ^{5, 15, 59, 61, 62, 68}				15	25 ⁶⁰	15						
MHP	⁵⁵	None	25	See SCC 30.42E.100(5)(a)					50%				

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See SCC 30.23.040 for reference notes listed in Table 30.23.032.

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

30.23.040 Reference notes for SCC Tables 30.23.030 and 30.23.032.

(1) MR bulk requirements shall apply for all residential development permitted in the NB, PCB, CB, GC and BP zones.

- 1 (2) When subdivisionally described, the minimum lot area shall be 1/128th of a section.
2
- 3 (3) When subdivisionally described, the minimum lot area shall be 1/32nd of a section.
4
- 5 (4) In the LDMR zone, the maximum density shall be calculated based on 4,000 square feet of land
6 per dwelling unit, except that existing dwelling units may be retained as part of new development in
7 the LDMR zone without counting towards the maximum density.
8
- 9 (5) In the MR zone the maximum density shall be calculated based on 2,000 square feet of land per
10 dwelling unit, except that:
11
- 12 (a) Existing dwelling units may be retained as part of new development in the MR zone
13 without counting towards the maximum density.
14
- 15 (b) For sites zoned MR, NB, PCB, CB, or GC in the Southwest UGA where any portion of the
16 site is within 2,000 feet of the edge of the right-of-way of State Route 99 there is no
17 maximum density, provided that either:
18
- 19 (i) One or more transfer of development rights (TDR) credits must be used to realize
20 the additional density under subsection (5)(b) of this section according to the
21 requirements of chapter 30.35A SCC; or
- 22 (ii) Developments for which the applicant provides documentation to the director
23 showing that the entire project has been granted a property tax exemption by the
24 Washington State Department of Revenue under RCW 84.36.041, 84.36.042,
25 84.36.043, or 84.36.560 shall be exempt from the requirements of chapter 30.35A
26 SCC.
27
- 28 (6) Commercial forestry structures shall not exceed 65 feet in height.
29
- 30 (7) Non-residential structures shall not exceed 45 feet in height.
31
- 32 (8) Lot coverage includes all buildings on the given lot.
33
- 34 (9) Sites zoned MR, NB, PCB, CB, or GC in the Southwest UGA where any portion of the site is within
35 2,000 feet of the edge of the right-of-way of State Route 99 are exempt from minimum lot area,
36 minimum lot width, and maximum lot coverage requirements.
37
- 38 (10) RESERVED for future use.
39
- 40 (11) These setbacks shall be measured from the property line.
41

1 (12) Greater setbacks than those listed may apply to areas subject to Shoreline Management
2 Program jurisdiction or critical areas regulations in chapters 30.62A, 30.62B, 30.62C and 30.67 SCC.
3 Some uses have special setbacks identified in SCC 30.23.110.
4

5 (13) The listed setbacks apply where the adjacent property is zoned F. In all other cases, setbacks
6 are the same as in the R-8,400 zone. In the F zone, the setbacks for residential structures on 10 acres
7 or less which were legally created prior to being zoned to F shall be the same as in the R-8,400 zone.
8

9 (14) The maximum building height is 75 feet for multifamily structures on sites zoned MR, NB, PCB,
10 CB and GC that are in the Southwest UGA where any portion of the site is within 2,000 feet of the
11 edge of the right-of-way of State Route 99. Subject to the requirements in SCC 30.22.100, non-
12 residential uses are allowed on the first floor of multifamily structures on sites zoned NB, PCB, CB,
13 and GC that are in the Southwest UGA where any portion of the site is within 2,000 feet of the edge
14 of the right-of-way of State Route 99.
15

16 (15) See SCC 30.23.300.
17

18 (16) The maximum building height is increased an additional five feet when the building includes a
19 daylight basement, except under conditions that would violate any other applicable requirements of
20 Title 30 SCC, including the height limit requirements of the Shoreline Management Program (SCC
21 30.67.460), airport compatibility regulations (SCC 30.32E.060), and urban residential design
22 standards (chapter 30.23A SCC).
23

24 (17) In the IP zone there shall be an additional one foot setback for every one foot of building
25 height over 45 feet.
26

27 (18) RESERVED for future use.
28

29 (19) See SCC 30.31A.020(1) and (2) which specify the minimum area of a tract of land necessary for
30 PCB or BP zoning.
31

32 (20) See additional setback provisions for dwellings located along the boundaries of designated
33 farmland contained in SCC 30.32B.130.
34

35 (21) See additional setback provisions for structures located adjacent to forest lands, and/or on
36 lands designated local forest or commercial forest contained in SCC 30.32A.110.
37

38 (22) The minimum lot size for properties designated Rural Residential (RR)--10 (Resource Transition)
39 on the comprehensive plan shall be 10 acres.
40

41 (23) Minimum lot area requirements may be modified within UGAs in accordance with SCC
42 30.23.020.
43

1 (24) In rural cluster subdivisions approved in accordance with the provisions of chapter 30.41C SCC,
2 the minimum lot area shall be as provided in SCC 30.23.220. The maximum lot area shall be 20,000
3 square feet or less when located in rural/urban transition areas.

4
5 (25) RESERVED for future use.

6
7 (26) RESERVED for future use.

8
9 (27) See SCC 30.23.050 for height limit exceptions. See also SCC 30.67.460 for height limit
10 requirements within shoreline jurisdiction.

11
12 (28) RESERVED for future use.

13
14 (29) See SCC 30.23.200 et seq. for additional lot area requirements and exceptions.

15
16 (30) SCC 30.32A.120 (Siting of new structures: Commercial forest land) requires an application for a
17 new structure on parcels designated commercial forest, but not within a designated commercial
18 forest--forest transition area, to provide a minimum 500-foot setback, which shall be a resource
19 protection area, from the property boundaries of adjacent commercial forest lands except that if the
20 size, shape, and/or physical site constraints of an existing legal lot do not allow a setback of 500 feet,
21 the new structure shall maintain the maximum setback possible, as determined by the department.

22
23 (31) Setback requirements for mineral excavation and processing are in SCC 30.23.110(27).
24 Performance standards and permit requirements are in chapter 30.32C SCC.

25
26 (32) For mineral excavation and processing: The site shall be a contiguous geographic area and have
27 a size of not less than 10 acres, except in the case of subsurface shaft excavations, no minimum
28 acreage is required, pursuant to SCC 30.32C.020(1).

29
30 (33) See SCC Table 30.28.050(4)(i) for setback requirements for structures containing a home
31 occupation.

32
33 (34) RESERVED for future use.

34
35 (35) See chapter 30.31E SCC, for more complete information on the Townhouse Zone height,
36 setback, and lot coverage requirements.

37
38 (36) RESERVED for future use (MR and LDMR setbacks--DELETED by Ord. 05-094, effective
39 September 29, 2005).

40
41 (37) Agriculture. All structures used for housing or feeding animals, not including household pets,
42 shall be located at least 30 feet from all property lines.

1 (38) There shall be no subdivision of land designated commercial forest in the comprehensive plan
2 except to allow installation of communication and utility facilities if all the following requirements
3 are met:

- 4
- 5 (a) The facility cannot suitably be located on undesignated land;
- 6 (b) The installation cannot be accomplished without subdivision;
- 7 (c) The facility is to be located on the lowest feasible grade of forest land; and
- 8 (d) The facility removes as little land as possible from timber production.

9 (39) On parcels designated commercial forest, but not within a designated commercial forest--
10 forest transition area, establish and maintain a minimum 500-foot setback, which shall be a resource
11 protection area, from the property boundaries of adjacent commercial forest lands except when the
12 size, shape, and/or physical site constraints of an existing legal lot do not allow a setback of 500 feet,
13 the new structure shall maintain the maximum setback possible as provided in SCC 30.32A.120.

14

15 (40) Land designated local commercial farmland shall not be divided into lots of less than 10 acres
16 unless a properly executed deed restriction which runs with the land and which provides that the
17 land divided is to be used exclusively for agricultural purposes and specifically not for a dwelling(s) is
18 recorded with the Snohomish County auditor.

19

20 (41) Minimum lot area in the rural use zone shall be the minimum allowed by the zone identified as
21 the implementing zone by the comprehensive plan for the plan designation applied to the subject
22 property. Where more than one implementing zone is identified for the same designation, the
23 minimum lot size shall be that of the zone allowing the smallest lot size.

24

25 (42) RESERVED for future use.

26

27 (43) Additional bulk requirements may apply. Refer to SCC 30.31F.100 and 30.31F.140.

28

29 (44) The 50 percent maximum lot coverage limitation applies solely to the portion of the area
30 within the CRC comprehensive plan designation and zone that is centered at 180th Street SE and SR
31 9, generally extending between the intersection of 172nd Street/SR 9 to just south of 184th
32 Street/SR 9, as indicated on the county's FLUM and zoning map.

33

34 (45) The 30 percent maximum lot coverage limitation applies solely to the portion area located
35 within the CRC comprehensive plan designation and zone that is centered at State Route (SR) 9 and
36 164th Street SE, as indicated on the county's Future Land Use Map (FLUM) and zoning map.

37

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

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(47) RESERVED for future use.

(48) RESERVED for future use.

(49) RESERVED for future use.

(50) RESERVED for future use.

(51) RESERVED for future use.

(52) RESERVED for future use.

(53) RESERVED for future use.

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

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

(56) RESERVED for future use.

(57) RESERVED for future use.

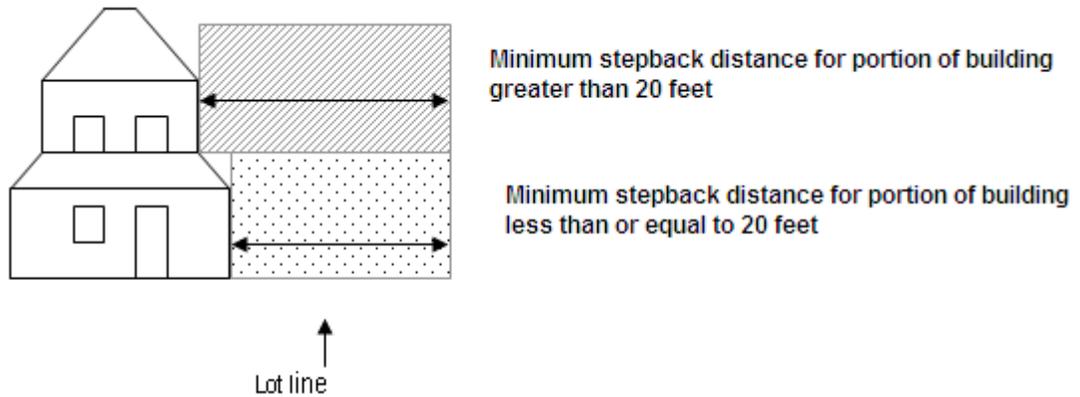
(58) RESERVED for future use.

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

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

1

Figure 30.23.040(59). Example of relationship of building height to setback



2

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

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

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

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

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

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

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

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

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

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

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

25 (66) The maximum lot coverage in townhouse and mixed townhouse developments is 50 percent in
26 the LDMR zone and 50 percent in the MR zone except sites zoned MR where any portion of the site

1 is within 2,000 feet of the western edge of the right-of-way of State Route 99 or within 800 feet of
 2 the eastern edge of the right-of-way of State Route 99, and the site is east of State Route 525 are
 3 exempt from maximum lot coverage requirements consistent with SCC 30.23.040(9).

4 (67) See SCC 30.23.310.

5 (68) Co-living dwelling density is calculated at the rate of ¼ of a dwelling unit per sleeping unit.

6
 7 Section 7. Snohomish County Code Section 30.26.030, last amended by Ordinance No. 25-015
 8 on March 19, 2025, is amended to read:

9 **30.26.030 Number of spaces required.**

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

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

15
 16
 17 (2) The abbreviations in the table have the following meanings:

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

21
 22
 23 (3) Any off-street parking spaces that are devoted to electrical vehicle charging shall be counted
 24 toward the minimum number of parking spaces required.

25
 26 (4) For off-street parking requirements in the Urban Center (UC) zone, see SCC 30.26.032.

27
 28 **Table 30.26.030(1) Number of Parking Spaces Required**

29

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
Accessory Dwelling Unit	No parking required	1 per unit	

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
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 ⁴¹	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	

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
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.
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	

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
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	
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	2.5 per 1,000 GFA	2.5 per 1,000 GFA	An off-street load and unload area is also required. 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.

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
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			
<u>Co-Living</u>	<u>.25 per sleeping unit</u>	<u>.25 per sleeping unit</u>	<u>Off-street parking is not required if a co-living dwelling is located within 0.5-mile walking distance from a light rail stop, bus rapid transit stop, or bus stop that provides service at 15-minute intervals for at least five hours a day on weekdays.</u>

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
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	<p>Note 1:</p> <p>Driveways between garage doors and roads, private roads, designated fire lanes or access aisles that are at least 19' long and 8.5' wide may be counted as one parking space and if at least 19' long and 17' wide may be counted as two parking spaces. Garages shall have a minimum interior length of 19'.</p>
Attached Single Family	2 per dwelling; see note 1	2 per dwelling; see note 1	
Duplex	2 per dwelling; see note 1	2 per dwelling; see note 1	
Mobile Home	2 per dwelling; see note 1	2 per dwelling; see note 1	
Multifamily	2 per dwelling; see note 1 See SCC 30.26.031	2 per dwelling; see note 1	
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	

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
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	

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
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	
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)	

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
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	
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	

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
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	
Lumberyard	1 per 1,000 GLA	1 per 1,000 GLA	

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
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.

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
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	

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
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 30.42ESC C.
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	

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
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	
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	

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
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).

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
Rural Industries	See SCC 30.26.035	See SCC 30.26.035	
Sanitary Landfill	See SCC 30.26.035	See SCC 30.26.035	
Schools	See SCC 30.26.035	See SCC 30.26.035	See SCC 30.26.035; Sufficient on-site space for safe loading and unloading of students from school buses and cars is also required.
K-12 & Preschool			
College			
Other			
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.

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
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			
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	

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
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 ⁷³	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	
	1 per 4,000 SF of outdoor display area (or of showroom display area in the CB zone)	1 per 4,000 SF of outdoor display area (or of showroom display area in the CRC zone)	

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, 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
Veterinary Clinic	3 per 1,000 GFA	4 per 1,000 GFA	
Warehousing	0.5 per 1,000 GFA	0.5 per 1,000 GFA	
Wedding Facility	See SCC 30.26.035	See SCC 30.26.035	
Wholesale Establishment	1 per 1,000 GFA	1 per 1,000 GFA	
Woodwaste Recycling and Woodwaste Storage	1 per site plus 1 per 1,000 GFA	1 per site plus 1 per 1,000 GFA	
All other uses not otherwise mentioned	See SCC 30.26.035	See SCC 30.26.035	

1
2 Section 8. Snohomish County Code Section 30.67.570, last amended by Amended Ordinance No.
3 19-020 on July 3, 2019, is amended to read:

4 **30.67.570 Residential.**

5 Residential use includes single-family and multifamily dwellings and uses and other structures that are
6 typically appurtenant or incidental to a residence. Residential uses also include those limited
7 commercial and institutional uses that occur within or are incidental to a residence, such as bed and
8 breakfast inns, guest houses, home occupations, family daycare, foster homes, retirement apartments,
9 retirement housing (~~and~~), boarding houses, and co-living dwellings. Residential uses also include
10 houseboats, live-aboard vessels, and floating homes.

11 (1) The following general regulations apply to residential uses in shorelines:

12
13 (a) Clustered development, with the open space area preserving and providing access to
14 the water, is required for subdivisions or short subdivisions, except that alternative site
15 designs may be considered by the department provided that the applicant demonstrates
16 that the alternative site design will provide equivalent or better protection for shoreline
17 ecological functions.

18
19 (b) Residential subdivisions, short subdivisions, or residential structures shall not be
20 approved when structural flood protection or shoreline stabilization measures will be
21 necessary to protect lots or subsequent development on the lots.

1 (c) All utility lines shall be located underground.

2
3 (d) Accessory structures that are not appurtenances must be proportional in size and
4 purpose to the primary structure, and compatible with onsite and adjacent structures, uses
5 and natural features.

6
7 (e) All residential subdivisions, short subdivisions, single-family detached units, duplexes,
8 townhouses or condominiums creating more than four parcels or dwelling units, and multi-
9 family developments of more than four lots or dwelling units, shall be required to provide
10 public access under SCC 30.67.330.

11
12 (f) Beach or water access using new stairways and trams is allowed, provided the applicant
13 demonstrates that:

14
15 (i) Existing shared, public or community facilities are not adequate or available for
16 use;

17
18 (ii) The possibility of a multiple-owner or multiple-user facility has been thoroughly
19 investigated and is not feasible; and

20
21 (iii) The stairway or tram is designed and located such that:

22
23 (A) Subsequent shoreline modification, including the installation of
24 shoreline stabilization, solely for the purpose of protecting the structure, is
25 not necessary;

26
27 (B) Removal or modification of existing shoreline vegetation is the
28 minimum necessary to construct the structure, and will be replaced with
29 appropriate native species within the next growing season; and

30
31 (C) No fill or other modification water-ward of the ordinary high water
32 mark is necessary to construct or use the structure.

33
34 (g) Residential subdivisions and short subdivisions shall be limited to a maximum of 10
35 percent total effective impervious surface area within designated shorelands.

36 (2) In addition to the general regulations contained in subsection (1) of this section, the following
37 shoreline environment designation-specific regulations for residential uses apply:

38
39 (a) The following residential uses and appurtenant structures are permitted in the Urban
40 environment: single-family residential, mobile and manufactured homes, duplex,
41 multifamily, townhouse, and mobile home parks.

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(b) *Urban Conservancy.*

- (i) The following residential uses are permitted: single-family residential, mobile and manufactured homes;
- (ii) Duplex and mobile home parks are conditionally permitted; and
- (iii) Multifamily and townhouses are prohibited.

(c) *Rural Conservancy.*

- (i) The following residential uses are permitted: single-family residential, mobile and manufactured homes, and duplex;
- (ii) Mobile home parks are conditionally permitted; and
- (iii) Multifamily and townhouses are prohibited.

(d) *Resource.*

- (i) The following residential uses are permitted: single-family residential, mobile and manufactured homes, and duplex;
- (ii) Mobile home parks are conditionally permitted; and
- (iii) Multifamily and townhouses are prohibited.

(e) All residential uses are prohibited in the Municipal Watershed Utility environment.

(f) *Natural.*

- (i) The following residential uses are conditionally permitted: single-family residential, mobile and manufactured homes;
- (ii) All other residential uses are prohibited; and
- (iii) Alteration of the natural topographic features or flora of the site shall be restricted to that necessary for the placement of the residence and appurtenances. Additional grading or clearing, as for lawns, is prohibited.

(g) *Aquatic.*

- (i) New over-water residences and floating homes are prohibited.
- (ii) Normal maintenance or repair of floating homes permitted or legally established prior to January 1, 2011, is allowed.
- (iii) Houseboats used as a residence and live-aboard vessels may be permitted within marinas or in waters of the state subject to a lease or permission from the state Department of Natural Resources.

Section 9. A new section is added to Chapter 30.91D of the Snohomish County Code to read:

SCC 30.91D.492 Dwelling, co-living.

"Dwelling, co-living" ("Co-living dwelling") means a dwelling with sleeping units that are independently rented and lockable and that provide living and sleeping space. Residents must share kitchen facilities with other sleeping units in the building.

Section 10. Severability and Savings. If any section, sentence, clause or phrase of this ordinance shall be held to be invalid by the Growth Management Hearings Board (Board), or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance. Provided, however, that if any section, sentence, clause or phrase of this ordinance is held to be invalid by the Board or court of competent jurisdiction, then the section, sentence, clause or phrase in effect prior to the effective date of this ordinance shall be in full force and effect for that individual section, sentence, clause or phrase as if this ordinance had never been adopted.

PASSED this _____ day of _____, 20__.

SNOHOMISH COUNCIL
Snohomish, Washington

Council Chair

ATTEST:

Asst. Clerk of the Council

- 1 () APPROVED
- 2 () EMERGENCY
- 3 () VETOED

DATE:

- 4
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County Executive

8 ATTEST:
9
10 _____
11

12 Approved as to form only:

13
14  _____ 6/4/25
15 Deputy Prosecuting Attorney



Planning and Community Development

Ryan Hembree

Council Initiated:

Yes

No

SNOHOMISH COUNTY COUNCIL

ECAF: 2025-1699

Ordinance: 25-033

Type:

Contract

Board Appt.

Code Amendment

Budget Action

Other

Requested Handling:

Normal

Expedite

Urgent

Fund Source:

General Fund

Other

N/A

Executive Rec:

Approve

Do Not Approve

N/A

Approved as to

Form:

Yes

No

N/A

EXHIBIT # 3.2.001

FILE ORD 25-033

Subject: Co-living housing code amendments

Scope: Ordinance 25-033, relates to the Growth Management; supporting the development of co-living housing; amending Chapters 30.22, 30.23, 30.26, 30.67, and 30.91 of the Snohomish County Code.

Duration: December 19, 2028.

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

Authority Granted:

To adopt amendments to portions of the Snohomish County code to address recent changes in state law regarding co-living housing.

Background:

Co-living housing is a type of multi-family residential development in which individual sleeping units are independently rented, lockable and provide private living and sleeping space. The kitchen facilities are shared among residents. The Washington State Legislature passed Engrossed Substitute House Bill (ESHB) 1998, which requires cities and counties to allow co-living housing wherever multi-family residential development is permitted. The state compliance deadline is December 31, 2025. This proposed ordinance would amend Snohomish County's development regulations to bring them into alignment with state law and ensure consistency in how co-living housing is permitted.

Request: Move Ordinance 25-033 to GLS on July 9th to set a time and date for a public hearing.

Exhibit 3.2.002

Planning and Community Development Committee – 07/01/25

[Video](#)



Snohomish County Council
Planning and Community Development Committee
Agenda

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

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

Tuesday, July 1, 2025

11:00 AM

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

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

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

CALL TO ORDER

ROLL CALL

PUBLIC COMMENT

ACTION ITEMS

1. Motion 25-288, authorizing the County Executive to execute [2025-1923](#) Amendment No. 1 to the Interlocal Agreement between Snohomish County and the City of Arlington for the Jensen Park Restroom Project

Proposed Action: Move to General Legislative Session July 9th for consideration.

2. Motion 25-306, approving 2025 Contract Amendment 14 with [2025-1995](#)
Puget Sound Energy for the Weatherization Program

Proposed Action: Move to General Legislative Session July 2nd for consideration.

3. Motion 25-307, approving entertainment contract for the [2025-2020](#)
International Lumberjack Show LLC at the 2025-2029 Snohomish
County Evergreen State Fairs

Proposed Action: Move to General Legislative Session July 9th for consideration.

4. Ordinance 25-033, relating to Growth Management; supporting the [2025-1900](#)
development of co-living housing; amending Chapters 30.22,
30.23, 30.26, 30.67, and 30.91 of the Snohomish County Code

*Proposed Action: Move to General Legislative Session on July 9th to set time and date for
a public hearing.*

5. Motion 25-297, authorizing the County Executive to sign a [2025-0280](#)
Cooperative Service Agreement and Work Plan/Financial Plan with
USDA-APHIS Wildlife Services Division

Proposed Action: Move to General Legislative Session July 9th for consideration.

6. Motion 25-298, authorizing the Executive to execute Amendment [2025-1699](#)
No. 1 to option to lease land to Capstone Partners NW, LLC at the
Snohomish County Airport

Proposed Action: Move to General Legislative Session July 9th for consideration.

7. Motion 25-299, authorizing the Snohomish County Executive to [2025-1927](#)
execute a Contract Amendment No. 1 to RFQ 23-006BC with
Jacobs Engineering Group Inc. at the Snohomish County Airport

Proposed Action: Move to General Legislative Session July 9th for consideration.



Snohomish County Council
Planning and Community Development Committee
Meeting Minutes

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

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

Tuesday, July 1, 2025

11:00 AM

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

PRESENT:

Committee Chair Nehring
Committee Vice-Chair Peterson
Committee Member Low
Committee Member Dunn (*remote*)
Committee Member Mead
Ryan Hembree, Council Staff
Dawson Frank, Airport Deputy Director
Nick Landgraff, Airport
Lisa Hickey, Assistant Clerk of the Council
*See names below of individuals who provided public comment

CALL TO ORDER

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

ROLL CALL

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

PUBLIC COMMENT

The following individuals provided public comment:

- Richard Strickland, resident of Mukilteo
- Becky Passarella, resident of Mukilteo
- William Lider, resident of Snohomish County

ACTION ITEMS

Cynthia Foley, Legislative Analyst, provided a staff report for items 1 through 3.

1. Motion 25-288, authorizing the County Executive to execute Amendment No. 1 to the Interlocal Agreement between Snohomish County and the City of Arlington for the Jensen Park Restroom Project [2025-1923](#)

The Committee directed the Clerk to replace the existing Amendment 1 with a corrected Amendment 1.

ACTION: Move to Consent Agenda, General Legislative Session July 9th for consideration.

2. Motion 25-306, approving 2025 Contract Amendment 14 with Puget Sound Energy for the Weatherization Program [2025-1995](#)

ACTION: Move to Consent Agenda, General Legislative Session July 2nd for consideration.

3. Motion 25-307, approving entertainment contract for the International Lumberjack Show LLC at the 2025-2029 Snohomish County Evergreen State Fairs [2025-2020](#)

ACTION: Move to Consent Agenda, General Legislative Session July 9th for consideration.

Ryan Hembree, Legislative Analyst, provided a staff report for items 4 through 7.

4. Ordinance 25-033, relating to Growth Management; supporting the development of co-living housing; amending Chapters 30.22, 30.23, 30.26, 30.67, and 30.91 of the Snohomish County Code [2025-1900](#)

ACTION: Move to Administrative Matters, General Legislative Session July 9th to set time and date for a public hearing.

5. Motion 25-297, authorizing the County Executive to sign a Cooperative Service Agreement and Work Plan/Financial Plan with USDA-APHIS Wildlife Services Division [2025-0280](#)

ACTION: Move to Consent Agenda, General Legislative Session July 9th for consideration.

6. Motion 25-298, authorizing the Executive to execute Amendment No. 1 to option to lease land to Capstone Partners NW, LLC at the Snohomish County Airport [2025-1699](#)

Dawson Frank, Airport Deputy Director, and Nick Landgraff, Airport, responded to Committee Member Dunn's questions.

ACTION: Move to Regular Agenda, General Legislative Session July 9th for consideration.

7. Motion 25-299, authorizing the Snohomish County Executive to execute a Contract Amendment No. 1 to RFQ 23-006BC with Jacobs Engineering Group Inc. at the Snohomish County Airport [2025-1927](#)

ACTION: Move to Consent Agenda, General Legislative Session July 9th for consideration.

Adjourned at 11:23 a.m.

