

1 ADOPTED: \_\_\_\_\_  
2 EFFECTIVE: \_\_\_\_\_

3 SNOHOMISH COUNTY COUNCIL  
4 Snohomish County, Washington

5  
6 ORDINANCE NO. 25-014  
7

8 RELATING TO GROWTH MANAGEMENT; REVISING ACCESSORY DWELLING UNIT  
9 REGULATIONS; AMENDING SNOHOMISH COUNTY CODE (SCC) SECTIONS  
10 30.28.010, 30.28.070, AND 30.66B.057, AMENDING DEFINITIONS IN CHAPTERS  
11 30.91A AND 30.91D SCC, AND ADDING A NEW DEFINITION IN CHAPTER 30.91P  
12 SCC  
13

14 WHEREAS, accessory dwelling units (ADUs) are a type of housing that can be  
15 attached to another type of housing unit or in a separate detached structure; and  
16

17 WHEREAS, the Washington State Legislature enacted in 1990 chapter 36.70A of  
18 the Revised Code of Washington (RCW), known as the Growth Management Act  
19 (GMA), which required counties to distinguish between urban growth areas (UGAs) and  
20 rural and resource lands; and  
21

22 WHEREAS, in 1992, the Snohomish County Council (“County Council”) updated  
23 the Snohomish County Code (SCC) to allow attached ADUs (then called “accessory  
24 apartments”) in most urban, rural and resource zones that allowed a single family  
25 dwelling and adopted development and use standards for ADUs through Amended  
26 Ordinance No. 92-052; and  
27

28 WHEREAS, Amended Ordinance No. 92-052, also updated the SCC definition of  
29 a duplex to specify a duplex does not include “a structure containing an accessory  
30 apartment”; and  
31

32 WHEREAS, RCW 43.185A.215(3), originally adopted in 1993 as Senate Bill  
33 5584, required that Snohomish County (the “County”) incorporate Accessory Dwelling  
34 Unit (ADU) regulations into local development codes, zoning regulations, or official  
35 controls, but deferred to the local legislative authority for establishment of regulations,  
36 conditions, procedures, and limitations related to ADUs; and  
37

38 WHEREAS, in 1994, the County Council amended the SCC to allow detached  
39 ADUs as a permitted use in zoning districts generally considered to be single-family  
40 zoning through Amended Ordinance No. 94-029; and

1  
2 WHEREAS, SCC allows duplexes in urban single-family residential zones  
3 provided the minimum lot size for duplexes is be one and one-half times the minimum  
4 lot size for single family dwellings; however, Amendment Ordinance 16-044 removed  
5 the minimum lot size requirement for duplexes in the R-8,400, R-9,600 and R-7,200  
6 zones; and  
7

8 WHEREAS, Snohomish County has revised its ADU regulations several times  
9 since Amendment Ordinance No. 94-029, most recently by Ordinance 23-133 on  
10 December 12, 2023; and  
11

12 WHEREAS, in 2020, the Washington State Legislature enacted Engrossed  
13 Substitute Senate Bill 6617 (ESSB 6617) which included new definitions for Accessory  
14 Dwelling Unit (ADU), Attached Accessory Dwelling Unit (AADU), and Detached  
15 Accessory Dwelling Unit (DADU) in RCW 36.70A.696(1), (2), and (5), respectively, as  
16 part of the GMA; and  
17

18 WHEREAS, the definition of ADU enacted by ESSB 6617 is “a dwelling unit  
19 located on the same lot as a single-family housing unit, duplex, triplex, townhome, or  
20 other housing unit”; and  
21

22 WHEREAS, ESSB 6617 was supported by findings that include Washington  
23 State is experiencing a housing affordability crisis and that encouraging the creation of  
24 ADUs is a means to help promote additional affordable housing options; and  
25

26 WHEREAS, in 2021, the Legislature enacted Engrossed Substitute Senate Bill  
27 5235 (ESSB 5235) that amended the DADU definition in RCW 36.70A.696(5) to clarify  
28 DADUs must be on the same property as other units; and  
29

30 WHEREAS, in 2023, the Legislature enacted House Bill 1337 (HB 1337) that  
31 provided additional requirements for ADUs including a definition of “principal unit” in the  
32 context of ADUs, prohibiting regulations that require a property owner to reside in or  
33 occupy the principal unit or ADU, and require counties to allow ADUs in certain  
34 configurations within urban zones that are not currently authorized by county code; and  
35

36 WHEREAS, the County Council concurs with the findings of the Legislature that  
37 Snohomish County is experiencing a housing affordability crisis and that ADUs can be  
38 part of the solution; and  
39

1 WHEREAS, the County Council referred potential amendments on ADU  
2 regulations to the Snohomish County Planning Commission (“Planning Commission”)  
3 for its consideration and recommendation; and  
4

5 WHEREAS, County Council staff briefed the Planning Commission on August 27,  
6 2024; and  
7

8 WHEREAS, on September 24, 2024, the Planning Commission held a public  
9 hearing to receive public testimony concerning the code amendments contained in this  
10 ordinance and recommended adoption of the code amendments along with two  
11 additional amendments described in its October 8, 2024, recommendation letter; and  
12

13 WHEREAS, on \_\_\_\_\_, 2025, the County Council held a public hearing after  
14 proper notice, and considered public comment and the entire record related to the code  
15 amendments contained in this ordinance; and  
16

17 WHEREAS, following the public hearing, the County Council deliberated on the  
18 code amendments contained in this ordinance;  
19

20 NOW, THEREFORE, BE IT ORDAINED:  
21

22 **Section 1.** The County Council adopts the following findings in support of this  
23 ordinance:  
24

25 A. The foregoing recitals are adopted as findings as if set forth in full herein.  
26

27 B. This ordinance will amend provisions in title 30 SCC to update regulations related to  
28 ADUs. In particular, the amendments will allow detached ADUs on lots with urban  
29 zoning that contain single family dwellings, single family attached dwellings, and  
30 duplexes within certain configurations. This ordinance will also update county code  
31 definitions related to ADUs to reflect recent changes in the GMA.  
32

33 C. In considering the proposed amendments, the County evaluated historical  
34 development patterns reflective of the interaction of housing market conditions and  
35 regulations at various points in time, current market conditions, and GMA and other  
36 regulatory requirements.  
37

- 38 1. The County is facing an affordable housing crisis and housing stock shortage.  
39 The purpose of the proposed amendments is to provide additional means to  
40 diversify the County’s urban housing stock.

1  
2 2. Recent legislation to address state-wide housing affordability issues creates a  
3 mandate for the County to update its provisions for ADUs, which include:

- 4  
5 a. Rephrasing to match new state definitions [RCW 36.70A.696],  
6 b. Allowing new configurations of attached and detached ADUs [RCW  
7 36.70A.681(1)(c)],  
8 c. Allowing for the conversion of an existing nonconforming structure on a lot  
9 into an ADU [RCW 36.70A.681(1)(j)], and  
10 d. Removing a requirement for owner-occupancy in the County's definition of  
11 ADU [RCW 36.70A.681(1)(b)].  
12

13 D. In considering the proposed amendments, the Planning Commission recommended  
14 two additional changes to proposed discretionary amendments to increase the minimum  
15 lot coverage and reduce setback requirements to incentivize ADU construction in SCC  
16 30.28.010(2)(d)(i)-(iii), which are incorporated into this ordinance.  
17

18 E. This proposed ordinance contains the following change that was not presented to  
19 the Planning Commission: Removal of architectural standards specific to ADUs that are  
20 currently in SCC 30.28.010(1)(f) and (g) for compliance with RCW 36.70A.681(1)(h).  
21 This change is based on the recommendation from the Washington State Department of  
22 Commerce, whose review of the proposed ordinance occurred after the Planning  
23 Commission hearing. RCW 36.70A.681(1)(h) provides that ADUs cannot be subject to  
24 aesthetic requirements that are greater than required for the principal unit.  
25

26 F. In considering the proposed amendments, the County considered the goals and  
27 standards of the GMA. The proposed amendments are consistent with:  
28

- 29 1. GMA Goal 2 – Reduce sprawl. Reduce the inappropriate conversion of  
30 undeveloped land into sprawling, low-density development.  
31

32 This ordinance provides for infill development on sites with single family  
33 dwellings, attached single family dwellings, and duplexes in urban areas, thereby  
34 increasing urban residential capacity and reducing pressure to convert rural  
35 lands to housing.  
36

- 37 2. GMA Goal 4 – Housing. Encourage the availability of affordable housing to all  
38 economic segments of the population of this state, promote a variety of  
39 residential densities and housing types, and encourage preservation of existing  
40 housing stock.

1  
2 Construction of detached ADUs diversifies the housing stock. Rent for ADUs is  
3 often at below-market rates. Detached ADUs serve an important niche in the  
4 housing market, as they are uniquely suited to provide low-cost housing options  
5 for the County’s senior population, individuals with a disability, and younger  
6 adults. The expansion of opportunities to construct detached ADUs also  
7 encourages the preservation of existing housing stock by granting property  
8 owners the means to generate additional sources of income as a rental unit or  
9 through the sale of an ADU unit as a condominium.

10  
11 G. The proposed amendments will better achieve, comply with, and implement the  
12 goals and policies of the Puget Sound Regional Council’s Multicounty Planning Policies  
13 (MPPs), including the following goals and policies:

- 14  
15 1. MPP Housing Goal – The region will preserve, improve, and expand its housing  
16 stock to provide a range of affordable, healthy, and safe housing choices to every  
17 resident. The region will continue to promote fair and equal access to housing for  
18 all people.

19  
20 The proposed amendments will help to expand and improve the diversity of the  
21 housing stock by reducing regulatory barriers on the construction of ADUs.  
22 Allowing ADUs in more configurations in urban areas provides more access to  
23 housing for people of moderate means.

- 24  
25 2. MPP-H-1 – Provide a range of housing types and choices to meet the housing  
26 needs of all income levels and demographic groups within the region.

27  
28 MPP-H-2 – Achieve and sustain — through preservation, rehabilitation, and new  
29 development — a sufficient supply of housing to meet the needs of low-income,  
30 moderate-income, middle-income, and special needs individuals and households  
31 that is equitably and rationally distributed throughout the region.

32  
33 The proposed amendments will support MPP-H-1 and MPP-H-2 by allowing for  
34 the construction of ADUs in more configuration in urban zones. Construction of  
35 detached ADUs contributes to the County’s efforts to meet the necessary supply  
36 of housing units for low-income, moderate-income, middle-income, and special  
37 needs individuals.

38  
39 H. The proposed amendments will better achieve, comply with, and implement the  
40 Housing Goal of the Countywide Planning Policies (CPPs), which provides: “Snohomish

1 County and its cities will promote an affordable lifestyle where residents have access to  
2 safe, affordable, and diverse housing options near their jobs and transportation options.”  
3 The proposed amendments will support the housing goal in the CPPs by reducing the  
4 regulatory barriers on the construction of detached ADUs, which will help to diversify the  
5 housing options in urban areas that are close to employment and transportation options.  
6

7 I. In considering the proposed amendments, the county considered the goals,  
8 objectives, and policies of the 2024 Snohomish County GMA Comprehensive Plan  
9 (GMACP). The proposed amendments will work to support, implement, and balance the  
10 following goals, objectives, and policies in the GMACP:  
11

- 12 1. Goal LU 1 – Establish and maintain compact, clearly defined, well designed  
13 UGAs.  
14

15 Objective LU 1.A – Establish UGAs with sufficient capacity to accommodate the  
16 majority of the county’s projected population, employment, and housing growth  
17 over the next 20 years.  
18

19 Policy LU 1.A.8 – Ensure the efficient use of urban land by adopting reasonable  
20 measures to increase residential, commercial and industrial capacity within urban  
21 growth areas prior to expanding urban growth boundaries. The County Council  
22 will use the list of reasonable measures in accordance with the guidelines for  
23 review contained in Appendix D of the Countywide Planning Policies to evaluate  
24 all UGA boundary expansions.  
25

26 The amendments proposed by this ordinance would reduce regulatory barriers  
27 on the construction of ADUs in urban zones. This reasonable measure will  
28 increase residential capacity in UGAs thereby helping to accommodate growth  
29 and the maintenance of compact UGAs.  
30

- 31 2. Objective HO 1.B – Ensure that a broad range of housing types and affordability  
32 levels is available in urban and rural areas.  
33

34 The proposed amendments reduce regulatory barriers on the development of  
35 ADUs in urban areas, supporting the development of a broad range of housing  
36 types and affordability. The development of ADUs provides different housing  
37 types and affordability levels in areas with a lack of affordability.  
38

39 J. The proposed amendments implement action item 1.B.2 of the Housing Affordability  
40 Regional Taskforce (HART) 2020 Report and Five-Year Action Plan, which provides:

1 “Revise local zoning to encourage Accessory Dwelling Units (ADU).” The proposed  
2 amendments will comply with action item 1.B.2 by revising Snohomish County  
3 regulations to facilitate the construction of detached ADUs in urban areas.  
4

5 K. Procedural requirements.  
6

- 7 1. The State Environmental Policy Act (SEPA), chapter 43.21C RCW, is applicable  
8 to this non-project action. Snohomish County completed an environmental  
9 checklist and issued a Determination of Non-Significance (DNS) on February 13,  
10 2025, for this non-project proposal to Amend SCC Title 30 Standards for ADUs.  
11 Amendments necessary for compliance with RCW 36.70A.681 are exempt from  
12 legal challenge under SEPA.  
13
- 14 2. The proposal is a Type 3 legislative action pursuant to SCC 30.73.010.  
15
- 16 3. Pursuant to RCW 36.70A.106(1), a notice of intent to adopt this ordinance was  
17 transmitted to the Washington State Department of Commerce for distribution to  
18 state agencies on November 22, 2024, and assigned material number 2024-S-  
19 7774.  
20
- 21 4. The public participation process used in the adoption of this ordinance complies  
22 with all applicable requirements of the GMA and the SCC.  
23
- 24 5. The Washington State Attorney General last issued an advisory memorandum,  
25 as required by RCW 36.70A.370, in October of 2024 entitled “Advisory  
26 Memorandum: Avoiding Unconstitutional Takings of Private Property” to help  
27 local governments avoid the unconstitutional taking of private property. The  
28 process outlined in the State Attorney General’s 2024 advisory memorandum  
29 was used by the County in objectively evaluating the regulatory changes  
30 proposed by this ordinance.  
31

32 **Section 2.** The County Council makes the following conclusions:  
33

- 34 1. The proposed amendments are consistent with the goals, policies, and objectives  
35 of the MPPs, CPPs, and GMACP.  
36
- 37 2. The proposed amendments are consistent with applicable federal, state, and  
38 local laws and regulations.  
39

1 3. The County has complied with all SEPA requirements with respect to this non-  
2 project action.

3  
4 4. The regulations proposed by this ordinance do not result in an unconstitutional  
5 taking of private property for a public purpose.

6  
7 **Section 3.** The County Council bases its findings and conclusions on the entire  
8 legislative record, including all testimony and exhibits. Any finding which should be  
9 deemed a conclusion, and any conclusion that should be a finding, is hereby adopted  
10 as such.

11  
12 **Section 4.** Snohomish County Code Section 30.28.010, last amended by  
13 Ordinance No. 23-133 on December 12, 2023, is amended to read:

14  
15 **30.28.010 Accessory dwelling units.**

16 Accessory dwelling units are allowed (~~(subordinate to a single-family dwelling in zones~~  
17 ~~where single-family dwellings are permitted))~~) under SCC 30.22.100, 30.22.110, ~~((and))~~  
18 30.22.120, and this section.

19 (1) General standards. All accessory dwelling units shall comply with the following  
20 standards:

21 (a) Development of accessory dwelling units shall be subject to compliance with  
22 all other applicable provisions of this title;

23 (b) An accessory dwelling unit must be on the same lot as a legally-established  
24 principal unit;

25 ~~((b))~~ (c) Development of accessory dwelling units shall be subject to physical  
26 and legal availability of water and the applicant providing documentation that the water  
27 supply is potable and of adequate flow;

28 ~~((c))~~ (d) Applicants must provide documentation that the existing or proposed  
29 sewage or septic system is capable of handling the additional demand placed upon it by  
30 the attached or detached accessory dwelling unit;

31 ~~((d))~~ (e) The floor area of an accessory dwelling unit shall not exceed 1,200  
32 square feet. Floor areas shall be exclusive of garages, porches, unheated storage  
33 areas, and unfinished basements; and

34 ~~((e))~~ (f) Accessory dwelling units shall meet the off-street parking requirements  
35 in chapter 30.26 SCC(~~;~~).

36 ~~((f) Attached accessory dwelling units shall be designed such that the~~  
37 ~~architectural character of the primary dwelling is preserved. Exterior materials, roof~~  
38 ~~form, window spacing, and proportions shall match that of primary dwelling; and~~

39 (g) ~~Detached accessory dwelling units shall be constructed such that exterior~~  
40 ~~materials, roof form, window spacing, and proportions approximate those of the single-~~



1 ~~family dwelling. A detached accessory dwelling unit proposed for location within an~~  
2 ~~existing accessory structure is not required to approximate the exterior features of the~~  
3 ~~existing single family dwelling. A mobile home, where allowed as a detached accessory~~  
4 ~~dwelling unit pursuant to subsection (3)(a)(ii) of this section, is not required to~~  
5 ~~approximate the exterior features of the existing single family dwelling.)~~

6 (2) Urban zones. Accessory dwelling units are permitted uses in the urban zones  
7 pursuant to SCC 30.22.100 on lots with a ~~((single family))~~ single family, single family  
8 attached, or duplex dwelling ((pursuant to SCC 30.22.100)).

9 (a) When the principal unit is a single family dwelling, a maximum of two  
10 accessory dwelling units are permitted on the lot containing the principal unit in the  
11 following configurations:

12 (i) One attached accessory dwelling unit and one detached accessory  
13 dwelling unit((~~may be established on lots that contain a legally established single family~~  
14 dwelling.)):

15 (ii) Two attached accessory dwelling units; or

16 (iii) Two detached accessory dwelling units, which may be comprised of one  
17 or two detached structures.

18 (b) When the principal unit is a single family attached dwelling, one accessory  
19 dwelling unit is permitted on the lot containing the principal unit in the following  
20 configurations:

21 (i) One attached accessory dwelling unit; or

22 (ii) One detached accessory dwelling unit. Two detached accessory dwelling  
23 units on adjacent lots may be combined into a single detached structure provided each  
24 accessory dwelling unit is configured on the same lot line as the corresponding principal  
25 unit.

26 (c) When the principal unit is a duplex dwelling, a maximum of two accessory  
27 dwelling units are permitted on the lot in the following configurations:

28 (i) Two attached accessory dwelling units;

29 (ii) One attached accessory dwelling unit and one detached accessory  
30 dwelling unit; or

31 (iii) Two detached accessory dwelling units, which may be comprised of either  
32 one or two detached structures.

33 (d) Bulk requirements of SCC 30.23.032 and 30.23.041 for the underlying zone  
34 are modified as follows:

35 (i) The maximum lot coverage is increased to 55%;

36 (ii) Setbacks from private roads are reduced to five feet for new principal  
37 units, accessory dwelling units, and covered parking structures;

38 (iii) Setbacks from public roads for accessory dwelling units are reduced as  
39 follows:

1 (A) Five feet from public roads that are 60 feet wide and over and public  
2 roads that are under 60 feet wide in a recorded subdivision, short-subdivision or binding  
3 site plan, measured from the edge of the right-of-way; and

4 (B) From all other public roads under 60 feet wide described in SCC  
5 30.23.049(4), the lesser of 35 feet measured from the right-of-way centerline or as  
6 allowed under SCC 30.23.049(5), or an averaged setback under SCC 30.23.120(1); and

7 (iv) An existing structure that does not meet current setback or lot coverage  
8 requirements may be converted into an accessory dwelling unit, provided the director  
9 may impose additional conditions for approval necessary to ensure public health, safety,  
10 and welfare.

11 (e) Any portion of a driveway or shared driveway providing access to three or  
12 more dwelling units shall meet the fire lane requirements of SCC 30.53A.512.

13 (3) Rural, resource, and other zones. Accessory dwelling units are permitted uses in  
14 the rural, resource, and other zones on lots with a single-family dwelling pursuant to  
15 SCC 30.22.110 and 30.22.120 and the following standards:

16 (a) One accessory dwelling unit may be established on lots that contain a  
17 legally-established single-family dwelling pursuant to the following:

18 (i) Detached accessory dwelling units are prohibited on lots that do not meet  
19 the minimum required lot area, pursuant to SCC 30.23.030, in the zone in which they  
20 are located. The following prohibitions also apply:

21 (A) Detached accessory dwelling units are prohibited on lots in the R-5 zone  
22 that are less than five acres in size; and

23 (B) Detached accessory dwelling units are prohibited on lots in the RC zone  
24 that are less than 100,000 square feet in size.

25 (ii) A mobile home that is subordinate to the single-family dwelling may be  
26 allowed as a detached accessory dwelling unit on lots equal to or greater than 10 acres.

27 (b) Accessory dwelling units shall utilize the same driveway as the primary  
28 single-family dwelling.

29  
30 **Section 5.** Snohomish County Code Section 30.28.070, adopted by Amended  
31 Ordinance No. 02-064 on December 9, 2002, is amended to read:

32  
33 **30.28.070 Nonconforming structures.**

34 The following requirements apply to nonconforming structures:

35 (1) Continuance. Any legally established nonconforming structure is permitted to  
36 remain in the form and location in which it existed on the effective date of the  
37 nonconformance;

38 (2) Improvements. Nonconforming structures may be structurally altered or enlarged  
39 only if the setback, height, lot coverage, and open space requirements of the zone in  
40 which the structure is located are met; ~~except ((that repair to))~~ when to:

1           (a) Repair the existing structure including ordinary maintenance or replacement  
2 of walls, fixtures, or plumbing shall be permitted so long as the exterior dimensions of  
3 the structure, as it existed on the effective date of the nonconformance, are not  
4 increased; or

5           (b) Convert an existing nonconforming structure into an accessory dwelling unit  
6 pursuant to SCC 30.28.010(2)(d)(iv);

7           (3) Restoration. A structure that is accidentally destroyed may be fully restored only  
8 if the setback and yard requirements of chapter 30.23 SCC are met unless the structure  
9 is listed on the National Register of Historic Places, Washington State Cultural  
10 Resource Inventory, or Snohomish County Cultural Resource Inventory, in which case,  
11 the structure may be restored and located in its former location despite noncompliance  
12 with the bulk regulations:

13           (a) To restore a destroyed nonconforming structure, a building permit must be  
14 submitted to the department within one year of the destruction; and

15           (b) A structure shall be considered destroyed for purposes of this section if the  
16 restoration costs exceed 75 percent of assessed value of record when the damage  
17 occurred.

18  
19           **Section 6.** Snohomish County Code Section 30.66B.057, adopted  
20 by Amended Ordinance No. 02-064 on December 9, 2002, is amended to read:

21  
22           **30.66B.057 Review of duplex ((residential)) building permit applications.**

23           (1) A duplex residential building permit for a lot for which necessary mitigation as  
24 required by this chapter was not provided at the time of lot creation, will be issued by  
25 the director only after appropriate mitigation is provided in conformance with this  
26 chapter.

27           (2) The director of public works is not required to review duplex residential building  
28 applications. Application forms for all duplex residential building permits shall be  
29 accompanied by a statement that development of every lot in the county with a new  
30 duplex residence will have an impact on the road system that must be mitigated. The  
31 statement shall outline the options available to the developer for providing necessary  
32 mitigation as required by this chapter. An applicant shall inform the department of the  
33 applicant's mitigation choice at the time of permit issuance.

34           (3) This section does not apply to residential or commercial building permits for  
35 duplex dwellings that include accessory dwelling units.

36  
37           **Section 7.** Snohomish County Code Section 30.91A.035, adopted by Amended  
38 Ordinance No. 21-018 on June 9, 2021, is amended to read:

39  
40           **30.91A.035 Accessory dwelling unit.**

1 "Accessory dwelling unit" means a dwelling unit that is located on the same lot as(  
2 ~~under the same ownership as, and subordinate to a single-family dwelling unit~~) a  
3 principal unit. An accessory dwelling unit must include facilities for living, sleeping,  
4 eating, cooking, and sanitation for not more than one family.  
5

6 **Section 8.** Snohomish County Code Section 30.91A.040, last amended by  
7 Amended Ordinance No. 21-018 on June 9, 2021, is amended to read:  
8

9 **30.91A.040 Accessory dwelling unit, attached.**

10 "Accessory dwelling unit, attached" ("Attached accessory dwelling unit") means an  
11 accessory dwelling unit that shares at least one common wall with and is located in the  
12 same structure as the (~~primary dwelling~~) principal unit.  
13

14 **Section 9.** Snohomish County Code Section 30.91A.050, last amended by  
15 Amended Ordinance No. 21-018 on June 9, 2021, is amended to read:  
16

17 **30.91A.050 Accessory dwelling unit, detached.**

18 "Accessory dwelling unit, detached" ("Detached accessory dwelling unit") means an  
19 accessory dwelling unit that is physically separated from and located in a different  
20 structure than the (~~primary dwelling~~) principal unit.  
21

22 **Section 10.** Snohomish County Code Section 30.91D.210, last amended by  
23 Amended Ordinance No. 21-018 on June 9, 2021, is amended to read:  
24

25 **30.91D.210 Development**

26 "Development" means all applications for development activity that will generate  
27 vehicular traffic except for:

- 28 (1) Single-family dwellings;
- 29 (2) Structures accessory to a single family use that are not used for commercial  
30 purposes;
- 31 (3) Attached or detached accessory dwelling units;
- 32 (4) Duplex conversions and duplex dwellings with accessory dwelling units;
- 33 (5) Temporary dwellings; or
- 34 (6) Portable classrooms for public k-12 schools utilizing existing access.  
35

36 *This definition applies only to the concurrency and road impact mitigation regulations in*  
37 *chapter 30.66B SCC.*  
38

39 **Section 11.** Snohomish County Code Section 30.91D.460, last amended by  
40 Amended Ordinance No. 12-049 on October 3, 2012, is amended to read:

1  
2 **30.91D.460 Driveway.**

3 "Driveway" means a road network element that provides a single access for vehicles  
4 and pedestrians to one lot serving a maximum of two dwelling units or four dwelling  
5 units where two of the units are accessory dwelling units.

6  
7 **Section 12.** Snohomish County Code Section 30.91D.465, last amended by  
8 Amended Ordinance No. 12-049, on October 3, 2012, is amended to read:

9  
10 **30.91D.465, Driveway, shared.**

11 "Driveway, shared" ("shared driveway") means a road network element that provides a  
12 single vehicle and pedestrian access in a private tract or easement for two lots that  
13 have no more than two dwelling units, four dwelling units where two of the units are  
14 accessory dwelling units, or two Group U occupancies per lot.

15  
16 **Section 13.** Snohomish County Code Section 30.91D.480, last amended by  
17 Amended Ordinance No. 21-018 on June 9, 2021, is amended to read:

18  
19 **30.91D.480 Duplex.**

20 "Duplex" means a residential structure containing two dwelling units that have a  
21 contiguous wall, which structure is located on one lot. ~~((The term does not include a~~  
22 ~~mobile home, or a structure containing an attached or detached accessory dwelling~~  
23 ~~unit.)) A duplex may also include attached or detached accessory dwelling units.~~

24  
25 **Section 14.** Snohomish County Code Section 30.91D.500, adopted by Amended  
26 Ordinance No. 02-064 on December 9, 2002, is amended to read:

27  
28 **30.91D.500 Dwelling, multiple family.**

29 "Dwelling, multiple family" ("Multiple family dwelling") means a dwelling containing three  
30 or more dwelling units, but excluding accessory dwelling units, townhouses, and mobile  
31 homes.

32  
33 **Section 15.** Snohomish County Code Section 30.91D.510, last amended by  
34 Amended Ordinance No. 21-018 on June 9, 2021, is amended to read:

35  
36 **30.91D.510 Dwelling, single family.**

37 "Dwelling, single family" ("Single family dwelling") means a dwelling containing  
38 one dwelling unit, or the dwelling unit and ~~((and))~~ any attached or detached accessory  
39 dwelling ~~((unit))~~ units. This term shall also include factory built housing constructed

1 pursuant to the standards delineated in RCW 43.22.455, as amended, and rules and  
2 regulations promulgated pursuant thereto.

3  
4 **Section 16.** Snohomish County Code Section 30.91D.515, last amended by  
5 Amended Ordinance 24-061 on August 14, 2024, is amended to read:

6  
7 **30.91D.515 Dwelling, single family attached.**

8 "Dwelling, single family attached" ("Single family attached dwelling") means a single-  
9 family dwelling unit constructed in a group of two attached units in which each unit  
10 extends from foundation to roof and with open space on at least two sides and which is  
11 configured as a zero lot line development. A single family attached dwelling may also  
12 include an attached or detached accessory dwelling unit for each principal unit. This  
13 term does not include duplex.

14  
15 **Section 17.** A new section is added to Chapter 30.91P of the Snohomish County  
16 Code to read:

17  
18 **30.91P.307 Principal unit.**

19 "Principal unit" means a single family dwelling, single family attached dwelling, or duplex  
20 located on the same lot as any attached or detached accessory dwelling units, where  
21 the term principal unit distinguishes such dwelling unit from any accessory dwelling  
22 units.

23  
24 **Section 18. Severability and Savings.** If any section, sentence, clause or phrase  
25 of this ordinance shall be held to be invalid by the Growth Management Hearings Board  
26 (Board), or unconstitutional by a court of competent jurisdiction, such invalidity or  
27 unconstitutionality shall not affect the validity or constitutionality of any other section,  
28 sentence, clause or phrase of this ordinance. Provided, however, that if any section,  
29 sentence, clause or phrase of this ordinance is held to be invalid by the Board or court  
30 of competent jurisdiction, then the section, sentence, clause or phrase in effect prior to  
31 the effective date of this ordinance shall be in full force and effect for that individual  
32 section, sentence, clause or phrase as if this ordinance had never been adopted.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30

PASSED this \_\_\_\_ day of \_\_\_\_, 2025.

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

\_\_\_\_\_  
Council Chair

ATTEST:

\_\_\_\_\_  
Clerk of the Council

- ( ) APPROVED
- ( ) EMERGENCY
- ( ) VETOED

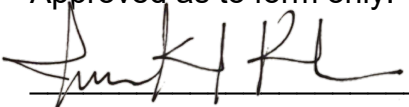
DATE: \_\_\_\_\_

\_\_\_\_\_  
County Executive

ATTEST:

\_\_\_\_\_

Approved as to form only:

 2/12/2025

\_\_\_\_\_  
Deputy Prosecuting Attorney