

1 Adopted: February 4, 2026  
2 Effective: March 5, 2026

3 SNOHOMISH COUNTY COUNCIL  
4 Snohomish County, Washington

5  
6 AMENDED ORDINANCE NO 25-078

7  
8 RELATING TO GROWTH MANAGEMENT; CONCERNING URBAN ZONE DEVELOPMENT REGULATIONS;  
9 AMENDING CHAPTERS 30.22, 30.31A, AND 30.34A OF THE SNOHOMISH COUNTY CODE

10  
11 WHEREAS, Revised Code of Washington (RCW) 36.70A.130 directs counties planning under the  
12 Growth Management Act (GMA) to regularly consider amendments and revisions to their GMA  
13 Comprehensive Plan (GMACP) and development regulations; and

14  
15 WHEREAS, on December 4, 2024, the Snohomish County Council (“County Council”) adopted a  
16 series of ordinances updating the GMACP polices as required by RCW 36.70A.130; and

17  
18 WHEREAS, the language in title 30 of the Snohomish County Code (SCC) must be updated to  
19 reflect and remain consistent with the 2024 GMACP amendments adopted by the County Council; and

20  
21 WHEREAS, the amendments in this ordinance align references in title 30 SCC with the Urban  
22 Core Subarea Element adopted within the 2024 GMACP, and respond to recent changes in state law,  
23 including RCW 36.70A.630 (adopted in 2023), which requires “clear and objective” design review  
24 standards and limits the scope of design review boards; and

25  
26 WHEREAS, the Local Project Review Act, chapter 36.70B RCW, establishes integrated and timely  
27 procedures for review of development regulations and permit applications; and

28  
29 WHEREAS, in 2023, the Washington State Legislature adopted the Second Substitute Senate Bill  
30 5290, amending the Local Project Review Act to further streamline permitting, strengthen deadlines,  
31 and encourage efficiency in local project review; and

32  
33 WHEREAS, these amendments together will promote clarity, consistency, and compliance with  
34 both state law and the GMACP, while ensuring that development regulations continue to effectively  
35 implement adopted policies; and

36  
37 WHEREAS, the GMACP Future Land Use Map shows lands designated as Urban Center and  
38 establishes that the implementing zone is the Urban Center zone (UC zone); and

39  
40 WHEREAS, the GMACP contains goals, objectives, and policies that provide direction for  
41 planning and implementing the UC zone; and

1           WHEREAS, urban centers are compact, well-designed areas that concentrate a variety of land  
2 uses in one place. They are people-oriented living and working places that enable residents to walk, bus,  
3 or take other forms of mass transit to their destinations; and  
4

5           WHEREAS, the County incorporates regulations, design standards, and review procedures for  
6 development in the UC zone from the state and the GMACP within chapter 30.34A SCC, titled Urban  
7 Center Development; and  
8

9           WHEREAS, the County desires to encourage urban center development consistent with the  
10 intent and policies of the GMACP; and  
11

12           WHEREAS, the Urban Center Design Review Board (UCDRB) became a mandatory reviewing  
13 authority for select urban center developments, effective February 1, 2006, to provide additional, early  
14 communication with the public; and  
15

16           WHEREAS, the UCDRB consists of a volunteer body that must hold a public hearing before  
17 Snohomish County Planning and Development Services (PDS) staff may issue a decision or make a  
18 recommendation to the hearing examiner; and  
19

20           WHEREAS, over time the UCDRB process has proven burdensome, duplicative, and inconsistent  
21 with recent state law requirements, necessitating repeal of the board and related procedures through  
22 this ordinance; and  
23

24           WHEREAS, the code amendments contained in this ordinance amend chapter 30.34 SCC to  
25 repeal the Urban Center Design Review Board and increase overall consistency between County Code  
26 and state requirements; and  
27

28           WHEREAS, on February 25, 2025, the Snohomish County Planning Commission (the “Planning  
29 Commission”) was briefed by PDS staff about the code amendments contained in this ordinance; and  
30

31           WHEREAS, the Planning Commission held a public hearing on March 25, 2025, and on April 22,  
32 2025, to receive public testimony concerning the proposed code amendments contained in this  
33 ordinance; and  
34

35           WHEREAS, at the conclusion of the Planning Commission’s public hearing, the Planning  
36 Commission deliberated on the proposed ordinance and voted to recommend approval of code  
37 amendments relating to the urban center design standards as shown in its May 2025 recommendation  
38 letter; and  
39

40           WHEREAS, on February 4, 2026, the County Council held a public hearing after proper notice,  
41 and considered public comment and the entire record related to the code amendments contained in  
42 this ordinance; and  
43

1 WHEREAS, following the public hearings, the County Council deliberated on the code  
2 amendments contained in this ordinance;

3  
4 NOW, THEREFORE, BE IT ORDAINED:

5  
6 Section 1. The County Council makes the following findings:

- 7
- 8 A. The County Council adopts and incorporates the foregoing recitals as findings as if set forth fully  
9 herein.
  - 10
  - 11 B. This ordinance amends chapter 30.34A SCC and related provisions of title 30 SCC to modernize  
12 urban zone development regulations, improve clarity and consistency, and ensure compliance with  
13 state law. These changes are necessary to: (1) streamline the review and permitting process by  
14 repealing the UCDRB and related procedures, (2) align the County Code with recent state legislation,  
15 including RCW 36.70A.630 and the Local Project Review Act as amended by Second Substitute  
16 Senate Bill 5290, (3) ensure consistency across title 30 SCC by eliminating duplicative or outdated  
17 provisions, and (4) enhance urban design standards to promote pedestrian-oriented development  
18 and support the housing and growth targets adopted in the 2024 GMACP Urban Core Subarea  
19 Element. Collectively, these amendments provide a clearer, more consistent, and legally compliant  
20 framework for regulating urban zone development.
  - 21
  - 22 C. In developing the proposed amendments, the County considered the GMA goals identified in RCW  
23 36.70A.020. In particular, the proposed amendments are consistent with and promote:

24  
25 GMA Goal 1 – Urban growth. Encourage development in urban areas where adequate public  
26 facilities and services exist or can be provided in an efficient manner.

27  
28 Providing clear regulations and streamlining the permitting process encourages more applications to  
29 build in the UC zone. Additionally, removing the UCDRB will allow for faster permitting review  
30 timelines.

31  
32 GMA Goal 3 – Transportation. Encourage efficient multimodal transportation systems that will  
33 reduce greenhouse gas emissions and per capita vehicle miles traveled, and are based on  
34 regional priorities and coordinated with county and city comprehensive plans.

35  
36 Streamlining the permitting process could encourage more applications to build in the UC zone,  
37 creating capacity for more homes and businesses in the zone. Providing complete streetscapes for  
38 all users makes for safe and desirable streets that attracts investment and residents.

39  
40 GMA Goal 7 – Permits. Applications for both state and local government permits should be  
41 processed in a timely and fair manner to ensure predictability.

42  
43 Streamlining the permitting process, by eliminating the UCDRB and therefore removing pre-  
44 application requirements will allow for processing that is timely, fair, and predictable

1  
2 D. The proposed amendments are consistent with the following Multicounty Planning Policies (MPPs)  
3 from Puget Sound Regional Council VISION 2050:

4  
5 MPP-DP-47: Streamline development standards and regulations for residential and commercial  
6 development and public projects, especially in centers and high-capacity transit station areas, to  
7 provide flexibility and to accommodate a broader range of project types consistent with the  
8 regional vision.

9  
10 MPP-H-10: Encourage jurisdictions to review and streamline development standards and  
11 regulations to advance their public benefit, provide flexibility, and minimize additional costs to  
12 housing.

13  
14 The streamlining of permitting and development standards promotes opportunities for more  
15 development in the UC zone.

16  
17 MPP-DP-1: Develop high-quality, compact urban communities throughout the region’s urban  
18 growth area that impart a sense of place, preserve local character, provide for mixed uses and  
19 choices in housing types, and encourage walking, bicycling, and transit use.

20  
21 MPP-H-7: Expand the supply and range of housing at densities to maximize the benefits of  
22 transit investments, including affordable units, in growth centers and station areas throughout  
23 the region.

24  
25 MPP-DP-12: Design transportation projects and other infrastructure to achieve community  
26 development objectives and improve communities.

27  
28 The streamlining of permitting and development standards promotes opportunities for more  
29 development in the UC zone. Amendments also address infrastructure that is accessible to different  
30 modes of transportation including walking, cycling, and transit.

31  
32 MPP-T-15: Prioritize investments in transportation facilities and services in the urban growth  
33 area that support compact, pedestrian- and transit-oriented densities and development.

34  
35 The amendments promote better design and facilities that make for more pleasurable ground-floor  
36 experience for walking, bicycling, transit, and car use.

37  
38 MPP-T-17: Improve local street patterns – including their design and how they are used – for  
39 walking, bicycling, and transit use to enhance communities, connectivity, and physical activity.

40  
41 MPP-T-21: Design transportation facilities to fit within the context of the built or natural  
42 environments in which they are located.

1 The amendments promote better design and facilities that make for more pleasurable ground-floor  
2 experience for walking, bicycling, transit, and car use.

3  
4 E. The proposed amendments maintain consistency with the following Countywide Planning Policies  
5 (CPPs):

6  
7 CPP HO-11: The county and cities should consider the economic implications of proposed  
8 building and land use regulations so that the broader public benefit they serve is achieved with  
9 the least additional cost to housing.

10  
11 CPP DP-11: Consistent with the Regional Growth Strategy and growth targets in Appendix B, the  
12 County and cities should encourage higher residential densities and greater employment  
13 concentrations in Urban Growth Areas by revising development regulations and incentive  
14 programs as appropriate.

15  
16 CPP ED-16: The expeditious processing of development applications shall not result in the  
17 reduction of environmental and land use standards.

18 Streamlining of development standards may create more efficient permit reviews and increase  
19 development opportunities, without changing the environmental and other land use requirements.  
20 Reducing requirements may support increased residential and employment densities within the UC  
21 zone.

22 CPP DP-18: In coordination with transit agencies, jurisdictions that are served by transit should,  
23 where appropriate, enact transit oriented development policies and development standards.  
24 Transit oriented development should include the following common elements:

- 25 a. Located to support the development of designated local growth centers, countywide  
26 growth centers, regional growth centers, and existing and planned transit emphasis  
27 corridors;  
28  
29 b. Include pedestrian scale neighborhoods and activity centers to stimulate use of transit  
30 and ride sharing;  
31  
32 c. Plan for appropriate intensity and mix development, including both employment and  
33 housing options that support transit service, and  
34 d. Plan for growth near high-capacity transit.

35  
36 The amendments focus on creating desirable design standards that promote pedestrian scale  
37 neighborhoods and stimulate the use of transit and ride sharing. Streamlining permitting and  
38 development standards will also encourage more development opportunities that are in planned  
39 transit emphasis corridors.

40  
41 F. The proposed amendments maintain consistency with the following policies contained in the  
42 County's GMACP:

1 Objective HO 3.A: Encourage land use practices, development standards, and building permit  
2 requirements that reduce housing production costs.

3  
4 Objective LU 2.A: Increase residential densities within UGAs by concentrating and intensifying  
5 development in appropriate locations, particularly within designated centers and along  
6 identified transit emphasis corridors.

7  
8 HO Policy 3.A.2: Development standards and building permit requirements shall be reviewed  
9 every five years to ensure clarity and consistency while providing for a timely, fair, and  
10 predictable application processing outcome.

11  
12 ED Policy 2.A: Develop and maintain a regulatory system that is fair, understandable,  
13 coordinated and timely.

14  
15 The streamlining of permitting and development standards promotes opportunities for more  
16 development in the UC zone. The removal of the UCDRB may encourage more coordinated, fair,  
17 timely, and streamlined requirements for developers to submit permits.

18  
19 UC Policy 5.15: Light Rail Community and Mixed Use Corridor designated sites shall encourage  
20 commercial and mixed use developments that incorporate quality building designs, finishings,  
21 and amenity spaces to create active street frontages that may include:

- 22 a. Patios, sitting areas, and landscaped areas adjacent to sidewalks and public right-of-  
23 way.
- 24  
25 b. Awnings and canopies on building facades adjacent to the street to protect  
26 pedestrians from weather elements.
- 27  
28 c. Art and design features such as murals, installations, and sculptures on building  
29 facades or in plazas and amenity spaces.
- 30  
31 d. Storage facilities and electric charging stations for bicycle and scooter to  
32 encourage active forms of transportation.
- 33

34 The amendments focus on creating desirable design standards that promote pedestrian scale  
35 neighborhoods and stimulate the use of transit and ride sharing.

36  
37 G. The code amendments are consistent with the record as set forth in the PDS Staff Report dated  
38 February 18, 2025.

39  
40 H. Procedural requirements.

- 41  
42 1. State Environmental Policy Act (SEPA), chapter 43.21C RCW, requirements with respect to this  
43 non-project action have been satisfied through the completion of an environmental checklist  
44 and the issuance of a determination of non-significance on March 11, 2025.

- 1
  - 2
  - 3
  - 4
  - 5
  - 6
  - 7
  - 8
  - 9
  - 10
  - 11
  - 12
  - 13
  - 14
  - 15
  - 16
  - 17
  - 18
  - 19
  - 20
  - 21
  - 22
  - 23
  - 24
  - 25
  - 26
  - 27
  - 28
  - 29
  - 30
  - 31
  - 32
  - 33
  - 34
  - 35
  - 36
  - 37
  - 38
  - 39
  - 40
  - 41
  - 42
  - 43
  - 44
2. Under Snohomish County Code, this ordinance is a Type 3 legislative action under to SCC 30.73.010. It has completed the Planning Commission process having gone through a briefing on February 25, 2025, and hearing on March 25, 2025, and April 22, 2025.
  3. Pursuant to RCW 36.70A.106(1), a notice of intent to adopt this ordinance was transmitted to the Washington State Department of Commerce on March 11, 2025.
  4. The public participation process used in the adoption of this ordinance complies with all applicable requirements of the GMA and the SCC.
  5. The Washington State Attorney General last issued an advisory memorandum, as required by RCW 36.70A.370, in October 2024 entitled “Advisory Memorandum and Recommended Process for Evaluating Proposed Regulatory or Administrative Actions to Avoid Unconstitutional Takings of Private Property” to help local governments avoid the unconstitutional taking of private property. The process outlined in the State Attorney General’s 2024 advisory memorandum was used by Snohomish County in objectively evaluating the regulatory changes proposed by this ordinance.
- I. This ordinance is consistent with the record:
1. SCC 30.31A.115 is amended to remove subsections (8) and (9) to be consistent with the repeal of SCC 30.34A.165 and deletion of SCC 30.34A.180(2). Both subsections reference development procedures repealed in Chapter 30.34A that will no longer be applicable.
  2. SCC 30.34A.025 is amended to remove references to “topping” of hazardous trees in the UC zone to prevent breakage and damage to surrounding infrastructure. Topping can also result in decay columns within the tree or shrub which introduces additional risk of failure. Additionally, SCC 30.34A.025(4) is amended to remain consistent with amendments to SCC 30.34A.180. Certain minor development activities may require other permits that do not fall under the Type 1 permit process. With the removal of 30.34A.180, minor development activities shall be exempt from this chapter.
  3. SCC 30.34A.026 is deleted to remain consistent with amendments to SCC 30.34A.180.
  4. SCC 30.34A.095 is amended to ensure parking structures match the aesthetic of surrounding buildings in the UC zone. The intent is to minimize the visual impact of parking structures by placing them within, under, behind, or to the side of buildings. Louvers and decorative metal grills are removed as allowed architectural features to prevent slab-like aesthetics to garages. This will create a desirable pedestrian experience and maintain consistency with the design goals of the GMACP.
  5. SCC 30.34A.120 is amended to revise “step back” and “stepped back” to “setback” and “set back” to provide consistency with proposed amendments to SCC chapters 30.23, 30.23A, and 30.91S.160.

- 1
- 2 6. SCC 30.34A.140 is amended to provide consistency with how the average final grade is
- 3 calculated in SCC 30.23.050. Subsection (2) is added to specify standards for storefront windows
- 4 to improve primary street frontages. The amendment also increases glass transparency from
- 5 40% to 50% to be consistent with other transit-oriented development. Additional transparency
- 6 stimulates human activity between the streets and storefronts and creates visual connectivity
- 7 between amenities.
- 8
- 9 7. SCC 30.34A.150 is amended to provide flexibility for overhead weather protection in instances
- 10 where weather protection cannot be continuous due to the location of the pedestrian facility in
- 11 relation to the building's façade. The revisions prevent overhead protection from exceeding
- 12 property lines, maximize sunlight and rain for plant growth, and prevent disruption of freight
- 13 movement. This amendment helps to clarify requirements for the public and ensures consistent
- 14 review by staff.
- 15
- 16 8. SCC 30.34A.163 is repealed with the intention of eliminating the UCDRB and streamlining the
- 17 permitting process. Pre-application meetings are also not standard practice at the County.
- 18 Streamlining the overall permitting process increases the speed of permitting that may promote
- 19 more development, thereby increasing density that aligns with the goals of the Comprehensive Plan.
- 20 The adoption of Second Substitute Senate Bill 5290 established stricter deadlines, which emphasizes
- 21 the importance of increasing permitting efficiencies. When considering removing the UCDRB
- 22 requirement, staff found the following:
- 23
- 24 a. There is a lack of public participation in the UCDRB meetings,
- 25
- 26 b. UCDRB recommendations are not the same as UC zone codified standards,
- 27
- 28 c. UCDRB requirements create an additional burden on applicants to submit applications in the
- 29 UC zone that do not exist in all other zones,
- 30
- 31 d. Streamlining the permit review process for applications in the UC zone could encourage more
- 32 development and higher densities due to more development, and
- 33
- 34 e. Staff time could be better served in engaging the public in different ways.
- 35
- 36 9. SCC 30.34A.165 is repealed with the intention of eliminating the UCDRB and streamlining the
- 37 permitting process to maintain consistency with the repeal of SCC 30.34A.163. Additionally, pre-
- 38 applications are currently not required for new development.
- 39
- 40 10. SCC 30.34A.170 is amended to repeal subsection (2) relating to application submittal meetings
- 41 to be consistent with the proposed removal of SCC 30.34A.163 and SCC 30.34A.165. Pre-
- 42 application meetings for new development are not currently standard practice at the County for
- 43 development in the UC zone. City and town representatives will still receive notice from the
- 44 County on development proposals.

- 1  
2 11. SCC 30.34A.175 is repealed with the intention of eliminating the UCDRB and streamlining the  
3 permitting process as explained above.  
4  
5 12. SCC 30.34A.180 is amended to modify the review process for UC development applications so  
6 they will be processed as Type 1 permits, which fall under Chapter 30.71 SCC. Cities are already  
7 notified by the County of proposed development, and they can provide comments if desired.  
8 Adding additional review components would create longer review times. Additionally,  
9 Subsection (2)(e) is already covered under Chapter 30.76 SCC, and Subsection (3) is now a  
10 permitted use in the UC zone under SCC 30.22.100. A provision referencing consolidated permit  
11 review requirements in SCC 30.70.120 was added to this section to clarify that the consolidation  
12 provisions may result in some UC development applications being processed as Type 2  
13 decisions.  
14  
15 13. SCC 30.34A.200 is repealed to maintain consistency with the existing notice requirements of SCC  
16 30.76.020.  
17  
18 14. SCC 30.34A.210 is repealed to maintain consistency with the existing notice requirements in SCC  
19 30.70.045.  
20  
21 15. The amendments have been evaluated for the potential to create barriers to the  
22 implementation of low impact development (LID) principles and measures for stormwater  
23 management. The updates to SCC will not impact LID principles or measures.  
24  
25 16. The amendments will increase the demand for capital facilities and utilities. County and external  
26 service providers maintain long-range plans and financing strategies to meet projected service  
27 demands that will not be impacted by these amendments.  
28  
29 17. The amendments will impact housing and job creation in the County by encouraging multifamily  
30 development and promoting growth targets presented in the GMACP.  
31

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

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

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11

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

Section 4. Snohomish County Code Section 30.22.100, last amended by Amended Ordinance No. 25-077 on February 4, 2026, is amended to read:

**30.22.100 Urban Zone Categories Use Matrix.**

TYPE OF USE	R-9,600 <sup>8</sup>	R-8,400 <sup>88</sup>	R-7,200 <sup>88</sup>	T	LDMR	MR	NB	PCB	CB <sup>128</sup>	GC <sup>128</sup>	IP <sup>76</sup>	BP	L <sup>55, 76</sup>	HI <sup>55</sup>	MHP <sup>114</sup>	UC <sup>122</sup>	MUC <sup>122</sup>
Accessory Dwelling Unit <sup>62</sup>	P	P	P	P	P	P											
Adult Entertainment Business/Use <sup>67</sup>											P		P	P			
Agriculture <sup>41, 107</sup>	P	P	P		P	P	P		P	P	P	P	P	P	P		
Airport, Stage 1 Utility <sup>1</sup>	C	C	C						P	P	P	P	P	P			
Airport-All Others											P	P	P	P			
Amusement Facility <sup>41, 129</sup>								P	P	P	P		P	P		P	P
Antique Shop							P	P	P	P			P	P		P	P
Art Gallery <sup>41</sup>	C	C	C		C	C	P	P	P	P	P	P	P	P		P	P
Auto Repair, Major								P	P <sup>86</sup>	P	P	P	P	P		P	P
Auto Repair, Minor							P	P	P <sup>86</sup>	P	P	P	P	P		P	P
Auto Towing													P	P			
Automobile Wrecking and Junkyards													C <sup>44</sup>	P <sup>44</sup>			
Bed and Breakfast Guesthouse <sup>58</sup>	A	A	A	A	A	A									A		
Billboards <sup>46</sup>																	
Non-digital										P			P	P			
Digital										P			P	P			
Boarding House	P <sup>15</sup>	P <sup>15</sup>	P <sup>15</sup>		P	P	P		P	P					P	P	P
Boat Launch Facility, Commercial <sup>31</sup>									C	C			C	C		P	
Boat Launch Facility, Non-commercial <sup>31</sup>	C	C	C		C	C			C	C			C	C			

TYPE OF USE	R-9,600 <sup>8</sup>	R-8,400 <sup>88</sup>	R-7,200 <sup>88</sup>	T	LDMR	MR	NB	PCB	CB <sup>128</sup>	GC <sup>128</sup>	IP <sup>76</sup>	BP	LJ <sup>55, 76</sup>	HI <sup>55</sup>	MHP <sup>114</sup>	UC <sup>122</sup>	MUC <sup>122</sup>
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	
Clubhouse	C	C	C		C	C	P	P	P	P	P	P	P	P	P	P	P
Commercial Vehicle Storage Facility										P	P	P	P	P			
Community Facilities for Juveniles <sup>103</sup>																	
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 <sup>123</sup>	
Day Care Center <sup>2, 129</sup>																	
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 <sup>3, 41</sup>	P	P	P	P	P	P	P		P	P	P	P	P	P			
Dwelling, Attached Single Family <sup>140</sup>	P	P	P	P	P	P						P <sup>51</sup>					
Dwelling, Co-Living <sup>140</sup>					P	P	P	P	P	P		P <sup>51</sup>				P	P
Dwelling, Cottage Housing <sup>116, 140</sup>	P	P	P	P	P							P <sup>51</sup>					
Dwelling, Duplex <sup>140</sup>	P	P	P	P	P	P						P <sup>51</sup>					
Dwelling, Mobile Home <sup>140</sup>	P <sup>6</sup>	P <sup>6</sup>	P <sup>6</sup>	P <sup>6</sup>	P	P									P		
Dwelling, Multiple Family <sup>140</sup>					P	P	P	P	P	P		P <sup>51</sup>				P	P
Dwelling, Single Family <sup>140</sup>	P	P	P	P	P	P						P <sup>51</sup>			P <sup>4</sup>		
Dwelling, Townhouse <sup>5,140</sup>			P	P	P	P	P	P	P	P		P <sup>51</sup>				P	
Electric Vehicle																	

TYPE OF USE	R-9,600 <sup>8</sup>	R-8,400 <sup>88</sup>	R-7,200 <sup>88</sup>	T	LDMR	MR	NB	PCB	CB <sup>128</sup>	GC <sup>128</sup>	IP <sup>76</sup>	BP	LJ <sup>55,76</sup>	HI <sup>55</sup>	MHP <sup>114</sup>	UC <sup>122</sup>	MUC <sup>122</sup>
<b>Infrastructure</b>																	
Electric Vehicle Charging Station - Restricted, Level 1, and Level 2 <sup>121</sup>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Electric Vehicle Charging Station - Public, Level 1 and Level 2							P	P	P	P	P	P	P	P		P	P
Electric Vehicle Charging Station, Level 3	C <sup>120</sup>	C <sup>120</sup>	C <sup>120</sup>	C <sup>120</sup>	C <sup>120</sup>	C <sup>120</sup>	P	P	P	P	P	P	P	P		P	P
Battery Exchange Stations	C <sup>120</sup>	C <sup>120</sup>	C <sup>120</sup>	C <sup>120</sup>	C <sup>120</sup>	C <sup>120</sup>	P	P	P	P	P	P	P	P		P	P
Emergency Shelter, Religious-Owned Property <sup>141</sup>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Explosives, Storage											P			P			
Fairgrounds										P	P	P	P	P			
Family Day Care Home <sup>8</sup>	P	P	P	P	P	P	P	P	P	P					P		P
Farm Product Processing																	
Up to 5,000 sq ft									P	P			P	P			
Over 5,000 sq ft <sup>94</sup>									A	P			P	P			
Farm Stand																	
Up to 400 sq ft <sup>9</sup>	P	P	P						P	P			P	P		P	P
401 to 5,000 sq ft <sup>99</sup>																	
Farmers Market <sup>93</sup>							P	P	P	P		P	P	P		P	P
Fish Farm											P	P	P	P			
Food and Farming Center																	P <sup>105</sup>
Forestry											P		P	P			
Foster Home	P	P	P	P	P	P	P		P	P					P		
Fuel Yard										P	P	P	P	P			

TYPE OF USE	R-9,600 <sup>83</sup>	R-8,400 <sup>88</sup>	R-7,200 <sup>88</sup>	T	LDMR	MR	NB	PCB	CB <sup>128</sup>	GC <sup>128</sup>	IP <sup>76</sup>	BP	LJ <sup>55, 76</sup>	HI <sup>55</sup>	MHP <sup>114</sup>	UC <sup>122</sup>	MUC <sup>122</sup>
<b>Garage, Detached Private Accessory</b> <sup>60</sup>																	
Up to 2,400 sq ft	P	P	P	P	P	P					P	P	P	P	P		
2,401 - 4,000 sq ft on More than 3 Acres <sup>41, 59</sup>	P	P	P	P	P	P					P	P	P	P			
2,401 - 4,000 sq ft on Less than 3 Acres <sup>41, 59</sup>	A	A	A	A	A	A					A	A	A	A			
4,001 sq ft and Greater <sup>41, 59</sup>	C	C	C	C	C	C					C	C	C	C			
<b>Garage, Detached Private Non-accessory</b> <sup>60</sup>																	
Up to 2,400 sq ft	P	P	P	P	P	P					P	P	P	P			
2,401 sq ft and greater <sup>41, 59</sup>	C	C	C	C	C	C					C	C	C	C			
<b>Golf Course, Driving Range and Country Club</b>	C	C	C														
<b>Government Structures &amp; Facilities</b> <sup>27, 41</sup>	C	C	C	C	C	C	C	P	P	P	P	P	P	P		P	P
<b>Greenhouse, Lath House, &amp; Nurseries</b>							P	P	P	P	P	P	P	P			
<b>Guest House</b> <sup>85</sup>	P	P	P		P	P									P		
<b>Hazardous Waste Storage &amp; Treatment Facilities, Offsite</b> <sup>66</sup>											C	C	C	C			
<b>Hazardous Waste Storage &amp; Treatment Facilities, Onsite</b> <sup>65</sup>							P	P	P	P	P	P	P	P			
<b>Health and Social Service Facilities</b> <sup>90</sup>																	
<b>Level I</b>	P	P	P	P	P	P	P	P	P	P		P			P	P	P
<b>Level II</b> <sup>41, 129</sup>	C	C	C		C	C	C	P	P	P		P			C	P	P

TYPE OF USE	R-9,600 <sup>8</sup>	R-8,400 <sup>88</sup>	R-7,200 <sup>88</sup>	T	LDMR	MR	NB	PCB	CB <sup>128</sup>	GC <sup>128</sup>	IP <sup>76</sup>	BP	LJ <sup>55, 76</sup>	HI <sup>55</sup>	MHP <sup>114</sup>	UC <sup>122</sup>	MUC <sup>122</sup>
Level III <sup>139</sup>						C	P <sup>136</sup>	P	P	P	P		P	P	C	P	P
Home Occupation <sup>11</sup>	P	P	P	P	P	P	P		P	P					P	P	P
Hotel/Motel					C	C	P <sup>136</sup>	P	P	P			P <sup>89</sup>			P	P
Kennel, <sup>41</sup> Commercial <sup>12</sup>	C	C	C						P	P	P	P	P	P			
Kennel, <sup>41</sup> Private-Breeding <sup>13</sup>	P	P	P		P	P	P		P	P	P	P	P	P			
Kennel, <sup>41</sup> Private-Non-Breeding <sup>13</sup>	P	P	P		P	P	P		P	P	P						
Laboratory							P	P	P	P	P	P	P	P		P	P
Library <sup>41</sup>	C	C	C		C	C	C	P	P	P	P	P	P	P		P	P
Lumber Mill											P	P	P	P			
Lumberyard										P	P	P	P	P			
Manufacturing, Heavy <sup>82</sup>											P			P			
Manufacturing- All Other Forms Not Specifically Listed <sup>83</sup>											P	P	P	P		P <sup>123</sup>	
Marijuana Processing <sup>125, 131</sup>											P	P	P	P			
Marijuana Production <sup>125, 131</sup>											P	P	P	P			
Marijuana Retail <sup>131, 132</sup>							P	P	P	P		P	P	P		P	P
Massage Parlor									P	P	P	P	P	P		P	P
Material Recovery Facility <sup>134</sup>											C		C	C			
Mini Self- Storage								P	P	P	P	P	P	P			
Mobile Home Park <sup>38</sup>					C	C			C	C					P		
Model Hobby Park <sup>75</sup>												A	A	A			
Model House/Sales Office	P	P	P	P	P	P											
Motocross Racetrack <sup>129</sup>										C <sup>113</sup>	C <sup>113</sup>	C <sup>113</sup>	C <sup>113</sup>	C <sup>113</sup>			
Museum <sup>41</sup>	C	C	C		C	C	C	P	P	P	P	P	P	P		P	P
Neighborhood Services					A, C <sup>86, 138</sup>	A, C <sup>86, 138</sup>	P	P	P <sup>86</sup>	P	P	P	P	P		P	P

TYPE OF USE	R-9,600 <sup>8</sup>	R-8,400 <sup>88</sup>	R-7,200 <sup>88</sup>	T	LDMR	MR	NB	PCB	CB <sup>128</sup>	GC <sup>128</sup>	IP <sup>76</sup>	BP	LJ <sup>55, 76</sup>	HI <sup>55</sup>	MHP <sup>114</sup>	UC <sup>122</sup>	MUC <sup>122</sup>
Office and Banking							P	P	P	P	P	P	P	P		P	P
Park, Public <sup>14</sup>	P	P	P		P	P	P	P	P	P	P	P	P	P		P	P
Park-and-Pool Lot	C	C	C	C	C	P	P	P	P	P	P	P	P	P		P	P
Park-and-Ride Lot	C	C	C	C	C	P	P	P	P	P	P	P	P	P		P	P
Personal Wireless Service Facilities <sup>27, 41, 104, 106</sup>	C	C	C	C	C	C	C	C	C	C	P	P	P	P	C	P <sup>119</sup>	P
Printing Plant								P		P	P	P	P	P		P <sup>123</sup>	
Race Track <sup>24, 41, 129</sup>										C	P	P	P	P			
Railroad Right-of-way	C	C	C	C	C	C	P	P	P	P	P	P	P	P		P	P
Recreational Facility Not Otherwise Listed	C	C	C		C	C	P	P	P	P	P	P	P	P		P	P
Recreational Vehicle Park									C	C					C		
Recycling Facility <sup>137</sup>										C	C		C	C			
Religious Facility <sup>41, 129</sup>	C	C	C		P	P	P	P	P	P	P	P	P	P		P	P
Rendering of Fat, Tallow, or Lard <sup>129</sup>											P			P			
Restaurant							P	P	P	P	P <sup>49</sup>	P <sup>49</sup>	P	P		P	P
Retail, General						A <sup>135</sup>	P	P	P	P		P <sup>53</sup>	P	P		P	P
Retirement Apartments				P	P	P	P	P	P	P					P	P	P
Retirement Housing				P	P	P	P	P	P	P					P	P	P
Sanitary Landfill <sup>129</sup>	C	C	C						C	C	C	C	C	C			
Schools																	
K-12 & Preschool <sup>41, 68, 129</sup>	C	C	C		C	C	C <sup>136</sup>		P	P	P	P	P	P		P	P
College <sup>41, 68</sup>	C	C	C		C	C	C <sup>136</sup>		P	P	P	P	P	P		P	P
Other <sup>41, 68</sup>					C	C	C <sup>136</sup>		P	P	P	P	P	P		P	P
Service Station <sup>41</sup>							P	P	P <sup>86</sup>	P			P	P		P	P
Shooting Range <sup>92</sup>											P	P	P	P			
Sludge	C <sup>56</sup>	C <sup>56</sup>	C <sup>56</sup>		C <sup>56</sup>	C <sup>56</sup>			C <sup>56</sup>	C <sup>56</sup>	C <sup>56</sup>		C <sup>56</sup>	P			

TYPE OF USE	R-9,600 <sup>8</sup>	R-8,400 <sup>88</sup>	R-7,200 <sup>88</sup>	T	LDMR	MR	NB	PCB	CB <sup>128</sup>	GC <sup>128</sup>	IP <sup>76</sup>	BP	LJ <sup>55, 76</sup>	HI <sup>55</sup>	MHP <sup>114</sup>	UC <sup>122</sup>	MUC <sup>122</sup>
Utilization <sup>39</sup>														C <sup>50</sup>			
Small Animal Husbandry <sup>41</sup>	C <sup>37</sup>	C <sup>37</sup>	C <sup>37</sup>				P		P	P	P	P	P	P			
Small Workshop									P <sup>86</sup>	P	P	P	P	P		P	P
Stables	P	P	P		P	P	P	P	P	P	P	P	P	P			
Stockyard or Slaughter House <sup>129</sup>											P			P			
Storage, Retail Sales Livestock Feed									P	P			P	P			
Storage Structure, Accessory <sup>60</sup>																	
Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
2,401 - 4,000 sq ft on More than 3 Acres <sup>41, 59</sup>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
2,401 - 4,000 on Less than 3 acres <sup>41, 59</sup>	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
4,001 sq ft and Greater <sup>41, 59</sup>	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
Storage Structure, Non-accessory <sup>60</sup>																	
Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
2,401 sq ft and greater <sup>41, 59</sup>	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
Studio <sup>41</sup>	C <sup>77</sup>	C <sup>77</sup>	C <sup>77</sup>		C <sup>77</sup>	C <sup>77</sup>	P	P	P <sup>86</sup>	P	P	P	P	P		P	P
Supervised Drug Consumption Facility																	
Swimming/Wading Pool <sup>17, 41</sup>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	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 <sup>18</sup>	A	A	A	A	A	A	A	A	A	A							
Temporary Residential	A	A	A													A	

TYPE OF USE	R-9,600 <sup>8</sup>	R-8,400 <sup>88</sup>	R-7,200 <sup>88</sup>	T	LDMR	MR	NB	PCB	CB <sup>128</sup>	GC <sup>128</sup>	IP <sup>76</sup>	BP	LJ <sup>55, 76</sup>	HI <sup>55</sup>	MHP <sup>114</sup>	UC <sup>122</sup>	MUC <sup>122</sup>
Sales Coach <sup>73</sup>																	
Transit Center	C	C	C	C	C	P	P	P	P	P	P	P	P	P		P	P
Ultralight Airpark <sup>20</sup>											P						
Utility Facilities, Electromagnetic Transmission & Receiving Facilities <sup>27, 129</sup>	C	C	C	C	C	C	C	P	P <sup>86</sup>	P	P	P	P	P			
Utility Facilities, Transmission Wires, Pipes & Supports <sup>27</sup>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Utility Facilities-All Other Structures <sup>27, 41</sup>	C	C	C	C	C	C	C	P	P <sup>86</sup>	P	P	P	P	P	C	P	P
Vehicle, Vessel and Equipment Sales and Rental									P <sup>23</sup>	P			P	P			
Veterinary Clinic					C	C	P	P	P <sup>86</sup>	P	P	P	P	P		P	P
Warehouse								P <sup>142</sup>		P	P	P	P	P		P <sup>123</sup>	
Wholesale Establishment								P	P <sup>86</sup>	P	P	P	P	P		P <sup>123</sup>	
Woodwaste Recycling and Woodwaste Storage											A <sup>63</sup>		A <sup>63</sup>	A <sup>63</sup>			
All other uses not otherwise mentioned											P	P	P	P			

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15

Section 5. Snohomish County Code Section 30.31A.115, last amended by Amended Ordinance No. 21-018 on June 9, 2021, is amended to read:

**30.31A.115 Optional performance standards for properties designated Urban Village.**

Properties designated Urban Village on the future land use map may develop under the underlying zoning or pursuant to the following performance standards. In choosing to submit a development application under this section, all of the requirements of this section shall be met including the requirements in SCC 30.31A.100 and 30.31A.110.

- (1) The following uses shall not be allowed:
  - (a) Accessory dwelling unit;

- 1 (b) Dwelling attached, single-family;
- 2
- 3 (c) Dwelling, duplex;
- 4
- 5 (d) Dwelling, single-family;
- 6
- 7 (e) Family daycare home;
- 8
- 9 (f) Foster home;
- 10
- 11 (g) Garage, detached; private accessory;
- 12
- 13 (h) Garage, detached; private non-accessory;
- 14
- 15 (i) Greenhouse, lath house, and nurseries, retail;
- 16
- 17 (j) Greenhouse, lath house, and nurseries, wholesale;
- 18
- 19 (k) Guest house;
- 20
- 21 (l) Hazardous waste storage and treatment facilities, on-site;
- 22
- 23 (m) Kennel;
- 24
- 25 (n) Mini self-storage;
- 26
- 27 (o) Stables; and
- 28
- 29 (p) Wholesale establishment

30  
31 (2) The maximum building height shall be 75 feet. The director may recommend a height  
32 increase in appropriate locations within the Urban Village of up to an additional 50 feet beyond  
33 that otherwise allowed when the applicant prepares an environmental impact statement  
34 pursuant to chapter 30.61 SCC and where such increased height in designated locations does  
35 not unreasonably interfere with the views from nearby residential structures.

36  
37 (3) Front setbacks may be reduced to zero only if such reduction will not have a likely impact  
38 upon future right-of-way needs and/or right-of-way improvements as determined by the county  
39 engineer.

40  
41 (4) Residential development shall maintain a minimum density of 12 dwelling units per acre  
42 and a maximum density of 44 dwelling units per acre.

43  
44 (5) Open space shall comply with SCC 30.34A.070.

1  
2 (6) Design standards shall comply with SCC 30.34A.100 through 30.34A.160.

3  
4 (7) Development applications shall comply with the submittal checklist established by the  
5 department pursuant to SCC 30.70.030.

6  
7 ~~((8) A neighborhood meeting shall be held pursuant to SCC 30.34A.165.~~

8  
9 ~~(9) Development applications shall be reviewed and approved pursuant to SCC 30.34A.180(2).~~  
10 In addition, because the Urban Village at Point Wells is singularly unique due to its location,  
11 geography, access points, and historical uses, the applicant for any Urban Village development  
12 at Point Wells shall be subject to the following provisions:

13  
14 ~~(a) The applicant shall successfully negotiate binding agreements for public services,~~  
15 ~~utilities or infrastructure that are to be provided by entities other than the county prior to~~  
16 ~~the county approving a development permit that necessitates the provision of public~~  
17 ~~services, utilities or infrastructure;~~

18  
19 ~~(b) Development applications may be planned and programmed in phases; and~~

20  
21 ~~(c) The intensity of development shall be consistent with the level of service standards~~  
22 ~~adopted by the entity identified as providing the public service, utility or infrastructure.)~~

23  
24 Section 6. Snohomish County Code Section 30.34A.025, last amended by Amended Ordinance  
25 No. 13-007 on September 11, 2013, is amended to read:

26  
27 **30.34A.025 Minor development activities.**

28  
29 (1) Minor development activities include:

30  
31 (a) Interior alterations to an existing structure including, but not limited to, alterations  
32 needed to repair damage.

33  
34 (b) Exterior alterations to an existing structure including, but not limited to, alterations  
35 needed to repair damage.

36  
37 (c) Normal or routine structure and site maintenance or repair, including repaving and  
38 striping parking lots.

39  
40 (d) Reconstruction of a structure within the same building footprint if the structure is  
41 accidentally destroyed.

42  
43 (e) Replacement, modification, extension, installation and construction of utility facilities,  
44 transmission wires, pipes and supports permitted in the UC zone.

- 1  
2 (f) Construction of the following temporary or seasonal uses or structures:  
3  
4 (i) Temporary dwelling during construction;  
5  
6 (ii) Temporary residential sales coach;  
7  
8 (iii) Temporary dwelling for a relative;  
9  
10 (iv) Farm stands, when in operation for less than nine months annually;  
11  
12 (v) Christmas tree sales lots; and  
13  
14 (vi) Firework stands.  
15  
16 (g) Construction of public parks or regional trails.  
17  
18 (h) Home occupations that comply with SCC 30.28.050.  
19  
20 (i) Felling ~~((or topping))~~ of hazardous trees based on review by a qualified arborist.  
21  
22 (j) Minor replacement, modification or installation of drainage, water quality or habitat  
23 enhancement projects.  
24  
25 (k) Sign permits.

26  
27 (2) Minor development activities shall meet the following requirements:

- 28  
29 (a) The UC zone bulk regulations in chapter 30.23 SCC; and  
30  
31 (b) Any other applicable regulation in this title.

32  
33 (3) Minor development activities shall not be subject to the floor area ratios in SCC 30.34A.030.

34  
35 (4) Minor development activities identified in subsection (1) of this section ~~((that require a permit  
36 or land use approval application shall be processed pursuant to SCC 30.34A.180(1).))~~ are exempt  
37 from an urban center application.

38 Section 7. Snohomish County Code Section 30.34A.026, last amended by Amended Ordinance  
39 19-021 on June 19, 2019, is repealed.

40 Section 8. 30.34A.095, last amended by Amended Ordinance No. 13-007 on September 11,  
41 2013, is amended to read:

42  
43 **30.34A.095 Design standard – above grade parking structures.**

1  
2 (1) New construction of above grade parking structures shall be situated within, under, behind,  
3 or to the side of commercial and residential buildings. In addition to the requirements in this  
4 chapter, developments in the UC zone shall also comply with SCC 30.26.032.  
5

6 (2) Exterior architectural treatments for above grade parking structures and garage buildings,  
7 including individual and detached garages for townhouses, shall complement or be integrated  
8 with the architecture of the building. The street-level facades shall be designed to resemble  
9 commercial or residential facades rather than visible parking slabs revealing cars and ceiling  
10 lights. At least two of the following design elements shall be included in the street-level facades:

11  
12 ~~((1))~~(a) Window openings;

13  
14 ~~((2))~~(b) Plantings designed to grow on the facade;

15  
16 ~~((3) Louvers;)~~

17  
18 ~~((4))~~(c) Expanded metal panels;

19  
20 ~~((5) Decorative metal grills;)~~

21  
22 ~~((6))~~(d) Spandrel (opaque) glass; or

23  
24 ~~((7))~~(e) Any other architectural detail that mitigates the presence of above ground  
25 parking structures, garage buildings or garage entrances.  
26

27 Section 8. Snohomish County Code Section 30.34A.120, last amended by Amended Ordinance  
28 No. 09-079 on May 12, 2010, is amended to read:

29  
30 **30.34A.120 Design standard – ~~((step back))~~ setback and roof edge.**

31  
32 (1) Any parts of the building facade over 60 feet high facing a public right-of-way and those  
33 portions of buildings facing R-9600, R-8400, R-7200, T or LDMR zoning must be ~~((stepped back))~~  
34 set back at least 10 feet from the first floor facade.

35  
36 (2) Facades of floors that are ~~((stepped back))~~ set back must be distinguished by a change in  
37 elements such as window design, railings, trellises, details, materials and/or color so that the  
38 result is a rich and organized combination of features that face the street. Balconies may extend  
39 into the ~~((step back))~~ setback areas.

40  
41 (3) Buildings with pitched roofs must have a minimum slope of 4:12.

42  
43 (4) An alternative ~~((step back))~~ setback may be approved under SCC 30.34A.180 provided the  
44 effect is that the upper floor(s) appears to recede from view.

1  
2 Section 9. Snohomish County Code Section 30.34A.140, last amended by Amended Ordinance  
3 No. 13-007 on September 11, 2013, is amended to read:

4  
5 **30.34A.140 Design standard – ground level detail and transparency.**  
6

7 (1) Facades of buildings that are oriented towards and within 15 feet from a public or private road  
8 must be designed to be pedestrian-friendly through the inclusion of at least three of the following  
9 elements:

10  
11 (a) kickplates for storefront windows;

12  
13 (b) projecting window sills;

14  
15 (c) pedestrian scale signs;

16  
17 (d) plinth;

18  
19 (e) containers for seasonal plantings;

20  
21 (f) ornamental tilework;

22  
23 (g) pilasters;

24  
25 (h) cornice;

26  
27 (i) medallions;

28  
29 (j) porches or stoops with a minimum of six feet in depth;

30  
31 (k) decorative or textual building materials, including decorative masonry, shingle, brick, or  
32 stone;

33  
34 (l) lighting or hanging baskets supported by ornamental brackets; or

35  
36 (m) an element not listed above that is approved by the director, if it reinforces the character  
37 of the streetscape and encourages active and engaging design of the pedestrian edge of the  
38 streetscape.

39  
40 (2) Street-facing, ground-floor facades commercial and mixed-use buildings must incorporate  
41 glass in storefront-like windows in sufficient type and quantity to produce the following quality  
42 and dimensions: ~~((clear))~~ (a) Clear, transparent glass must be incorporated in at least ~~((40))~~ 50  
43 percent of the ground level facade length; and ~~((the bottom of such glass must be located no~~

1 higher than two feet above grade and top of such glass must be located up to at least 10 feet  
2 above grade.))

3  
4 (b) Windows must allow views into the interior space or be storefront display windows that are  
5 set into the wall. Windows may not be spandrel (opaque) glass.

6  
7 Section 10. Snohomish County Code Section 30.34A.150, last amended by Amended Ordinance  
8 No. 13-007 on September 11, 2013, is amended to read:

9  
10 **30.34A.150 Design standard – weather protection.**

11  
12 (1) Overhead weather protection elements such as canopies or awnings must be installed on the  
13 full length of street-facing facades adjacent to public sidewalks on county arterials and road network  
14 elements intended for pedestrian activity and connectivity within the urban center. (~~Canopies or~~  
15 ~~awnings must be a minimum of five feet in width.~~)

16  
17 (2) Overhead weather protection elements must be continuous, except along sections of the  
18 structure facade that are:

19  
20 (a) situated more than five (5) feet from the street property line;

21  
22 (b) adjacent to an open space amenity feature that was not required or that resulted from a  
23 density bonus;

24  
25 (c) separated from the street property line or widened sidewalk on private property by a  
26 landscaped area at least two (2) feet in width; or

27  
28 (d) driveways into structures or loading docks.

29  
30 (3) Where overhead weather protection is required, it must be a minimum of five (5) feet in width  
31 and six (6) feet in depth, where width is the horizontal distance of the front of the weather  
32 protection and depth is the distance from the building facade extending outwards.

33  
34 ~~((2))~~(4) Canopies or awnings must be at least 10 feet, but not more than 13 feet, above the public  
35 sidewalk.

36  
37 Section 11. Snohomish County Code Section 30.34A.163, last amended by Amended Ordinance  
38 No. 13-007 on September 11, 2013, is repealed.

39  
40 Section 12. Snohomish County Code Section 30.34A.165, last amended by Amended Ordinance  
41 No. 13-007 on September 11, 2013, is repealed.

42  
43 Section 13. Snohomish County Code Section 30.34A.170, last amended by Amended Ordinance  
44 No. 16-004 on March 16, 2016, is amended to read:

1  
2 **30.34A.170 Submittal requirements.**  
3

4 (1) All applications in the UC zone shall comply with the Urban Center development submittal  
5 checklist established by the department pursuant to SCC 30.70.030 ((.), except minor  
6 development activities under SCC 30.34A.025(1).  
7

8 ~~((The department shall invite a staff representative from any city or town in whose urban~~  
9 ~~growth area, municipal urban growth area or potential annexation area the proposed~~  
10 ~~development will be located to attend the application submittal meeting.~~  
11

12 ~~((3))~~) A complete application shall vest pursuant to SCC 30.70.300.  
13

14 ~~((4))~~(3) An application for urban center development shall expire pursuant to SCC 30.70.140.  
15

16 Section 14. Snohomish County Code Section 30.34A.175, last amended by Amended Ordinance  
17 No. 09-079 on May 12, 2010, is repealed.  
18

19 Section 15. Snohomish County Code Section 30.34A.180, last amended by Ordinance No. 24-055  
20 on September 25, 2024, is amended to read:  
21

22 **30.34A.180 Review processes.**  
23

24 ~~((This section establishes the review processes to be utilized for any development application~~  
25 ~~subject to the requirements of this chapter. Applicants are encouraged to work cooperatively~~  
26 ~~with the city and/or town in whose urban growth area or MUGA the proposed development will~~  
27 ~~be located.~~  
28

29 ~~(1) The following applications shall be reviewed under chapter 30.71 SCC:~~

30 ~~(a) Minor development activities under SCC 30.34A.025; and~~  
31

32 ~~(b) The expansion of an existing structure containing a permitted use under SCC~~  
33 ~~30.34A.026; and;~~  
34

35 ~~((c) Projects exempt from a design review board public meeting under SCC~~  
36 ~~30.34A.165(1)(c:))~~  
37

38 ~~(2) Development applications not meeting subsection (1) of this section shall be reviewed~~  
39 ~~under chapter 30.72 SCC, except as follows:~~  
40

41 ~~(a) Following the public comment period pursuant to SCC 30.70.060, at least one meeting~~  
42 ~~shall be held to review comments on the development application. This meeting shall~~  
43 ~~include the:~~  
44

1 (i) ~~Department;~~

2  
3 (ii) ~~Applicant; and~~

4  
5 (iii) ~~City and/or town in whose urban growth area or MUGA the proposed~~  
6 ~~development will be located and any city or town whose municipal boundaries border~~  
7 ~~the proposed urban center development application.~~

8  
9 (b) ~~The city and/or town and applicant may mutually agree in writing to waive the one~~  
10 ~~meeting requirement in subsection (2)(a) of this section.~~

11  
12 (c) ~~Any changes agreed to by the department, city and/or town and applicant shall be:~~

13 (i) ~~Consistent with county code;~~

14 (ii) ~~Incorporated into the design of the development; and~~

15  
16 (iii) ~~Incorporated into the staff recommendation as conditions on the development.~~

17  
18 (d) ~~All comments from the city and/or town shall be included in the staff report to the~~  
19 ~~hearing examiner for a Type 2 application.~~

20  
21 (e) ~~Applications that include low-income housing shall be given priority for expedited plan~~  
22 ~~review as authorized in SCC 30.76.020 and SCC 30.76.030.~~

23  
24 (3) ~~Marijuana retail in the UC zone shall require a conditional use permit and shall be reviewed~~  
25 ~~under chapter 30.72 SCC.))~~

26  
27 (1) The review process for an urban center application subject to this chapter shall comply with  
28 the requirements of chapter 30.71 SCC, except minor development activities under SCC  
29 30.34A.025(1).

30  
31 (2) Consistent with SCC 30.70.120, the department shall consolidate permit review for all  
32 project permit applications for the same proposal when each application is subject to a  
33 predecision hearing and where all permit applications have been submitted concurrently. In  
34 such cases, an urban center application shall be processed as a Type 2 decision concurrent with  
35 the Type 2 decision with which it is consolidated.


36  
37  
38  
39 Section 16. Snohomish County Code Section 30.34A.200 last amended by Amended Ordinance  
40 No. 09-079 on May 12, 2010, is repealed.

1 Section 17. Snohomish County Code Section 30.34A.210 last amended by Amended Ordinance  
2 No. 09-079 on May 12, 2010, is repealed.

3  
4 Section 18. Severability and Savings. If any section, sentence, clause or phrase of this ordinance  
5 shall be held to be invalid by the Growth Management Hearings Board (Board), or unconstitutional by a  
6 court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or  
7 constitutionality of any other section, sentence, clause or phrase of this ordinance. Provided, however,  
8 that if any section, sentence, clause or phrase of this ordinance is held to be invalid by the Board or  
9 court of competent jurisdiction, then the section, sentence, clause or phrase in effect prior to the  
10 effective date of this ordinance shall be in full force and effect for that individual section, sentence,  
11 clause or phrase as if this ordinance had never been adopted.

12  
13 PASSED this 4<sup>th</sup> day of February 2026.

14  
15 SNOHOMISH COUNTY COUNCIL  
16 Snohomish County, Washington


17  
18   
19 \_\_\_\_\_  
20 Council Chair

21 ATTEST:

22  
23   
24 \_\_\_\_\_  
25 Asst. Clerk of the Council

26  
27 (X) APPROVED  
28 ( ) EMERGENCY  
29 ( ) VETOED

30 DATE: February 23, 2026

31  
32   
33 \_\_\_\_\_  
34 County Executive

35 ATTEST:

36   
37 \_\_\_\_\_

38 Approved as to form only:

39  
40 \_\_\_\_\_  
41 Deputy Prosecuting Attorney