

1 Adopted:

2 Effective:

3 SNOHOMISH COUNTY COUNCIL

4 Snohomish County, Washington

5
6 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

33 WHEREAS, the code amendments in this ordinance will promote clarity, consistency, and
34 compliance with both state law and the GMACP, while ensuring that development regulations continue
35 to effectively implement adopted policies; and
36

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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 WHEREAS, on June 24, 2025, the Snohomish County Planning Commission (the “Planning
2 Commission”) was briefed by Snohomish County Planning and Development Services (PDS) staff about
3 the proposed code amendments contained in this ordinance; and
4

5 WHEREAS, on July 22, 2025, the Planning Commission held a public hearing after proper notice,
6 considered public comment, and reviewed the entire record related to the proposed code amendments
7 contained in this ordinance; and
8

9 WHEREAS, at the conclusion of the Planning Commission’s public hearing, the Commission
10 recommended the adoption of the amendments, as shown in its approval letter dated July 23, 2025; and
11

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

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

19 NOW, THEREFORE, BE IT ORDAINED:
20

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

- 23 A. The foregoing recitals are adopted as findings as if set forth in full herein.
24
25 B. This ordinance amends Title 30 SCC to repeal the term Church and add the term Religious Facility.
26
27 C. This ordinance promotes inclusivity, cultural sensitivity, and respect for religious diversity by using a
28 neutral term not associated with a single faith. It creates a clear definition for all religious faiths, not
29 just Christianity, that will promote fairness and predictability in permitting applications.
30
31 D. In developing the proposed amendments, the County considered the following GMA goal:
32

33 GMA Goal 7. Permits: Applications for both state and local government permits should be
34 processed in a timely and fair manner to ensure predictability.
35

36 The proposed amendments support this goal by providing a clear definition that streamlines the
37 permitting process. Although the current SCC definition of “church” encompasses a variety of
38 religious buildings, in general the term is most commonly associated with Christian worship

1 facilities. Given the diversity of faiths in Snohomish County, this new definition recognizes that
2 diversity of faiths and ensures applicants of all religious backgrounds are treated fairly and
3 consistently.
4

5 E. In developing the proposed amendments, the County considered the following GMACP objectives
6 and policies:
7

8 Objective ED 2.A: Develop and maintain a regulatory system that is fair, understandable,
9 coordinated and timely.
10

11 ED Policy 2.A.1: Snohomish County shall work to ensure that the Snohomish County Code is an
12 understandable, accessible, and user friendly document.
13

14 ED Policy 2.A.2: Snohomish County should stress predictability but maintain enough flexibility in
15 the Comprehensive Plan and development codes to allow for timely response to unanticipated
16 and desirable developments.
17

18 The proposed amendments support these objectives and policies by clearly defining religious
19 facilities applicable to all faiths which results in greater predictability when reviewing permit
20 applications.
21

22 F. Procedural requirements.
23

- 24 1. This proposal is a Type 3 legislative action under SCC 30.73.010.
25
- 26 2. As required by RCW 36.70A.106(1), a notice of intent to adopt this ordinance was transmitted to
27 the Washington State Department of Commerce on June 30, 2025.
28
- 29 3. State Environmental Policy Act (SEPA), chapter 43.21C RCW, requirements with respect to this
30 non-project action have been satisfied through the completion of an environmental checklist
31 and the issuance of a determination of non-significance on June 30, 2025.
32
- 33 4. The public participation process used in the adoption of this ordinance complies with all
34 applicable requirements of the GMA and the SCC.
35
- 36 5. The Washington State Attorney General last issued an advisory memorandum, as required by
37 RCW 36.70A.370, in October of 2024 entitled "Advisory Memorandum: Avoiding
38 Unconstitutional Takings of Private Property" to help local governments avoid the

1 unconstitutional taking of private property. The process outlined in the State Attorney General's
2 2024 advisory memorandum was used by Snohomish County in objectively evaluating the
3 regulatory changes proposed by this ordinance.
4

5 G. This ordinance is consistent with the record.
6

7 1. SCC 30.22.100, SCC 30.22.110, SCC 30.22.120, and SCC 30.26.030 are amended to remove
8 "Church" as a listed use and add "Religious Facility" as a new use.
9

10 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
11 30.28.086, SCC 30.31F.110, SCC 30.32B.100, SCC 30.32E.070, SCC 30.67.555, SCC 30.91E.086 and
12 SCC 30.91C.198 are amended to ensure consistency throughout Title 30 SCC with the repeal of
13 SCC 30.91C.085 and the creation of SCC 30.91R.096.
14

15 3. SCC 30.91C.085 is repealed as a definition in Title 30 SCC to be replaced by SCC 30.91R.096.
16

17 4. SCC 30.91R.096 is created to add "Religious Facility" as a definition in Title 30 SCC.
18

19 H. The Code amendments are consistent with the record as set forth in the PDS staff report dated June
20 6, 2025.
21

22 I. The amendments have been evaluated for their potential to create barriers to the implementation
23 of Low Impact Development (LID) principles and measures for stormwater management. The
24 updates to SCC will not impact LID principles or measures.
25

26 J. The amendments will not have an impact on the demand for capital facilities and utilities. County
27 and external service providers maintain long-range plans and financing strategies to meet projected
28 service demands that will not be impacted by these amendments.
29

30 K. The amendments will not impact housing and job creation in the County.
31

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

34 A. The amendments proposed by this ordinance are consistent with the GMA, MPP, CPP, and the
35 GMACP.
36

37 B. The County has complied with all SEPA requirements with respect to this non-project action.
38

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

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

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

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

30.22.100 Urban Zone Categories Use Matrix.

TYPE OF USE	R- 9,600 ⁸⁸	R- 8,400 ⁸⁸	R- 7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹² 8	IP ⁷⁶	BP	LI ⁵⁵ , 76	HI ⁵⁵	MHP ¹¹ 4	UC ¹² 2	MUC ¹² 2
Accessory Dwelling Unit ⁶²	P	P	P	P	P	P											
Adult Entertainment Business/Use ⁶⁷											P		P	P			
Agriculture ^{41, 107}	P	P	P		P	P	P		P	P	P	P	P	P	P		
Airport, Stage 1 Utility ¹	C	C	C						P	P	P	P	P	P			
Airport-All Others											P	P	P	P			
Amusement Facility ^{41, 129}								P	P	P	P		P	P		P	P
Antique Shop							P	P	P	P			P	P		P	P
Art Gallery ⁴¹	C	C	C		C	C	P	P	P	P	P	P	P	P		P	P
Auto Repair, Major								P	P ⁸⁶	P	P	P	P	P		P	P

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Auto Repair, Minor							P	P	P ⁸⁶	P	P	P	P	P		P	P
Auto Towing													P	P			
Automobile Wrecking and Junkyards													C ⁴⁴	P ⁴⁴			
Bed and Breakfast Guesthouse ⁵⁸	A	A	A	A	A	A									A		
Billboards ⁴⁶																	
Non-digital										P			P	P			
Digital										P			P	P			
Boarding House	P ¹⁵	P ¹⁵	P ¹⁵		P	P	P		P	P					P	P	P
Boat Launch Facility, Commercial ³¹									C	C			C	C		P	
Boat Launch Facility, Non-commercial ³¹	C	C	C		C	C			C	C			C	C			
Caretaker's Quarters							P	P	P	P	P	P	P	P			
Cemetery and Funeral Home	C	C	C		C	C	P	P	P	P	P	P	P	P		P	
((Church ⁴⁴⁷ 429.))	((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			

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TYPE OF USE	R- 9,600 ⁸⁸	R- 8,400 ⁸⁸	R- 7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹² 8	IP ⁷⁶	BP	LI ⁵⁵ , 76	HI ⁵⁵	MHP ¹¹ 4	UC ¹² 2	MUC ¹² 2
Community Facilities for Juveniles ¹⁰³																	
1 to 8 Resident Facility	P	P	P	P	P	P	P*	P	P	P	P	P	P	P	P	P	P
9 to 24 Resident Facility	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P
Construction Contracting										P	P	P	P	P		p ¹²³	
Day Care Center ^{2, 129}																	
Up to 8,000 sq ft	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	P	P
Over 8,000 sq ft	C	C	C	C	P	P	P	P	P	P	P	P	P	P	A	P	P
Distillation of Alcohol											P	P	P	P		P	P
Dock & Boathouse, Private, Non- commercial ^{3, 41}	P	P	P	P	P	P	P		P	P	P	P	P	P			
Dwelling, Attached Single Family ¹⁴⁰	P	P	P	P	P	P						p ⁵¹					
Dwelling, Co-Living ¹⁴⁰					P	P	P	P	P	P		p ⁵¹				P	P
Dwelling, Cottage Housing ^{116, 140}	P	P	P	P	P							p ⁵¹					
Dwelling, Duplex ¹⁴⁰	P	P	P	P	P	P						p ⁵¹					

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Dwelling, Mobile Home ¹⁴⁰	P ⁶	P ⁶	P ⁶	P ⁶	P	P									P		
Dwelling, Multiple Family ¹⁴⁰					P	P	P	P	P	P		P ⁵¹				P	P
Dwelling, Single Family ¹⁴⁰	P	P	P	P	P	P						P ⁵¹			P ⁴		
Dwelling, Townhouse 5,140			P	P	P	P	P	P	P	P		P ⁵¹				P	
Electric Vehicle Infrastructur e																	
Electric Vehicle Charging Station - Restricted, Level 1, and Level 2 ¹²¹	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Electric Vehicle Charging Station - Public, Level 1 and Level 2							P	P	P	P	P	P	P	P		P	P
Electric Vehicle Charging Station, Level 3	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	P	P	P	P	P	P	P	P		P	P
Battery Exchange Stations	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	P	P	P	P	P	P	P	P		P	P
Emergency Shelter,	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

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TYPE OF USE	R- 9,600 ⁸⁸	R- 8,400 ⁸⁸	R- 7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹² 8	IP ⁷⁶	BP	LI ⁵⁵ , 76	HI ⁵⁵	MHP ¹¹ 4	UC ¹² 2	MUC ¹² 2
Religious- Owned Property ¹⁴¹																	
Explosives, Storage											P			P			
Fairgrounds										P	P	P	P	P			
Family Day Care Home ⁸	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 ⁹⁴									A	P			P	P			
Farm Stand																	
Up to 400 sq ft ⁹	P	P	P						P	P			P	P		P	P
401 to 5,000 sq ft ⁹⁹																	
Farmers Market ⁹³							P	P	P	P		P	P	P		P	P
Fish Farm											P	P	P	P			
Food and Farming Center																	p ¹⁰⁵
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 ⁶⁰																	
Up to 2,400 sq ft	P	P	P	P	P	P					P	P	P	P	P		

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2,401 - 4,000 sq ft on More than 3 Acres ^{41, 59}	P	P	P	P	P	P					P	P	P	P			
2,401 - 4,000 sq ft on Less than 3 Acres ^{41, 59}	A	A	A	A	A	A					A	A	A	A			
4,001 sq ft and Greater ^{41, 59}	C	C	C	C	C	C					C	C	C	C			
Garage, Detached Private Non- accessory ⁶⁰																	
Up to 2,400 sq ft	P	P	P	P	P	P					P	P	P	P			
2,401 sq ft and greater ^{41, 59}	C	C	C	C	C	C					C	C	C	C			
Golf Course, Driving Range and Country Club	C	C	C														
Government Structures & Facilities ^{27, 41}	C	C	C	C	C	C	C	P	P	P	P	P	P	P		P	P
Greenhouse, Lath House, & Nurseries							P	P	P	P	P	P	P	P			
Guest House ⁸⁵	P	P	P		P	P									P		
Hazardous Waste Storage &											C	C	C	C			

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Treatment Facilities, Offsite ⁶⁶																	
Hazardous Waste Storage & Treatment Facilities, Onsite ⁶⁵							P	P	P	P	P	P	P	P			
Health and Social Service Facilities ⁹⁰																	
Level I	P	P	P	P	P	P	P	P	P	P		P			P	P	P
Level II ^{41, 129}	C	C	C		C	C	C	P	P	P		P			C	P	P
Level III ¹³⁹						C	p ¹³⁶	P	P	P	P		P	P	C	P	P
Home Occupation ¹¹	P	P	P	P	P	P	P		P	P					P	P	P
Hotel/Motel					C	C	p ¹³⁶	P	P	P			p ⁸⁹			P	P
Kennel, ⁴¹ Commercial ¹²	C	C	C						P	P	P	P	P	P			
Kennel, ⁴¹ Private-Breeding ¹³	P	P	P		P	P	P		P	P	P	P	P	P			
Kennel, ⁴¹ Private-Non-Breeding ¹³	P	P	P		P	P	P		P	P	P						
Laboratory							P	P	P	P	P	P	P	P		P	P
Library ⁴¹	C	C	C		C	C	C	P	P	P	P	P	P	P		P	P
Lumber Mill											P	P	P	P			
Lumberyard										P	P	P	P	P			
Manufacturing, Heavy ⁸²											P			P			
Manufacturing-All Other Forms Not											P	P	P	P		p ¹²³	

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Specifically Listed ⁸³																	
Marijuana Processing ^{125, 131}											P	P	P	P			
Marijuana Production ^{125, 131}											P	P	P	P			
Marijuana Retail ^{131, 132}							P	P	P	P		P	P	P		P	P
Massage Parlor									P	P	P	P	P	P		P	P
Material Recovery Facility ¹³⁴											C		C	C			
Mini Self-Storage								P	P	P	P	P	P	P			
Mobile Home Park ³⁸					C	C			C	C					P		
Model Hobby Park ⁷⁵												A	A	A			
Model House/Sales Office	P	P	P	P	P	P											
Motocross Racetrack ¹²⁹										C ¹¹³	C ¹¹³	C ¹¹³	C ¹¹³	C ¹¹³			
Museum ⁴¹	C	C	C		C	C	C	P	P	P	P	P	P	P		P	P
Neighborhood Services					A, C ⁸⁶ , 138	A, C ⁸⁶ , 138	P	P	P ⁸⁶	P	P	P	P	P		P	P
Office and Banking							P	P	P	P	P	P	P	P		P	P
Park, Public ¹⁴	P	P	P		P	P	P	P	P	P	P	P	P	P		P	P
Park-and-Pool Lot	C	C	C	C	C	P	P	P	P	P	P	P	P	P		P	P

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Park-and-Ride Lot	C	C	C	C	C	P	P	P	P	P	P	P	P	P		P	P
Personal Wireless Service Facilities ^{27, 41, 104, 106}	C	C	C	C	C	C	C	C	C	C	P	P	P	P	C	p ¹¹⁹	P
Printing Plant								P		P	P	P	P	P		p ¹²³	
Race Track ^{24, 41, 129}										C	P	P	P	P			
Railroad Right-of-way	C	C	C	C	C	C	P	P	P	P	P	P	P	P		P	P
Recreational Facility Not 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 ¹³⁷										C	C		C	C			
Religious Facility ^{41, 129}	C	C	C		P	P	P	P	P	P	P	P	P	P		P	P
Rendering of Fat, Tallow, or Lard ¹²⁹											P			P			
Restaurant							P	P	P	P	p ⁴⁹	p ⁴⁹	P	P		P	P
Retail, General						A ¹³⁵	P	P	P	P		p ⁵³	P	P		P	P
Retirement Apartments				P	P	P	P	P	P	P					P	P	P
Retirement Housing				P	P	P	P	P	P	P					P	P	P
Sanitary Landfill ¹²⁹	C	C	C						C	C	C	C	C	C			
Schools																	

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TYPE OF USE	R- 9,600 ⁸⁸	R- 8,400 ⁸⁸	R- 7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹² 8	IP ⁷⁶	BP	LI ⁵⁵ , 76	HI ⁵⁵	MHP ¹¹ 4	UC ¹² 2	MUC ¹² 2
K-12 & Preschool 41, 68, 129	C	C	C		C	C	C ¹³⁶		P	P	P	P	P	P		P	P
College 41, 68	C	C	C		C	C	C ¹³⁶		P	P	P	P	P	P		P	P
Other 41, 68					C	C	C ¹³⁶		P	P	P	P	P	P		P	P
Service Station 41							P	P	P ⁸⁶	P			P	P		P	P
Shooting Range 92											P	P	P	P			
Sludge Utilization 39	C ⁵⁶	C ⁵⁶	C ⁵⁶		C ⁵⁶	C ⁵⁶			C ⁵⁶	C ⁵⁶	C ⁵⁶		C ⁵⁶	P C ⁵⁰			
Small Animal Husbandry 41	C ³⁷	C ³⁷	C ³⁷				P		P	P	P	P	P	P			
Small Workshop									P ⁸⁶	P	P	P	P	P		P	P
Stables	P	P	P		P	P	P	P	P	P	P	P	P	P			
Stockyard or Slaughter House 129											P			P			
Storage, Retail Sales Livestock Feed									P	P			P	P			
Storage Structure, Accessory 60																	
Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
2,401 - 4,000 sq ft on More than 3 Acres 41, 59	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
2,401 - 4,000 on Less than 3 acres 41, 59	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		

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TYPE OF USE	R- 9,600 ⁸⁸	R- 8,400 ⁸⁸	R- 7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹² 8	IP ⁷⁶	BP	LI ⁵⁵ , 76	HI ⁵⁵	MHP ¹¹ 4	UC ¹² 2	MUC ¹² 2
4,001 sq ft and Greater ^{41, 59}	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
Storage Structure, Non-accessory ⁶⁰																	
Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
2,401 sq ft and greater ^{41, 59}	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
Studio ⁴¹	C ⁷⁷	C ⁷⁷	C ⁷⁷		C ⁷⁷	C ⁷⁷	P	P	P ⁸⁶	P	P	P	P	P		P	P
Supervised Drug Consumption Facility																	
Swimming/Wading Pool ^{17, 41}	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Television/Radio Stations													P	P			
Temporary Dwelling During Construction	A	A	A	A	A	A	A	A	A	A						A	
Temporary Dwelling For Relative ¹⁸	A	A	A	A	A	A	A	A	A	A							
Temporary Residential Sales Coach ⁷³	A	A	A													A	
Transit Center	C	C	C	C	C	P	P	P	P	P	P	P	P	P		P	P
Ultralight Airpark ²⁰											P						

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TYPE OF USE	R- 9,600 ⁸⁸	R- 8,400 ⁸⁸	R- 7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹² 8	IP ⁷⁶	BP	LI ⁵⁵ , 76	HI ⁵⁵	MHP ¹¹ 4	UC ¹² 2	MUC ¹² 2
Utility Facilities, Electromagnetic Transmission & Receiving Facilities ^{27, 129}	C	C	C	C	C	C	C	P	p ⁸⁶	P	P	P	P	P			
Utility Facilities, Transmission Wires, Pipes & Supports ²⁷	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Utility Facilities-All Other Structures ^{27, 41}	C	C	C	C	C	C	C	P	p ⁸⁶	P	P	P	P	P	C	P	P
Vehicle, Vessel and Equipment Sales and Rental									p ²³	P			P	P			
Veterinary Clinic					C	C	P	P	p ⁸⁶	P	P	P	P	P		P	P
Warehouse								p ¹⁴²		P	P	P	P	P		p ¹²³	
Wholesale Establishment								P	p ⁸⁶	P	P	P	P	P		p ¹²³	
Woodwaste Recycling and Woodwaste Storage											A ⁶³		A ⁶³	A ⁶³			
All other uses not otherwise mentioned											P	P	P	P			

1

P - Permitted Use	A blank box indicates a use is not allowed in a specific zone.
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A - Administrative Conditional Use	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.
C - Conditional Use	
S - Special Use	

*** 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 Juveniles¹⁰³/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 ²⁶	CRC	RFS	RI	F	F&R	A-10
Accessory Dwelling Unit ⁶²	P	P	P	P	P			P	P	P
Agriculture ^{41, 107}	P	P	P	P	P	P	P	P	P	P
Airport: Stage 1 Utility ¹	C	C	C ¹¹⁵					C		
Antique Shop	C		C ^{45, 115}	p ⁷⁹	P					
Art Gallery ⁴¹	C		C ¹¹⁵	p ⁷⁹	P					
Asphalt Batch Plant & Continuous Mix Asphalt Plant										
Auto Repair, Major							P			
Auto Repair, Minor				P	P	P	P			
Auto Towing	C		C							
Auto Wrecking and Junkyards							A ⁴⁴			
Bakery, Farm ⁹⁷	P	P	P	P			P		P	P

TYPE OF USE	Rural Zones							Resource Zones		
	RD	RRT-10	R-5	RB ²⁶	CRC	RFS	RI	F	F&R	A-10
Bed and Breakfast Guesthouse 58	P		P ¹¹⁵	P				P	P	P
Bed and Breakfast Inn 58	P		P ¹¹⁵	P				P	P	P
Boarding House	P ¹⁵	P ¹⁵	P ^{15, 115}					P ¹⁵		P ¹⁵
Boat Launch, Commercial 31		C							C	
Boat Launch, Non-commercial 31	C		C	C				C	C	
Campground								A ^{32,127}	C ³²	
Caretaker's Quarters	P		C	P			P			
Cemetery and Funeral Home	P		C ¹¹⁵							
((Church^{41, 129}))	((P))		((C¹¹⁵))	((C³⁶))	((P))					
Clubhouse	C		C ¹¹⁵	P	P ¹³³					
Commercial Vehicle Home Basing			C ³³							
Commercial Vehicle Storage Facility				P	P	P	P			
Community Facilities for Juveniles 103										
1 to 8 residents			P ^{102, 115}	P	P					
9 to 24 residents			S ^{103, 115}	P	P					
Construction Contracting				P ^{80, 81}						
Dams, Power Plants, & Associated Uses									P	

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TYPE OF USE	Rural Zones							Resource Zones		
	RD	RRT-10	R-5	RB ²⁶	CRC	RFS	RI	F	F&R	A-10
Day Care Center ^{2, 129}										
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 ³⁴		C ^{34, 115}							C ³⁴
Dock & Boathouse, Private, Non-commercial ^{3, 41}	P	P	P	P				P	P	P
Dwelling, Duplex	P	P	P					P		P
Dwelling, Mobile Home	P	P	P		P ⁶			P	P	P
Dwelling, Single Family	P	P	P		P			P	P	P
Emergency Shelter, Religious-Owned Property ¹⁴¹	P		P	P	P					
Equestrian Center ^{41, 70, 72}	P	C	C ¹¹⁵					C	P	C ⁷⁰
Excavation & Processing of Minerals ²⁸	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 ^{8, 130}	P	P	P ¹¹⁵	P	P	P		P		P
Farm Product Processing										
Up to 5,000 sq ft	P	P	P ¹¹⁵	P			P	P		P
Over 5,000 sq ft ⁹⁴	A	A	A ¹¹⁵	A			A	A		A
Farm Support Business ⁹⁴	A	A	A ¹¹⁵	A			P			A
Farm Stand										
Up to 400 sq ft ⁹	P	P	P ^{100, 115}	P	P	P	P	P	P	P

TYPE OF USE	Rural Zones							Resource Zones		
	RD	RRT-10	R-5	RB ²⁶	CRC	RFS	RI	F	F&R	A-10
401 - 5,000 sq ft ^{99, 100}	P	P	P, A ¹⁰⁰	P	P	P	P	P	P	P
Farm Workers Dwelling										p ¹⁰
Farmers Market ⁹³	P	P	P ¹⁰¹ A ^{101, 115}	P	P	P	P			P
Farmland Enterprises ⁹⁵		A	A ¹¹⁵							A
Fish Farm	P	P	p ¹¹⁵					P	P	P
Forestry	P	P	P				P	P	P	P
Forestry Industry Storage & Maintenance Facility	p ³⁰	P					P	P	P	
Foster Home	P	P	P	P				P		P
Fuel Yard ⁴³							P			
Garage, Detached Private Accessory ⁶⁰										
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 ^{41, 59}	P	P	P	P	P	P	P	P	P	P
2,401 - 4,000 sq ft on Less than 3 acres ^{41, 59}	A	A	A	A	A	A	A	A	A	A
4,001 sq ft and Greater ^{41, 59}	C	C	C		C	C	C	C	C	C
Garage, Detached Private Non-accessory ⁶⁰										
Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P	P
2,401 sq ft and greater ^{41, 59}	C	C	C	C	C	C	C	C	C	C

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TYPE OF USE	Rural Zones							Resource Zones		
	RD	RRT-10	R-5	RB ²⁶	CRC	RFS	RI	F	F&R	A-10
Golf Course, Driving Range and Country Club	C		C ¹¹⁵	P						C ⁷⁴
Government Structures & Facilities ^{27, 41}	C	C	C ¹¹⁵	C	P		C	C	C	
Greenhouse, Lath House, Nurseries	P	P	p ¹¹⁵	P	P		P	P		P
Guest House ⁸⁵	P	P	P	P				P	P	P
Hazardous Waste Storage & Treatment Facilities Onsite ⁶⁵	P			P		P	P	P	P	
Health and Social Service Facility ⁹⁰										
Level I	P	P	p ¹¹⁵	P	P			P	P	
Level II ^{41, 91, 129}			C ¹¹⁵	C						
Level III ¹³⁹				p ¹³⁹		p ¹³⁹				
Home Occupation ¹¹	P	P	P	P	P			P	P	P
Homestead Parcel ⁴⁰	C		C ¹¹⁵							C
Hotel/Motel				P		P				
Kennel, ⁴¹ Commercial ^{12, 130}	P	P	p ¹¹⁵					P		C
Kennel, ⁴¹ Private-Breeding ¹³	P	P	P					P		P
Kennel, ⁴¹ Private-Non-Breeding ¹³	P	P	P	P				P		P
Kitchen, farm	P	P	P	P			P			P
Laboratory				P			P			
Library ⁴¹	C		C ¹¹⁵	P						
Livestock Auction Facility	C ⁴⁸		C ^{48, 115}		P		P			C ⁴⁸

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TYPE OF USE	Rural Zones							Resource Zones		
	RD	RRT-10	R-5	RB ²⁶	CRC	RFS	RI	F	F&R	A-10
Lumber Mill	C ²⁶	C ²⁶	C ²⁶ , 115				P	P	P	
Lumberyard							P			
Manufacturing - All Other Forms Not Specifically Listed ⁸³				C			C			
Marijuana Processing ^{124, 131}							P			P
Marijuana Production ^{124, 131}							P			P
Marijuana Retail ^{131, 132}				P	P					
Mini-equestrian Center ^{41, 72}	P	P	p ¹¹⁵	P			P	P	P	p ⁷¹
Mini Self-Storage				P		P	P			
Model Hobby Park ^{75, 130}			A ¹¹⁵							A
Model House/Sales Office	P	P	p ¹¹⁵					P	P	
Motocross Racetrack ¹²⁹			C ¹¹³						C ¹¹³	
Museum ^{41, 130}	C		C ¹¹⁵	P						C ⁶¹
Neighborhood Services				P	p ¹³³					
Office and Banking				P	p ¹³³					
Off-road vehicle use area, private									C ¹⁰⁹	
Park, Public ^{14, 130}	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 ^{27, 41, 104, 106, 130}	C	C	C	C	C	C	C	C	C	C
Public Events/Assemblies on Farmland ⁹⁶										P

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TYPE OF USE	Rural Zones							Resource Zones		
	RD	RRT-10	R-5	RB ²⁶	CRC	RFS	RI	F	F&R	A-10
Race Track ^{24, 41, 129}			C ¹¹⁵							
Railroad Right-of-way	C	C	C ¹¹⁵		P		P	C	C	C
Recreational Facility Not Otherwise Listed ⁹⁸	C		C ¹¹⁵		P		P ⁷⁹	A, C ¹²⁷	A, C ¹²⁷	C
Recreational Vehicle ¹⁹	P	P	P					P	P	P
Recreational Vehicle Park									C	
Religious Facility ^{41, 129}	P		C ¹¹⁵	C ³⁶	P					
Resort									C	
Restaurant				P ⁸⁰	P	P				
Retail, General				P	P ¹³³	P ⁸⁰				
Rural Industries ⁴¹	P ²⁵									
Sanitary Landfill ¹²⁹	C	C	C ¹¹⁵					C		
Schools										
K-12 & Preschool ^{41, 68, 129}	C		C ¹¹⁵	P						
College ^{41, 68}	C		C ¹¹⁵							
Other ^{41, 68}				C			C			
Service Station ⁴¹				P	P	P				
Shooting Range ⁹²	C	C	C					C		
Sludge Utilization ³⁹	C	C, P ⁵⁰	C ¹¹⁵					C		C
Small Animal Husbandry ⁴¹	P		P		P			P	P	P
Small Workshop				P			P			
Stables	P	P	P	P			P	P	P	P
Stockyard or Slaughter House ¹²⁹							C ⁴⁸			

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TYPE OF USE	Rural Zones							Resource Zones		
	RD	RRT-10	R-5	RB ²⁶	CRC	RFS	RI	F	F&R	A-10
Storage, Retail Sales Livestock Feed			p ⁵⁴ , 115	P			P			P
Storage Structure, Accessory ⁶⁰										
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 ^{41, 59}	P	P	P	P	P	P	P	P	P	P
2,401 - 4,000 sq ft on Less than 3 acres ^{41, 59}	A	A	A	A	A	A	A	A	A	A
4,001 sq ft and Greater ^{41, 59}	C	C	C		C	C	C	C	C	C
Storage Structure, Non-accessory ⁶⁰										
Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P	P
2,401 sq ft and greater ^{41, 59}	C	C	C	C	C	C	C	C	C	C
Studio ⁴¹	C ⁷⁷		C ⁷⁷ , 115							
Supervised Drug Consumption Facility										
Swimming/Wading Pool ^{17, 41}	P	P	P					P	P	P
Temporary Dwelling During Construction	A	A	A	A	A	A	A	A	A	A
Temporary Dwelling For Relative ¹⁸	A	A	A					A	A	A
Temporary Logging Crew Quarters								P	P	
Temporary Residential Sales Coach ⁷³	A		A ¹¹⁵							
Transit Center	C	C	C ¹¹⁵	P		P		C	C	

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TYPE OF USE	Rural Zones							Resource Zones		
	RD	RRT-10	R-5	RB ²⁶	CRC	RFS	RI	F	F&R	A-10
Ultralight Airpark ²⁰	C	C	C ¹¹⁵					C		
Utility Facilities, Electromagnetic Transmission & Receiving Facilities ^{27, 129}	C	C	C	C	P	C	P	C	C	C
Utility Facilities, Transmission Wires or Pipes & Supports ²⁷	P	P	P	P	P	P	P	P	P	P
Utility Facilities - All Other Structures ^{27, 41, 130}	C	C	C	C	P	C	P	C	C	C
Vehicle, Vessel and Equipment Sales and Rental					p ²³					
Veterinary Clinic	P		C ¹¹⁵	P	P					C
Warehouse							P			
Wedding Facility ^{87, 130}		P	p ¹¹⁵							P
Woodwaste Recycling and Woodwaste Storage	A ⁶³	C ⁵⁷	C ⁵⁷				A ⁶³	A ⁶³		

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	

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 ⁶²	P	P	P	P	P	P
Agriculture ^{41, 107}	P	P	P	P	P	P
Airport, Stage 1 Utility ¹	C	C	C	C	C	C
Art Gallery ⁴¹	C	C	P	C	C	C
Bakery, Farm ⁹⁷		P				
Bed and Breakfast Guesthouse ⁵⁸	A	A	A	A	A	A
Bed and Breakfast Inn ⁵⁸		A				
Boarding House	P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵
Boat Launch, Non-commercial ³¹	C	C	C	C	C	C
Caretaker's Quarters		C				
Cemetery and Funeral Home	C	C	C	C	C	C
(Church ^{41, 129})	((C))	((C))	((P))	((C))	((C))	((C))
Clubhouse	C	C		C	C	C
Community Facilities for Juveniles ¹⁰³						
1 to 8 residents	P	P	P	P	P	P
9 to 24 residents	S	S	S	S	S	S
Day Care Center ^{2, 129}	C	C	P	C	C	C
Distillation of Alcohol		C ³⁴	C ³⁴			
Dock & Boathouse, Private, Non-commercial ^{3, 41}	P	P	P	P	P	P
Dwelling, Duplex	P	P	P ⁴²	P	P ⁴²	P ⁴²
Dwelling, Mobile Home	P	P	P ⁶	P	P ⁶	P ⁶
Dwelling, Single Family	P	P	P	P	P	P
Equestrian Center ^{41, 70, 72}		P				
Electric Vehicle Infrastructure						

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TYPE OF USE	Other Zones					
	SA-1	RC	RU	R-20,000	R-12,500	WFB
Electric Vehicle Charging Station - Restricted, Level 1, and Level 2 ¹²¹	P	P	P	P	P	P
Electric Vehicle Charging Station - Public, Level 1 and Level 2						
Electric Vehicle Charging Station, Level 3	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	
Battery Exchange Stations	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	
Excavation & Processing of Minerals ²⁸		A, C				
Explosives Storage		C	C			
Family Day Care Home ⁸	P	P	P	P	P	P
Farm Product Processing						
Up to 5,000 sq ft		P	A			
Over 5,000 sq ft ⁹⁴		P				
Farm Support Businesses ⁹⁴		A				
Farm Stand						
Up to 400 sq ft ⁹	P	P	P	P	P	P
401 to 5,000 sq ft ⁹⁹		P ¹⁰⁰ A ¹⁰⁰				
Farmers Market ⁹³		P ¹⁰¹ A ¹⁰¹				
Farmland Enterprises ⁹⁵		A				
Fish Farm	P	P	P			
Forestry	P	P	P			
Foster Home	P	P	P	P	P	P
Garage, Detached Private Accessory ⁶⁰						

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

TYPE OF USE	Other Zones					
	SA-1	RC	RU	R-20,000	R-12,500	WFB
Library ⁴¹	C	C	P	C	C	C
Mini-equestrian Center ^{41, 72}		P				
Model House/Sales Office	P	P	P	P	P	P
Museum ⁴¹	C	C	P	C	C	C
Park, Public ¹⁴	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 ^{27, 41, 104, 106}	C	C	C	C	C	C
Race Track ^{24, 41, 129}		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 ¹⁹	P	P	P			
Religious Facility ^{41, 129}	<u>C</u>	<u>C</u>	<u>P</u>	<u>C</u>	<u>C</u>	<u>C</u>
Sanitary Landfill ¹²⁹	C	C	C	C	C	C
Schools						
K-12 & Preschool ^{41 , 68 , 129}	C	C	C	C	C	C
College ^{41 , 68}	C	C	C	C	C	C
Shooting Range ⁹²		C	C			
Sludge Utilization ³⁹	C	C	C	C	C ⁵⁶	C ⁵⁶
Small Animal Husbandry ⁴¹	P	P	P	C ³⁷	C ³⁷	C ³⁷
Stables	P	P	P	P	P	P
Storage, Retail Sales Livestock Feed		P ⁵⁴				
Storage Structure, Accessory ⁶⁰						

TYPE OF USE	Other Zones					
	SA-1	RC	RU	R-20,000	R-12,500	WFB
Up to 2,400 sq ft	P	P	P	P	P	P
2,401 - 4,000 sq ft on 3 Acres and more ^{41, 5}	P	P	P	P	P	P
2,401 sq ft - 4,000 sq ft on Less than 3 acres ^{41, 5}	A	A	A	A	A	A
4,001 sq ft and Greater ^{41, 59}	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 ⁴¹	C ⁷⁷	C ⁷⁷	P	C ⁷⁷	C ⁷⁷	C ⁷⁷
Supervised Drug Consumption Facility						
Swimming/Wading Pool ^{17, 41}	P	P	P	P	P	P
Temporary Dwelling During Construction	A	A	A	A	A	A
Temporary Dwelling For Relative ¹⁸	A	A	A	A	A	A
Temporary Residential Sales Coach ⁷³	A	A	A	A	A	A
Transit Center	C	C	C	C	C	
Ultralight Airpark ²⁰		C				
Utility Facilities, Electromagnetic Transmission & Receiving Facilities ^{27, 129}	C	C	C	C	C	C
Utility Facilities, Transmission Wires, Pipes & Supports ²⁷	P	P	P	P	P	P
Utility Facilities-All Other Structures ^{27, 41}	C	C	C	C	C	C
Veterinary Clinic	C	C	P			

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	

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

30.22.130 Reference notes for use matrices.

(1) *Airport, Stage 1 Utility.*

- (a) Not for commercial use and for use of small private planes;
- (b) In the RU zone, they shall be primarily for the use of the resident property owner; and
- (c) When the airport is included in an airport, the disclosure requirements of SCC 30.28.005 shall apply.

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

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

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

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

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

(6) *Dwelling, Mobile Home.*

(a) Shall be multi-sectioned by original design, with a width of 20 feet or greater along its entire body length;

(b) Shall be constructed with a non-metallic type, pitched roof;

(c) Except where the base of the mobile home is flush to ground level, shall be installed either with:

(i) skirting material which is compatible with the siding of the mobile home; or

(ii) a perimeter masonry foundation;

(d) Shall have the wheels and tongue removed; and

(e) In the RU zone the above only applies if the permitted lot size is less than 20,000 square feet.

(7) RESERVED for future use.

(8) *Family Day Care Home.*

(a) No play yards or equipment shall be located in any required setback from a street; and

(b) Outdoor play areas shall be fenced or otherwise controlled.

(9) *Farm Stand.*

(a) There shall be only one stand on each lot; and

(b) At least 50 percent by farm product unit of the products sold shall be grown, raised or harvested in Snohomish County, and 75 percent by farm product unit of the products sold shall be grown, raised or harvested in the state of Washington.

(10) *Farm Worker Dwelling.*

(a) At least one person residing in each farm worker dwelling shall be employed full time in the farm operation;

(b) An applicant for a building permit for a farm worker dwelling shall provide a declaration of farm worker occupancy on a form available from the department to the department for review and approval. The applicant shall record the declaration with the county auditor and provide a copy of the recorded declaration to the department prior to issuance of the building permit for the farm worker dwelling. Within 30 days of a sale or transfer of the property, the new property owner(s) shall record a declaration of farm worker occupancy with the county auditor and provide the department with a copy of the recorded declaration;

(c) The number of farm worker dwellings shall be limited to one per each 20 acres under single contiguous ownership to a maximum of six total farm worker dwellings, with no rounding provisions applied. Construction of the maximum number of farm worker dwellings permitted shall be interpreted as exhausting all farm worker dwelling potential of the land until such time as the property is legally subdivided; and

- 1 (d) All farm worker dwellings must be built within a farm building cluster which includes a
2 farmhouse; and
- 3 (e) The floor area for an attached or detached farm worker dwelling, exclusive of garages
4 and porches, shall be a maximum of 1,200 square feet.
- 5 (11) *Home Occupation*. See SCC 30.28.050.
- 6 (12) *Kennel, Commercial*. There shall be a five-acre minimum lot area; except in the R-5 and RD zones,
7 where 200,000 square feet shall be the minimum lot area.
- 8 (13) *Kennel, Private-breeding, and Kennel, Private Non-breeding*. Where the animals comprising the
9 kennel are housed within the dwelling, the yard or some portion thereof shall be fenced and maintained
10 in good repair or to contain or to confine the animals upon the property and restrict the entrance of
11 other animals.
- 12 (14) *Parks, Publicly-owned and Operated*.
- 13 (a) No bleachers are permitted if the site is less than five acres in size;
- 14 (b) All lighting shall be shielded to protect adjacent properties; and
- 15 (c) No amusement devices for hire are permitted.
- 16 (15) *Boarding House*. There shall be accommodations for no more than two persons.
- 17 (16) RESERVED for future use (Social Service Center – DELETED by Amended Ord. 04-010 effective
18 March 15, 2004)
- 19 (17) *Swimming/Wading Pool (not to include hot tubs and spas)*:. For the sole use of occupants and
20 guests
- 21 (a) No part of the pool shall project more than one foot above the adjoining ground level in a
22 required setback; and
- 23 (b) The pool shall be enclosed with a fence not less than four feet high, of sufficient design and
24 strength to keep out children.
- 25 (18) *Temporary Dwelling for a Relative*.
- 26 (a) The dwelling shall be occupied only by a relative, by blood or marriage, of the occupant(s) of
27 the permanent dwelling;
- 28 (b) The relative must receive from, or administer to, the occupant of the
29 other dwelling continuous care and assistance necessitated by advanced age or infirmity;
- 30 (c) The need for such continuous care and assistance shall be attested to in writing by a licensed
31 physician;
- 32 (d) The temporary dwelling shall be occupied by not more than two persons;
- 33 (e) Use as a commercial rental unit shall be prohibited;
- 34 (f) The temporary dwelling shall be situated not less than 20 feet from the
35 permanent dwelling on the same lot and shall not be located in any required yard of the
36 principal dwelling;

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

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

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

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

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

14 (19) *Recreational Vehicle.*

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

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

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

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

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

23 (iii) Subject to subsections (19)(a) and (19)(b) of this section and SCC 30.65.120(6),
24 temporary overnight use in a mobile home park, which has been in existence
25 continuously since 1970 or before, that provides septic or sewer service, water and
26 other utilities, and that has an RV flood evacuation plan that has been approved and is
27 on file with the department of emergency management and department of planning
28 and development services.

29 (20) *Ultralight Airpark.*

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

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

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

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- (i) create a hazard for other persons or property;
- (ii) occur between sunset and sunrise;
- (iii) occur over any substantially developed area of a city, town, or settlement, particularly over residential areas or over any open air assembly of people; or
- (iv) occur in an airport traffic area, control zone, terminal control area, or positive control area without prior authorization of the airport manager with jurisdiction.
- (21) RESERVED for future use.
- (22) RESERVED for future use.
- (23) *Vehicle, Vessel and Equipment Sales and Rental*. In the CB and CRC zone, all display, storage, and sales activities shall be conducted within a structure enclosed by walls on at least two sides.
- (24) *Race Track*. The track shall be operated in such a manner so as not to cause offense by reason of noise or vibration beyond the boundaries of the subject property.
- (25) *Rural Industry*.
- (a) The number of employees shall not exceed 10;
- (b) All operations shall be carried out in a manner so as to avoid the emission or creation of smoke, dust, fumes, odors, heat, glare, vibration, noise, traffic, surface water drainage, sewage, water pollution, or other emissions which are unduly or unreasonably offensive or injurious to properties, residents, or improvements in the vicinity;
- (c) The owner of the rural industry must reside on the same premises as the rural industry and, in the RD zone, the residence shall be considered as a caretaker's quarters; and
- (d) Outside storage, loading or employee parking in the RD zone shall provide 15-foot wide Type A landscaping as defined in SCC 30.25.017.
- (26) See SCC 30.31F.110 for performance standards specific to the Rural Business zone.
- (27) *Government Structures and Facilities, Utility Structures and Facilities, and Personal Wireless Service Facilities*. Special lot area requirements for these uses are contained in SCC 30.23.200.
- (28) *Excavation and Processing of Minerals*.
- (a) This use, as described in SCC 30.32C.010(2), is allowed in the identified zones only where these zones coincide with the mineral lands designation in the comprehensive plan (mineral resource overlay or MRO).
- (b) An Administrative Conditional Use Permit or a Conditional Use Permit is required pursuant to SCC 30.32C.030.
- (c) Excavation and processing of minerals exclusively in conjunction with forest practices regulated pursuant to chapter 76.09 RCW is permitted outright in the Forestry zone.
- (29) *Medical Clinic, Licensed Practitioner*. A prescription pharmacy may be permitted when located within the main building containing licensed practitioner(s).
- (30) Forest Industry Storage & Maintenance Facility (except harvesting) adjacent to property lines in the RU zone shall provide 15-foot wide Type A landscaping as defined in SCC 30.25.017.
- (31) *Boat Launch Facilities, Commercial or Non-commercial*.

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- (a) The hearing examiner may regulate, among other factors, required launching depth, lengths of existing docks and piers;
- (b) Off-street parking shall be provided in an amount suitable to the expected usage of the facility. When used by the general public, the guideline should be 32 to 40 spaces capable of accommodating both a car and boat trailer for each ramp lane of boat access to the water;
- (c) A level vehicle-maneuvering space measuring at least 50 feet square shall be provided;
- (d) Pedestrian access to the water separate from the boat launching lane or lanes may be required where it is deemed necessary in the interest of public safety;
- (e) Safety buoys shall be installed and maintained separating boating activities from other water-oriented recreation and uses where this is reasonably required for public safety, welfare, and health; and
- (f) All site improvements for boat launch facilities shall comply with all other requirements of the zone in which it is located.
- (32) *Campground.*
- (a) The maximum overall density shall be seven camp or tent sites per acre in Forestry and Recreation (F&R) zoning and two camp or tent sites per acre in Forestry (F) zoning;
- (b) The minimum site size shall be 10 acres; and
- (c) Campgrounds in Forestry (F) zoning may not provide utility hookups (e.g., water, electric, sewage) to individual campsites; such hookups are allowed in campgrounds with Forestry and Recreation (F&R) zoning.
- (33) *Commercial Vehicle Home Basing.*
- (a) The vehicles may be parked and maintained only on the property wherein resides a person who uses them in their business;
- (b) Two or more vehicles may be so based; and
- (c) The vehicles shall be in operable condition.
- (34) *Distillation of Alcohol.*
- (a) The distillation shall be from plant products, for the purpose of sale as fuel, and for the production of methane from animal waste produced on the premises;
- (b) Such distillation shall be only one of several products of normal agricultural activities occurring on the premises; and
- (c) By-products created in this process shall be used for fuel or fertilizer on the premises.
- (35) RESERVED for future use (Group Care Facility – DELETED by Amended Ord. 04-010 effective March 15, 2004)
- (36) (~~Churches~~) Religious facilities are exempt from the Rural Business zone performance standards in SCC 30.31F.110(1) and (2).
- (37) *Small Animal Husbandry.* There shall be a five-acre minimum site size.
- (38) *Mobile Home Park.* Such development must fulfill the requirements of chapter 30.42E SCC.
- (39) *Sludge Utilization.* See SCC 30.28.085.

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

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1 (b) Artificial lighting shall be hooded or shaded so that direct outside lighting, if any, will not
2 result in glare when viewed from the surrounding property or rights-of-way;

3 (c) The following compatibility standards shall apply:

4 (i) proposals for development in existing neighborhoods with a well-defined character
5 should be compatible with or complement the highest quality features, architectural
6 character and siting pattern of neighboring buildings. Where there is no discernable
7 pattern, the buildings shall complement the neighborhood. Development of detached
8 private garages and storage structures shall not interrupt the streetscape or dwarf the
9 scale of existing buildings of existing neighborhoods. Applicants may refer to the
10 Residential Development Handbook for Snohomish County Communities to review
11 techniques recommended to achieve neighborhood compatibility;

12 (ii) building plans for all proposals larger than 2,400 square feet in the Waterfront
13 Beach, R-7,200, R-8,400, R-9,600 and R-12,500 zones and rural cluster subdivisions shall
14 document the use of building materials compatible and consistent with existing on-
15 site residential development exterior finishes;

16 (iii) in the Waterfront Beach, R-7,200, R-8,400, R-9,600 and R-12,500 zones and rural
17 cluster subdivisions, no portion of a detached accessory private garage or
18 storage structure shall extend beyond the building front of the existing single-family
19 dwelling, unless screening, landscaping, or other measures are provided to ensure
20 compatibility with adjacent properties; and

21 (iv) in the Waterfront Beach, R-7,200, R-8,400, R-9,600 and R-12,500 zones and rural
22 cluster subdivisions, no portion of a detached non-accessory private garage or
23 storage structure shall extend beyond the building front of existing single-family
24 dwellings on adjacent lots where the adjacent dwellings are located within 10 feet of
25 the subject property line. When a detached non-accessory private garage or
26 storage structure is proposed, the location of existing dwellings on adjacent properties
27 located within 10 feet of the subject site property lines shall be shown on the site plan;

28 (d) All detached accessory or non-accessory private garages and storage structures proposed
29 with building footprints larger than 2,400 square feet shall provide screening or landscaping
30 from adjacent properties pursuant to chapter 30.25 SCC;

31 (e) On lots less than 10 acres in size having no established residential use, only one non-
32 accessory private garage and one storage structure shall be allowed. On lots 10 acres or larger
33 without a residence where the cumulative square footage of all existing and proposed non-
34 accessory private garages and storage structures is 6,000 square feet or larger,
35 a conditional use permit shall be required.

36 (f) Where permitted, separation between multiple private garages or storage structures shall be
37 regulated pursuant to subtitle 30.5 SCC.

- 1 (60) The cumulative square footage of all detached accessory and non-accessory private garages and
2 storage structures shall not exceed 6,000 square feet on any lot less than five acres, except this
3 provision shall not apply in the LDMR, MR, T, NB, GC, PCB, CB, BP, IP, LI, HI, RB, RFS, CRC and RI zones.
- 4 (61) *Museums*. Museums within the agriculture A-10 zone are permitted only in structures which were
5 legally existing on October 31, 1991.
- 6 (62) *Accessory Dwelling Units*. See SCC 30.28.010.
- 7 (63) *Temporary Woodwaste Recycling and Temporary Woodwaste Storage Facilities*. See SCC 30.28.090.
- 8 (64) RESERVED for future use.
- 9 (65) *On-Site Hazardous Waste Treatment and Storage Facilities*. Allowed only as an incidental use to
10 any use generating hazardous waste which is otherwise allowed; provided that such facilities
11 demonstrate compliance with the state siting criteria for dangerous waste management facilities
12 pursuant to RCW 70.105.210 and WAC 173-303-282, as now written or hereafter amended.
- 13 (66) An application for a conditional use permit to allow an off-site hazardous waste treatment and
14 storage facility shall demonstrate compliance with the state siting criteria for dangerous waste
15 management facilities pursuant to RCW 70.105.210 and WAC 173-303-282 as now written or hereafter
16 amended.
- 17 (67) *Adult Entertainment Uses*. See SCC 30.28.015.
- 18 (68) Special Building Height provisions for this use are contained in SCC 30.23.050(2)(d).
- 19 (69) RESERVED for future use.
- 20 (70) *Equestrian Centers*. Allowed with a conditional use permit 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 (71) Mini-Equestrian Centers are allowed as a permitted use on all lands zoned A-10 except in that
24 portion of the special flood hazard area of the lower Snohomish and Stillaguamish rivers designated
25 density fringe as described in chapter 30.65 SCC.
- 26 (72) Equestrian Centers and Mini-equestrian Centers require the following:
- 27 (a) Five-acre minimum site size for a mini-equestrian center;
- 28 (b) Covered riding arenas shall not exceed 15,000 square feet for a mini-equestrian center;
29 provided that stabling areas, whether attached or detached, shall not be included in this
30 calculation;
- 31 (c) Any lighting of an outdoor or covered arena shall be shielded so as not to glare on
32 surrounding properties or rights-of-way;
- 33 (d) On sites located in RC and R-5 zones, Type A landscaping as defined in SCC 30.25.017 is
34 required to screen any outside storage, including animal waste storage, and parking areas from
35 adjacent properties;
- 36 (e) Riding lessons, rentals, or shows shall only occur between 8:00 a.m. and 9:00 p.m.;

1 (f) Outside storage, including animal waste storage, and parking areas shall be set back at least
2 30 feet from any adjacent property line. All structures shall be set back as required in
3 SCC 30.23.110(8); and

4 (g) The facility shall comply with all applicable county building, health, and fire code
5 requirements.

6 (73) *Temporary Residential Sales Coach (TRSC).*

7 (a) The commercial coach shall be installed in accordance with all applicable provisions within
8 chapter 30.54A SCC;

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

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

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

15 (i) plat construction plans have been approved;

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

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

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

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

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

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

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

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

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

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

(78) RESERVED for future use.

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

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

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

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

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

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

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

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

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

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

(84) RESERVED for future use.

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

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

(87) *Wedding Facility.*

(a) A wedding facility is permitted only:

(i) on vacant and undeveloped land;

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

- (iii) partially outside of permanent structures and partially inside of one or more permanent structures which were legally existing no less than eight years prior to the date of the submittal of a permit application for the wedding facility; or
- (iv) entirely inside of one or more permanent structures which were legally existing no less than eight years prior to the date of the submittal of a permit application for the wedding facility;
- (b) A wedding facility, including any structures and adjacent outdoor space used in conjunction with the wedding facility business, shall comply with the following:
- (i) noise control provisions of chapter 10.01 SCC;
- (ii) adequate vehicular sight distance and safe turning movements exist at the access to the site consistent with county engineering design and development standards (EDDS);
- (iii) adequate sanitation facilities are provided on site pursuant to chapter 30.50 SCC and applicable board of health code provisions;
- (iv) adequate on-site parking shall be provided for the use pursuant to SCC 30.26.035; and
- (v) all other applicable regulations in Title 30 SCC including, but not limited to, flood hazard regulations in hazard regulations in chapter 30.65 SCC;
- (c) A certificate of occupancy shall be obtained pursuant to chapter 30.52A SCC for the use of any existing structure. The certificate of occupancy shall be subject to an annual inspection and renewal pursuant to SCC 30.53A.361 to ensure building and fire code compliance.
- (88) *Public/Institutional Use Designation (P/IU)*. When applied to land that is (a) included in an Urban Growth Area and (b) designated P/IU on the Snohomish County Future Land Use Map concurrent with or prior to its inclusion in a UGA, the R-7,200, R-8,400 and R-9,600 zones shall allow only the following permitted or conditional uses: ~~((churches))~~ religious facilities, and school instructional facilities. All other uses are prohibited within areas that meet criteria (a) and (b), unless the P/IU designation is changed.
- (89) *Hotel/Motel Uses*. Permitted in the Light Industrial zone when the following criteria are met:
- (a) The Light Industrial zone is located within a municipal airport boundary;
- (b) The municipal airport boundary includes no less than 1,000 acres of land zoned light industrial; and
- (c) The hotel/motel use is served by both public water and sewer.
- (90) Health and Social Service Facilities regulated under this title do not include secure community transition facilities (SCTFs) proposed pursuant to chapter 71.09 RCW. See SCC 30.91H.095.
- (a) Snohomish County is preempted from regulation of SCTFs. In accordance with the requirements of state law the county shall take all reasonable steps permitted by chapter 71.09 RCW to ensure that SCTFs comply with applicable siting criteria of state law. Every effort shall be made by the county through the available state procedures to ensure strict compliance with all relevant public safety concerns, such as emergency response time,

1 minimum distances to be maintained by the SCTF from "risk potential" locations, electronic
2 monitoring of individual residents, household security measures and program staffing.
3 (b) Nothing herein shall be interpreted as to prohibit or otherwise limit the county from
4 evaluating, commenting on, or proposing public safety measures to the state of Washington in
5 response to a proposed siting of a SCTF in Snohomish County.
6 (c) Nothing herein shall be interpreted to require or authorize the siting of more beds or
7 facilities in Snohomish County than the county is otherwise required to site for its SCTFs
8 pursuant to the requirements of state law.

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

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

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

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

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

17 (96) *Public Events/Assemblies on Farmland*. Such event or assembly shall:
18 (a) Comply with the requirements of SCC 30.53A.800; and
19 (b) Not exceed two events per year. No event shall exceed two weeks in duration.

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

21 (98) *Recreational Facility Not Otherwise Listed in A-10 zone, Forestry (F), or Forestry and Recreation*
22 *(F&R) zones*. See SCC 30.28.076.

23 (99) *Farm Stand*. See SCC 30.28.039.

24 (100) *Farm Stand*. Allowed as a Permitted Use (P) when sited on land designated riverway
25 commercial farmland, upland commercial farmland or local commercial farmland in the comprehensive
26 plan. Allowed as an Administrative Conditional Use (A) when sited on land not designated riverway
27 commercial farmland, upland commercial farmland or local commercial farmland in the comprehensive
28 plan.

29 (101) *Farmers Market*. Allowed as a Permitted Use (P) when sited on land designated riverway
30 commercial farmland, upland commercial farmland or local commercial farmland in the comprehensive
31 plan. Allowed as an Administrative Conditional Use (A) when sited on land not designated riverway
32 commercial farmland, upland commercial farmland or local commercial farmland in the comprehensive
33 plan.

34 (102) Community Facilities for Juveniles in R-5 zones must be located within one mile of an active public
35 transportation route at the time of permitting.

36 (103) All community facilities for juveniles shall meet the performance standards set forth in
37 SCC 30.28.025.

(104) Personal wireless service facilities are subject to development standards in chapter 30.28A SCC, parking standards in SCC 30.26.030, setback requirements in SCC 30.23.110(26) or SCC 30.67.595 if within shoreline jurisdiction, and landscaping standards in chapter 30.25 SCC.

(105) Use is only permitted on publicly owned sites over five acres in size.

(106) See SCC 30.28A.050(2) for instances when a personal wireless service facility does not require a conditional use permit.

(107) *Agricultural Composting Requirements.*

(a) On-farm site agricultural composting operations that comply with the requirements established in this section are allowed in the A-10 zone. These composting facilities and operations shall be constructed and operated in compliance with all applicable federal, state and local laws, statutes, rules and regulations. The Nutrient Management Plan portion of the farm's Snohomish Conservation District Farm Plan or any other established nutrient management plan must be on file with the department when any application for a land use permit or approval is submitted to the department for the development of an agricultural composting facility. Farm site agricultural composting operations shall also comply with the following criteria:

(i) The composting operation shall be limited to 10 percent of the total farm site area;

(ii) At least 50 percent of the composted materials shall be agricultural waste;

(iii) At least 10 percent of the agricultural wastes must be generated on the farm site;

(iv) A maximum of 500 cubic yards of unsuitable incidental materials accumulated in the agricultural waste such as rock, asphalt, or concrete over three inches in size may be stored at the farm composting facility until its proper removal. All incidental materials must be removed from the site yearly; and

(v) A minimum of 10 percent of the total volume of the finished compost produced annually shall be spread on the farm site annually.

(b) In all other zones except A-10 where agriculture is a permitted use, incidental agricultural composting of agricultural waste generated on a farm site is permitted. The agricultural composting facility shall be constructed and operated in compliance with all applicable federal, state and local laws, statutes, rules and regulations. The Nutrient Management Plan portion of the farm's Snohomish Conservation District Farm Plan or any other established nutrient management plan must be on file with the department when any permit application is submitted to the department for the development of an agricultural composting facility.

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

(109) Privately operated off-road vehicle (ORV) use areas shall be allowed by conditional use permit on Forestry and Recreation (F&R) zoned property designated Forest on the comprehensive plan future land use map. These areas shall be identified by an F&R ORV suffix on

the zoning map. Privately operated ORV use areas are regulated pursuant to SCC 30.28.080 and 30.28.086 and other applicable county codes.

(110) RESERVED for future use.

(111) RESERVED for future use.

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

(113) *Privately Operated Motocross Racetracks*. Allowed by conditional use permit, and are regulated pursuant to SCC 30.28.100 and 30.28.105, and other applicable county codes. Motocross racetracks are allowed in the Forestry and Recreation (F&R) zone only on commercial forest lands.

(114) New AM Radio Towers are prohibited. AM radio towers either constructed before October 13, 2010, or with complete applications for all permits and approvals required for construction before October 13, 2010, shall not be considered nonconforming uses and they may be repaired, replaced, and reconfigured as to the number and dimensions of towers so long as the repair, replacement, or reconfiguration occurs on the parcel where the tower was originally constructed or permitted and it does not increase the number of AM radio towers constructed on the parcel.

(115) This use is prohibited in the R-5 zone with the Mineral Resource Overlay (MRO). Public park is a permitted use on reclaimed portions of mineral excavation sites with the MRO.

(116) See cottage housing design standard requirements in chapter 30.41G SCC.

(117) RESERVED for future use.

(118) RESERVED for future use.

(119) Only building mounted personal wireless service facilities or personal wireless service facilities located on utility poles, streetlight poles, or traffic signal poles as specified in SCC 30.28A.055 shall be permitted.

(120) Allowed as a conditional use only with a Park-and-Pool Lot or a Park-and-Ride Lot.

(121) Permitted as an incidental use with a permitted use, conditional use or administrative conditional use.

(122) Products or merchandise offered for sale or storage by a business may be located outdoors; provided, that:

(a) The area occupied by the display shall not exceed 500 square feet; and

(b) Public sidewalks shall not be enclosed as space for sales or storage by fencing or other means that effectively limits public use of the sidewalk.

(123) Such uses, except those as provided for in SCC 30.34A.010(4)(d), are permitted only in structures which are legally existing on May 29, 2010. Such uses, except those as provided for in SCC 30.34A.010(4)(d), shall also comply with subsection (122) of this section.

(124) The minimum lot size for marijuana related facilities is 100,000 square feet. Marijuana production and marijuana processing are allowed indoors and outdoors, including in greenhouses and other structures pursuant to chapter 314-55 WAC. In the A-10 zone, marijuana uses shall be subject to the same regulations that apply to agricultural uses and not subject to any more restrictive regulations

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 except as specifically provided in this title and in state law. Marijuana processing is only allowed when
2 there is a marijuana production facility on site. Marijuana facilities are subject to
3 special setbacks pursuant to SCC 30.23.110(28).

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

6 (126) RESERVED for future use.

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

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

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

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

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

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

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

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

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

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

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

35 The provisions of subsections (130)(a) through (130)(f) of this section do not apply to any land
36 under ownership or acquired before May 24, 2015, by any local, county, regional, or state
37 agency for recreation, public park and/or trail purposes. Any new development, alterations or
38 reconstruction on these properties shall meet subsection (130)(g) of this section and the

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requirements of the A-10 zone. All buildings and parking areas shall be set back a minimum of 50 feet from the property boundaries. If the park or trail use produces adverse conditions that will unduly affect an adjacent agricultural use, the director may impose a larger setback to alleviate the effects of such adverse conditions, which include but are not limited to noise, vibration, dust, and light.

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

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

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

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

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

- (a) The retail use has frontage on an arterial road as shown on the Countywide Arterial Circulation Map;
- (b) The gross leasable area of retail space may not exceed 6,000 square feet; and
- (c) Products or merchandise offered for sale or storage by a business may be located outdoors except that the area occupied by the display may not exceed 500 square feet and public sidewalks may not be enclosed as space for sales or storage by fencing or other means that effectively limits public use of the sidewalk.

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

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

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

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

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

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

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

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

30.23.050 Height requirements, exceptions and measuring height.

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

(2) The following shall be exempt from the maximum height standards, except structures and uses located in an airport compatibility area are subject to the height review requirements of

SCC 30.32E.060:

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

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

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

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

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

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

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

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

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

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

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

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

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

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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 (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

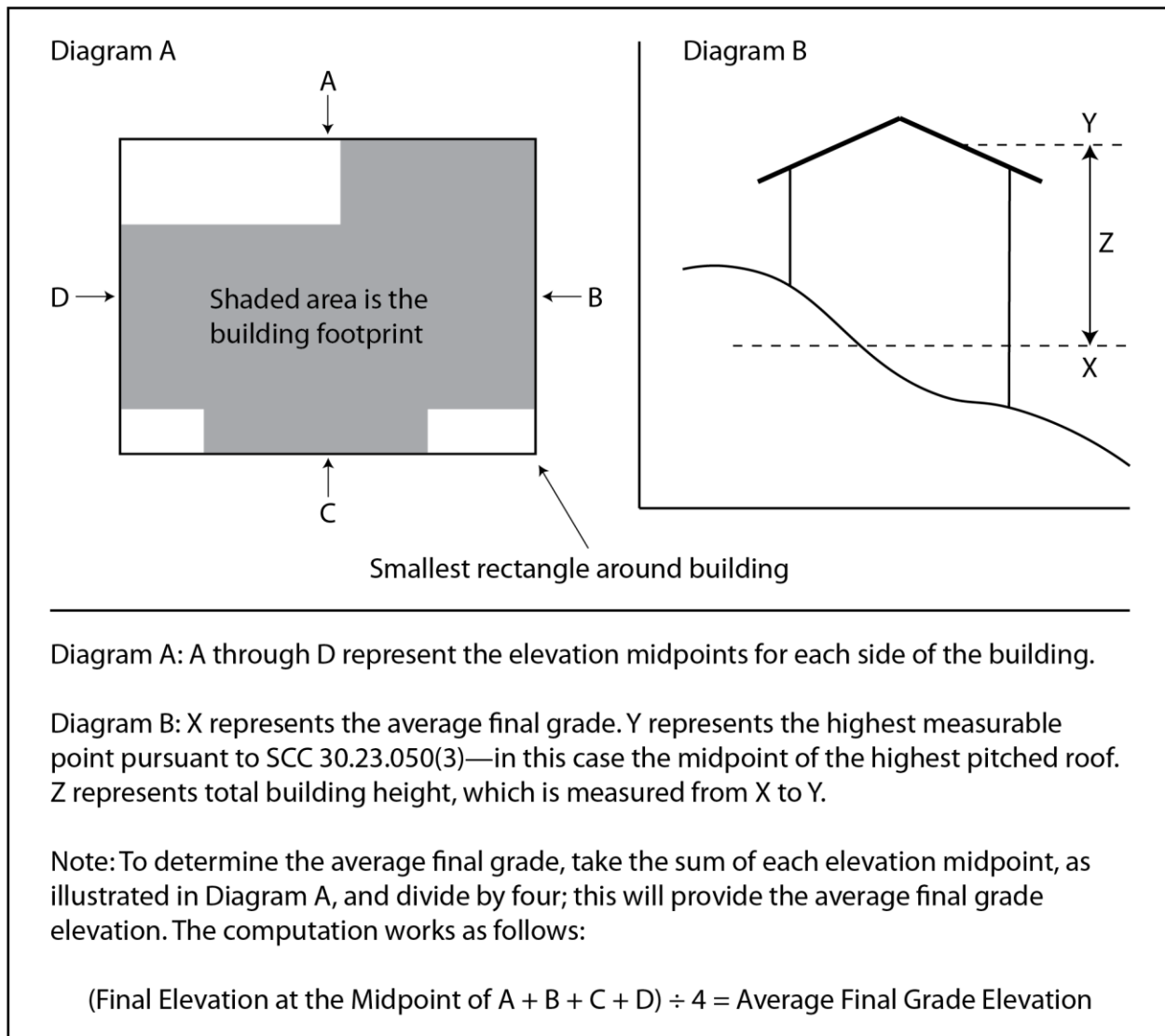


Figure 30.23.050(2). Calculating Average Final Grade and Determining Height for Portions of a Fully Partitioned Attached Single-Family Structure

Diagram A

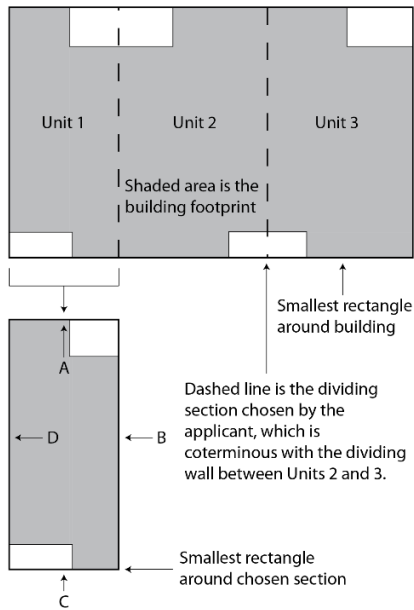


Diagram B

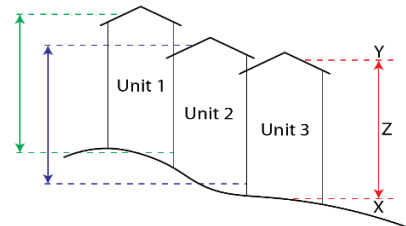


Diagram A: A through D represent the elevation midpoints for each side of an individual dwelling unit.

Diagram B: X represents the average final grade of a chosen building section. Y represents the highest measurable point of the chosen building section pursuant to SCC 30.23.050(3)—in this case the midpoint of the highest pitched roof. Z represents total building height of the chosen building section, which is measured from X to Y.

Note: To determine the average final grade, take the sum of each elevation midpoint of a chosen building section, as illustrated in Diagram A, and divide by four; this will provide the average final grade elevation. The computation works as follows:

$$(\text{Final Elevation at the Midpoint of } A + B + C + D) \div 4 = \text{Average Final Grade Elevation}$$

1
2

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

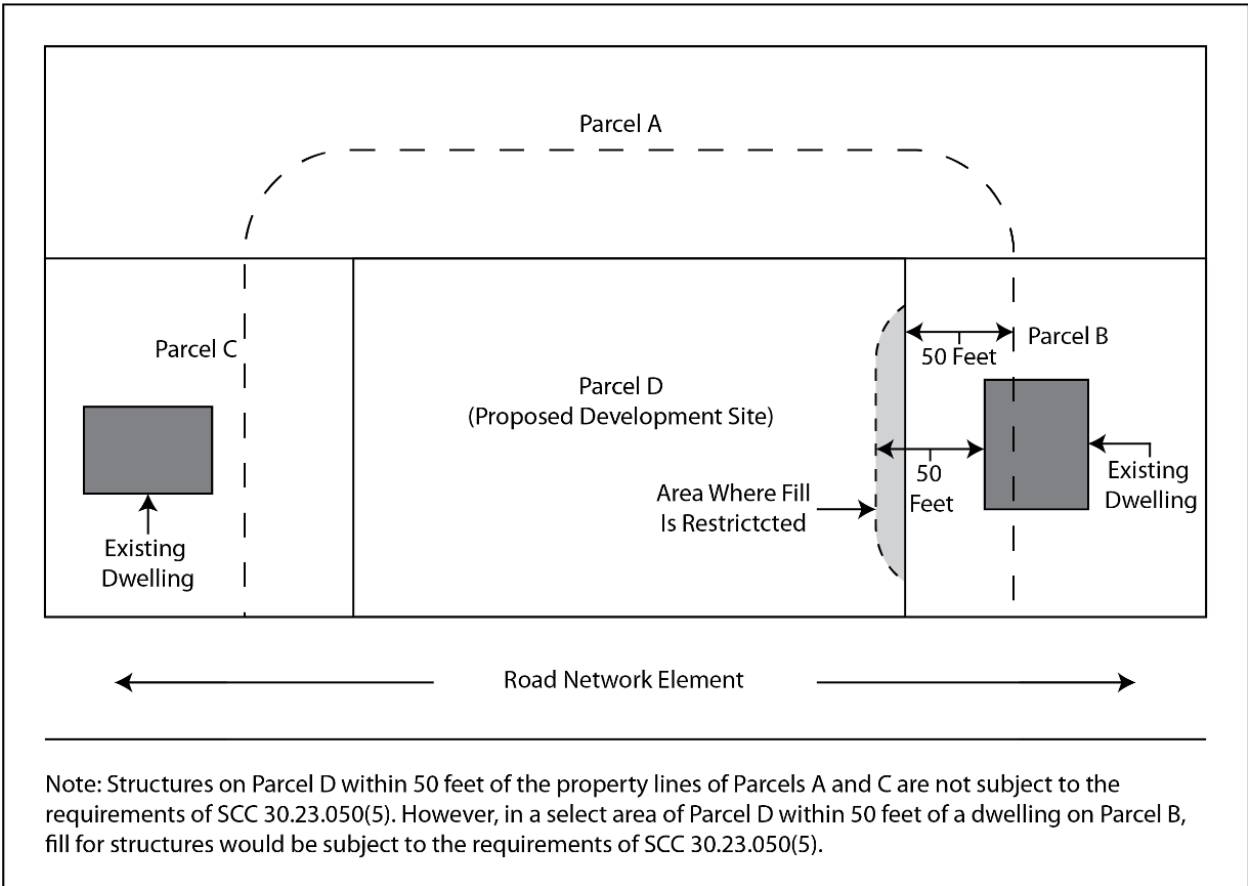


Figure 30.23.050(4). Finding the Midpoint of Different Roof Types

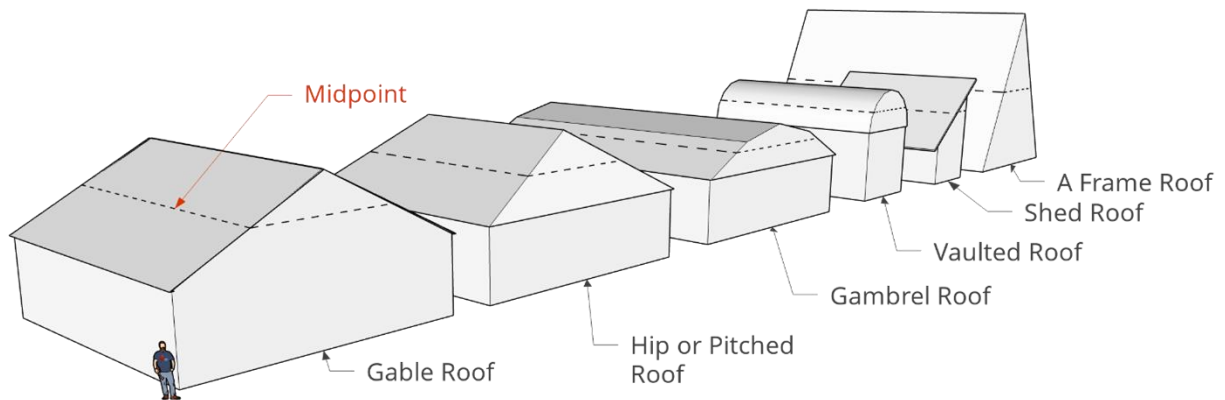
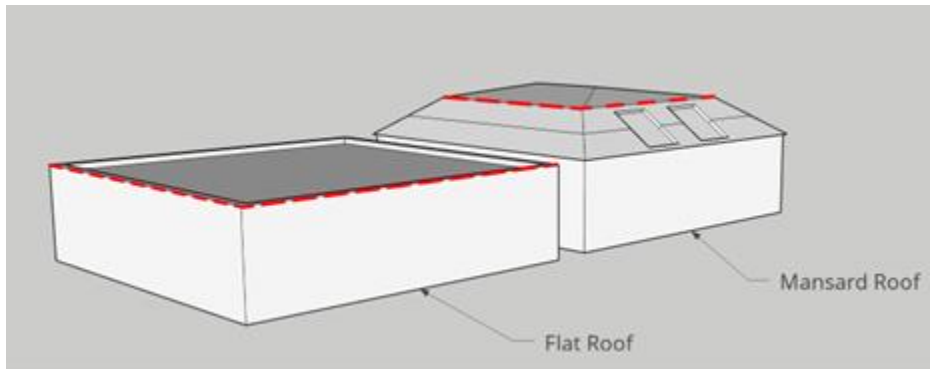


Figure 30.23.050(5). Calculating Building Height for Flat and Mansard Roofs



(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
2 (1) *Agriculture*. All structures used for housing or feeding animals, not including household pets, shall be
3 located at least 30 feet from all property lines.

4 (2) *Amusement Facilities*. Theaters must be at least 300 feet from the property line of any preschool or
5 K-12 school. Other amusement facilities must be at least 500 feet from the property line of any park,
6 playground, preschool, or K-12 school. Distances shall be measured horizontally by following a straight
7 line from the nearest point in the building in which the amusement facility will be located, to the nearest
8 property line of a parcel which contains a park, playground, preschool, or K-12 school.

9 (3) *Art Gallery*. All buildings must be at least 20 feet from any other lot in a residential zone.

10 (4) *Cemetery, Mausoleum, and Crematoriums*. All buildings must be at least 50 feet from external
11 boundaries of the property.

12 (5) ~~((Church))~~ Religious Facility. All buildings must be at least 25 feet from any other lot in a residential
13 zone.

14 (6) *Dock and Boathouse*. Covered structures must be at least three feet from any side lot line or
15 extension thereof. No setback from adjacent properties is required for any uncovered structure, and
16 no setback from the water is required for any structure permitted hereunder, except
17 that setbacks for docks and boathouses located in shoreline jurisdiction are regulated under
18 SCC 30.67.517.

19 (7) *Educational Institutions*.

20 (a) All buildings shall be set back at least 35 feet from all external property lines; and

21 (b) All buildings shall be set back from all road network elements, except a driveway.

22 The setback shall be the greater of either 75 feet from the centerline of a road network element,
23 or 45 feet from the edge of a road network element.

24 (8) *Equestrian Center and Mini-Equestrian Center*. Open or covered arenas must be at least 50 feet from
25 any external property line. New structures located on or adjacent to lands subject to chapter 30.32A SCC
26 shall comply with all applicable setbacks.

27 (9) *Governmental Structure or Facility*. All structures must be at least 20 feet from any other lot in a
28 residential zone.

29 (10) *Health and Social Service Facility, Level II*. All buildings must be at least 30 feet from all external
30 property boundaries.

31 (11) *Kennel, Commercial; Kennel, Private-Breeding; or Kennel, Private-Non-Breeding*. All animal runs,
32 and all buildings and structures devoted primarily to housing animals, must be at least 30 feet from all
33 external property lines.

34 (12) *Library*. All buildings must be at least 20 feet from any other lot in a residential zone.

35 (13) *Museum*. All buildings must be at least 20 feet from any other lot in a residential zone.

36 (14) *Office, Licensed Practitioners*. All buildings must be at least 20 feet from any other lot in a
37 residential zone.

38 (15) *Race Track*. The track must be at least 50 feet from all external property lines.

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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
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- 1 (16) *Rural Industry*. All buildings and structures, storage areas, or other activities (except sales stands)
2 occurring outside of a residential structure must be at least 20 feet from any property line.
- 3 (17) *School, Preschool and K-12*.
- 4 (a) All buildings shall be set back at least 35 feet from all external property lines; and
5 (b) All buildings shall be set back from all road network elements, except a driveway.
6 The setback shall be the greater of either 75 feet from the centerline of a road network element,
7 or 45 feet from the edge of the road network element.
- 8 (18) *Service Station Pump Island or Canopy*. The following setbacks shall be applied from all road
9 network elements, except for a driveway:
- 10 (a) The setback for a pump island, where the width of the road network element is less than 60
11 feet, shall be 45 feet from the centerline of the road network element.
- 12 (b) The setback for a pump island, where the road network element is 60 feet or wider, shall be
13 one-half the width of the road network element plus 15 feet.
- 14 (c) The setback for a canopy, where the road network element is less than 60 feet, shall be 35
15 feet from the centerline of the road network element.
- 16 (d) The setback for a canopy, where the road network element is 60 feet or wider, shall be one-
17 half the width of the road network element plus five feet.
- 18 (19) *Small Animal Husbandry*. All structures used for housing or feeding animals must be at least 30 feet
19 from all property lines.
- 20 (20) Detached accessory or non-accessory storage structures and private garages
21 with building footprints over 2,400 square feet must be at least 15 feet from any external property line;
22 provided, that parcels abutting open space tracts shall have a five-foot setback from the open space.
23 Storage structures and private garages over 4,000 square feet in size must be set back at least 20 feet
24 from any external property line; provided, that parcels abutting open space tracts shall have a five-
25 foot setback from the open space.
- 26 (21) RESERVED for future use.
- 27 (22) *Studio*. All buildings must be at least 20 feet from any other lot in a residential, multiple-family, or
28 rural zone. The hearing examiner may require an additional setback distance when necessary to
29 maintain compatibility of the proposed building with residential uses on adjoining properties.
- 30 (23) *Swimming or Wading Pool*. The pool must be at least five feet from any property line.
- 31 (24) *Tavern*. The use must be at least 500 feet from the external property lines of all public school
32 grounds and public parks or playgrounds.
- 33 (25) *Utility Structures*. All structures must be at least 20 feet from any other lot in a residential zone.
- 34 (26) *Personal Wireless Service Facilities*.
- 35 (a) The setbacks of a tower used for a personal wireless service facility shall be measured from
36 the base of the structure to the property line of the parcel on which it is located. Where guy
37 wire supports are used, setbacks shall be measured from the base of the guy wire anchored to

the ground, rather than the base of the structure, except as provided for in SCC 30.23.110(26)(b).

(b) In zones categorized as Rural or Resource under SCC 30.21.020, any public road right-of-way may be included in the setback calculation. In all other zones categorized under SCC 30.21.020, public road right-of-way shall not be included in the setback calculation.

(c) A tower shall be set back from a property line with a minimum of 50 feet, except as provided for in subsections (26)(d) through (26)(f) of this section. For the purposes of this subsection, a personal wireless service facility's lease area boundaries shall not be considered property lines.

(d) Setbacks may be modified by the approving authority to no less than 20 feet from a property line only if there is significant existing vegetation, topography, or some other land feature that will provide a higher level of screening of the facility. In accordance with SCC 30.25.025(2), a Native Vegetation Retention Area (NVRA) shall be established and maintained when this provision is used.

(e) Personal wireless service facilities located on utility structures, streetlight poles, traffic signal poles, or existing structures shall not be subject to the personal wireless service facility special setback requirements of subsections (26)(a) through (26)(c) of this section.

(f) Towers and auxiliary support equipment located on parcels adjacent to forest lands or lands designated local forest shall be set back in accordance with SCC 30.32A.110.

(g) To minimize the potential for birds to collide into antennas and towers, personal wireless service facilities shall not be located within the recommended construction buffer zone for birds listed as priority species by the Washington Department of Fish and Wildlife as described in its Management Recommendations for Washington's Priority Species Volume IV: Birds (revised March 2012), or listed as endangered or threatened species under the federal Endangered Species Act (50 CFR Part 17), and as amended, unless the applicant demonstrates that the proposed location will not have a significant impact on such birds.

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

(27) Excavation and Processing of Minerals.

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

(i) Distance from property line: 50 feet;

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

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

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

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- (v) Distance from UGA boundary: one-fourth mile (1,320 feet).
- (b) No mining, processing or permanent buildings shall be located within the setback.
- (c) Structures or buildings associated with mineral operations shall be located at least 100 feet from a developed residential property line.
- (28) *Marijuana production and marijuana processing.* The minimum setback for outdoor marijuana production or marijuana processing facilities shall be at least 50 feet from any property line. The minimum setback for indoor marijuana production or marijuana processing facilities shall be at least 30 feet from any property line.

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

30.26.030 Number of spaces required.

- (1) The required number of off-street parking spaces shall be as set forth in SCC Table 30.26.030(1) subject to provisions, where applicable, regarding:
- (a) Effective alternatives to automobile access (SCC 30.26.040);
 - (b) Joint uses (SCC 30.26.050 and 30.26.055); and
 - (c) Accessible routes of travel (SCC 30.26.065(7)).
- 2) The abbreviations in the table have the following meanings:
- (a) "GFA" means gross floor area;
 - (b) "GLA" means gross leasable area; and
 - (c) "SF" means square feet.
- (3) Any off-street parking spaces that are devoted to electrical vehicle charging shall be counted toward the minimum number of parking spaces required.
- (4) For off-street parking requirements in the Urban Center (UC) zone, see SCC 30.26.032.

Table 30.26.030(1) Number of Parking Spaces Required

USE	Number of Spaces Required in R-9,600, R- 8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, MUC, MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT- 10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R- 12,500	NOTES
Accessory Dwelling Unit	No parking required	1 per unit	
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	

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 places without fixed seats including dance halls and skating rinks	See SCC 30.26.035	See SCC 30.26.035	
Antique Shop	3 per 1,000 GFA	4 per 1,000 GFA	
Art Gallery ⁴¹	2.5 per 1,000 GFA	2.5 per 1,000 GFA	
Asphalt Batch Plant & Continuous Mix Asphalt Plant	See SCC 30.26.035	See SCC 30.26.035	
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	

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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
Bed and Breakfast Guesthouses and Inns	2 plus 1 per guest room	2 plus 1 per guest room	
Boarding House	1 per guest room	1 per guest room	
Boat Launch, Commercial	See SCC 30.22.130(31)	See SCC 30.22.130(31)	
Boat Launch, Non-commercial	See SCC 30.22.130(31)	See SCC 30.22.130(31)	
Caretaker's Quarters	2 per unit	2 per unit	
Cemetery and Funeral Home	1 per 4 seats or 8 feet of bench, or 25 per 1,000 sf of assembly room with no fixed seats	1 per 4 seats or 8 feet of bench, or 25 per 1,000 sf of assembly room with no fixed seats	
((Church))	((See SCC 30.26.035))	((See SCC 30.26.035-))	
Clubhouse	See SCC 30.26.035	See SCC 30.26.035	
Commercial Vehicle Home Basing	See SCC 30.22.130(33)	See SCC 30.22.130(33)	
Commercial Vehicle Storage Facility	See SCC 30.26.035	See SCC 30.26.035	

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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
Community Facilities for Juveniles	See SCC 30.26.035	See SCC 30.26.035	
Construction Contracting	See SCC 30.26.035	See SCC 30.26.035	
Dams, Power Plants, & Associated Uses	See SCC 30.26.035	See SCC 30.26.035	
Day Care Center	2.5 per 1,000 GFA	2.5 per 1,000 GFA	An off-street load and unload area is also required. This area shall provide the greater of two spaces 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	

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
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 at 1 space per 4 dwellings	2 spaces per dwelling unit plus guest parking at 1 space per 4 dwellings	Note 1: Driveways between garage doors and roads, private roads, designated fire lanes or access aisles that are at least 19' long and 8.5' wide may be counted as one parking space and if at least 19' long and 17' wide may be counted as two parking spaces. Garages shall have a minimum interior length of 19'.
Attached Single Family	2 per dwelling; see note 1	2 per dwelling; see note 1	
Duplex	2 per dwelling; see note 1	2 per dwelling; see note 1	
Mobile Home	2 per dwelling; see note 1	2 per dwelling; see note 1	
Multifamily	2 per dwelling; see note 1	2 per dwelling; see note 1	

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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
	See SCC 30.26.031		
Single Family	2 per dwelling; see note 1	2 per dwelling; see note 1	
Townhouse	2 per dwelling; see note 1	2 per dwelling; see note 1	Note 2:
Single Family Detached Units (pursuant to chapter 30.41F SCC)	2 spaces per dwelling unit plus guest parking at 1 space per 4 dwellings provided that 1 unrestricted guest parking spot per 2 dwellings for either (i) dwellings where no driveways are provided or (ii) dwellings that provide a driveway apron meeting the minimum dimension requirements for parking of only 1 car; see notes 1 & 2.	2 spaces per dwelling plus guest parking at 1 space per 4 dwellings provided that 1 unrestricted guest parking spot per 2 dwellings for either (i) dwellings where no driveways are provided or (ii) dwellings that provide a driveway apron meeting the minimum dimension requirements for parking of only 1 car; see notes 1 & 2.	An "unrestricted" guest parking spot is one provided either within the drive aisle parking or designated guest parking areas outside of individual units; garage parking spaces or parking spaces on driveway aprons of an individual unit are not "unrestricted" parking spaces. All applicable provisions of chapter 30.26 SCC shall be followed.
Electric Vehicle Infrastructure			

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
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	
Farm Stand			
Up to 400 SF	2 per stand	2 per stand	

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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
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	

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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.

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, Commercial	See SCC 30.26.035	See SCC 30.26.035	
Kennel, Private- Breeding	No Additional Requirement	No Additional Requirement	
Kennel, Private-Non- Breeding	No Additional Requirement	No Additional Requirement	
Kitchen Farm	No Additional Requirement	No Additional Requirement	
Laboratory	2.5 per 1,000 GFA	3 per 1,000 GFA	Or see SCC 30.26.035
Library	2.5 per 1,000 GFA	3 per 1,000 GFA	
Livestock Auction Facility	See SCC 30.26.035	See SCC 30.26.035	
Lumber Mill	2 per 1,000 GFA	2 per 1,000 GFA	
Lumberyard	1 per 1,000 GLA	1 per 1,000 GLA	
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.

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

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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
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	
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

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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
			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 Parks and Recreation Element.
Park-and-Pool Lot	No Additional Requirement	No Additional Requirement	
Park-and-Ride Lot	No Additional Requirement	No Additional Requirement	
Personal Wireless Service Facilities	1 space	1 space	
Printing Plant	2.5 per 1,000 GFA	3 per 1,000 GFA	

USE	Number of Spaces Required in R-9,600, R- 8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, MUC, MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT- 10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R- 12,500	NOTES
Public Events/Assemblies on Farmland	See SCC 30.26.035	See SCC 30.26.035	
Race Track	See SCC 30.26.035	See SCC 30.26.035	
Recreational Facility Not Otherwise Listed	See SCC 30.26.035	See SCC 30.26.035	
Recreational Vehicle	1 per RV	1 per RV	
Recreational Vehicle Park	See SCC 30.26.035	See SCC 30.26.035	
Recycling Facility	See SCC 30.26.035	See SCC 30.26.035	
<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	
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	

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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
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	
Sludge Utilization	No parking required	No parking required	
Small Animal Husbandry	No parking required	No parking 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
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	

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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 ⁷³	1 per coach	1 per coach	
Transit Center	See SCC 30.26.035	See SCC 30.26.035	
Ultralight Airpark	See SCC 30.26.035	See SCC 30.26.035	

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, Electromagnetic Transmission & Receiving Facility	1 space	1 space	
Utility Facilities, Transmission Wires, Pipes & Supports	See SCC 30.26.035	See SCC 30.26.035	
Utility Facilities-All Other Structures	1 space	1 space	
Vehicle and Equipment Sales and Rental	1 per 1,000 GFA of sales office, plus	1 per 1,000 GFA of sales office, plus	
	2 per 1,000 GFA of service or repair space, plus	2 per 1,000 GFA of service or repair space, plus	
	1 per 4,000 SF of outdoor display area (or of showroom display area in the CB zone)	1 per 4,000 SF of outdoor display area (or of showroom display area in the CRC zone)	
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	

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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
Wedding Facility	See SCC 30.26.035	See SCC 30.26.035	
Wholesale Establishment	1 per 1,000 GFA	1 per 1,000 GFA	
Woodwaste Recycling and Woodwaste Storage	1 per site plus 1 per 1,000 GFA	1 per site plus 1 per 1,000 GFA	
All other uses not otherwise mentioned	See SCC 30.26.035	See SCC 30.26.035	

Section 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:

- (a) The subdivision identification sign message does not exceed six feet in height from adjacent finished grade nor have a surface area greater than 40 square feet. Surface area is measured as the smallest rectangle or circle that encloses the total message;
- (b) There are a maximum of two such identification signs for each road entrance to the subdivision;
- (c) Signs are located so they permit an unobstructed sight distance along road rights-of-way in accordance with the EDDS; and
- (d) SCC 30.23.100(3) provisions are met.

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

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

- (a) The signs shall not exceed 20 square feet per face and total signage shall not exceed 60 square feet of surface area;
- (b) Freestanding signs shall not be more than eight feet in height and are to be stationary; and
- (c) A portion of the identification sign allotment may be used for activity reader boards or digital signs. Digital signs may be allowed as part of the conditional use process per chapter 30.42C SCC.

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

- (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 a single-faced sign with dimensions not exceeding four square feet in area.
- (b) In the F, F&R, A-10, R-5, RC, RD, and SA-1 zones, the sign may be single- or double-faced with dimensions not exceeding 15 square feet per face. The applicant shall submit, as part of the

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1 application for a conditional use permit, sign designs and elevations that are compatible with
2 the bed and breakfast structure and the surrounding rural character and neighborhood in which
3 the guesthouse or inn is located.

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

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

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

9 (c) Digital signs are prohibited; and

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

12
13 Section 13. Snohomish County Code Section 30.28.015, added by Amended Ordinance No. 02-
14 064 on December 9, 2002, is amended to read:

15
16 **30.28.015 Adult entertainment uses.**

17
18 Adult entertainment uses must meet the following requirements:

19
20 (1) Adult entertainment businesses or uses are prohibited within the area circumscribed by a circle
21 which has the radius shown below from any public or private school, preschool, educational
22 institution, ((church or other)) religious facility, public or private park, youth oriented
23 facility, establishment serving alcohol by the drink, or from the following zones: R-5, RC, RU, RD, SA-1, R-
24 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.

25 (a) Adult entertainment book stores-- 330'.

26 (b) Adult entertainment dance studios-- 660'.

27 (c) Adult entertainment movie theaters-- 330'.

28 (d) Adult hotels-- 330'.

29 (e) Adult tanning salons-- 330'.

30 (f) Escort businesses-- 0'.

31 (g) Nude house cleaning businesses-- 0'.

32 (h) Panoram premises-- 660'.

33 (i) Public bathhouses and hot tub premises-- 660'.

34 (j) All other adult entertainment uses-- 660';

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

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

2 (a) Declared to be a public nuisance per se, which may be abated by the county by way of civil
3 abatement procedures only, and not by criminal prosecution; or

4 (b) Subject to enforcement in accordance with the provisions of chapter 30.85 SCC but shall not
5 be subject to SCC 30.85.325;

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

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

11 (a) "Adult entertainment" means any exhibition, performance or medium which is distinguished
12 or characterized by:

13 (i) acts of masturbation, sexual intercourse, or sodomy;

14 (ii) fondling or other touching of the human genitals, pubic region, buttocks or female
15 breast;

16 (iii) human genitals in a state of sexual stimulation or arousal;

17 (iv) displays of less than completely and opaquely covered human genitals, pubic
18 region, anus, buttocks, or female breast below the top of the areola;

19 (v) human male genitals in a discernibly turgid state even if completely covered;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

24 (g) "Adult hotel" means a hotel, motel, or similar commercial establishment which offers a
25 sleeping room for rent for a period of time less than 10 hours or allows a tenant or occupant of a
26 sleeping room to sub-rent the room for a period of time that is less than 10 hours.

27 (h) "Adult tanning salon" means any establishment which offers tanning services to a member
28 of the public and in which adult entertainment takes place.

29 (i) "Escort" means a person who, for consideration, agrees or offers to act as a companion,
30 guide, or date for another person, or who agrees or offers to privately model lingerie or to
31 privately perform a striptease for another person.

32 (j) "Escort business" means a person or business association who furnishes, offers to furnish, or
33 advertises to furnish escorts as one of its primary business purposes for fee, tip, or other
34 consideration.

35 (k) "Member of the public" means any customer, patron or person, other than an employee,
36 who is invited or admitted to an adult entertainment premises.

37 (l) "Nude or state of nudity" means displays of less than completely and opaquely covered
38 human genitals, pubic area, anus, buttocks, or female breast below the top of the areola.

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1 (m) "Nude house cleaning business" means a business which offers house cleaning services in
2 which the house cleaner is in a state of nudity.

3 (n) "Panoram premises" or "adult arcade" means any premises on which any panoram device is
4 located and to which members of the public are admitted. The term "panoram premises"
5 as used in this chapter does not include movie or motion picture theater auditoriums capable of
6 seating more than five people.

7 (o) "Panoram," "preview," "picture arcade," or "peep show" means any device which, for
8 payment of a fee, membership fee or other charge, is used to exhibit or display a picture, view,
9 or other graphic display of adult entertainment. The terms "panoram" and "panoram device"
10 as used in this chapter do not include games which employ pictures, views, or video displays or
11 gambling devices regulated by the state or by chapter 6.36 SCC.

12 (p) "Public bathhouses and hot tub premises" means any place where baths or hot tubs of any
13 kind are given or furnished to the public for or in expectation of a fee or other compensation,
14 except as exempted in SCC 6.49.030.

15 (q) "Stock in trade" means the greater of:

16 (i) the retail dollar value of all prerecorded video tapes, discs, books, magazines, or
17 similar material readily available for purchase, rental, viewing, or use by patrons of
18 the establishment, excluding material located in any storeroom or other portion of
19 the premises not regularly open to patrons; or

20 (ii) the total number of titles of all prerecorded video tapes, discs, books, magazines, or
21 similar material readily available for purchase, rental, viewing, or use by patrons of
22 the establishment excluding material located in any storeroom or other portion of
23 the premises not regularly open to patrons.

24 (r) "Youth oriented facility" means facilities owned or operated by non-profit organizations for
25 the purpose of providing recreational or educational opportunities for youth including, but not
26 limited to, Boys and Girls Clubs, YMCAs, YWCAs, Little League, and other youth
27 sports associations.

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

31
32 **30.28.086 Off-road vehicle (ORV) use areas – submittal requirements and development standards for**
33 **ORV use areas.**

34
35 (1) *Submittal requirements.* Conditional use permit applications for a proposed ORV use area are
36 subject to the submittal requirements of SCC 30.70.030 and shall include the following additional
37 information:

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

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

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

6 (i) a vicinity map;

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

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

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

14 (d) A signed statement agreeing to indemnify and hold harmless the county, its employees,
15 agents, representatives, and elected and appointed officials from any and all claims made
16 against them arising from the operation or use of the ORV use area. If the ORV use area
17 operator designated pursuant to subsection (4)(a) of this section is a person or an entity other
18 than the applicant for the ORV use area permit, then that person or entity shall also submit a
19 signed statement agreeing to indemnify and hold harmless the county, its employees, agents,
20 representatives, and elected and appointed officials from any and all claims made against them
21 arising from the operation or use of the ORV use area.

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

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

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

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

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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 (d) Trail design shall meet U.S. Forestry Standards and Specifications for Construction
2 and Maintenance of Trails, United States Department of Interior, USFS for control
3 of erosion, drainage management, soil stability and safety.
- 4 (e) No land clearing shall be allowed for the primary purpose of providing spectator seating or
5 viewing areas.
- 6 (f) Off-road vehicle use shall comply with all applicable county codes.
- 7 (g) Parking shall only be allowed in the ORV park trailhead, or other approved parking areas
8 in campgrounds, and shall not be permitted in the rights-of-way of county access roads.
- 9 (h) Signage shall be allowed pursuant to SCC 30.27.060(5).
- 10 (i) Campgrounds may be located within an ORV use area boundary. The area included in
11 the campground shall not be considered in determining whether a proposed ORV use area
12 satisfies the minimum size or locational requirements in SCC 30.28.080(2). Campground design
13 shall be considered in conjunction with an ORV park conditional use permit review subject to all
14 applicable regulations including but not limited to SCC 30.22.130(32).
- 15 (j) Conditional use permit contact information, indemnification documentation, and required
16 affidavits shall be kept current. Within two weeks of any transfer of ownership or responsibility,
17 the contact information, indemnification documentation, including the agency name, contact
18 name, address, and telephone and fax numbers, shall be submitted to
19 the department referencing the conditional use permit file number.
- 20 (3) *ORV site plan.* Site plans submitted for a proposed ORV use area pursuant to subsection (1) of this
21 section shall be approved by the hearing examiner, consistent with ORV permit conditions imposed
22 pursuant to subsection (2) of this section. An ORV site plan must include the following:
- 23 (a) One or more maps showing:
- 24 (i) The area and dimension of the proposed ORV use area.
- 25 (ii) All adjoining rights-of-way and access points.
- 26 (iii) The location of all existing and proposed uses, public road crossings, and
27 perimeter setbacks required by SCC 30.32A.120, as well as the dimensions of any
28 existing or proposed structure, trailhead, camping area, or special activity area.
- 29 (iv) The general location of trails and any alternate trails and their design standards.
- 30 (v) Critical areas located in proposed ORV use area, as well as all applicable buffers and
31 proposed stream crossings.
- 32 (vi) The location of all signage, including boundary, interpretative, regulatory, safety
33 and directional signage.
- 34 (vii) The location of on-site waste collection facilities, which shall be required.
- 35 (b) Narrative text addressing each of the following:
- 36 (i) The location and physical features of the proposed ORV use area.
- 37 (ii) The existing and proposed uses of the proposed ORV use area.

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

(iii) A prohibition on ORV use in or upon any waters of any stream, bog, river, creek, wetland, or marsh unless specifically permitted by the ORV use area permit.

(iv) A requirement that all lighting be directed away from adjoining properties.

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

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

30.31F.110 Rural business zone performance standards.

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

(a) The total impervious surface of all buildings, parking, and other support areas such as

storage, trash containers, etc., shall not exceed 50 percent of the net usable area of the site; and

(b) The maximum area for each building footprint on the site shall not exceed 4,000 square feet.

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

(a) A conditional use permit when the proposed use is allowed in the RB zone but prohibited in the R-5 zone; or

(b) The approval type required under SCC 30.22.110 for the RB zone when the proposed use is allowed in both the RB zone and the R-5 zone.

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

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

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

(1) ~~((Churches))~~Religious facilities;

(2) Ultralight airfields; and

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(3) New government structures and facilities, except roads, utilities, and flood protection, drainage, and irrigation structures and facilities.

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

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

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

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

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

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

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

- (a) The proposal will not locate new structures or the storage of explosives, hazardous waste, fuel, gas or petroleum, or other hazardous materials within the runway protection zone documented in the relevant airport layout plan.
- (b) The proposal will not result in an average density greater than 100 persons per acre for that portion of the parcel or parcels to be developed within an approach area or transitional area. The average density of persons per acre is to be calculated as follows:

- (i) Determine the total size in acres of the parcel or parcels to be developed within an approach area or transitional area. If only a portion of the parcel or parcels lies within an approach area or transitional area, determine the total size in acres of that portion.
- (ii) Determine the Function of Space for each occupancy type within each proposed and existing structure within an approach area or transitional area, using the fire code, chapter 30.53A SCC. If only a portion of a structure lies within an approach area or transitional area, determine the Function of Space of that portion.
- (iii) Determine the total square footage of gross floor area devoted to each Function of Space.
- (iv) Identify the corresponding Occupant Load Factor for each Function of Space, using the fire code, chapter 30.53A SCC.
- (v) Divide the total square footage of gross floor area devoted to each Function of Space by the corresponding Occupant Load Factor to obtain the maximum occupancy of each Function of Space.
- (vi) Total the sum of maximum occupancies of each Function of Space and divide by the total size in acres to obtain average density.
- (c) Permit applications are subject to the submittal requirements of SCC 30.70.030 and shall comply with the requirements in any application checklist or addendum for a conditional use permit within an ACA as provided by the department pursuant to SCC 30.70.030. The checklist may require additional information and materials, such as a site plan that includes proximity to airport runways, approach areas, and transitional areas. Submittal materials should be of sufficient detail to enable the staff reviewer to determine that the proposal is compatible with airport operations and consistent with all requirements of this chapter. A pre-application meeting under SCC 30.70.020 is strongly recommended.
- (d) In addition to the notice requirements outlined in SCC 30.70.045, the department shall distribute notice of the permit application to the relevant airport manager and shall allow the airport manager to submit comments to the department regarding the proposal, including those related to potential adverse impacts on airport operations and FAA standards.
- (4) The hearing examiner may deny, approve, or approve with conditions an application for a development permit or approval within an ACA and subject to the hearing examiner's jurisdiction pursuant to any applicable requirements in this title. The application shall be approved only if the hearing examiner finds the proposal will not require a change in airport operations or flight patterns, including but not limited to adverse impacts due to concentrations of people, height hazards, noise abatement procedures, visual hazards such as lighting and reflective building materials, emissions such as smoke, steam, dust, gas or thermal plumes, transmissions that may cause electrical interference, or wildlife attractants.

1 Section 18. Snohomish County Code Section 30.67.555, added by Amended Ordinance No. 12-
2 025 on June 6, 2012, is amended to read:

3
4 **30.67.555 Institutional.**

5
6 Institutional uses include those nonresidential uses that typically are found in all zones, including
7 residential zones, such as health and social service facilities, community facilities for juveniles or seniors,
8 schools, libraries, museums, government structures and facilities, and ~~((churches))~~ religious facilities.

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

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

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

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

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

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

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

25
26 Section 19. Snohomish County Code Section 30.91C.085, added by Amended Ordinance No. 15-
27 057 on September 2, 2015, is repealed.

28
29 Section 20. Snohomish County Code Section 30.91C.198, added by Amended Ordinance No. 16-
30 073 on December 21, 2016, is amended to read:

31
32 **30.91C.198 Community building.**

33
34 "Community building" means a structure serving the occupants of a residential or mixed use
35 development where cultural, recreational, or social activities may take place. This definition shall not
36 include ~~((places of religious worship))~~ religious facilities.

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

30.91E.086 Electric vehicle charging station – restricted.

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

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

30.91R.096 Religious facility.

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

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

PASSED this _____ day of _____, 20__.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

Council Chair

1 ATTEST:

2
3
4 _____
5 Asst. Clerk of the Council

6
7 () APPROVED
8 () EMERGENCY
9 () VETOED

DATE:

10
11
12 _____
13 County Executive

14 ATTEST:

15
16 _____
17
18 Approved as to form only:

19
20 /s/Elie Steinberg

21 Deputy Prosecuting Attorney

ORDINANCE NO. 25-077

RELATING TO GROWTH MANAGEMENT; DEFINING RELIGIOUS FACILITIES; AMENDING SNOHOMISH COUNTY CODE (SCC)
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