

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

3 SNOHOMISH COUNTY COUNCIL  
4 Snohomish County, Washington

5  
6 AMENDED ORDINANCE NO. 25-077  
7

8 RELATING TO GROWTH MANAGEMENT; DEFINING RELIGIOUS FACILITIES; AMENDING SNOHOMISH  
9 COUNTY CODE (SCC) CHAPTERS 30.22, 30.23, 30.26, 30.27, 30.28, 30.31F, 30.32B, 30.32E, 30.67, 30.91C,  
10 AND 30.91E; REPEALING SCC 30.91C.085; AND ADDING A NEW SECTION TO CHAPTER 30.91R SCC  
11

12 WHEREAS, for counties and cities fully planning under the Growth Management Act (GMA),  
13 RCW 36.70A.020(7) provides that applications for both state and local government permits should be  
14 processed in a timely and fair manner to ensure predictability; and  
15

16 WHEREAS, Objective ED 2.A in the Snohomish County Growth Management Act Comprehensive  
17 Plan (GMACP) is to “Develop and maintain a regulatory system that is fair, understandable, coordinated  
18 and timely”; and  
19

20 WHEREAS, the SCC currently defines the use “church” in SCC 30.91C.085 as “a building or  
21 meeting place intended primarily for the performance of religious services and where persons regularly  
22 assemble for religious worship”; and  
23

24 WHEREAS, the continued use of the term “church” to describe all religious facilities creates  
25 uncertainty and inconsistency in permitting processes because the term is traditionally tied to Christian  
26 worship, and it is not clear that the use includes mosques, temples, synagogues, and other faith  
27 facilities; and  
28

29 WHEREAS, the lack of a neutral and inclusive definition presents the risk of unequal treatment  
30 among religious organizations and undermines the County’s regulatory framework; and  
31

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

36 WHEREAS, on June 24, 2025, the Snohomish County Planning Commission (the “Planning  
37 Commission”) was briefed by Snohomish County Planning and Development Services (PDS) staff about  
38 the proposed code amendments contained in this ordinance; and  
39

40 WHEREAS, on July 22, 2025, the Planning Commission held a public hearing after proper notice,  
41 considered public comment, and reviewed the entire record related to the proposed code amendments  
42 contained in this ordinance; and

1  
2 WHEREAS, at the conclusion of the Planning Commission’s public hearing, the Commission  
3 recommended the adoption of the amendments, as shown in its approval letter dated July 23, 2025; and  
4

5 WHEREAS, on February 4, 2026, the County Council held a public hearing after proper notice,  
6 and considered public comment and the entire record related to the code amendments contained in  
7 this ordinance; and  
8

9 WHEREAS, following the public hearing, the County Council deliberated on the code  
10 amendments contained in this ordinance;  
11

12 NOW, THEREFORE, BE IT ORDAINED:  
13

14 Section 1. The County Council adopts the following findings in support of this ordinance:  
15

- 16 A. The foregoing recitals are adopted as findings as if set forth in full herein.  
17  
18 B. This ordinance amends Title 30 SCC to repeal the term Church and add the term Religious Facility.  
19  
20 C. This ordinance promotes inclusivity, cultural sensitivity, and respect for religious diversity by using a  
21 neutral term not associated with a single faith. It creates a clear definition for all religious faiths, not  
22 just Christianity, that will promote fairness and predictability in permitting applications.  
23  
24 D. In developing the proposed amendments, the County considered the following GMA goal:  
25

26 GMA Goal 7. Permits: Applications for both state and local government permits should be  
27 processed in a timely and fair manner to ensure predictability.  
28

29 The proposed amendments support this goal by providing a clear definition that streamlines the  
30 permitting process. Although the current SCC definition of “church” encompasses a variety of  
31 religious buildings, in general the term is most commonly associated with Christian worship  
32 facilities. Given the diversity of faiths in Snohomish County, this new definition recognizes that  
33 diversity of faiths and ensures applicants of all religious backgrounds are treated fairly and  
34 consistently.  
35

- 36 E. In developing the proposed amendments, the County considered the following GMACP objectives  
37 and policies:  
38

39 Objective ED 2.A: Develop and maintain a regulatory system that is fair, understandable,  
40 coordinated and timely.  
41

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

3  
4 ED Policy 2.A.2: Snohomish County should stress predictability but maintain enough flexibility in  
5 the Comprehensive Plan and development codes to allow for timely response to unanticipated  
6 and desirable developments.

7  
8 The proposed amendments support these objectives and policies by clearly defining religious  
9 facilities applicable to all faiths which results in greater predictability when reviewing permit  
10 applications.

11  
12 F. Procedural requirements.

- 13  
14 1. This proposal is a Type 3 legislative action under SCC 30.73.010.  
15  
16 2. As required by RCW 36.70A.106(1), a notice of intent to adopt this ordinance was transmitted to  
17 the Washington State Department of Commerce on June 30, 2025.  
18  
19 3. State Environmental Policy Act (SEPA), chapter 43.21C RCW, requirements with respect to this  
20 non-project action have been satisfied through the completion of an environmental checklist  
21 and the issuance of a determination of non-significance on June 30, 2025.  
22  
23 4. The public participation process used in the adoption of this ordinance complies with all  
24 applicable requirements of the GMA and the SCC.  
25  
26 5. The Washington State Attorney General last issued an advisory memorandum, as required by  
27 RCW 36.70A.370, in October of 2024 entitled “Advisory Memorandum: Avoiding  
28 Unconstitutional Takings of Private Property” to help local governments avoid the  
29 unconstitutional taking of private property. The process outlined in the State Attorney General’s  
30 2024 advisory memorandum was used by Snohomish County in objectively evaluating the  
31 regulatory changes proposed by this ordinance.  
32

33 G. This ordinance is consistent with the record.

- 34  
35 1. SCC 30.22.100, SCC 30.22.110, SCC 30.22.120, and SCC 30.26.030 are amended to remove  
36 “Church” as a listed use and add “Religious Facility” as a new use.  
37  
38 2. SCC 30.22.130, SCC 30.23.050, SCC 30.23.110, SCC 30.26.050, SCC 30.27.060, SCC 30.28.015, SCC  
39 30.28.086, SCC 30.31F.110, SCC 30.32B.100, SCC 30.32E.070, SCC 30.67.555, SCC 30.91E.086 and  
40 SCC 30.91C.198 are amended to ensure consistency throughout Title 30 SCC with the repeal of  
41 SCC 30.91C.085 and the creation of SCC 30.91R.096.  
42

1 3. SCC 30.91C.085 is repealed as a definition in Title 30 SCC to be replaced by SCC 30.91R.096.

2  
3 4. SCC 30.91R.096 is created to add "Religious Facility" as a definition in Title 30 SCC.

4  
5 H. The Code amendments are consistent with the record as set forth in the PDS staff report dated June  
6 6, 2025.

7  
8 I. The amendments have been evaluated for their potential to create barriers to the implementation  
9 of Low Impact Development (LID) principles and measures for stormwater management. The  
10 updates to SCC will not impact LID principles or measures.

11  
12 J. The amendments will not have an impact on the demand for capital facilities and utilities. County  
13 and external service providers maintain long-range plans and financing strategies to meet projected  
14 service demands that will not be impacted by these amendments.

15  
16 K. The amendments will not impact housing and job creation in the County.

17  
18 Section 2. The County Council makes the following conclusions:

19  
20 A. The amendments proposed by this ordinance are consistent with the GMA, MPP, CPP, and the  
21 GMACP.

22  
23 B. The County has complied with all SEPA requirements with respect to this non-project action.

24  
25 C. The public participation process used in the adoption of this ordinance complies with all applicable  
26 requirements of the GMA and title 30 SCC.

27  
28 D. The amendments proposed by this ordinance do not result in an unconstitutional taking of private  
29 property for a public purpose.

30  
31 Section 3. The Snohomish County Council bases its findings and conclusions on the entire record  
32 of the County Council, including all testimony and exhibits. Any finding, which should be deemed a  
33 conclusion, and any conclusion which should be deemed a finding, is hereby adopted as such.

34  
35 Section 4. Snohomish County Code Section 30.22.100, last amended by Amended Ordinance No.  
36 25-033 on August 13, 2025, is amended to read:

37  
38 **30.22.100 Urban Zone Categories Use Matrix.**

TYPE OF USE	R-9,600 <sup>88</sup>	R-8,400 <sup>88</sup>	R-7,200 <sup>88</sup>	T	LDMR	MR	NB	PCB	CB <sup>128</sup>	GC <sup>128</sup>	IP <sup>76</sup>	BP	LJ <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	

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Boat Launch Facility, Non-commercial <sup>31</sup>	C	C	C		C	C			C	C			C	C			
Caretaker's Quarters							P	P	P	P	P	P	P	P			
Cemetery and Funeral Home	C	C	C		C	C	P	P	P	P	P	P	P	P		P	
(Church <sup>44, 129</sup> ))	((C))	((C))	((C))		((P))	((P))	((P))	((P))	((P))	((P))	((P))	((P))	((P))	((P))		((P))	((P))
Clubhouse	C	C	C		C	C	P	P	P	P	P	P	P	P	P	P	P
Commercial Vehicle Storage Facility										P	P	P	P	P			
Community Facilities for Juveniles <sup>103</sup>																	
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	P	P	P	P	P	P						p <sup>51</sup>					

TYPE OF USE	R-9,600 <sup>88</sup>	R-8,400 <sup>88</sup>	R-7,200 <sup>88</sup>	T	LDMR	MR	NB	PCB	CB <sup>128</sup>	GC <sup>128</sup>	IP <sup>76</sup>	BP	LJ <sup>55,76</sup>	HI <sup>55</sup>	MHP <sup>114</sup>	UC <sup>122</sup>	MUC <sup>122</sup>
Single Family <sup>140</sup>																	
Dwelling, Co-Living <sup>140</sup>					P	P	P	P	P	P		p51				P	P
Dwelling, Cottage Housing <sup>116,140</sup>	P	P	P	P	P							p51					
Dwelling, Duplex <sup>140</sup>	P	P	P	P	P	P						p51					
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		p51				P	P
Dwelling, Single Family <sup>140</sup>	P	P	P	P	P	P						p51			p <sup>4</sup>		
Dwelling, Townhouse <sup>5,140</sup>			P	P	P	P	P	P	P	P		p51				P	
Electric Vehicle Infrastructure																	
Electric Vehicle Charging Station - Restricted, Level 1, and Level 2 <sup>121</sup>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Electric Vehicle Charging Station - Public, Level 1 and Level 2							P	P	P	P	P	P	P	P		P	P
Electric Vehicle Charging	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

TYPE OF USE	R-9,600 <sup>88</sup>	R-8,400 <sup>88</sup>	R-7,200 <sup>88</sup>	T	LDMR	MR	NB	PCB	CB <sup>128</sup>	GC <sup>128</sup>	IP <sup>76</sup>	BP	LJ <sup>55,76</sup>	HI <sup>55</sup>	MHP <sup>114</sup>	UC <sup>122</sup>	MUC <sup>122</sup>
Station, Level 3																	
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			
Garage, Detached Private Accessory <sup>60</sup>																	

TYPE OF USE	R-9,600 <sup>88</sup>	R-8,400 <sup>88</sup>	R-7,200 <sup>88</sup>	T	LDMR	MR	NB	PCB	CB <sup>128</sup>	GC <sup>12</sup> <sub>8</sub>	IP <sup>76</sup>	BP	LJ <sup>55</sup> , 76	HI <sup>55</sup>	MHP <sup>11</sup> <sub>4</sub>	UC <sup>12</sup> <sub>2</sub>	MUC <sup>12</sup> <sub>2</sub>
Up to 2,400 sq ft	P	P	P	P	P	P					P	P	P	P	P		
2,401 - 4,000 sq ft on More than 3 Acres <sup>41, 59</sup>	P	P	P	P	P	P					P	P	P	P			
2,401 - 4,000 sq ft on Less than 3 Acres <sup>41, 59</sup>	A	A	A	A	A	A					A	A	A	A			
4,001 sq ft and Greater <sup>41, 59</sup>	C	C	C	C	C	C					C	C	C	C			
Garage, Detached Private Non-accessory <sup>60</sup>																	
Up to 2,400 sq ft	P	P	P	P	P	P					P	P	P	P			
2,401 sq ft and greater <sup>41, 59</sup>	C	C	C	C	C	C					C	C	C	C			
Golf Course, Driving Range and Country Club	C	C	C														
Government Structures & Facilities <sup>27, 41</sup>	C	C	C	C	C	C	C	P	P	P	P	P	P	P		P	P
Greenhouse, Lath House, & Nurseries							P	P	P	P	P	P	P	P			
Guest House <sup>85</sup>	P	P	P		P	P									P		
Hazardous Waste Storage & Treatment Facilities, Offsite <sup>66</sup>											C	C	C	C			

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Hazardous Waste Storage & Treatment Facilities, Onsite <sup>65</sup>							P	P	P	P	P	P	P	P			
Health and Social Service Facilities <sup>90</sup>																	
Level I	P	P	P	P	P	P	P	P	P	P		P			P	P	P
Level II <sup>41, 129</sup>	C	C	C		C	C	C	P	P	P		P			C	P	P
Level III <sup>139</sup>						C	p <sup>136</sup>	P	P	P	P		P	P	C	P	P
Home Occupation <sup>11</sup>	P	P	P	P	P	P	P		P	P					P	P	P
Hotel/Motel					C	C	p <sup>136</sup>	P	P	P			p <sup>89</sup>			P	P
Kennel, <sup>41</sup> Commercial <sup>12</sup>	C	C	C						P	P	P	P	P	P			
Kennel, <sup>41</sup> Private-Breeding <sup>13</sup>	P	P	P		P	P	P		P	P	P	P	P	P			
Kennel, <sup>41</sup> Private-Non-Breeding <sup>13</sup>	P	P	P		P	P	P		P	P	P						
Laboratory							P	P	P	P	P	P	P	P		P	P
Library <sup>41</sup>	C	C	C		C	C	C	P	P	P	P	P	P	P		P	P
Lumber Mill											P	P	P	P			
Lumberyard										P	P	P	P	P			
Manufacturing, Heavy <sup>82</sup>											P			P			
Manufacturing-All Other Forms Not Specifically Listed <sup>83</sup>											P	P	P	P		p <sup>123</sup>	
Marijuana Processing <sup>125, 131</sup>											P	P	P	P			
Marijuana Production <sup>125, 131</sup>											P	P	P	P			

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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</sup> , 138	A, C <sup>86</sup> , 138	P	P	P <sup>86</sup>	P	P	P	P	P		P	P
Office and Banking							P	P	P	P	P	P	P	P		P	P
Park, Public <sup>14</sup>	P	P	P		P	P	P	P	P	P	P	P	P	P		P	P
Park-and-Pool Lot	C	C	C	C	C	P	P	P	P	P	P	P	P	P		P	P
Park-and-Ride Lot	C	C	C	C	C	P	P	P	P	P	P	P	P	P		P	P
Personal Wireless Service Facilities <sup>27, 41, 104, 106</sup>	C	C	C	C	C	C	C	C	C	C	P	P	P	P	C	p <sup>119</sup>	P
Printing Plant								P		P	P	P	P	P		p <sup>123</sup>	
Race Track <sup>24, 41, 129</sup>										C	P	P	P	P			
Railroad Right-of-way	C	C	C	C	C	C	P	P	P	P	P	P	P	P		P	P

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TYPE OF USE	R-9,600 <sup>88</sup>	R-8,400 <sup>88</sup>	R-7,200 <sup>88</sup>	T	LDMR	MR	NB	PCB	CB <sup>128</sup>	GC <sup>128</sup>	IP <sup>76</sup>	BP	LJ <sup>55,76</sup>	HI <sup>55</sup>	MHP <sup>114</sup>	UC <sup>122</sup>	MUC <sup>122</sup>
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 Utilization <sup>39</sup>	C <sup>56</sup>	C <sup>56</sup>	C <sup>56</sup>		C <sup>56</sup>	C <sup>56</sup>			C <sup>56</sup>	C <sup>56</sup>	C <sup>56</sup>		C <sup>56</sup>	P C <sup>50</sup>			
Small Animal Husbandry <sup>41</sup>	C <sup>37</sup>	C <sup>37</sup>	C <sup>37</sup>				P		P	P	P	P	P	P			
Small Workshop									p <sup>86</sup>	P	P	P	P	P		P	P
Stables	P	P	P		P	P	P	P	P	P	P	P	P	P			

TYPE OF USE	R-9,600 <sup>88</sup>	R-8,400 <sup>88</sup>	R-7,200 <sup>88</sup>	T	LDMR	MR	NB	PCB	CB <sup>128</sup>	GC <sup>12</sup> <sub>8</sub>	IP <sup>76</sup>	BP	LJ <sup>55</sup> , 76	HI <sup>55</sup>	MHP <sup>11</sup> <sub>4</sub>	UC <sup>12</sup> <sub>2</sub>	MUC <sup>12</sup> <sub>2</sub>
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

TYPE OF USE	R-9,600 <sup>88</sup>	R-8,400 <sup>88</sup>	R-7,200 <sup>88</sup>	T	LDMR	MR	NB	PCB	CB <sup>128</sup>	GC <sup>128</sup>	IP <sup>76</sup>	BP	LJ <sup>55,76</sup>	HI <sup>55</sup>	MHP <sup>114</sup>	UC <sup>122</sup>	MUC <sup>122</sup>
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 Sales Coach <sup>73</sup>	A	A	A														A
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>	

TYPE OF USE	R-9,600 <sup>88</sup>	R-8,400 <sup>88</sup>	R-7,200 <sup>88</sup>	T	LDMR	MR	NB	PCB	CB <sup>128</sup>	GC <sup>128</sup>	IP <sup>76</sup>	BP	LJ <sup>55,76</sup>	HI <sup>55</sup>	MHP <sup>114</sup>	UC <sup>122</sup>	MUC <sup>122</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				

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P - Permitted Use	A blank box indicates 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.
A - Administrative Conditional Use	
C - Conditional Use	
S - Special Use	

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**\* Code reviser’s note:** A typographical error was made in Ords. 24-044, 25-015 and 25-016. The “P” was inadvertently left out of the cell for Community Facilities for Juveniles<sup>103</sup>/NB. The intent was to match previous versions of the table.

Section 5. Snohomish County Code Section 30.22.110, last amended by Ordinance No. 25-015 on March 19, 2025, is amended to read:

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

TYPE OF USE	Rural Zones							Resource Zones		
	RD	RRT-10	R-5	RB <sup>26</sup>	CRC	RFS	RI	F	F&R	A-10
Accessory Dwelling Unit <sup>62</sup>	P	P	P	P	P			P	P	P
Agriculture <sup>41, 107</sup>	P	P	P	P	P	P	P	P	P	P
Airport: Stage 1 Utility <sup>1</sup>	C	C	C <sup>115</sup>					C		
Antique Shop	C		C <sup>45, 115</sup>	p <sup>79</sup>	P					
Art Gallery <sup>41</sup>	C		C <sup>115</sup>	p <sup>79</sup>	P					

TYPE OF USE	Rural Zones							Resource Zones		
	RD	RRT-10	R-5	RB <sup>26</sup>	CRC	RFS	RI	F	F&R	A-10
Asphalt Batch Plant & Continuous Mix Asphalt Plant										
Auto Repair, Major							P			
Auto Repair, Minor				P	P	P	P			
Auto Towing	C		C							
Auto Wrecking and Junkyards							A <sup>44</sup>			
Bakery, Farm <sup>97</sup>	P	P	P	P			P		P	P
Bed and Breakfast Guesthouse <sup>58</sup>	P		p <sup>115</sup>	P				P	P	P
Bed and Breakfast Inn <sup>58</sup>	P		p <sup>115</sup>	P				P	P	P
Boarding House	p <sup>15</sup>	p <sup>15</sup>	p <sup>15</sup> , 115					p <sup>15</sup>		p <sup>15</sup>
Boat Launch, Commercial <sup>31</sup>		C							C	
Boat Launch, Non-commercial <sup>31</sup>	C		C	C				C	C	
Campground								A <sup>32,127</sup>	C <sup>32</sup>	
Caretaker's Quarters	P		C	P			P			
Cemetery and Funeral Home	P		C <sup>115</sup>							
((Church <sup>41,129</sup> ))	((P))		((C <sup>115</sup> ))	((C <sup>36</sup> ))	((P))					
Clubhouse	C		C <sup>115</sup>	P	p <sup>133</sup>					
Commercial Vehicle Home Basing			C <sup>33</sup>							
Commercial Vehicle Storage Facility				P	P	P	P			
Community Facilities for Juveniles <sup>103</sup>										
1 to 8 residents			p <sup>102</sup> , 115	P	P					

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

TYPE OF USE	Rural Zones							Resource Zones		
	RD	RRT-10	R-5	RB <sup>26</sup>	CRC	RFS	RI	F	F&R	A-10
401 - 5,000 sq ft <sup>99, 100</sup>	P	P	P, A <sup>100</sup>	P	P	P	P	P	P	P
Farm Workers Dwelling										p <sup>10</sup>
Farmers Market <sup>93</sup>	P	P	p <sup>101</sup> A <sup>101, 115</sup>	P	P	P	P			P
Farmland Enterprises <sup>95</sup>		A	A <sup>115</sup>							A
Fish Farm	P	P	p <sup>115</sup>					P	P	P
Forestry	P	P	P				P	P	P	P
Forestry Industry Storage & Maintenance Facility	p <sup>30</sup>	P					P	P	P	
Foster Home	P	P	P	P				P		P
Fuel Yard <sup>43</sup>							P			
Garage, Detached Private Accessory <sup>60</sup>										
Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P	P
2,401 - 4,000 sq ft on 3 Acres and more <sup>41, 59</sup>	P	P	P	P	P	P	P	P	P	P
2,401 - 4,000 sq ft on Less than 3 acres <sup>41, 59</sup>	A	A	A	A	A	A	A	A	A	A
4,001 sq ft and Greater <sup>41, 59</sup>	C	C	C		C	C	C	C	C	C
Garage, Detached Private Non-accessory <sup>60</sup>										
Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P	P
2,401 sq ft and greater <sup>41, 59</sup>	C	C	C	C	C	C	C	C	C	C
Golf Course, Driving Range and Country Club	C		C <sup>115</sup>	P						C <sup>74</sup>
Government Structures & Facilities <sup>27, 41</sup>	C	C	C <sup>115</sup>	C	P		C	C	C	

TYPE OF USE	Rural Zones							Resource Zones		
	RD	RRT-10	R-5	RB <sup>26</sup>	CRC	RFS	RI	F	F&R	A-10
Greenhouse, Lath House, Nurseries	P	P	p <sup>115</sup>	P	P		P	P		P
Guest House <sup>85</sup>	P	P	P	P				P	P	P
Hazardous Waste Storage & Treatment Facilities Onsite <sup>65</sup>	P			P		P	P	P	P	
Health and Social Service Facility <sup>90</sup>										
Level I	P	P	p <sup>115</sup>	P	P			P	P	
Level II <sup>41, 91, 129</sup>			C <sup>115</sup>	C						
Level III <sup>139</sup>				p <sup>139</sup>		p <sup>139</sup>				
Home Occupation <sup>11</sup>	P	P	P	P	P			P	P	P
Homestead Parcel <sup>40</sup>	C		C <sup>115</sup>							C
Hotel/Motel				P		P				
Kennel, <sup>41</sup> Commercial <sup>12, 130</sup>	P	P	p <sup>115</sup>					P		C
Kennel, <sup>41</sup> Private-Breeding <sup>13</sup>	P	P	P					P		P
Kennel, <sup>41</sup> Private-Non-Breeding <sup>13</sup>	P	P	P	P				P		P
Kitchen, farm	P	P	P	P			P			P
Laboratory				P			P			
Library <sup>41</sup>	C		C <sup>115</sup>	P						
Livestock Auction Facility	C <sup>48</sup>		C <sup>48, 115</sup>		P		P			C <sup>48</sup>
Lumber Mill	C <sup>26</sup>	C <sup>26</sup>	C <sup>26, 115</sup>				P	P	P	
Lumberyard							P			
Manufacturing - All Other Forms Not Specifically Listed <sup>83</sup>				C			C			
Marijuana Processing <sup>124, 131</sup>							P			P
Marijuana Production <sup>124, 131</sup>							P			P

TYPE OF USE	Rural Zones							Resource Zones		
	RD	RRT-10	R-5	RB <sup>26</sup>	CRC	RFS	RI	F	F&R	A-10
Marijuana Retail <sup>131, 132</sup>				P	P					
Mini-equestrian Center <sup>41, 72</sup>	P	P	p <sup>115</sup>	P			P	P	P	p <sup>71</sup>
Mini Self-Storage				P		P	P			
Model Hobby Park <sup>75, 130</sup>			A <sup>115</sup>							A
Model House/Sales Office	P	P	p <sup>115</sup>					P	P	
Motocross Racetrack <sup>129</sup>			C <sup>113</sup>						C <sup>113</sup>	
Museum <sup>41, 130</sup>	C		C <sup>115</sup>	P						C <sup>61</sup>
Neighborhood Services				P	p <sup>133</sup>					
Office and Banking				P	p <sup>133</sup>					
Off-road vehicle use area, private									C <sup>109</sup>	
Park, Public <sup>14, 130</sup>	P	P	P	P	P		P	P	P	P
Park-and-Pool Lot				P	P	P	P			
Park-and-Ride Lot	C	C	C	P		P		C	C	
Personal Wireless Service Facilities <sup>27, 41, 104, 106, 130</sup>	C	C	C	C	C	C	C	C	C	C
Public Events/Assemblies on Farmland <sup>96</sup>										P
Race Track <sup>24, 41, 129</sup>			C <sup>115</sup>							
Railroad Right-of-way	C	C	C <sup>115</sup>		P		P	C	C	C
Recreational Facility Not Otherwise Listed <sup>98</sup>	C		C <sup>115</sup>		P		p <sup>79</sup>	A, C <sup>127</sup>	A, C <sup>127</sup>	C
Recreational Vehicle <sup>19</sup>	P	P	P					P	P	P
Recreational Vehicle Park									C	
Religious Facility <sup>41, 129</sup>	<u>P</u>		<u>C<sup>115</sup></u>	<u>C<sup>36</sup></u>	<u>P</u>					
Resort									C	
Restaurant				p <sup>80</sup>	P	P				
Retail, General				P	p <sup>133</sup>	p <sup>80</sup>				

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

TYPE OF USE	Rural Zones							Resource Zones		
	RD	RRT-10	R-5	RB <sup>26</sup>	CRC	RFS	RI	F	F&R	A-10
Studio <sup>41</sup>	C <sup>77</sup>		C <sup>77, 115</sup>							
Supervised Drug Consumption Facility										
Swimming/Wading Pool <sup>17, 41</sup>	P	P	P					P	P	P
Temporary Dwelling During Construction	A	A	A	A	A	A	A	A	A	A
Temporary Dwelling For Relative <sup>18</sup>	A	A	A					A	A	A
Temporary Logging Crew Quarters								P	P	
Temporary Residential Sales Coach <sup>73</sup>	A		A <sup>115</sup>							
Transit Center	C	C	C <sup>115</sup>	P		P		C	C	
Ultralight Airpark <sup>20</sup>	C	C	C <sup>115</sup>					C		
Utility Facilities, Electromagnetic Transmission & Receiving Facilities <sup>27, 129</sup>	C	C	C	C	P	C	P	C	C	C
Utility Facilities, Transmission Wires or Pipes & Supports <sup>27</sup>	P	P	P	P	P	P	P	P	P	P
Utility Facilities - All Other Structures <sup>27, 41, 130</sup>	C	C	C	C	P	C	P	C	C	C
Vehicle, Vessel and Equipment Sales and Rental					p <sup>23</sup>					
Veterinary Clinic	P		C <sup>115</sup>	P	P					C
Warehouse							P			
Wedding Facility <sup>87, 130</sup>		P	p <sup>115</sup>							P
Woodwaste Recycling and Woodwaste Storage	A <sup>63</sup>	C <sup>57</sup>	C <sup>57</sup>				A <sup>63</sup>	A <sup>63</sup>		

<b>P - Permitted Use</b>	A blank box indicates 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.
<b>A - Administrative Conditional Use</b>	
<b>C - Conditional Use</b>	
<b>S - Special Use</b>	

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Section 6. Snohomish County Code Section 30.22.120, last amended by Ordinance No. 24-055 on September 25, 2024, is amended to read:

**Table 30.22.120 Other Zone Categories Use Matrix.**

TYPE OF USE	Other Zones					
	SA-1	RC	RU	R-20,000	R-12,500	WFB
Accessory Dwelling Unit <sup>62</sup>	P	P	P	P	P	P
Agriculture <sup>41, 107</sup>	P	P	P	P	P	P
Airport, Stage 1 Utility <sup>1</sup>	C	C	C	C	C	C
Art Gallery <sup>41</sup>	C	C	P	C	C	C
Bakery, Farm <sup>97</sup>		P				
Bed and Breakfast Guesthouse <sup>58</sup>	A	A	A	A	A	A
Bed and Breakfast Inn <sup>58</sup>		A				
Boarding House	P <sup>15</sup>	P <sup>15</sup>	P <sup>15</sup>	P <sup>15</sup>	P <sup>15</sup>	P <sup>15</sup>
Boat Launch, Non-commercial <sup>31</sup>	C	C	C	C	C	C
Caretaker's Quarters		C				
Cemetery and Funeral Home	C	C	C	C	C	C
<del>((Church <sup>41, 129</sup>))</del>	<del>((C))</del>	<del>((C))</del>	<del>((P))</del>	<del>((C))</del>	<del>((C))</del>	<del>((C))</del>
Clubhouse	C	C		C	C	C
Community Facilities for Juveniles <sup>103</sup>						
1 to 8 residents	P	P	P	P	P	P
9 to 24 residents	S	S	S	S	S	S
Day Care Center <sup>2, 129</sup>	C	C	P	C	C	C
Distillation of Alcohol		C <sup>34</sup>	C <sup>34</sup>			
Dock & Boathouse, Private, Non-commercial <sup>3, 41</sup>	P	P	P	P	P	P

TYPE OF USE	Other Zones					
	SA-1	RC	RU	R-20,000	R-12,500	WFB
Dwelling, Duplex	P	P	P <sup>42</sup>	P	P <sup>42</sup>	P <sup>42</sup>
Dwelling, Mobile Home	P	P	P <sup>6</sup>	P	P <sup>6</sup>	P <sup>6</sup>
Dwelling, Single Family	P	P	P	P	P	P
Equestrian Center <sup>41, 70, 72</sup>		P				
Electric Vehicle Infrastructure						
Electric Vehicle Charging Station - Restricted, Level 1, and Level 2 <sup>121</sup>	P	P	P	P	P	P
Electric Vehicle Charging Station - Public, Level 1 and Level 2						
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>	
Battery Exchange Stations	C <sup>120</sup>	C <sup>120</sup>	C <sup>120</sup>	C <sup>120</sup>	C <sup>120</sup>	
Excavation & Processing of Minerals <sup>28</sup>		A, C				
Explosives Storage		C	C			
Family Day Care Home <sup>8</sup>	P	P	P	P	P	P
Farm Product Processing						
Up to 5,000 sq ft		P	A			
Over 5,000 sq ft <sup>94</sup>		P				
Farm Support Businesses <sup>94</sup>		A				
Farm Stand						
Up to 400 sq ft <sup>9</sup>	P	P	P	P	P	P
401 to 5,000 sq ft <sup>99</sup>		P <sup>100</sup> A <sup>100</sup>				
Farmers Market <sup>93</sup>		P <sup>101</sup> A <sup>101</sup>				
Farmland Enterprises <sup>95</sup>		A				
Fish Farm	P	P	P			
Forestry	P	P	P			

TYPE OF USE	Other Zones					
	SA-1	RC	RU	R-20,000	R-12,500	WFB
Foster Home	P	P	P	P	P	P
Garage, Detached Private Accessory <sup>60</sup>						
Up to 2,400 sq ft	P	P	P	P	P	P
2,401 - 4,000 sq ft on 3 Acres and more <sup>41, 59</sup>	P	P	P	P	P	P
2,401 - 4,000 sq ft on Less than 3 acres <sup>41, 59</sup>	A	A	A	A	A	A
4,001 sq ft and Greater <sup>41, 59</sup>	C	C	C	C	C	C
Garage, Detached Private Non-accessory <sup>60</sup>						
Up to 2,400 sq ft	P	P	P	P	P	P
2,401 sq ft and greater <sup>41, 59</sup>	C	C	C	C	C	C
Golf Course, Driving Range and Country Club	C	C		C	C	C
Government Structures & Facilities <sup>27, 41</sup>	C	C	C	C	C	C
Greenhouse, Lath House, Nurseries	P					
Guest House <sup>85</sup>	P	P	P	P	P	P
Health and Social Service Facility <sup>90</sup>						
Level I	P	P	P	P	P	P
Level II <sup>41, 91, 129</sup>	C	C	C	C	C	C
Level III						
Home Occupation <sup>11</sup>	P	P	P	P	P	P
Homestead Parcel <sup>40</sup>		C				
Kennel, <sup>41</sup> Commercial	C	C	P	C	C	C
Kennel, <sup>41</sup> Private-Breeding <sup>13</sup>	C	P	P	P	P	P
Kennel, <sup>41</sup> Private-Non-Breeding <sup>13</sup>	P	P	P	P	P	P
Kitchen, Farm		P	P			
Library <sup>41</sup>	C	C	P	C	C	C

TYPE OF USE	Other Zones					
	SA-1	RC	RU	R-20,000	R-12,500	WFB
Mini-equestrian Center <sup>41, 72</sup>		P				
Model House/Sales Office	P	P	P	P	P	P
Museum <sup>41</sup>	C	C	P	C	C	C
Park, Public <sup>14</sup>	P	P	P	P	P	P
Park-and-Pool Lot				C	C	
Park-and-Ride Lot	C	C	C	C	C	
Personal Wireless Service Facilities <sup>27, 41, 104, 106</sup>	C	C	C	C	C	C
Race Track <sup>24, 41, 129</sup>		C	C			
Railroad Right-of-way	C	C	C	C	C	C
Recreational Facility Not Otherwise Listed	C	C	P	C	C	C
Recreational Vehicle <sup>19</sup>	P	P	P			
Religious Facility <sup>41, 129</sup>	<u>C</u>	<u>C</u>	<u>P</u>	<u>C</u>	<u>C</u>	<u>C</u>
Sanitary Landfill <sup>129</sup>	C	C	C	C	C	C
Schools						
K-12 & Preschool <sup>41, 68, 129</sup>	C	C	C	C	C	C
College <sup>41, 68</sup>	C	C	C	C	C	C
Shooting Range <sup>92</sup>		C	C			
Sludge Utilization <sup>39</sup>	C	C	C	C	C <sup>56</sup>	C <sup>56</sup>
Small Animal Husbandry <sup>41</sup>	P	P	P	C <sup>37</sup>	C <sup>37</sup>	C <sup>37</sup>
Stables	P	P	P	P	P	P
Storage, Retail Sales Livestock Feed		p <sup>54</sup>				
Storage Structure, Accessory <sup>60</sup>						
Up to 2,400 sq ft	P	P	P	P	P	P
2,401 - 4,000 sq ft on 3 Acres and more <sup>41, 5</sup>	P	P	P	P	P	P
2,401 sq ft - 4,000 sq ft on Less than 3 acres <sup>41, 5</sup>	A	A	A	A	A	A

TYPE OF USE	Other Zones					
	SA-1	RC	RU	R-20,000	R-12,500	WFB
4,001 sq ft and Greater <sup>41, 59</sup>	C	C	P	C	C	C
Storage Structure, Non-accessory						
Up to 2,400 sq ft	P	P	P	P	P	P
2,401 sq ft and greater	C	C	C	C	C	C
Studio <sup>41</sup>	C <sup>77</sup>	C <sup>77</sup>	P	C <sup>77</sup>	C <sup>77</sup>	C <sup>77</sup>
Supervised Drug Consumption Facility						
Swimming/Wading Pool <sup>17, 41</sup>	P	P	P	P	P	P
Temporary Dwelling During Construction	A	A	A	A	A	A
Temporary Dwelling For Relative <sup>18</sup>	A	A	A	A	A	A
Temporary Residential Sales Coach <sup>73</sup>	A	A	A	A	A	A
Transit Center	C	C	C	C	C	
Ultralight Airpark <sup>20</sup>		C				
Utility Facilities, Electromagnetic Transmission & Receiving Facilities <sup>27, 129</sup>	C	C	C	C	C	C
Utility Facilities, Transmission Wires, Pipes & Supports <sup>27</sup>	P	P	P	P	P	P
Utility Facilities-All Other Structures <sup>27, 41</sup>	C	C	C	C	C	C
Veterinary Clinic	C	C	P			

1

<b>P - Permitted Use</b>	A blank box indicates 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.
<b>A - Administrative Conditional Use</b>	
<b>C - Conditional Use</b>	
<b>S - Special Use</b>	

2

3 Section 7. Snohomish County Code Section 30.22.130, last amended by Amended Ordinance  
4 No. 25-032 on July 23, 2025, is amended to read:

5

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

AMENDED ORDINANCE NO. 25-077  
RELATING TO GROWTH MANAGEMENT; DEFINING RELIGIOUS FACILITIES; AMENDING SNOHOMISH COUNTY CODE (SCC) CHAPTERS 30.22, 30.23, 30.26, 30.27, 30.28, 30.31F, 30.32B, 30.32E, 30.67, 30.91C, AND 30.91E; REPEALING SCC 30.91C.085; AND ADDING A NEW SECTION TO CHAPTER 30.91R SCC  
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- 1
- 2 (1) *Airport, Stage 1 Utility.*
- 3 (a) Not for commercial use and for use of small private planes;
- 4 (b) In the RU zone, they shall be primarily for the use of the resident property owner; and
- 5 (c) When the airport is included in an airport, the disclosure requirements of
- 6 SCC 30.28.005 shall apply.
- 7 (2) *Day Care Center.* See SCC 30.28.030.
- 8 (3) *Dock and Boathouse, Private, Non-commercial.* The following standards apply outside of shoreline
- 9 jurisdiction only. If located within shoreline jurisdiction, the standards in SCC 30.67.517 apply instead.
- 10 (a) The height of any covered over-water structure shall not exceed 12 feet as measured from
- 11 the line of ordinary high water;
- 12 (b) The total roof area of covered, over-water structures shall not exceed 1,000 square feet;
- 13 (c) The entirety of such structures shall have a width no greater than 50 percent of the width of
- 14 the lot at the natural shoreline upon which it is located;
- 15 (d) No over-water structure shall extend beyond the mean low water mark a distance greater
- 16 than the average length of all preexisting over-water structures along the same shoreline within
- 17 300 feet of either side of the parcel on which the structure is proposed. Where no such
- 18 preexisting structures exist within 300 feet, the pier length shall not exceed 50 feet;
- 19 (e) Structures permitted hereunder shall not be used as a dwelling, nor shall any boat moored
- 20 at any wharf be used as a dwelling while so moored; and
- 21 (f) Covered structures are subject to a minimum setback of three feet from any side lot line or
- 22 extension thereof. No side yard setback shall be required for uncovered structures. No rear
- 23 yard setback shall be required for any structure permitted hereunder.
- 24 (4) *Dwelling, Single-Family.* In the MHP zone, single-family detached dwellings are limited to one per
- 25 existing single legal lot of record.
- 26 (5) See chapter 30.31E SCC for rezoning to Townhouse zone, and chapter 30.23A SCC for design
- 27 standards applicable to single-family attached dwelling, mixed townhouse,
- 28 and townhouse development.
- 29 (6) *Dwelling, Mobile Home.*
- 30 (a) Shall be multi-sectioned by original design, with a width of 20 feet or greater along its entire
- 31 body length;
- 32 (b) Shall be constructed with a non-metallic type, pitched roof;
- 33 (c) Except where the base of the mobile home is flush to ground level, shall be installed either
- 34 with:
- 35 (i) skirting material which is compatible with the siding of the mobile home; or
- 36 (ii) a perimeter masonry foundation;
- 37 (d) Shall have the wheels and tongue removed; and
- 38 (e) In the RU zone the above only applies if the permitted lot size is less than 20,000 square
- 39 feet.
- 40 (7) RESERVED for future use.
- 41 (8) *Family Day Care Home.*
- 42 (a) No play yards or equipment shall be located in any required setback from a street; and

- 1 (b) Outdoor play areas shall be fenced or otherwise controlled.
- 2 (9) *Farm Stand.*
- 3 (a) There shall be only one stand on each lot; and
- 4 (b) At least 50 percent by farm product unit of the products sold shall be grown, raised or
- 5 harvested in Snohomish County, and 75 percent by farm product unit of the products sold shall
- 6 be grown, raised or harvested in the state of Washington.
- 7 (10) *Farm Worker Dwelling.*
- 8 (a) At least one person residing in each farm worker dwelling shall be employed full time in
- 9 the farm operation;
- 10 (b) An applicant for a building permit for a farm worker dwelling shall provide a declaration
- 11 of farm worker occupancy on a form available from the department to the department for
- 12 review and approval. The applicant shall record the declaration with the county auditor and
- 13 provide a copy of the recorded declaration to the department prior to issuance of the building
- 14 permit for the farm worker dwelling. Within 30 days of a sale or transfer of the property, the
- 15 new property owner(s) shall record a declaration of farm worker occupancy with the county
- 16 auditor and provide the department with a copy of the recorded declaration;
- 17 (c) The number of farm worker dwellings shall be limited to one per each 20 acres under single
- 18 contiguous ownership to a maximum of six total farm worker dwellings, with no rounding
- 19 provisions applied. Construction of the maximum number of farm worker dwellings permitted
- 20 shall be interpreted as exhausting all farm worker dwelling potential of the land until such time
- 21 as the property is legally subdivided; and
- 22 (d) All farm worker dwellings must be built within a farm building cluster which includes a
- 23 farmhouse; and
- 24 (e) The floor area for an attached or detached farm worker dwelling, exclusive of garages
- 25 and porches, shall be a maximum of 1,200 square feet.
- 26 (11) *Home Occupation.* See SCC 30.28.050.
- 27 (12) *Kennel, Commercial.* There shall be a five-acre minimum lot area; except in the R-5 and RD zones,
- 28 where 200,000 square feet shall be the minimum lot area.
- 29 (13) *Kennel, Private-breeding, and Kennel, Private Non-breeding.* Where the animals comprising the
- 30 kennel are housed within the dwelling, the yard or some portion thereof shall be fenced and maintained
- 31 in good repair or to contain or to confine the animals upon the property and restrict the entrance of
- 32 other animals.
- 33 (14) *Parks, Publicly-owned and Operated.*
- 34 (a) No bleachers are permitted if the site is less than five acres in size;
- 35 (b) All lighting shall be shielded to protect adjacent properties; and
- 36 (c) No amusement devices for hire are permitted.
- 37 (15) *Boarding House.* There shall be accommodations for no more than two persons.
- 38 (16) RESERVED for future use (Social Service Center – DELETED by Amended Ord. 04-010 effective
- 39 March 15, 2004)
- 40 (17) *Swimming/Wading Pool (not to include hot tubs and spas):.* For the sole use of occupants and
- 41 guests

1 (a) No part of the pool shall project more than one foot above the adjoining ground level in a  
2 required setback; and

3 (b) The pool shall be enclosed with a fence not less than four feet high, of sufficient design and  
4 strength to keep out children.

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

6 (a) The dwelling shall be occupied only by a relative, by blood or marriage, of the occupant(s) of  
7 the permanent dwelling;

8 (b) The relative must receive from, or administer to, the occupant of the  
9 other dwelling continuous care and assistance necessitated by advanced age or infirmity;

10 (c) The need for such continuous care and assistance shall be attested to in writing by a licensed  
11 physician;

12 (d) The temporary dwelling shall be occupied by not more than two persons;

13 (e) Use as a commercial rental unit shall be prohibited;

14 (f) The temporary dwelling shall be situated not less than 20 feet from the  
15 permanent dwelling on the same lot and shall not be located in any required yard of the  
16 principal dwelling;

17 (g) A land use permit binder shall be executed by the landowner, recorded with the Snohomish  
18 County auditor and a copy of the recorded document submitted to the department for inclusion  
19 in the permit file;

20 (h) Adequate screening, landscaping, or other measures shall be provided pursuant to  
21 SCC 30.25.028 to protect surrounding property values and ensure compatibility with the  
22 immediate neighborhood;

23 (i) An annual renewal of the temporary dwelling permit, together with recertification of need,  
24 shall be accomplished by the applicant through the department in the same month of each year  
25 in which the initial mobile home/building permit was issued;

26 (j) An agreement to terminate such temporary use at such time as the need no longer exists  
27 shall be executed by the applicant and recorded with the Snohomish County auditor; and

28 (k) Only one temporary dwelling may be established on a lot. The temporary dwelling shall not  
29 be located on a lot on which a detached accessory dwelling unit is located.

30 (19) *Recreational Vehicle.*

31 (a) There shall be no more than one per lot;

32 (b) Shall not be placed on a single site for more than 180 days in any 12-month period; and

33 (c) Shall be limited in the floodways to day use only (dawn to dusk) during the flood season  
34 (October 1st through March 30th) with the following exceptions:

35 (i) Recreational vehicle use associated with a legally occupied dwelling to accommodate  
36 overnight guests for no more than a 21-day period;

37 (ii) Temporary overnight use by farm workers on the farm where they are employed  
38 subject to subsections (19)(a) and (19)(b) of this section; and

39 (iii) Subject to subsections (19)(a) and (19)(b) of this section and SCC 30.65.120(6),  
40 temporary overnight use in a mobile home park, which has been in existence  
41 continuously since 1970 or before, that provides septic or sewer service, water and  
42 other utilities, and that has an RV flood evacuation plan that has been approved and is

1 on file with the department of emergency management and department of planning  
2 and development services.

3 (20) *Ultralight Airpark.*

4 (a) Applicant shall submit a plan for the ultralight airpark showing the location of all buildings,  
5 ground circulation, and parking areas, common flight patterns, and arrival and departure routes;

6 (b) Applicant shall describe in writing the types of activities, events, and flight operations which  
7 are expected to occur at the airpark; and

8 (c) Approval shall be dependent upon a determination by the county decision maker that all  
9 potential impacts such as noise, safety hazards, sanitation, traffic, and parking are compatible  
10 with the site and neighboring land uses, particularly those involving residential uses or livestock  
11 or small animal husbandry; and further that the proposed use can comply with Federal Aviation  
12 Administration regulations (FAR Part 103), which state that ultralight vehicle operations will not:

13 (i) create a hazard for other persons or property;

14 (ii) occur between sunset and sunrise;

15 (iii) occur over any substantially developed area of a city, town, or settlement,  
16 particularly over residential areas or over any open air assembly of people; or

17 (iv) occur in an airport traffic area, control zone, terminal control area, or positive  
18 control area without prior authorization of the airport manager with jurisdiction.

19 (21) RESERVED for future use.

20 (22) RESERVED for future use.

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

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

25 (25) *Rural Industry.*

26 (a) The number of employees shall not exceed 10;

27 (b) All operations shall be carried out in a manner so as to avoid the emission or creation of  
28 smoke, dust, fumes, odors, heat, glare, vibration, noise, traffic, surface water drainage, sewage,  
29 water pollution, or other emissions which are unduly or unreasonably offensive or injurious to  
30 properties, residents, or improvements in the vicinity;

31 (c) The owner of the rural industry must reside on the same premises as the rural industry and,  
32 in the RD zone, the residence shall be considered as a caretaker's quarters; and

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

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

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

38 (28) *Excavation and Processing of Minerals.*

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

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

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

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

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

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

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

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

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

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

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

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

23 (32) *Campground.*

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

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

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

30 (33) *Commercial Vehicle Home Basing.*

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

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

34 (c) The vehicles shall be in operable condition.

35 (34) *Distillation of Alcohol.*

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

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

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

41 (35) RESERVED for future use (Group Care Facility – DELETED by Amended Ord. 04-010 effective March  
42 15, 2004)

- 1 (36) (~~Churches~~) Religious facilities are exempt from the Rural Business zone performance standards in  
2 SCC 30.31F.110(1) and (2).
- 3 (37) *Small Animal Husbandry*. There shall be a five-acre minimum site size.
- 4 (38) *Mobile Home Park*. Such development must fulfill the requirements of chapter 30.42E SCC.
- 5 (39) *Sludge Utilization*. See SCC 30.28.085.
- 6 (40) *Homestead Parcel*. See SCC 30.28.055.
- 7 (41) Special Setback Requirements for this use are contained in SCC 30.23.110 or SCC 30.67.595 if  
8 within shoreline jurisdiction.
- 9 (42) In the R-12,500 and WFB zones, the minimum lot size for duplexes shall be one and one-half times  
10 the minimum lot size for single-family dwellings.
- 11 (43) *Petroleum Products and Gas, Bulk Storage*.
- 12 (a) All above ground storage tanks shall be set back from all property lines in accordance with  
13 requirements in the International Fire Code (IFC); and
- 14 (b) Storage tanks below ground shall be set back no closer to the property line than a distance  
15 equal to the greatest dimensions (diameter, length or height) of the buried tank.
- 16 (44) *Auto Wrecking Yards and Junkyards*. A sight-obscuring fence a minimum of seven feet high shall be  
17 established and maintained to the interior side of the required perimeter landscaping area in the LI and  
18 RI zones. For perimeter landscaping requirements for this use in all zones, see SCC 30.25.020.
- 19 (45) *Antique Shops*. When established as a home occupation as regulated by SCC 30.28.050(1); provided  
20 further that all merchandise sold or offered for sale shall be predominantly "antique" and antique-  
21 related objects.
- 22 (46) *Billboards*. See SCC 30.27.080 for specific requirements.
- 23 (47) RESERVED for future use.
- 24 (48) *Stockyard and Livestock Auction Facility*. The minimum lot size is 10 acres.
- 25 (49) *Restaurants and Personal Service Shops*. Located to service principally the constructed industrial  
26 park uses.
- 27 (50) *Sludge Utilization*. A conditional use permit is required for manufacture of materials by a non-  
28 governmental agency containing stabilized or digested sludge for a public utilization.
- 29 (51) See SCC 30.31A.140.
- 30 (52) RESERVED for future use.
- 31 (53) *Retail Store*. See SCC 30.31A.120 for specific requirements for retail stores in the BP zone.
- 32 (54) Retail Sales of Hay, Grain, and Other Livestock Feed are permitted on site in conjunction with  
33 a livestock auction facility.
- 34 (55) Noise of Machines and Operations in the LI and HI zones shall comply with chapter 10.01 SCC and  
35 machines and operations shall be muffled so as not to become objectionable due to intermittence, beat  
36 frequency, or shrillness.
- 37 (56) *Sludge Utilization*. Only at a completed sanitary landfill or on a completed cell within a sanitary  
38 landfill, subject to the provision of SCC 30.28.085.
- 39 (57) *Woodwaste Recycling and Woodwaste Storage Facility*. See SCC 30.28.095.
- 40 (58) *Bed and Breakfast Guesthouses and Bed and Breakfast Inns*. See SCC 30.28.020.
- 41 (59) *Detached Accessory or Non-Accessory Private Garages and Storage Structures*. Subject to the  
42 following requirements:

- 1 (a) Special setback requirements for these uses are contained in SCC 30.23.110(20);  
2 (b) Artificial lighting shall be hooded or shaded so that direct outside lighting, if any, will not  
3 result in glare when viewed from the surrounding property or rights-of-way;  
4 (c) The following compatibility standards shall apply:  
5 (i) proposals for development in existing neighborhoods with a well-defined character  
6 should be compatible with or complement the highest quality features, architectural  
7 character and siting pattern of neighboring buildings. Where there is no discernable  
8 pattern, the buildings shall complement the neighborhood. Development of detached  
9 private garages and storage structures shall not interrupt the streetscape or dwarf the  
10 scale of existing buildings of existing neighborhoods. Applicants may refer to the  
11 Residential Development Handbook for Snohomish County Communities to review  
12 techniques recommended to achieve neighborhood compatibility;  
13 (ii) building plans for all proposals larger than 2,400 square feet in the Waterfront  
14 Beach, R-7,200, R-8,400, R-9,600 and R-12,500 zones and rural cluster subdivisions shall  
15 document the use of building materials compatible and consistent with existing on-  
16 site residential development exterior finishes;  
17 (iii) in the Waterfront Beach, R-7,200, R-8,400, R-9,600 and R-12,500 zones and rural  
18 cluster subdivisions, no portion of a detached accessory private garage or  
19 storage structure shall extend beyond the building front of the existing single-family  
20 dwelling, unless screening, landscaping, or other measures are provided to ensure  
21 compatibility with adjacent properties; and  
22 (iv) in the Waterfront Beach, R-7,200, R-8,400, R-9,600 and R-12,500 zones and rural  
23 cluster subdivisions, no portion of a detached non-accessory private garage or  
24 storage structure shall extend beyond the building front of existing single-family  
25 dwellings on adjacent lots where the adjacent dwellings are located within 10 feet of  
26 the subject property line. When a detached non-accessory private garage or  
27 storage structure is proposed, the location of existing dwellings on adjacent properties  
28 located within 10 feet of the subject site property lines shall be shown on the site plan;  
29 (d) All detached accessory or non-accessory private garages and storage structures proposed  
30 with building footprints larger than 2,400 square feet shall provide screening or landscaping  
31 from adjacent properties pursuant to chapter 30.25 SCC;  
32 (e) On lots less than 10 acres in size having no established residential use, only one non-  
33 accessory private garage and one storage structure shall be allowed. On lots 10 acres or larger  
34 without a residence where the cumulative square footage of all existing and proposed non-  
35 accessory private garages and storage structures is 6,000 square feet or larger,  
36 a conditional use permit shall be required.  
37 (f) Where permitted, separation between multiple private garages or storage structures shall be  
38 regulated pursuant to subtitle 30.5 SCC.  
39 (60) The cumulative square footage of all detached accessory and non-accessory private garages and  
40 storage structures shall not exceed 6,000 square feet on any lot less than five acres, except this  
41 provision shall not apply in the LDMR, MR, T, NB, GC, PCB, CB, BP, IP, LI, HI, RB, RFS, CRC and RI zones.

- 1 (61) *Museums*. Museums within the agriculture A-10 zone are permitted only in structures which were  
2 legally existing on October 31, 1991.
- 3 (62) *Accessory Dwelling Units*. See SCC 30.28.010.
- 4 (63) *Temporary Woodwaste Recycling and Temporary Woodwaste Storage Facilities*. See SCC 30.28.090.
- 5 (64) RESERVED for future use.
- 6 (65) *On-Site Hazardous Waste Treatment and Storage Facilities*. Allowed only as an incidental use to  
7 any use generating hazardous waste which is otherwise allowed; provided that such facilities  
8 demonstrate compliance with the state siting criteria for dangerous waste management facilities  
9 pursuant to RCW 70.105.210 and WAC 173-303-282, as now written or hereafter amended.
- 10 (66) An application for a conditional use permit to allow an off-site hazardous waste treatment and  
11 storage facility shall demonstrate compliance with the state siting criteria for dangerous waste  
12 management facilities pursuant to RCW 70.105.210 and WAC 173-303-282 as now written or hereafter  
13 amended.
- 14 (67) *Adult Entertainment Uses*. See SCC 30.28.015.
- 15 (68) Special Building Height provisions for this use are contained in SCC 30.23.050(2)(d).
- 16 (69) RESERVED for future use.
- 17 (70) *Equestrian Centers*. Allowed with a conditional use permit on all lands zoned A-10 except in that  
18 portion of the special flood hazard area of the lower Snohomish and Stillaguamish rivers designated  
19 density fringe as described in chapter 30.65 SCC.
- 20 (71) Mini-Equestrian Centers are allowed as a permitted use on all lands zoned A-10 except in that  
21 portion of the special flood hazard area of the lower Snohomish and Stillaguamish rivers designated  
22 density fringe as described in chapter 30.65 SCC.
- 23 (72) Equestrian Centers and Mini-equestrian Centers require the following:
- 24 (a) Five-acre minimum site size for a mini-equestrian center;
- 25 (b) Covered riding arenas shall not exceed 15,000 square feet for a mini-equestrian center;  
26 provided that stabling areas, whether attached or detached, shall not be included in this  
27 calculation;
- 28 (c) Any lighting of an outdoor or covered arena shall be shielded so as not to glare on  
29 surrounding properties or rights-of-way;
- 30 (d) On sites located in RC and R-5 zones, Type A landscaping as defined in SCC 30.25.017 is  
31 required to screen any outside storage, including animal waste storage, and parking areas from  
32 adjacent properties;
- 33 (e) Riding lessons, rentals, or shows shall only occur between 8:00 a.m. and 9:00 p.m.;
- 34 (f) Outside storage, including animal waste storage, and parking areas shall be set back at least  
35 30 feet from any adjacent property line. All structures shall be set back as required in  
36 SCC 30.23.110(8); and
- 37 (g) The facility shall comply with all applicable county building, health, and fire code  
38 requirements.
- 39 (73) *Temporary Residential Sales Coach (TRSC)*.
- 40 (a) The commercial coach shall be installed in accordance with all applicable provisions within  
41 chapter 30.54A SCC;

1 (b) The TRSC shall be set back a minimum of 20 feet from all existing and proposed road rights-  
2 of-way and five feet from proposed and existing property lines;

3 (c) Vehicular access to the temporary residential sales coach shall be approved by the county or  
4 state; and

5 (d) Temporary residential sales coaches may be permitted in approved preliminary plats, prior  
6 to final plat approval, when the following additional conditions have been met:

7 (i) plat construction plans have been approved;

8 (ii) the fire marshal has approved the TRSC proposal;

9 (iii) proposed lot lines for the subject lot are marked on site; and

10 (iv) the site has been inspected for TRSC installation to verify compliance with all  
11 applicable regulations and plat conditions, and to assure that land disturbing  
12 activity, drainage, utilities infrastructure, and native growth protection areas are not  
13 adversely affected.

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

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

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

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

26 (a) The number of nonresident artists and professionals permitted to use a studio at the same  
27 time may be limited to no more than 10 for any lot 200,000 square feet or larger in size, and  
28 limited to five for any lot less than 200,000 square feet in size;

29 (b) The hours of facility operation may be limited; and

30 (c) Landscape buffers may be required to visually screen facility structures or outdoor storage  
31 areas when the structures or outdoor storage areas are proposed within 100 feet of adjacent  
32 residential, multiple family, and rural-zoned properties. The buffer shall be an  
33 effective site obscuring screen consistent with Type A landscaping as defined in SCC 30.25.017.

34 (78) RESERVED for future use.

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

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

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

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

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

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

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

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

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

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

17 (84) RESERVED for future use.

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

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

20 (87) *Wedding Facility*.

21 (a) A wedding facility is permitted only:

22 (i) on vacant and undeveloped land;

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

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

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

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

32 (i) noise control provisions of chapter 10.01 SCC;

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

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

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

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

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

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

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

- 11 (a) The Light Industrial zone is located within a municipal airport boundary;
- 12 (b) The municipal airport boundary includes no less than 1,000 acres of land zoned light  
13 industrial; and
- 14 (c) The hotel/motel use is served by both public water and sewer.

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

- 17 (a) Snohomish County is preempted from regulation of SCTFs. In accordance with the  
18 requirements of state law the county shall take all reasonable steps permitted by  
19 chapter 71.09 RCW to ensure that SCTFs comply with applicable siting criteria of state law. Every  
20 effort shall be made by the county through the available state procedures to ensure strict  
21 compliance with all relevant public safety concerns, such as emergency response time,  
22 minimum distances to be maintained by the SCTF from "risk potential" locations, electronic  
23 monitoring of individual residents, household security measures and program staffing.
- 24 (b) Nothing herein shall be interpreted as to prohibit or otherwise limit the county from  
25 evaluating, commenting on, or proposing public safety measures to the state of Washington in  
26 response to a proposed siting of a SCTF in Snohomish County.
- 27 (c) Nothing herein shall be interpreted to require or authorize the siting of more beds or  
28 facilities in Snohomish County than the county is otherwise required to site for its SCTFs  
29 pursuant to the requirements of state law.

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

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

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

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

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

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

- 39 (a) Comply with the requirements of SCC 30.53A.800; and
- 40 (b) Not exceed two events per year. No event shall exceed two weeks in duration.

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

- 1 (98) *Recreational Facility Not Otherwise Listed in A-10 zone, Forestry (F), or Forestry and Recreation*  
2 *(F&R) zones. See SCC 30.28.076.*
- 3 (99) *Farm Stand. See SCC 30.28.039.*
- 4 (100) *Farm Stand.* Allowed as a Permitted Use (P) when sited on land designated riverway  
5 commercial farmland, upland commercial farmland or local commercial farmland in the comprehensive  
6 plan. Allowed as an Administrative Conditional Use (A) when sited on land not designated riverway  
7 commercial farmland, upland commercial farmland or local commercial farmland in the comprehensive  
8 plan.
- 9 (101) *Farmers Market.* Allowed as a Permitted Use (P) when sited on land designated riverway  
10 commercial farmland, upland commercial farmland or local commercial farmland in the comprehensive  
11 plan. Allowed as an Administrative Conditional Use (A) when sited on land not designated riverway  
12 commercial farmland, upland commercial farmland or local commercial farmland in the comprehensive  
13 plan.
- 14 (102) Community Facilities for Juveniles in R-5 zones must be located within one mile of an active public  
15 transportation route at the time of permitting.
- 16 (103) All community facilities for juveniles shall meet the performance standards set forth in  
17 SCC 30.28.025.
- 18 (104) Personal wireless service facilities are subject to development standards in chapter 30.28A SCC,  
19 parking standards in SCC 30.26.030, setback requirements in SCC 30.23.110(26) or SCC 30.67.595 if  
20 within shoreline jurisdiction, and landscaping standards in chapter 30.25 SCC.
- 21 (105) Use is only permitted on publicly owned sites over five acres in size.
- 22 (106) See SCC 30.28A.050(2) for instances when a personal wireless service facility does not require  
23 a conditional use permit.
- 24 (107) *Agricultural Composting Requirements.*
- 25 (a) On-farm site agricultural composting operations that comply with the requirements  
26 established in this section are allowed in the A-10 zone. These composting facilities and  
27 operations shall be constructed and operated in compliance with all applicable federal, state  
28 and local laws, statutes, rules and regulations. The Nutrient Management Plan portion of  
29 the farm's Snohomish Conservation District Farm Plan or any other established nutrient  
30 management plan must be on file with the department when any application for a  
31 land use permit or approval is submitted to the department for the development of  
32 an agricultural composting facility. Farm site agricultural composting operations shall also  
33 comply with the following criteria:
- 34 (i) The composting operation shall be limited to 10 percent of the total farm site area;  
35 (ii) At least 50 percent of the composted materials shall be agricultural waste;  
36 (iii) At least 10 percent of the agricultural wastes must be generated on the farm site;  
37 (iv) A maximum of 500 cubic yards of unsuitable incidental materials accumulated in  
38 the agricultural waste such as rock, asphalt, or concrete over three inches in size may be  
39 stored at the farm composting facility until its proper removal. All incidental materials  
40 must be removed from the site yearly; and  
41 (v) A minimum of 10 percent of the total volume of the finished compost produced  
42 annually shall be spread on the farm site annually.

- 1 (b) In all other zones except A-10 where agriculture is a permitted use, incidental agricultural  
2 composting of agricultural waste generated on a farm site is permitted. The agricultural  
3 composting facility shall be constructed and operated in compliance with all applicable federal,  
4 state and local laws, statutes, rules and regulations. The Nutrient Management Plan portion of  
5 the farm's Snohomish Conservation District Farm Plan or any other established nutrient  
6 management plan must be on file with the department when any permit application is  
7 submitted to the department for the development of an agricultural composting facility.
- 8 (108) RESERVED for future use. (Urban Center Demonstration Program projects – DELETED by Ord. 09-  
9 079)
- 10 (109) Privately operated off-road vehicle (ORV) use areas shall be allowed  
11 by conditional use permit on Forestry and Recreation (F&R) zoned property designated Forest on  
12 the comprehensive plan future land use map. These areas shall be identified by an F&R ORV suffix on  
13 the zoning map. Privately operated ORV use areas are regulated pursuant to  
14 SCC 30.28.080 and 30.28.086 and other applicable county codes.
- 15 (110) RESERVED for future use.
- 16 (111) RESERVED for future use.
- 17 (112) RESERVED for future use. (Transfer of Development Rights receiving area overlay – DELETED by  
18 Amended Ord. 13-064)
- 19 (113) *Privately Operated Motocross Racetracks*. Allowed by conditional use permit, and are regulated  
20 pursuant to SCC 30.28.100 and 30.28.105, and other applicable county codes. Motocross racetracks are  
21 allowed in the Forestry and Recreation (F&R) zone only on commercial forest lands.
- 22 (114) New AM Radio Towers are prohibited. AM radio towers either constructed before October 13,  
23 2010, or with complete applications for all permits and approvals required for construction before  
24 October 13, 2010, shall not be considered nonconforming uses and they may be repaired, replaced, and  
25 reconfigured as to the number and dimensions of towers so long as the repair, replacement, or  
26 reconfiguration occurs on the parcel where the tower was originally constructed or permitted and it  
27 does not increase the number of AM radio towers constructed on the parcel.
- 28 (115) This use is prohibited in the R-5 zone with the Mineral Resource Overlay (MRO). Public park is a  
29 permitted use on reclaimed portions of mineral excavation sites with the MRO.
- 30 (116) See cottage housing design standard requirements in chapter 30.41G SCC.
- 31 (117) RESERVED for future use.
- 32 (118) RESERVED for future use.
- 33 (119) Only building mounted personal wireless service facilities or personal wireless service  
34 facilities located on utility poles, streetlight poles, or traffic signal poles as specified in  
35 SCC 30.28A.055 shall be permitted.
- 36 (120) Allowed as a conditional use only with a Park-and-Pool Lot or a Park-and-Ride Lot.
- 37 (121) Permitted as an incidental use with a permitted use, conditional use or administrative  
38 conditional use.
- 39 (122) Products or merchandise offered for sale or storage by a business may be located outdoors;  
40 provided, that:
- 41 (a) The area occupied by the display shall not exceed 500 square feet; and

- 1 (b) Public sidewalks shall not be enclosed as space for sales or storage by fencing or other  
2 means that effectively limits public use of the sidewalk.
- 3 (123) Such uses, except those as provided for in SCC 30.34A.010(4)(d), are permitted only  
4 in structures which are legally existing on May 29, 2010. Such uses, except those as provided for in  
5 SCC 30.34A.010(4)(d), shall also comply with subsection (122) of this section.
- 6 (124) The minimum lot size for marijuana related facilities is 100,000 square feet. Marijuana  
7 production and marijuana processing are allowed indoors and outdoors, including in greenhouses and  
8 other structures pursuant to chapter 314-55 WAC. In the A-10 zone, marijuana uses shall be subject to  
9 the same regulations that apply to agricultural uses and not subject to any more restrictive regulations  
10 except as specifically provided in this title and in state law. Marijuana processing is only allowed when  
11 there is a marijuana production facility on site. Marijuana facilities are subject to  
12 special setbacks pursuant to SCC 30.23.110(28).
- 13 (125) Marijuana production and processing is permitted indoors only; no outdoor production or  
14 processing is allowed.
- 15 (126) RESERVED for future use.
- 16 (127) Campgrounds and recreational facilities not otherwise listed are not allowed on land designated  
17 Local Forest in the comprehensive plan.
- 18 (128) Development applications for all non-tribally owned, fee-simple properties designated  
19 Reservation Commercial on the Snohomish County Future Land Use Map must include an  
20 archaeology site report pursuant to SCC 30.32D.200(3)(b) or relocate the project to avoid impacts to any  
21 archaeological resources.
- 22 (129) Development within an airport compatibility area is subject to the requirements of  
23 chapter 30.32E SCC.
- 24 (130) On land designated as riverway commercial farmland, upland commercial farmland or local  
25 commercial farmland or land zoned A-10 the following additional requirements apply:
- 26 (a) the applicant must demonstrate that the use is incidental to the primary use of the site for  
27 agricultural purposes and supports, promotes or sustains agricultural operations and  
28 production;
- 29 (b) the use must be located, designed, and operated so as to not interfere with, and to support  
30 the continuation of, the overall agricultural use of the property and neighboring properties;
- 31 (c) the use and all activities and structures related to the use must be consistent with the size,  
32 scale, and intensity of the existing agricultural use of the property and the existing buildings on  
33 the site;
- 34 (d) the use and all activities and structures related to the use must be located within the  
35 general area of the property that is already developed for buildings and residential uses;
- 36 (e) where the property is less than 10 acres in size, the use and all structures and activities  
37 related to the use shall not convert more than 10 percent of agricultural land to  
38 nonagricultural uses;
- 39 (f) where the property is 10 acres in size or more, the use and all structures and activities  
40 related to the use shall not convert more than one acre of agricultural land to  
41 nonagricultural uses; and

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

3 The provisions of subsections (130)(a) through (130)(f) of this section do not apply to any land  
4 under ownership or acquired before May 24, 2015, by any local, county, regional, or state  
5 agency for recreation, public park and/or trail purposes. Any new development, alterations or  
6 reconstruction on these properties shall meet subsection (130)(g) of this section and the  
7 requirements of the A-10 zone. All buildings and parking areas shall be set back a minimum of  
8 50 feet from the property boundaries. If the park or trail use produces adverse conditions that  
9 will unduly affect an adjacent agricultural use, the director may impose a larger setback to  
10 alleviate the effects of such adverse conditions, which include but are not limited to noise,  
11 vibration, dust, and light.

12 (131) Marijuana-related facilities are prohibited within the exterior boundaries of the Tulalip Indian  
13 Reservation.

14 (132) *Marijuana Retail*. See SCC 30.28.120.

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

19 (134) *Material Recovery Facility*. See SCC 30.28.110.

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

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

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

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

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

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

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

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

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

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

1 (142) Warehouses shall only be permitted in the PCB zone within the Maltby Urban Growth Area and  
2 are subject to the bulk regulations in SCC 30.23.030 for the General Commercial zone.

3  
4 Section 8. Snohomish County Code Section 30.23.050, last amended by Amended Ordinance  
5 No. 23-033 on June 7, 2023, is amended to read:

6  
7 **30.23.050 Height requirements, exceptions and measuring height.**

8  
9 (1) The maximum height of buildings and structures shall be pursuant to the height standards in SCC  
10 Tables 30.23.030 and 30.23.032, except as provided in subsection (2) of this section.

11 (2) The following shall be exempt from the maximum height standards, except structures and uses  
12 located in an airport compatibility area are subject to the height review requirements of  
13 SCC 30.32E.060:

14 (a) Tanks and bunkers, turrets, ~~((church))~~religious facility spires, belfries, domes, monuments,  
15 chimneys, water towers, fire and hose towers, observation towers, stadiums, smokestacks, flag  
16 poles, towers and masts used to support commercial radio and television antennas, bulkheads,  
17 water tanks, scenery lofts, cooling towers, grain elevators, gravel and cement tanks and  
18 bunkers, and drive-in theater projection screens, provided they are set back at least 50 feet  
19 from any adjoining lot line;

20 (b) Towers and masts used to support private antennas, provided they meet the  
21 minimum setback of the zoning district in which they are located, and the horizontal array of the  
22 antennas does not intersect the vertical plane of the property line;

23 (c) Towers, masts or poles supporting electric utility, telephone or other communication lines;

24 (d) Schools and educational institutions; provided, that:

25 (i) The use was approved as part of a conditional use permit;

26 (ii) A maximum building height of 55 feet is not exceeded; and

27 (iii) Any portion of any building exceeding the underlying zoning maximum height  
28 standard is set back at least 50 feet from all of the site's perimeter lot lines;

29 (e) Aircraft hangars located within any industrial zone; provided, that the hangar is set back at  
30 least 100 feet from any non-industrial zone;

31 (f) Elevator hoistways, provided they do not exceed the maximum building height of the  
32 underlying zone by more than 30 percent or 15 feet, whichever is less; and

33 (g) Rooftop mechanical equipment screening, including extended parapet walls, mansards, or  
34 other roof forms that are integrated with the architecture of the building, provided it does not  
35 exceed the maximum building height of the underlying zone by more than 30 percent or 15 feet,  
36 whichever is less.

37 (3) Building height shall be measured as the vertical distance from the average final grade to the  
38 highest point of the roof surface, based on the following roof types:

39 (a) For a flat or minimally pitched (less than 1:12) roof use the distance to the tallest point of  
40 the roof;

41 (b) For a mansard roof, use the distance to the deck line; or

1 (c) For a gable, hip or pitched, gambrel, vaulted, shed, or A-frame roof, use the distance to the  
2 midpoint of the pitch of the roof, measured from the peak of the roof to that point vertically  
3 above the highest exterior wall, including dormer walls.  
4

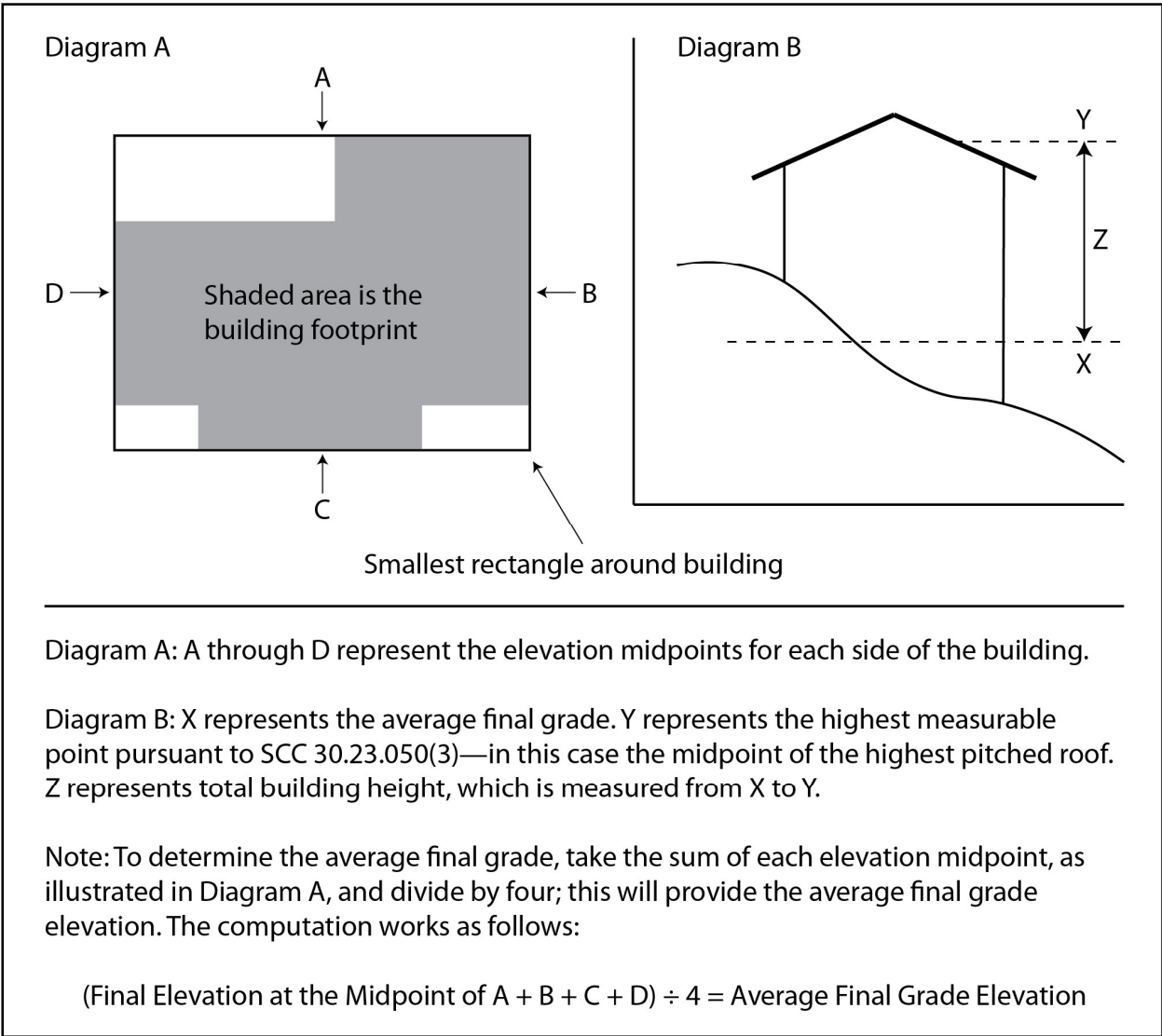
5 Different roof types and their midpoints are shown in Figure 30.23.050(4) and (5). If a building has more  
6 than one roof type, the highest roof shall be used to determine the height of the building.  
7

8 (4) Calculation of the average final grade shall be made by drawing the smallest rectangle possible that  
9 encompasses the entire building area as shown in SCC Figure 30.23.050(1) and averaging the elevations  
10 at the midpoint of each side of the rectangle. When a structure that is to be fully partitioned with  
11 internal dividing walls separating individual dwelling units from each other from ground to sky,  
12 the applicant may request a modification of the measurement by evaluating maximum height based  
13 upon individual sections to respond to topography of the site as follows:

- 14 (a) Drawing the smallest rectangle possible that encompasses the entire building area;
- 15 (b) Dividing one side of the rectangle, as chosen by the applicant, into sections equal to the  
16 internal dividing walls that fully separate individual dwelling units from each other using lines  
17 that are perpendicular to the chosen side of the rectangle;
- 18 (c) The sections delineated in subsection (4)(b) of this section must extend vertically from  
19 ground to sky; and
- 20 (d) The maximum height for each section of the structure is measured from the average  
21 final grade for that section of the structure, which is calculated as the average elevation at the  
22 midpoints of each side of the rectangle for each section of the structure, as illustrated in SCC  
23 Figure 30.23.050(2).

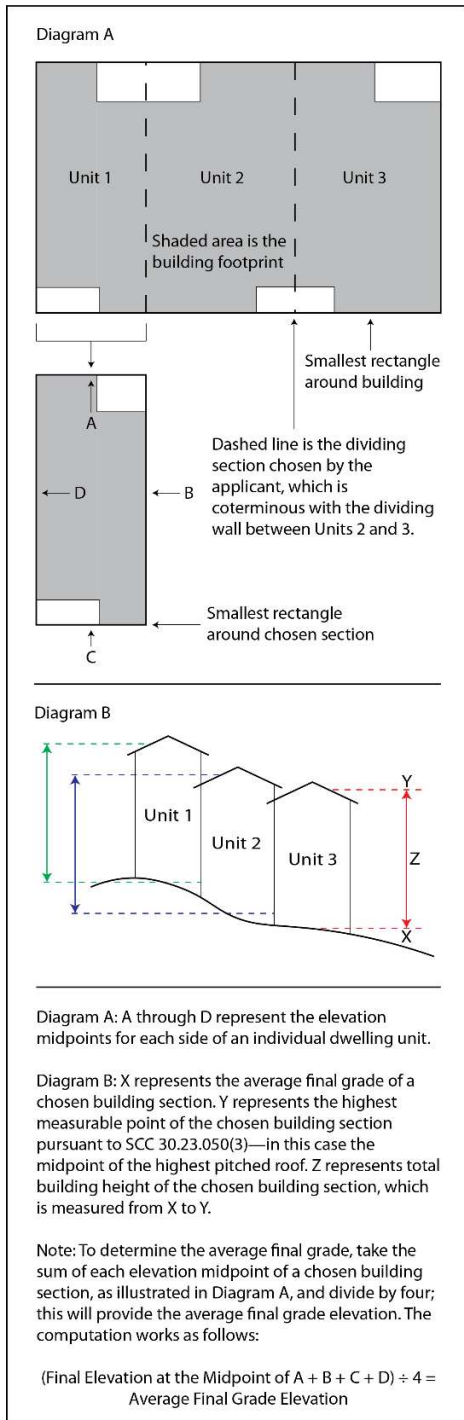
24 (5) Fill shall not be used to raise the average final grade more than five feet above the existing grade of  
25 any dwelling located within 50 feet on adjoining properties, as illustrated in SCC Figure 30.23.050(3);  
26 provided, that the provisions of this subsection (5) shall not apply to residential development subject to  
27 chapters 30.23A and 30.41G SCC.  
28

29 **Figure 30.23.050(1). Calculating Average Final Grade and Determining Height**  
30



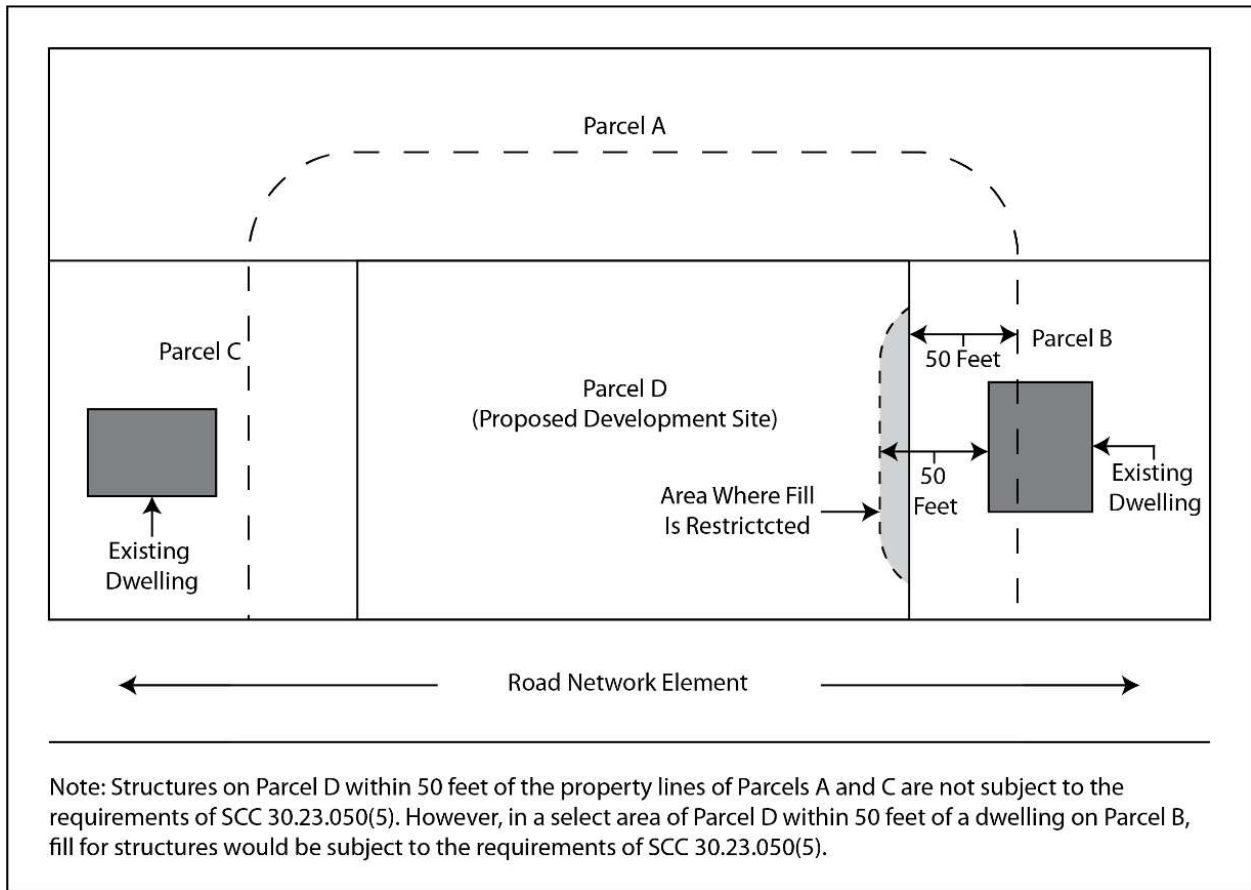
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**Figure 30.23.050(2). Calculating Average Final Grade and Determining Height for Portions of a Fully Partitioned Attached Single-Family Structure**



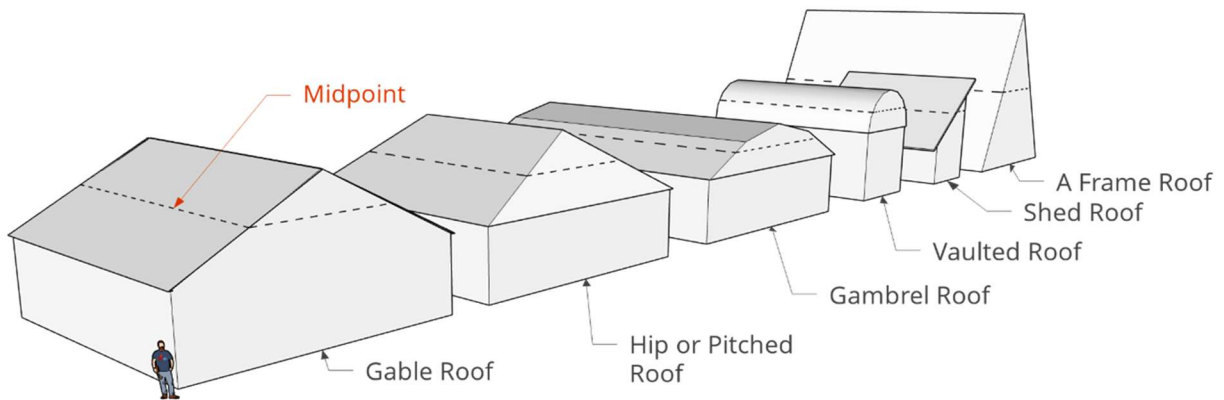
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**Figure 30.23.050(3). Restrictions on Using Fill to Alter Average Final Grade**



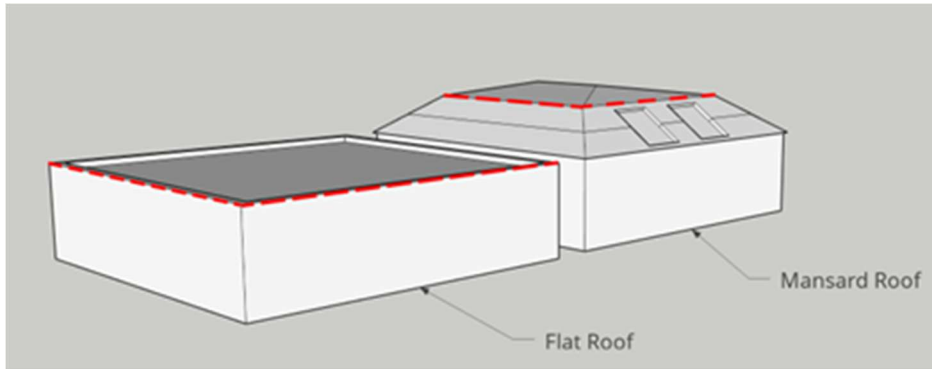
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**Figure 30.23.050(4). Finding the Midpoint of Different Roof Types**



5  
6  
7  
8

**Figure 30.23.050(5). Calculating Building Height for Flat and Mansard Roofs**



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(6) The measurement of height under this section does not apply to buildings regulated by the Snohomish County Shoreline Management Program, nor does it replace the definitions of height in the construction codes, which are specific to the provisions in those chapters.

(7) Rooftop heating, ventilation and air conditioning (HVAC) and similar systems, when located on commercial, industrial or multifamily structures. The system shall not exceed the maximum building height of the underlying zone by more than 30 percent or 15 feet, whichever is less. Sight-obscuring screening shall be required unless otherwise approved by the director of the department.

Section 9. Snohomish County Code Section 30.23.110, last amended by Amended Ordinance No. 19-020 on July 3, 2019, is amended to read:

**30.23.110 Special setbacks for certain uses.**

- (1) *Agriculture.* All structures used for housing or feeding animals, not including household pets, shall be located at least 30 feet from all property lines.
- (2) *Amusement Facilities.* Theaters must be at least 300 feet from the property line of any preschool or K-12 school. Other amusement facilities must be at least 500 feet from the property line of any park, playground, preschool, or K-12 school. Distances shall be measured horizontally by following a straight line from the nearest point in the building in which the amusement facility will be located, to the nearest property line of a parcel which contains a park, playground, preschool, or K-12 school.
- (3) *Art Gallery.* All buildings must be at least 20 feet from any other lot in a residential zone.
- (4) *Cemetery, Mausoleum, and Crematoriums.* All buildings must be at least 50 feet from external boundaries of the property.
- (5) ~~((Church))~~ Religious Facility. All buildings must be at least 25 feet from any other lot in a residential zone.
- (6) *Dock and Boathouse.* Covered structures must be at least three feet from any side lot line or extension thereof. No setback from adjacent properties is required for any uncovered structure, and no setback from the water is required for any structure permitted hereunder, except that setbacks for docks and boathouses located in shoreline jurisdiction are regulated under SCC 30.67.517.
- (7) *Educational Institutions.*

- 1 (a) All buildings shall be set back at least 35 feet from all external property lines; and  
2 (b) All buildings shall be set back from all road network elements, except a driveway.  
3 The setback shall be the greater of either 75 feet from the centerline of a road network element,  
4 or 45 feet from the edge of a road network element.
- 5 (8) *Equestrian Center and Mini-Equestrian Center.* Open or covered arenas must be at least 50 feet from  
6 any external property line. New structures located on or adjacent to lands subject to chapter 30.32A SCC  
7 shall comply with all applicable setbacks.
- 8 (9) *Governmental Structure or Facility.* All structures must be at least 20 feet from any other lot in a  
9 residential zone.
- 10 (10) *Health and Social Service Facility, Level II.* All buildings must be at least 30 feet from all external  
11 property boundaries.
- 12 (11) *Kennel, Commercial; Kennel, Private-Breeding; or Kennel, Private-Non-Breeding.* All animal runs,  
13 and all buildings and structures devoted primarily to housing animals, must be at least 30 feet from all  
14 external property lines.
- 15 (12) *Library.* All buildings must be at least 20 feet from any other lot in a residential zone.
- 16 (13) *Museum.* All buildings must be at least 20 feet from any other lot in a residential zone.
- 17 (14) *Office, Licensed Practitioners.* All buildings must be at least 20 feet from any other lot in a  
18 residential zone.
- 19 (15) *Race Track.* The track must be at least 50 feet from all external property lines.
- 20 (16) *Rural Industry.* All buildings and structures, storage areas, or other activities (except sales stands)  
21 occurring outside of a residential structure must be at least 20 feet from any property line.
- 22 (17) *School, Preschool and K-12.*
- 23 (a) All buildings shall be set back at least 35 feet from all external property lines; and  
24 (b) All buildings shall be set back from all road network elements, except a driveway.  
25 The setback shall be the greater of either 75 feet from the centerline of a road network element,  
26 or 45 feet from the edge of the road network element.
- 27 (18) *Service Station Pump Island or Canopy.* The following setbacks shall be applied from all road  
28 network elements, except for a driveway:
- 29 (a) The setback for a pump island, where the width of the road network element is less than 60  
30 feet, shall be 45 feet from the centerline of the road network element.
- 31 (b) The setback for a pump island, where the road network element is 60 feet or wider, shall be  
32 one-half the width of the road network element plus 15 feet.
- 33 (c) The setback for a canopy, where the road network element is less than 60 feet, shall be 35  
34 feet from the centerline of the road network element.
- 35 (d) The setback for a canopy, where the road network element is 60 feet or wider, shall be one-  
36 half the width of the road network element plus five feet.
- 37 (19) *Small Animal Husbandry.* All structures used for housing or feeding animals must be at least 30 feet  
38 from all property lines.
- 39 (20) Detached accessory or non-accessory storage structures and private garages  
40 with building footprints over 2,400 square feet must be at least 15 feet from any external property line;  
41 provided, that parcels abutting open space tracts shall have a five-foot setback from the open space.  
42 Storage structures and private garages over 4,000 square feet in size must be set back at least 20 feet

- 1 from any external property line; provided, that parcels abutting open space tracts shall have a five-  
2 foot setback from the open space.
- 3 (21) RESERVED for future use.
- 4 (22) *Studio*. All buildings must be at least 20 feet from any other lot in a residential, multiple-family, or  
5 rural zone. The hearing examiner may require an additional setback distance when necessary to  
6 maintain compatibility of the proposed building with residential uses on adjoining properties.
- 7 (23) *Swimming or Wading Pool*. The pool must be at least five feet from any property line.
- 8 (24) *Tavern*. The use must be at least 500 feet from the external property lines of all public school  
9 grounds and public parks or playgrounds.
- 10 (25) *Utility Structures*. All structures must be at least 20 feet from any other lot in a residential zone.
- 11 (26) *Personal Wireless Service Facilities*.
- 12 (a) The setbacks of a tower used for a personal wireless service facility shall be measured from  
13 the base of the structure to the property line of the parcel on which it is located. Where guy  
14 wire supports are used, setbacks shall be measured from the base of the guy wire anchored to  
15 the ground, rather than the base of the structure, except as provided for in  
16 SCC 30.23.110(26)(b).
- 17 (b) In zones categorized as Rural or Resource under SCC 30.21.020, any public road right-of-  
18 way may be included in the setback calculation. In all other zones categorized under  
19 SCC 30.21.020, public road right-of-way shall not be included in the setback calculation.
- 20 (c) A tower shall be set back from a property line with a minimum of 50 feet, except as provided  
21 for in subsections (26)(d) through (26)(f) of this section. For the purposes of this subsection,  
22 a personal wireless service facility's lease area boundaries shall not be considered property  
23 lines.
- 24 (d) Setbacks may be modified by the approving authority to no less than 20 feet from a  
25 property line only if there is significant existing vegetation, topography, or some other land  
26 feature that will provide a higher level of screening of the facility. In accordance with  
27 SCC 30.25.025(2), a Native Vegetation Retention Area (NVRA) shall be established and  
28 maintained when this provision is used.
- 29 (e) Personal wireless service facilities located on utility structures, streetlight poles, traffic signal  
30 poles, or existing structures shall not be subject to the personal wireless service  
31 facility special setback requirements of subsections (26)(a) through (26)(c) of this section.
- 32 (f) Towers and auxiliary support equipment located on parcels adjacent to forest lands or lands  
33 designated local forest shall be set back in accordance with SCC 30.32A.110.
- 34 (g) To minimize the potential for birds to collide into antennas and towers, personal wireless  
35 service facilities shall not be located within the recommended construction buffer zone for birds  
36 listed as priority species by the Washington Department of Fish and Wildlife as described in its  
37 Management Recommendations for Washington's Priority Species Volume IV: Birds (revised  
38 March 2012), or listed as endangered or threatened species under the federal Endangered  
39 Species Act (50 CFR Part 17), and as amended, unless the applicant demonstrates that the  
40 proposed location will not have a significant impact on such birds.

1 (h) In no case shall a tower be constructed so that its base is closer to an existing dwelling than  
2 a distance equal to the height of the tower, unless the owner of such dwelling consents in  
3 writing that a closer distance is permitted.

4 (27) *Excavation and Processing of Minerals.*

5 (a) Minimum setbacks, as measured from the nearest edge of active mining or processing, shall  
6 be established as follows:

7 (i) Distance from property line: 50 feet;

8 (ii) Distance from any public road or right-of-way: 50 feet;

9 (iii) Distance from residences: 100 feet; provided, that the residence is located on  
10 a site(s) designated and zoned for residential use;

11 (iv) Distance from parks, schools, hospitals and/or libraries in existence at the time  
12 of permit application: one-fourth mile (1,320 feet);

13 (v) Distance from UGA boundary: one-fourth mile (1,320 feet).

14 (b) No mining, processing or permanent buildings shall be located within the setback.

15 (c) Structures or buildings associated with mineral operations shall be located at least 100 feet  
16 from a developed residential property line.

17 (28) *Marijuana production and marijuana processing.* The minimum setback for outdoor marijuana  
18 production or marijuana processing facilities shall be at least 50 feet from any property line. The  
19 minimum setback for indoor marijuana production or marijuana processing facilities shall be at least 30  
20 feet from any property line.

21  
22 Section 10. Snohomish County Code Section 30.26.030, last amended by Amended Ordinance  
23 No. 25-033 on August 13, 2025, is amended to read:

24  
25 **30.26.030 Number of spaces required.**

26  
27 (1) The required number of off-street parking spaces shall be as set forth in SCC  
28 Table 30.26.030(1) subject to provisions, where applicable, regarding:

29 (a) Effective alternatives to automobile access (SCC 30.26.040);

30 (b) Joint uses (SCC 30.26.050 and 30.26.055); and

31 (c) Accessible routes of travel (SCC 30.26.065(7)).

32  
33 2) The abbreviations in the table have the following meanings:

34 (a) "GFA" means gross floor area;

35 (b) "GLA" means gross leasable area; and

36 (c) "SF" means square feet.

37  
38 (3) Any off-street parking spaces that are devoted to electrical vehicle charging shall be counted toward  
39 the minimum number of parking spaces required.

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

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

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

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
Boat Launch, Commercial	See SCC 30.22.130(31)	See SCC 30.22.130(31)	
Boat Launch, Non-commercial	See SCC 30.22.130(31)	See SCC 30.22.130(31)	
Caretaker's Quarters	2 per unit	2 per unit	
Cemetery and Funeral Home	1 per 4 seats or 8 feet of bench, or 25 per 1,000 sf of assembly room with no fixed seats	1 per 4 seats or 8 feet of bench, or 25 per 1,000 sf of assembly room with no fixed seats	
((Church))	((See SCC 30.26.035))	((See SCC 30.26.035))	
Clubhouse	See SCC 30.26.035	See SCC 30.26.035	
Commercial Vehicle Home Basing	See SCC 30.22.130(33)	See SCC 30.22.130(33)	
Commercial Vehicle Storage Facility	See SCC 30.26.035	See SCC 30.26.035	
Community Facilities for Juveniles	See SCC 30.26.035	See SCC 30.26.035	
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.

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
			This area shall provide the greater of two spaces for every 2,000 square feet of day center with fractional spaces rounded up.
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			
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.
Cottage Housing	2 spaces per dwelling unit plus guest parking	2 spaces per dwelling unit plus guest parking	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
	at 1 space per 4 dwellings	at 1 space per 4 dwellings	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'.
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	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	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	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

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
	minimum dimension requirements for parking of only 1 car; see notes 1 & 2.	minimum dimension requirements for parking of only 1 car; see notes 1 & 2.	provisions of chapter 30.26 SCC shall be followed.
Electric Vehicle Infrastructure			
Electric Vehicle Charging Station – Levels 1 to 3	No requirement	No requirement	Note: service bays and work areas inside repair facilities do not count as parking spaces.
Battery Exchange Stations	4 per 1,000 GFA	5 per 1,000 GFA	
Equestrian Center	See SCC 30.26.035	See SCC 30.26.035	One space accommodating a vehicle and horse trailer for every two horses expected at equestrian or mini-equestrian center events.
Excavation & Processing of Minerals	See SCC 30.26.035	See SCC 30.26.035	
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	

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
Farm Stand			
Up to 400 SF	2 per stand	2 per stand	
401 to 5,000 SF	3 per 1,000 GFA (3 minimum)	3 per 1,000 GFA (3 minimum)	
Farm Support Business	See SCC 30.26.035	See SCC 30.26.035	
Farm Worker Dwelling	See SCC 30.26.035	See SCC 30.26.035	
Farmers Market	3 per 1,000 GFA (3 minimum)	3 per 1,000 GFA (3 minimum)	
Farmland Enterprises	See SCC 30.26.035	See SCC 30.26.035	
Fish Farm	See SCC 30.26.035	See SCC 30.26.035	
Forestry	No Parking Required	No Parking Required	
Forestry Industry Storage & Maintenance Facility	See SCC 30.26.035	See SCC 30.26.035	
Foster Home	See SCC 30.26.035	See SCC 30.26.035	
Fuel Yard	See SCC 30.26.035	See SCC 30.26.035	
Garage, Detached Private	No Parking Required	No Parking Required	
Golf Course, Driving Range, Country Club	See SCC 30.26.035	See SCC 30.26.035	

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
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	
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	

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
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	
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	
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	

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
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 30.42ESCC.
Model Hobby Park	See SCC 30.26.035	See SCC 30.26.035	See SCC 30.26.035
Model House/Sales Office	See residential dwelling requirements	See residential dwelling requirements	
Motocross Racetrack	See SCC 30.26.035	See SCC 30.26.035	
Museum	2.5 per 1,000 GFA	3 per 1,000 GFA	
Neighborhood Services	3 per 1,000 GLA	4 per 1,000 GLA	
Office and Banking	2.5 per 1,000 GFA	3 per 1,000 GFA	A minimum of 5 spaces 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 varies based on the classification of the park and amenities identified in the

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
			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	
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	
<u>Religious Facility</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
Rendering of Fat, Tallow, or Lard	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
Resort	See SCC 30.26.035	See SCC 30.26.035	
Restaurant	6 per 1,000 GFA	8 per 1,000 GFA	Clear queuing space, not interfering with the parking areas, for at least five vehicles is required in front of any drive up window.
Retail, General	3 per 1,000 GFA	4 per 1,000 GFA	
Retirement Apartments	1 per dwelling plus guest parking at 1 per 4 dwellings	1 per dwelling plus guest parking at 1 per 4 dwellings	See SCC 30.26.040(1).
Retirement Housing	1 per dwelling	1 per dwelling plus guest parking at 1 per 4 dwellings	See SCC 30.26.040(2).
Rural Industries	See SCC 30.26.035	See SCC 30.26.035	
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	

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
Sludge Utilization	No parking required	No parking required	
Small Animal Husbandry	No parking required	No parking required	
Small Workshop	2 per 1,000 GFA	2.5 per 1,000 GFA	May also be determined by the department on a case-by-case basis per SCC 30.26.035 when the employee to SF GFA ratio is less than the normal minimum requirement for the zone.
Stables	1 per 4 seats or 8 feet of bench; see note	1 per 4 seats or 8 feet of bench; see note	One space accommodating a vehicle and horse trailer for every two horses expected at equestrian or mini-equestrian center events.
Stockyard or Slaughter House	See SCC 30.26.035	See SCC 30.26.035	
Storage, Retail Sales Livestock Feed	1 per 1,000 GFA	1 per 1,000 GFA	
Storage Structure, Accessory	No parking required	No parking required	
Storage Structure, Non-accessory	No parking required	No parking required	
Studio	2.5 per 1,000 GFA	3 per 1,000 GFA	

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
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	
Temporary Dwelling During Construction	1 per dwelling	1 per dwelling	
Temporary Dwelling For Relative	1 per dwelling	1 per dwelling	
Temporary Logging Crew Quarters	See SCC 30.26.035	See SCC 30.26.035	
Temporary Residential Sales Coach <sup>73</sup>	1 per coach	1 per coach	
Transit Center	See SCC 30.26.035	See SCC 30.26.035	
Ultralight Airpark	See SCC 30.26.035	See SCC 30.26.035	
Utility Facilities, Electromagnetic Transmission & Receiving Facility	1 space	1 space	

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
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)	
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	

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
All other uses not otherwise mentioned	See SCC 30.26.035	See SCC 30.26.035	

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Section 11. Snohomish County Code Section 30.26.050, added by Amended Ordinance No. 02-064 on December 9, 2002, is amended to read:

**30.26.050 Joint uses.**

The department may, upon application by the owner or lessee of any property, authorize the joint use of parking facilities by the following uses or activities under the conditions specified below:

- (1) Up to 50 percent of the parking facilities required by this chapter for a use considered to be primarily a daytime use may be provided by the parking facilities of a use considered to be primarily a nighttime use or vice versa; provided that the reciprocal parking area shall be subject to the conditions set forth in SCC 30.26.055;
- (2) Up to 100 percent of the ~~((Sunday and/or nighttime))~~ parking facilities required for a ~~((church))~~religious facility or auditorium incidental to a public or private school may be supplied by parking facilities required for the school use; provided that the reciprocal parking area shall be subject to the conditions set forth in SCC 30.26.055; and
- (3) For purposes of this section, the following uses typically are daytime uses: business offices, barber and beauty shops, manufacturing or wholesale buildings, park-and-pool or park-and-ride lots. The following typically are nighttime and/or Sunday uses: auditoriums incidental to a public or private school, ~~((church))~~religious facilities dance halls, theaters, and taverns.

Section 12. Snohomish County Code Section 30.27.060, last amended by Ordinance No. 13-073 on December 11, 2013, is amended to read:

**30.27.060 Signs for particular uses.**

- (1) The department may approve on-site signs for identifying residential subdivisions provided the following criteria are met:

1 (a) The subdivision identification sign message does not exceed six feet in height from adjacent  
2 finished grade nor have a surface area greater than 40 square feet. Surface area is measured as  
3 the smallest rectangle or circle that encloses the total message;

4 (b) There are a maximum of two such identification signs for each road entrance to  
5 the subdivision;

6 (c) Signs are located so they permit an unobstructed sight distance along road rights-of-way in  
7 accordance with the EDDS; and

8 (d) SCC 30.23.100(3) provisions are met.

9 (2) The hearing examiner may approve on-site or off-site subdivision identification signs in conjunction  
10 with preliminary plat approval. The hearing examiner may approve signs that do not meet the criteria in  
11 subsection (1) of this section only when such sign(s) are compatible with the immediate neighborhood  
12 and surrounding property values are not adversely affected.

13 (3) Schools, ~~((churches))~~religious facilities, community clubs, and public structures/buildings shall  
14 display two single- or double-faced signs for identification purposes subject to the following conditions:

15 (a) The signs shall not exceed 20 square feet per face and total signage shall not exceed 60  
16 square feet of surface area;

17 (b) Freestanding signs shall not be more than eight feet in height and are to be stationary; and

18 (c) A portion of the identification sign allotment may be used for activity reader boards  
19 or digital signs. Digital signs may be allowed as part of the conditional use process per  
20 chapter 30.42C SCC.

21 (4) A sign for a bed and breakfast guesthouse or inn may be allowed in conjunction with  
22 a conditional use permit if the sign is stationary and, if illuminated, is lit with indirect lighting.

23 (a) In the MR, LDMR, R-20,000, R-12,500, R-9,600, R-8,400, and R-7,200 zones, the sign shall be  
24 a single-faced sign with dimensions not exceeding four square feet in area.

25 (b) In the F, F&R, A-10, R-5, RC, RD, and SA-1 zones, the sign may be single- or double-faced  
26 with dimensions not exceeding 15 square feet per face. The applicant shall submit, as part of the  
27 application for a conditional use permit, sign designs and elevations that are compatible with  
28 the bed and breakfast structure and the surrounding rural character and neighborhood in which  
29 the guesthouse or inn is located.

30 (5) Off-road vehicle use areas and motocross racetracks shall be permitted to display two single- or  
31 double-faced signs for identification purposes subject to the following conditions:

32 (a) The signs shall not exceed 20 square feet per face and total signage shall not exceed 60  
33 square feet of surface area;

34 (b) Freestanding signs shall be no more than eight feet in height and are to be stationary;

35 (c) Digital signs are prohibited; and

36 (d) Internal boundary, interpretive, regulatory, safety and directional signage shall be permitted  
37 if approved in conjunction with a conditional use permit.

38  
39 Section 13. Snohomish County Code Section 30.28.015, added by Amended Ordinance No. 02-  
40 064 on December 9, 2002, is amended to read:

41  
42 **30.28.015 Adult entertainment uses.**

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Adult entertainment uses must meet the following requirements:

(1) Adult entertainment businesses or uses are prohibited within the area circumscribed by a circle which has the radius shown below from any public or private school, preschool, educational institution, (~~church or other~~) religious facility, public or private park, youth oriented facility, establishment serving alcohol by the drink, or from the following zones: R-5, RC, RU, RD, SA-1, R-20,000, R-12,500, R-9,600, R-8,400, R-7,200, A-10, F, F and R, WFB, T, LDMR, and MR.

- (a) Adult entertainment book stores-- 330'.
- (b) Adult entertainment dance studios-- 660'.
- (c) Adult entertainment movie theaters-- 330'.
- (d) Adult hotels-- 330'.
- (e) Adult tanning salons-- 330'.
- (f) Escort businesses-- 0'.
- (g) Nude house cleaning businesses-- 0'.
- (h) Panoram premises-- 660'.
- (i) Public bathhouses and hot tub premises-- 660'.
- (j) All other adult entertainment uses-- 660';

(2) The distances specified in this section shall be measured horizontally by following a straight line from the nearest point of the building in which the proposed adult entertainment use is to be located, to the nearest point of the parcel of property which contains a use from which the proposed adult entertainment use is to be separated, and to the nearest point of a zone listed in SCC 30.28.015(1);

(3) Violation of the use provisions of this section is:

- (a) Declared to be a public nuisance per se, which may be abated by the county by way of civil abatement procedures only, and not by criminal prosecution; or
- (b) Subject to enforcement in accordance with the provisions of chapter 30.85 SCC but shall not be subject to SCC 30.85.325;

(4) Nothing in this section is intended to authorize, legalize, or permit the establishment, operation, or maintenance of any business, building, or use which violates any county ordinance or statute of the State of Washington regarding public nuisances, sexual conduct, lewdness, or obscene or harmful matter or the exhibition or public display thereof; and

(5) The following definitions apply to adult entertainment uses:

- (a) "Adult entertainment" means any exhibition, performance or medium which is distinguished or characterized by:
  - (i) acts of masturbation, sexual intercourse, or sodomy;
  - (ii) fondling or other touching of the human genitals, pubic region, buttocks or female breast;
  - (iii) human genitals in a state of sexual stimulation or arousal;
  - (iv) displays of less than completely and opaquely covered human genitals, pubic region, anus, buttocks, or female breast below the top of the areola;
  - (v) human male genitals in a discernibly turgid state even if completely covered;

1 (vi) any exhibition, performance, or dance conducted in a premises where such  
2 exhibition, performance, or dance is performed within the view of one or more  
3 members of the public and is intended or is likely to sexually stimulate any member of  
4 the public; or

5 (vii) adult entertainment shall not include the following:

6 (A) plays, operas, musicals, or other dramatic works which are not obscene;

7 (B) classes, seminars, and lectures which are held for serious scientific or  
8 educational purposes;

9 (C) exhibitions or dances which are not obscene;

10 (viii) For this chapter, any exhibition, performance, dance, or other medium is obscene:

11 (A) which the average person, applying contemporary community standards,  
12 would find, when considered as a whole, appeals to the prurient interest; and

13 (B) which explicitly depicts or describes patently offensive representations or  
14 descriptions, applying contemporary community standards of sexual conduct as  
15 described in RCW 7.48A.010(2)(b); and

16 (C) which, when considered as a whole, and in the context in which it is used,  
17 lacks serious literary, artistic, political, or scientific value.

18 (b) "Adult entertainer" means any person who provides live adult entertainment within an  
19 adult entertainment dance studio as defined in this section whether or not a fee is charged or  
20 accepted for entertainment.

21 (c) "Adult entertainment book store" means any business from which minors are excluded and  
22 in which the purchase, rental, viewing or use of books, magazines, newspapers, movie films,  
23 devices, slides, or other photographic or written reproductions distinguished or characterized by  
24 their emphasis on matter depicting, describing, or relating to adult entertainment or adult  
25 entertainment materials make up 25 percent or more of the stock in trade.

26 (d) "Adult entertainment business/use" means any establishment or premises which has as a  
27 substantial or significant portion of its trade, the display, barter, rental or sale of any adult  
28 entertainment medium, or which meets the definitions contained in this chapter of adult  
29 entertainment book stores, adult hotels, adult entertainment movie theaters, adult tanning  
30 salons, escort businesses, nude house cleaning businesses, adult entertainment dance studios,  
31 panoram premises, or public bathhouse or hot tub premises.

32 (e) "Adult entertainment dance studio" means any place where an exhibition or dance of any  
33 type is conducted where such exhibition involves adult entertainment as defined by this section.

34 (f) "Adult entertainment movie theater" means any establishment, from which minors are  
35 excluded and where the principal use of the premises consists of the showing of motion  
36 pictures, slides, or photographic or other visual reproductions, where the subject matter meets  
37 the criteria of adult entertainment as defined in this chapter and where fees of any kind are  
38 charged. This definition shall include establishments where the above mentioned medium is the  
39 major attraction on a regular basis and establishments wherein the above mentioned medium is  
40 shown at least 25 percent of the showing time of the theater.

- 1 (g) "Adult hotel" means a hotel, motel, or similar commercial establishment which offers a  
2 sleeping room for rent for a period of time less than 10 hours or allows a tenant or occupant of a  
3 sleeping room to sub-rent the room for a period of time that is less than 10 hours.
- 4 (h) "Adult tanning salon" means any establishment which offers tanning services to a member  
5 of the public and in which adult entertainment takes place.
- 6 (i) "Escort" means a person who, for consideration, agrees or offers to act as a companion,  
7 guide, or date for another person, or who agrees or offers to privately model lingerie or to  
8 privately perform a striptease for another person.
- 9 (j) "Escort business" means a person or business association who furnishes, offers to furnish, or  
10 advertises to furnish escorts as one of its primary business purposes for fee, tip, or other  
11 consideration.
- 12 (k) "Member of the public" means any customer, patron or person, other than an employee,  
13 who is invited or admitted to an adult entertainment premises.
- 14 (l) "Nude or state of nudity" means displays of less than completely and opaquely covered  
15 human genitals, pubic area, anus, buttocks, or female breast below the top of the areola.
- 16 (m) "Nude house cleaning business" means a business which offers house cleaning services in  
17 which the house cleaner is in a state of nudity.
- 18 (n) "Panoram premises" or "adult arcade" means any premises on which any panoram device is  
19 located and to which members of the public are admitted. The term "panoram premises"  
20 as used in this chapter does not include movie or motion picture theater auditoriums capable of  
21 seating more than five people.
- 22 (o) "Panoram," "preview," "picture arcade," or "peep show" means any device which, for  
23 payment of a fee, membership fee or other charge, is used to exhibit or display a picture, view,  
24 or other graphic display of adult entertainment. The terms "panoram" and "panoram device"  
25 as used in this chapter do not include games which employ pictures, views, or video displays or  
26 gambling devices regulated by the state or by chapter 6.36 SCC.
- 27 (p) "Public bathhouses and hot tub premises" means any place where baths or hot tubs of any  
28 kind are given or furnished to the public for or in expectation of a fee or other compensation,  
29 except as exempted in SCC 6.49.030.
- 30 (q) "Stock in trade" means the greater of:
- 31 (i) the retail dollar value of all prerecorded video tapes, discs, books, magazines, or  
32 similar material readily available for purchase, rental, viewing, or use by patrons of  
33 the establishment, excluding material located in any storeroom or other portion of  
34 the premises not regularly open to patrons; or
- 35 (ii) the total number of titles of all prerecorded video tapes, discs, books, magazines, or  
36 similar material readily available for purchase, rental, viewing, or use by patrons of  
37 the establishment excluding material located in any storeroom or other portion of  
38 the premises not regularly open to patrons.
- 39 (r) "Youth oriented facility" means facilities owned or operated by non-profit organizations for  
40 the purpose of providing recreational or educational opportunities for youth including, but not  
41 limited to, Boys and Girls Clubs, YMCAs, YWCAs, Little League, and other youth  
42 sports associations.

1  
2 Section 14. Snohomish County Code Section 30.28.086, last amended by Amended Ordinance  
3 No. 13-050 on August 28, 2013, is amended to read:

4  
5 **30.28.086 Off-road vehicle (ORV) use areas – submittal requirements and development standards for**  
6 **ORV use areas.**

7  
8 (1) *Submittal requirements.* Conditional use permit applications for a proposed ORV use area are  
9 subject to the submittal requirements of SCC 30.70.030 and shall include the following additional  
10 information:

11 (a) A proposed ORV site plan pursuant to subsection (3) of this section, which shall be clear,  
12 precise, and drawn to scale.

13 (b) A proposed ORV operations plan pursuant to subsection (4) of this section.

14 (c) The following maps, which may be submitted separately or included with the proposed  
15 ORV site plan required by subsection (3) of this section:

16 (i) a vicinity map;

17 (ii) a zoning map of the proposed site and surrounding properties;

18 (iii) a DNR forest grade map of the property, if available; and

19 (iv) a map depicting surrounding land uses at a scale no smaller than 50 feet to one  
20 inch. Distances from residential dwellings, bed and breakfast inns or guesthouses,  
21 schools, resorts, hospitals, sanitarium, nursing or convalescent facilities shall be noted  
22 on the site plan. Owners of such properties located within 2,000 feet of the  
23 ORV use area boundaries shall be identified by name and address on a map.

24 (d) A signed statement agreeing to indemnify and hold harmless the county, its employees,  
25 agents, representatives, and elected and appointed officials from any and all claims made  
26 against them arising from the operation or use of the ORV use area. If the ORV use area  
27 operator designated pursuant to subsection (4)(a) of this section is a person or an entity other  
28 than the applicant for the ORV use area permit, then that person or entity shall also submit a  
29 signed statement agreeing to indemnify and hold harmless the county, its employees, agents,  
30 representatives, and elected and appointed officials from any and all claims made against them  
31 arising from the operation or use of the ORV use area.

32 (2) *Development standards.* Conditional use permits for ORV use areas shall require compliance with  
33 the site plan and operations plan approved by the hearing examiner pursuant to  
34 subsections (3) and (4) of this section, respectively, and shall include conditions that ensure compliance  
35 with the following requirements:

36 (a) ORV use areas shall be located so as to minimize impacts to nearby communities and other  
37 land uses. ORV use areas shall be located no less than 250 feet from the boundary of any  
38 existing residential dwelling unit, bed and breakfast inn or guesthouse, school, hospital,  
39 sanitarium, resort, ~~((church))~~religious facility, or nursing or convalescent facility, unless  
40 the conditional use permit application includes a written affidavit from the current owner of the  
41 residence or facility approving of the proposed ORV use area.

1 (b) ORV use areas shall be planned and designed so as to minimize the disturbance and  
2 conversion of commercial forest land. To the greatest extent possible, development  
3 activity shall be located on the lowest feasible timber land grade available on the subject  
4 property as graded by DNR or other grading system approved by the department. The  
5 ORV use area shall be subject to conditions that minimize impacts to forest practices and avoid  
6 forest practice conversion.

7 (c) Trailheads shall be located on access roads that adequately meet projected travel demand.

8 (d) Trail design shall meet U.S. Forestry Standards and Specifications for Construction  
9 and Maintenance of Trails, United States Department of Interior, USFS for control  
10 of erosion, drainage management, soil stability and safety.

11 (e) No land clearing shall be allowed for the primary purpose of providing spectator seating or  
12 viewing areas.

13 (f) Off-road vehicle use shall comply with all applicable county codes.

14 (g) Parking shall only be allowed in the ORV park trailhead, or other approved parking areas  
15 in campgrounds, and shall not be permitted in the rights-of-way of county access roads.

16 (h) Signage shall be allowed pursuant to SCC 30.27.060(5).

17 (i) Campgrounds may be located within an ORV use area boundary. The area included in  
18 the campground shall not be considered in determining whether a proposed ORV use area  
19 satisfies the minimum size or locational requirements in SCC 30.28.080(2). Campground design  
20 shall be considered in conjunction with an ORV park conditional use permit review subject to all  
21 applicable regulations including but not limited to SCC 30.22.130(32).

22 (j) Conditional use permit contact information, indemnification documentation, and required  
23 affidavits shall be kept current. Within two weeks of any transfer of ownership or responsibility,  
24 the contact information, indemnification documentation, including the agency name, contact  
25 name, address, and telephone and fax numbers, shall be submitted to  
26 the department referencing the conditional use permit file number.

27 (3) *ORV site plan.* Site plans submitted for a proposed ORV use area pursuant to subsection (1) of this  
28 section shall be approved by the hearing examiner, consistent with ORV permit conditions imposed  
29 pursuant to subsection (2) of this section. An ORV site plan must include the following:

30 (a) One or more maps showing:

31 (i) The area and dimension of the proposed ORV use area.

32 (ii) All adjoining rights-of-way and access points.

33 (iii) The location of all existing and proposed uses, public road crossings, and  
34 perimeter setbacks required by SCC 30.32A.120, as well as the dimensions of any  
35 existing or proposed structure, trailhead, camping area, or special activity area.

36 (iv) The general location of trails and any alternate trails and their design standards.

37 (v) Critical areas located in proposed ORV use area, as well as all applicable buffers and  
38 proposed stream crossings.

39 (vi) The location of all signage, including boundary, interpretative, regulatory, safety  
40 and directional signage.

41 (vii) The location of on-site waste collection facilities, which shall be required.

42 (b) Narrative text addressing each of the following:

- 1 (i) The location and physical features of the proposed ORV use area.
- 2 (ii) The existing and proposed uses of the proposed ORV use area.
- 3 (iii) The types of special events, if any, which would occur at the proposed
- 4 ORV use area.
- 5 (iv) Trail construction standards and classes of trails for the proposed ORV use area.
- 6 (v) If the trails are proposed for organized competitive events, a statement describing
- 7 how the trail designs for the proposed ORV use area comply with insurance industry
- 8 standards.
- 9 (vi) If the proposed ORV use area is to be developed in phases, a description of each
- 10 project phase and a timetable for completion.
- 11 (vii) The name of the proposed ORV use area.
- 12 (viii) The name of the owner and operator, with address and phone numbers.
- 13 (ix) A legal description of the proposed ORV use area.
- 14 (x) The name, address and telephone number of the firm that prepared the site plan.
- 15 (4) *ORV operations plan.* Operations plans submitted for a proposed ORV use area pursuant to
- 16 subsection (1) of this section shall be approved by the hearing examiner, consistent
- 17 with permit conditions imposed pursuant to subsection (2) of this section. An ORV operations plan must
- 18 address the following:
  - 19 (a) The name, address and phone number of the property owner, or an entity authorized by the
  - 20 property owner, that will be responsible for operation of the proposed ORV use area.
  - 21 (b) Best management practices for proposed ORV use area, including trail design, construction,
  - 22 and maintenance, as well as forest practices stewardship.
  - 23 (c) Environmental monitoring to evaluate trail usage problems and environmental impacts of
  - 24 the proposed ORV use area, as well as a description of expected impacts on critical areas, visual
  - 25 resources, cultural sites, wildlife and surrounding land uses.
  - 26 (d) Park development and management of the proposed ORV use area, including required or
  - 27 proposed insurance policies.
  - 28 (e) Safety training and education for the proposed ORV use area, to be coordinated with
  - 29 dedicated clubs and user groups.
  - 30 (f) Security measures to be implemented for the proposed ORV use area, including fencing (if
  - 31 any), boundary protection, accident reporting procedures, and trespassing management plans.
  - 32 (g) Special event programming and management for the proposed ORV use area, which must
  - 33 comply with the requirements of chapter 6.37 SCC for events and assemblies.
  - 34 (h) Park rules and regulations for the proposed ORV use area, which must be posted at
  - 35 trailheads and trail access points. At a minimum, the rules and regulations for an ORV use area
  - 36 must address the following:
    - 37 (i) Hours of operation for the proposed ORV use area and a prohibition on
    - 38 ORV use outside of those hours.
    - 39 (ii) Schedules for facility and trail maintenance, as well as waste collection.
    - 40 (iii) A prohibition on ORV use in or upon any waters of any stream, bog, river,
    - 41 creek, wetland, or marsh unless specifically permitted by the ORV use area permit.
    - 42 (iv) A requirement that all lighting be directed away from adjoining properties.

1 (5) *Alterations to approved ORV site plan or operations plan.* Proposed alterations to a site plan or  
2 operations plan approved for an ORV use area pursuant to this section shall be considered a  
3 minor permit revision, provided that the revision would minimize environmental damage or improve  
4 safety. All other revisions shall be considered major revisions and shall require approval pursuant to the  
5 requirements of this section.

6  
7 Section 15. Snohomish County Code Section 30.31F.110, last amended by Ordinance No. 18-062  
8 on November 13, 2018, is amended to read:

9  
10 **30.31F.110 Rural business zone performance standards.**

11  
12 (1) In addition to the general performance standards of SCC 30.31F.100, and other applicable standards  
13 of subtitle 30.2 SCC, the following standards apply to development, except (~~churches~~)religious  
14 facilities, in the RB zone:

- 15 (a) The total impervious surface of all buildings, parking, and other support areas such as  
16 storage, trash containers, etc., shall not exceed 50 percent of the net usable area of the site; and  
17 (b) The maximum area for each building footprint on the site shall not exceed 4,000 square  
18 feet.

19 (2) A change of use for any existing structure, including related site improvements, that is in a Rural  
20 Business zone and does not meet the performance standards of SCC 30.31F.110 (1) shall require:

- 21 (a) A conditional use permit when the proposed use is allowed in the RB zone but prohibited in  
22 the R-5 zone; or  
23 (b) The approval type required under SCC 30.22.110 for the RB zone when the proposed use is  
24 allowed in both the RB zone and the R-5 zone.

25  
26 Section 16. Snohomish County Code Section 30.32B.100, added by Amended Ordinance No. 02-  
27 064 on December 9, 2002, is amended to read:

28  
29 **30.32B.100 Prohibited uses: riverway and upland commercial farmland.**

30  
31 The following uses shall not be allowed within the riverway commercial farmland and upland  
32 commercial farmland designation areas:

- 33 (1) (~~Churches~~)Religious facilities;  
34 (2) Ultralight airfields; and  
35 (3) New government structures and facilities, except roads, utilities, and flood protection, drainage, and  
36 irrigation structures and facilities.

37  
38 Section 17. Snohomish County Code Section 30.32E.070, added by Amended Ordinance No. 15-  
39 025 on May 6, 2015, is amended to read:

40  
41 **30.32E.070 Uses and development approvals within an airport compatibility area.**

1 (1) Allowed uses under chapter 30.22 SCC shall also be allowed in an airport compatibility area (ACA)  
2 when allowed in the underlying zone, except the following uses shall be required to obtain  
3 a conditional use permit pursuant to chapter 30.42C SCC if they are permitted or administrative  
4 conditional uses within the underlying zone:

- 5 (a) Health and Social Service Facility, Level II over 5,000 square feet;
- 6 (b) Day Care Center;
- 7 (c) School, K-12 and Preschool;
- 8 (d) ~~((Church))~~Religious Facility;
- 9 (e) Amusement Facility over 5,000 square feet;
- 10 (f) Racetrack;
- 11 (g) Motocross Racetrack;
- 12 (h) Stockyard or Slaughter House;
- 13 (i) Rendering of Fat, Tallow, or Lard;
- 14 (j) Sanitary Landfill; and
- 15 (k) Utility Facility, Electromagnetic Transmission and Receiving Facility.

16 (2) Approvals of the following development activities within an ACA shall be subject to the review  
17 requirements in this chapter:

- 18 (a) Development in Urban Centers reviewed pursuant to chapter 30.34A SCC;
- 19 (b) Subdivisions reviewed pursuant to chapter 30.41A SCC; and
- 20 (c) Planned residential developments reviewed pursuant to chapter 30.42B SCC.

21 (3) Approvals of all uses identified in subsection (1) of this section and development activities identified  
22 in subsection (2) of this section within an ACA shall be subject to the following requirements:

- 23 (a) The proposal will not locate new structures or the storage of explosives, hazardous waste,  
24 fuel, gas or petroleum, or other hazardous materials within the runway protection zone  
25 documented in the relevant airport layout plan.
- 26 (b) The proposal will not result in an average density greater than 100 persons per acre for that  
27 portion of the parcel or parcels to be developed within an approach area or transitional area.  
28 The average density of persons per acre is to be calculated as follows:
  - 29 (i) Determine the total size in acres of the parcel or parcels to be developed within an  
30 approach area or transitional area. If only a portion of the parcel or parcels lies within an  
31 approach area or transitional area, determine the total size in acres of that portion.
  - 32 (ii) Determine the Function of Space for each occupancy type within each proposed and  
33 existing structure within an approach area or transitional area, using the fire code,  
34 chapter 30.53A SCC. If only a portion of a structure lies within an approach area or  
35 transitional area, determine the Function of Space of that portion.
  - 36 (iii) Determine the total square footage of gross floor area devoted to each Function of  
37 Space.
  - 38 (iv) Identify the corresponding Occupant Load Factor for each Function of Space, using  
39 the fire code, chapter 30.53A SCC.
  - 40 (v) Divide the total square footage of gross floor area devoted to each Function of  
41 Space by the corresponding Occupant Load Factor to obtain the maximum occupancy of  
42 each Function of Space.

1 (vi) Total the sum of maximum occupancies of each Function of Space and divide by the  
2 total size in acres to obtain average density.

3 (c) Permit applications are subject to the submittal requirements of SCC 30.70.030 and shall  
4 comply with the requirements in any application checklist or addendum for a conditional use  
5 permit within an ACA as provided by the department pursuant to SCC 30.70.030. The checklist  
6 may require additional information and materials, such as a site plan that includes proximity to  
7 airport runways, approach areas, and transitional areas. Submittal materials should be of  
8 sufficient detail to enable the staff reviewer to determine that the proposal is compatible with  
9 airport operations and consistent with all requirements of this chapter. A pre-application  
10 meeting under SCC 30.70.020 is strongly recommended.

11 (d) In addition to the notice requirements outlined in SCC 30.70.045, the department shall  
12 distribute notice of the permit application to the relevant airport manager and shall allow the  
13 airport manager to submit comments to the department regarding the proposal, including those  
14 related to potential adverse impacts on airport operations and FAA standards.

15 (4) The hearing examiner may deny, approve, or approve with conditions an application for a  
16 development permit or approval within an ACA and subject to the hearing examiner's jurisdiction  
17 pursuant to any applicable requirements in this title. The application shall be approved only if the  
18 hearing examiner finds the proposal will not require a change in airport operations or flight patterns,  
19 including but not limited to adverse impacts due to concentrations of people, height hazards, noise  
20 abatement procedures, visual hazards such as lighting and reflective building materials, emissions such  
21 as smoke, steam, dust, gas or thermal plumes, transmissions that may cause electrical interference, or  
22 wildlife attractants.

23  
24 Section 18. Snohomish County Code Section 30.67.555, added by Amended Ordinance No. 12-  
25 025 on June 6, 2012, is amended to read:

26  
27 **30.67.555 Institutional.**

28  
29 Institutional uses include those nonresidential uses that typically are found in all zones, including  
30 residential zones, such as health and social service facilities, community facilities for juveniles or seniors,  
31 schools, libraries, museums, government structures and facilities, and ~~((churches))~~ religious facilities.

32 Uses conducted within a single-family residential structure and which are secondary to the residential  
33 use of the structure such as a day care, elder care, home school or foster home are not considered  
34 institutional uses for the purposes of this chapter.

35 (1) Institutional developments shall comply with the standards for commercial development pursuant  
36 to SCC 30.67.525 unless conducted incidental to a residential use, in which case the residential  
37 requirements contained in SCC 30.67.570 apply.

38 (2) In addition to the general regulations contained in SCC 30.67.555(1), the following environment-  
39 specific regulations for institutional uses apply:

40 (a) Institutional uses are permitted in the Urban and Rural Conservancy environments.

41 (b) Institutional uses are conditionally permitted in the Resource environment.

1 (c) Institutional uses are prohibited in the Urban Conservancy, Municipal Watershed Utility and  
2 Natural environments.

3 (d) In the Aquatic shoreline environment designation, only those water-dependent portions of  
4 the use that require an over-water or in-stream location are conditionally permitted when the  
5 adjacent shoreline environment designation is Urban, Urban Conservancy, Rural Conservancy or  
6 Resource. All other institutional uses are prohibited.

7  
8 Section 19. Snohomish County Code Section 30.91C.085, added by Amended Ordinance No. 15-  
9 057 on September 2, 2015, is repealed.

10  
11 Section 20. Snohomish County Code Section 30.91C.198, added by Amended Ordinance No. 16-  
12 073 on December 21, 2016, is amended to read:

13  
14 **30.91C.198 Community building.**

15  
16 "Community building" means a structure serving the occupants of a residential or mixed use  
17 development where cultural, recreational, or social activities may take place. This definition shall not  
18 include (~~places of religious worship~~)religious facilities.

19  
20 Section 21. Snohomish County Code Section 30.91E.086, added by Amended Ordinance No. 10-  
21 102 on January 19, 2011, is amended to read:

22  
23 **30.91E.086 Electric vehicle charging station – restricted.**

24  
25 "Electric vehicle charging station - restricted" means an electric vehicle charging station that is 1)  
26 privately owned and restricted access (e.g., single-family home, employee parking, (~~church~~)religious  
27 facility) or 2) publicly owned and has restricted access (e.g., (~~church~~)religious facility, fleet parking with  
28 no access to the general public).

29  
30 Section 22. A new section is added to Chapter 30.91R of the Snohomish County Code to read:

31  
32 **30.91R.096 Religious facility.**


33  
34 "Religious facility" means a building, along with accessory buildings such as storage, kitchens,  
35 classrooms, or housing for clergy, religious officials, or others necessary to the function of the religious  
36 facility. This includes churches, synagogues, temples, mosques, and reading rooms or other places for  
37 religious worship and religious activity. This definition does not include facilities for training of religious  
38 orders, denominations, or sects.

39  
40 Section 23. Severability and Savings. If any section, sentence, clause or phrase of this ordinance  
41 shall be held to be invalid by the Growth Management Hearings Board (Board), or unconstitutional by a  
42 court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or

1 constitutional of any other section, sentence, clause or phrase of this ordinance. Provided, however,  
2 that if any section, sentence, clause or phrase of this ordinance is held to be invalid by the Board or  
3 court of competent jurisdiction, then the section, sentence, clause or phrase in effect prior to the  
4 effective date of this ordinance shall be in full force and effect for that individual section, sentence,  
5 clause or phrase as if this ordinance had never been adopted.

6  
7 PASSED this 4<sup>th</sup> day of February 2026.  
8

9 SNOHOMISH COUNTY COUNCIL  
10 Snohomish County, Washington


11  
12   
13 \_\_\_\_\_  
14 Council Chair  
15

16 ATTEST:

17  
18   
19 \_\_\_\_\_  
20 Asst. Clerk of the Council  
21

22 ( X ) APPROVED  
23 ( ) EMERGENCY  
24 ( ) VETOED

25 DATE: February 23, 2026

26   
27 \_\_\_\_\_  
28 County Executive

29 ATTEST:

30  
31 Melissa Geraghty  
32 \_\_\_\_\_

33 Approved as to form only:

34 \_\_\_\_\_  
35  
36 Deputy Prosecuting Attorney