

Index of Records					
Project Name		Residential in Business Park Zone			
Part 1 - DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES					
Exhibit #	Record Type	Date	Received From	Exhibit Description	# of Pages
1.0001	Public Participation		Staff	Parties of Record	1
1.0002	Public Participation	11/29/2021	WA Department of Commerce	Commerce Email Submittal Receipt 2021-S-3429	2
1.0003	Public Participation	11/29/2021	WA Department of Commerce	Commerce Acknowledgement Letter 2021-S-3429	1
1.0004	Public Participation	11/29/2021	The Herald	Affadavit of DNS Publication in the Herald	1
1.0005	SEPA Documents	11/29/2021	Staff	Determination of Nonsignificance Residential in Business Park Zone, Signed	23
1.0006	SEPA Documents	11/29/2021	Staff	Determination of Nonsignificance For Herald	2
1.0007	SEPA Documents	11/29/2021	Staff	Determination of Nonsignificance Postcard Notice - Resdiential in BP	1
1.0008	Staff Research	6/25/2021	Staff	Ordinance 03-107	28
1.0009	Staff Research	6/25/2021	Staff	Amended Ordinance 16-013	80
1.0010	Staff Research	7/14/2021	Staff	Business Park Zoning Map - July 2021	1
1.0011	Staff Research	7/14/2021	Staff	Business Park Zoning Notes - July 2021	1
1.0012	Staff Research	2/23/2021	Staff	Commercial Building Permit Data - BP Zone 2013-2019	3
1.0013	Correspondence	8/25/2021	John Mirante	Email - John Mirante Business Park Zone with attachment	7
1.0014	Correspondence	11/2/2021	Staff	Email - Kate Lunceford Proposed Code Amendments	4
1.0015	Correspondence	11/2/2021	Staff	Email - Futurewise Proposed Code Amendments	4
1.0016	Correspondence	11/2/2021	Staff	Email - MBA Proposed Code Amendments	4
*Contact the Clerk of the Council for copies of Part 1 Exhibits - 425-388-3494 or contact.council@snoco.org					

1.0001 Parties of Record
 Residential In-Business Park Zone

No.	Name	File Name: I-0001-Parties_of_Record	Organization	Email Address	Street Address	City	State	Zip Code	Notes
1	John Vincent Mirante		Pacific Ridge Homes	JVMirante@drhorton.com	17921 Bothell-Everett	Bothell	WA	98012	
2	Clay White			cwhite@ldccorp.com					
3	Kate Lunceford			kurlykate888@gmail.com					
4	Tim Trohimovich		Futurewise	tim@futurewise.org					
5	Mike Pattison		Master Builders Assn	mpattison@MBAKS.COM					
6	Tom Rogers		City of Mill Creek	tom@cityofmillcreek.com					
7	Gerry Gibson			bonger@comcast.net	71 Pine Street #209	Edmonds	WA	98020	
8	Jack Martin			jfmartin1969@msn.com					
9									
10									
11									
12									
13									
14									
15									
16									
17									
18									
19									
20									
21									
22									
23									
24									
25									
26									
27									
28									
29									
30									
31									
32									
33									
34									
35									
36									
37									
38									
39									
40									
41									
42									



THANK YOU

We have received your amendment submission. Please allow 1-3 business days for review. Please keep the Submittal ID as your receipt and for any future questions. We will also send an email receipt to all contacts listed in the submittal.

Submittal ID: 2021-S-3429

Submittal Date Time: 11/29/2021

Submittal Information

Jurisdiction	Snohomish County
Submittal Type	60-day Notice of Intent to Adopt Amendment
Amendment Type	Development Regulation Amendment

Amendment Information

Brief Description

Proposed - This is a non-project proposal to amend Snohomish County Code (SCC) Title 30 to introduce regulations in SCC 30.31A.140 with the goal of reinstating residential uses within Business Park (BP) zoning to promote flexibility within BP zoning and promote the development of a diversity of housing types to provide middle density housing.

Yes, this is a part of the 8-year periodic update schedule, required under RCW 36.70A.130.

Anticipated/Proposed Date of Adoption

Attachments

Attachment Type	File Name	Upload Date
Development Regulation Amendment - Draft	Res-in-BP-Staff-Report-Final-11-24-21.docx	11/29/2021 10:04 AM

Contact Information

Prefix	Ms.
First Name	Amber
Last Name	Piona
Title	Planner
Work	(425) 262-2375
Cell	
Email	amber.piona@snoco.org

Yes I would like to be contacted for Technical Assistance.

Residential in Business Park Zone

Index # - File Name: 1.0002_Submittal_Receipt_Email_2021-S-3429.pdf

Certification

I certify that I am authorized to submit this Amendment for the Jurisdiction identified in this Submittal and all information provided is true and accurate to the best of my knowledge.

Full Name

Megan Moore

Email

megan.moore@snoco.org



STATE OF WASHINGTON
DEPARTMENT OF COMMERCE
1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

11/29/2021

Ms. Amber Piona
Planner
Snohomish County
3000 Rockefeller Ave.
Everett, WA 98201

Sent Via Electronic Mail

Re: Snohomish County--2021-S-3429--60-day Notice of Intent to Adopt Amendment

Dear Ms. Piona:

Thank you for sending the Washington State Department of Commerce (Commerce) the 60-day Notice of Intent to Adopt Amendment as required under [RCW 36.70A.106](#). We received your submittal with the following description.

Proposed - This is a non-project proposal to amend Snohomish County Code (SCC) Title 30 to introduce regulations in SCC 30.31A.140 with the goal of reinstating residential uses within Business Park (BP) zoning to promote flexibility within BP zoning and promote the development of a diversity of housing types to provide middle density housing.

We received your submittal on 11/29/2021 and processed it with the Submittal ID 2021-S-3429. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 01/28/2022.

We have forwarded a copy of this notice to other state agencies for comment.

Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call Kirsten Larsen, (360) 280-0320.

Sincerely,

Review Team
Growth Management Services

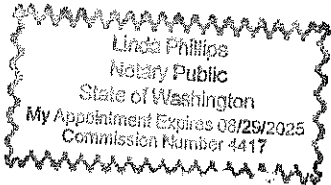
Everett Daily Herald

Affidavit of Publication

State of Washington }
County of Snohomish } ss

Michael Gates being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Everett Daily Herald a daily newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a daily newspaper in Snohomish County, Washington and is and always has been printed in whole or part in the Everett Daily Herald and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Snohomish County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of EDH943921 DNS as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 11/29/2021 and ending on 11/29/2021 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is \$97.68. [Signature]



Subscribed and sworn before me on this 29th day of November, 2021.

[Signature]

Notary Public in and for the State of Washington.
Snohomish County Planning | 14107010
MEGAN MOORE

Classified Proof

Snohomish County
Planning and Development Services
3000 Rockefeller Ave., M/S 604
Everett, WA 98201-4046
(425) 388-3311
www.snoco.org
Dave Somers
County Executive

DETERMINATION OF NONSIGNIFICANCE

Proponent: Snohomish County Department of Planning
and Development Services
County Administration Building
3000 Rockefeller Avenue, M/S 604
Everett, WA 98201

Description of Proposal: Proposed ordinance to amend the
Snohomish County Code to regulations related to residential
development in Business Park zoning. Ordinance is titled:
RELATING TO GROWTH MANAGEMENT; AMENDING
DEVELOPMENT REGULATIONS IN CHAPTERS 30.22 AND
30.31A PERTAINING TO RESIDENTIAL DEVELOPMENT IN
BUSINESS PARK ZONING

Proposed Amendments

This is a non-project proposal to amend Snohomish County Code
(SCC) Title 30 to introduce regulations in SCC 30.31A.140 with the
goal of reinstating residential uses within Business Park (BP)
zoning to promote flexibility within BP zoning and promote the
development of a diversity of housing types to provide middle
densely housing. The proposal establishes that a variety of
residential types (single family detached, single family attached,
duplexes, cottage housing, townhouses and multifamily) are
allowed uses within BP zoning for properties that are a minimum of
25 contiguous acres under single ownership (or unified control for
multiple parcels), and establishes which regulations apply when
residential and commercial and industrial uses are proposed, and
which regulations apply when only residential is proposed. The
proposal limits the applicability of these changes to properties that
are currently zoned BP.

Lead Agency: Snohomish County Department of Planning and
Development Services

Threshold Determination: The lead agency for this proposal has
determined that it does not have a probable significant adverse
impact on the environment. An environmental impact statement
(EIS) IS NOT required under RCW 43.21C.030(2)(c). This decision
was made after review by Snohomish County of a completed
environmental checklist and other information on file with this
agency. This information is available for public review upon
request.

This DNS is issued under WAC 197-11-340(2); the lead agency
will not act on this proposal for 14 days from the date below.
Comments must be submitted by December 13, 2021 to the
responsible official at the address listed below.

Appeals: This DNS together with the subsequent legislative action
by the County Council to amend the County Code may be
appealed to the Central Puget Sound Growth Management
Hearings Board.

THIS DNS MAY BE APPEALED ONLY WHEN SUCH
APPEAL IS COMBINED WITH THE APPEAL OF THE
UNDERLYING ACTION PURSUANT TO SCC 30.73.100.
THE APPEAL MUST BE FILED WITHIN 60 DAYS OF THE
PUBLISHED NOTICE OF ACTION ISSUED SUBSEQUENT
TO THE FINAL DECISION BY THE COUNTY.

The Notice of Action describing the final decision by the County to
pursue or not pursue the proposed action will be published in the
County's paper of record. Any appeal must be filed with the Central
Puget Sound Growth Management Hearings Board, at PO Box
40953 Olympia WA 98504-0953 within 60 days following
publication in the paper, or as otherwise stated in the Notice of
Action or provided by law.

For further information, contact Amber Piona, Planning and
Development Services, (425) 262-2375 or
amber.piona@snoco.org. Please include your full name and

Classified Proof



mailing address in any email comments.
Date Issued: November 29, 2021
Published: November 29, 2021.

EDH943921



Snohomish County

Planning and Development Services

3000 Rockefeller Ave., M/S 604

Everett, WA 98201-4046

(425) 388-3311

www.snoco.org

Dave Somers

County Executive

DETERMINATION OF NONSIGNIFICANCE

Proponent: Snohomish County Department of Planning and Development Services
County Administration Building
3000 Rockefeller Avenue, M/S 604
Everett, WA 98201

Description of Proposal: Proposed ordinance to amend the Snohomish County Code to regulations related to residential development in Business Park zoning. Ordinance is titled:

RELATING TO GROWTH MANAGEMENT; AMENDING DEVELOPMENT
REGULATIONS IN CHAPTERS 30.22 AND 30.31A PERTAINING TO RESIDENTIAL
DEVELOPMENT IN BUSINESS PARK ZONING

Proposed Amendments

This is a non-project proposal to amend Snohomish County Code (SCC) Title 30 to introduce regulations in SCC 30.31A.140 with the goal of reinstating residential uses within Business Park (BP) zoning to promote flexibility within BP zoning and promote the development of a diversity of housing types to provide middle density housing. The proposal establishes that a variety of residential types (single family detached, single family attached, duplexes, cottage housing, townhouses and multifamily) are allowed uses within BP zoning for properties that are a minimum of 25 contiguous acres under single ownership (or unified control for multiple parcels), and establishes which regulations apply when residential and commercial and industrial uses are proposed, and which regulations apply when only residential is proposed. The proposal limits the applicability of these changes to properties that are currently zoned BP.

Lead Agency: Snohomish County Department of Planning and Development Services

Threshold Determination: The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) **IS NOT** required under RCW 43.21C.030(2)(c). This decision was made after review by Snohomish County of a completed environmental checklist and other information on file with this agency. This information is available for public review upon request.

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by December 13, 2021, to the responsible official at the address listed below.

Appeals: This DNS together with the subsequent legislative action by the County Council to amend the County Code may be appealed to the Central Puget Sound Growth Management Hearings Board. **THIS DNS MAY BE APPEALED ONLY WHEN SUCH APPEAL IS COMBINED WITH THE APPEAL OF THE UNDERLYING ACTION PURSUANT TO SCC 30.73.100. THE APPEAL MUST BE FILED WITHIN 60 DAYS OF THE PUBLISHED NOTICE OF ACTION ISSUED SUBSEQUENT TO THE FINAL DECISION BY THE COUNTY.** The Notice of Action describing the final decision by the County to pursue or not pursue the proposed action will be published in the County's paper of record. Any appeal must be filed with the Central Puget Sound Growth Management Hearings Board, at PO Box 40953 Olympia WA 98504-0953 within 60 days following publication in the paper, or as otherwise stated in the Notice of Action or provided by law.

Responsible Official: Michael McCrary
Position/Title: Director, Department of Planning and Development Services
Address: 3000 Rockefeller Avenue, M/S #604
Everett, WA 98201-4046

Michael Dobesh

Michael Dobesh (Nov 23, 2021 10:28 PST)

Michael Dobesh, Permitting Division Manager (for Michael McCrary, Director)

For further information, contact Amber Piona, Planning and Development Services, (425) 262-2375 or amber.piona@snoco.org. Please include your full name and mailing address in any email comments.

Date Issued: November 29, 2021

Date Published: November 29, 2021

Distribution List: Attached



Snohomish County

Planning and Development Services

3000 Rockefeller Ave., M/S 604

Everett, WA 98201-4046

(425) 388-3311

www.snoco.org

Dave Somers

County Executive

SNOHOMISH COUNTY ENVIRONMENTAL CHECKLIST

Purpose of Checklist

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information on the impacts from this proposal (and to reduce or avoid impacts if possible) to help the agency decide whether an EIS is required.

A. Background

1. Name of proposed project:

Revising land use regulations associated with residential development in business park zone.

2. Name of applicant:

Snohomish County, Department of Planning and Development Services.

3. Address and phone number of applicant and contact person:

Amber Piona, Project Manager
3000 Rockefeller, M/S 604
Everett, WA 98201
Phone: 425-262-2375
Email: amber.piona@snoco.org

4. Date checklist prepared:

November 19, 2021

5. Agency requesting checklist:

Snohomish County, Department of Planning and Development Services

6. Proposed timing or schedule (including phasing, if applicable):

Planning Commission briefing: December 14, 2021

Planning Commission public hearing: January 25, 2022

County Council public hearing: To be determined

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

This proposal is for a non-project action with no directly related plans for future activities associated with these code amendments. Site-specific actions may be proposed by public parties in the future, which will be reviewed for compliance with the regulations in effect at the time of application.

8. List any environmental information you know about what has been prepared, or will be prepared, directly related to this proposal.

The proposed ordinance is consistent with the policies and goals of the adopted GMA Comprehensive Plan, which included an EIS that was adopted on June 3, 2015. No additional environmental information or studies have been prepared for the proposed development regulations.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

This is a non-project action which affects the regulation of residential development in the business park zone in unincorporated Snohomish County. Proposals affecting unincorporated Snohomish County business park zones may be under consideration at any given time.

10. List any government approvals or permits that will be needed for your proposal, if known.

No government approvals or permits are required for this proposal. The Snohomish County Planning Commission will make a recommendation to the County Council, who may adopt the amendment as proposed, revise the proposed amendment, or take no action.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this

checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

These proposed code amendments pertain to the regulation of residential development within the business park zone. Specifically the proposed code amendments are as follows:

1. SCC 30.31A.140 language added to reinstate regulations related to residential uses within the Business Park (BP), limits residential development to large BP sites of a minimum of 25 acres that were zoned BP prior to the effective date of the code, establishes which regulations apply when residential and commercial or industrial uses are proposed on a site and which regulations apply when only residential development is proposed;
2. SCC 30.22.100 – Language added within the Urban Zone categories use matrix, adds single family attached, cottage housing, duplexes, multifamily, single family and townhouses as permitted uses within the Business Park zones;
3. SCC 30.22.100 – Within the table footnote, adds a reference to SCC 30.31A.140The ordinance provides flexibility to allow a memorial to honor the victims and families of the Oso slide;
4. This ordinance seeks to promote flexibility of uses within the BP zone and promote the development of a diversity of housing types to provide middle density housing.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

This non-project proposal will affect properties located within unincorporated Snohomish County that are zoned business park (BP). Approximately 500.12 acres are zoned Business Park within unincorporated Snohomish County.

B. Environmental Elements

1. Earth

a. General description of the site:

(Circle one): **Flat, rolling, hilly, steep slopes, mountainous,**
other _____

Lands within the jurisdiction of Snohomish County include a variation of terrain such as flat, rolling, hilly, and steep slopes.

b. What is the steepest slope on the site (approximate percent slope)?

Slopes in excess of 100% can be found within the jurisdiction of Snohomish County.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

A range of soil types are found within the jurisdiction of Snohomish County. This non-project proposal will not impact agricultural lands of long-term commercial significance.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Certain areas within Snohomish County have a history of surface instability associated with periods of heavy rainfall. Other areas have a history of more deep-seated instability associated with landslide activity.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

As a non-project action, no filling or grading is proposed. Any future site-specific development or land use proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA review, which would include review of any proposed grading or filling activity.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

As a non-project action, no erosion will occur as a direct result of this proposal. Any future site-specific development or land use proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA review, which would include review of any proposed clearing and construction that might result in erosion.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

As a non-project action, no impervious surface coverage will occur as a result of this proposal.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

As a non-project action, no erosion reduction or control measures are proposed or required. Future site-specific development or land use action not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to project level SEPA and regulatory review and would require the implementation of applicable County regulations to reduce or control erosion or other impacts to the earth.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

As a non-project action, no emissions to air will occur as a result of this proposal.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

Not applicable.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:**

As a non-project action, no measures to reduce or control emissions are required or proposed. Future site-specific development or land use action not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to project level SEPA and regulatory review and would require the implementation of applicable County regulations to reduce or control emissions or other impacts to air, if any.

3. Water

- a. Surface Water:**

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

There are several streams, seasonal streams, and bodies of water located within Snohomish County.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

As a non-project action, this proposal will not require any work in, or adjacent to, the described waters. Future site-specific development or land use action not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to project level SEPA and regulatory review and would require the implementation of applicable County regulations to reduce or control activities near surface water bodies, if any.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

As a non-project action, no fill or dredge material will be placed or removed from surface water or wetlands.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**

As a non-project action, no surface water withdrawals or diversion will be required.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

Not applicable as this is a non-project action.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

As a non-project action, no discharges of waste materials to surface waters will occur as a result of this proposal.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.**

As a non-project action, no groundwater will be withdrawn or discharged.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals; agricultural; etc.). Describe the general size of the system, the number of such systems, the**

number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

As a non-project action, no waste material will be discharged from septic tanks or other sources as a result of this proposal. Future development or land use actions not exempted by WAC 197-11-800 or SCC 30.61.035 that would likely result in discharges from stormwater runoff would be subject to project-level SEPA and regulatory review.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

As a non-project action, no runoff will occur as a result of this proposal. Any future site-specific development or land use action proposal would be subject to a separate SEPA and development permit review, which would address runoff management.

2) Could waste materials enter ground or surface waters? If so, generally describe.

As a non-project action no runoff will occur as a result of this proposal. Any future site-specific development or land use action proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA and development permit review, which would address runoff management.

d. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

As a non-project action, no drainage patterns will be affected as a result of this proposal. Any future site-specific development or land use proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA and permit review, which would address drainage.

e. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

As a non-project action, no measures are proposed or required to reduce impacts to surface or groundwaters. Any future site-specific development or land use proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA and permit review.

4. Plants

a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

All types of the above vegetation occur in various locations throughout the county.

b. What kind and amount of vegetation will be removed or altered?

As a non-project action, no vegetation will be removed as a direct result of this proposal. Any future site-specific development proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA evaluation of any proposed vegetation removal or alteration.

c. List threatened and endangered species known to be on or near the site.

U.S Fish and Wildlife Services provides listing for ESA species under its jurisdiction. National Marine Fisheries Service provides I listing for ESA species under its jurisdiction. Washington State Department of Fish and Wildlife provides listing for sensitive species under its jurisdiction. Washington State Department of Natural Resources provides legal listing of sensitive species under its jurisdiction.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

As a non-project action, no measures to preserve or enhance vegetation are required for this proposal. Any future site-specific development or land use action proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA and permit review, which would include review of any proposed landscaping or measures to preserve or enhance vegetation on the site.

e. List all noxious weeds and invasive species known to be on or near the site.

All types of noxious weeds and invasive species occur throughout the county.

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.**

Birds: **hawk, heron, eagle, songbirds, other:** _____

Mammals: **deer, bear, elk, beaver, other:** _____

Fish: **bass, salmon, trout, herring, shellfish, other:** _____

All of the above animal species may be found in various locations throughout the county.

- b. List any threatened and endangered species known to be on or near the site.**

U.S Fish and Wildlife Services provides listing for ESA species under its jurisdiction. National Marine Fisheries Service provides listing for ESA species under its jurisdiction. Washington State Department of Fish and Wildlife provides legal listing for sensitive species under its jurisdiction. Washington State Department of Natural Resources provides legal listing of sensitive species under its jurisdiction.

- c. Is the site part of a migration route? If so, explain.**

Yes. Wildlife species do migrate through the county, but as a non-project action, this proposal will not impact migratory species.

- d. Proposed measures to preserve or enhance wildlife, if any:**

As a non-project action, no measures to preserve or enhance wildlife are required or proposed. Any future site-specific development proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA review, which would include review and implementation of measures to preserve or enhance wildlife, if any.

- e. List any invasive animal species known to be on or near the site.**

All types of invasive animal species that occur throughout the county.

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

As a non-project action, energy will not be consumed.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

As a non-project action, there will be no impact on solar energy as a result of this proposal.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:**

As a non-project action, energy conservation features are not applicable to this project. Any future site-specific development proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA review, which would include review and implementation of measures to reduce or control energy impacts, if any.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.**

As a non-project action, no environmental health hazards will result as a consequence of this proposal.

- 1) Describe any known or possible contamination at the site from present or past uses.**

As a non-project action, this is not applicable. Any future site-specific development proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA review, which would include identification of known or possible contamination, if any.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

As a non-project action, this is not applicable. Any future site-specific development proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA review, which would include identification existing hazardous chemicals/conditions, if any.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

As a non-project action, this is not applicable. Any future site-specific development proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA review, which would include a review of toxic or hazardous chemicals stored, used, or produced during the project's

development or construction, or at any time during the operating life of the project, if any.

4) Describe special emergency services that might be required.

As a non-project action, no special emergency services are required by this proposal.

5) Proposed measures to reduce or control environmental health hazards, if any:

As a non-project action, no measures to reduce or control environmental health hazards are required for this proposal. Any future site-specific development proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA review, which would include review and implementation of measures to reduce or control environmental health hazards, if any.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

This non-project action will not be affected by noise.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

This non-project action will not generate noise.

3) Proposed measures to reduce or control noise impacts, if any:

As a non-project action, no measures to reduce or control noise impacts are required or proposed. Any future site-specific development proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA review, which would include review and implementation of measures to reduce or control noise impacts, if any.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The current uses within the BP zone affected by this non-project action consist of urban uses. Any future site-specific development proposal not exempted by WAC

197-11-800 or SCC 30.61.035 would be subject to a separate SEPA review, which would include review and implementation of measures to reduce or control impacts to adjacent properties, if any.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

This non-project action pertains to parcels that are zoned for business park uses are that are not designated for working farmlands or working forests.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:**

As a non-project action, this proposal will not directly affect or be affected by surrounding working farm or forest lands. This proposed non-project action does not change existing regulations or protections relating to working farm or forest lands.

- c. Describe any structures on the site.**

Not applicable to this non-project action.

- d. Will any structures be demolished? If so, what?**

As a non-project action, no structures will be demolished as a result of this proposal.

- e. What is the current zoning classification of the site?**

This non-project action pertains to the business park zoning classification found in Snohomish County Code Title 30.

- f. What is the current comprehensive plan designation of the site?**

This non-project action pertains to urban industrial land use designations.

- g. If applicable, what is the current shoreline master program designation of the site?**

Not applicable to this non-project action.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.**

Not applicable to this non-project action.

- i. Approximately how many people would reside or work in the completed project?**

As a non-project action, this is not applicable.

- j. Approximately how many people would the completed project displace?**

As a non-project action, this is not applicable.

- k. Proposed measures to avoid or reduce displacement impacts, if any:**

As a non-project action, no measures to avoid or reduce displacement impacts are required by this proposal.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:**

The proposed code amendments are compatible with the land use plans and regulations.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:**

As a non-project action, no impacts to agricultural and forest lands of long-term commercial significance would occur as a result of this proposal. This proposed non-project action does not change existing regulations or protections relating to agricultural and forest lands of long-term commercial significance.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

As a non-project action, no housing units would be provided by this proposal.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

As a non-project action, no housing units would be eliminated by this proposal.

- c. Proposed measures to reduce or control housing impacts, if any:**

As a non-project action, no measures to reduce or control impacts to housing are required or proposed.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

As a non-project action, no structures are proposed. Any future site-specific development proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA review, which will include review of structure height and building materials.

- b. What views in the immediate vicinity would be altered or obstructed?**

As a non-project action, no views will be altered or obstructed as a result of this proposal. Any future site-specific development proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA review, which will include review of views that may be altered or obstructed.

- c. Proposed measures to reduce or control aesthetic impacts, if any:**

As a non-project action, no measures to reduce or control aesthetic impacts are required or proposed. Any future site-specific development proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA review, which would include review and implementation of measures to reduce or control aesthetic impacts, if any.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?**

As a non-project action, no light or glare will occur as a result of this proposal.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?**

As a non-project action, no light or glare that could be a safety hazard or interfere with views will result from this proposal. Any future site-specific development proposals not exempted by WAC 197-11-800 or SCC 30.61.035 will be subject to a separate SEPA and applicable permit reviews, which will include review of light and glare from the development.

- c. What existing off-site sources of light or glare may affect your proposal?**

Not applicable to this non-project action.

d. Proposed measures to reduce or control light and glare impacts, if any:

As a non-project action, no measures to reduce or control light and glare impacts are required or proposed. Any future site-specific development proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA review, which would include review and implementation of measures to reduce or control light and glare impact, if any.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

Hunting, fishing, bird watching and many other recreational opportunities exist.

b. Would the proposed project displace any existing recreational uses? If so, describe.

As a non-project action, no displacement of existing recreational uses will result from this project.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

As a non-project action, no measures to reduce or control impacts on recreation are proposed or required. Any future site-specific development proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA review, which would include review and implementation of measures to reduce or control impacts on recreation, including recreation opportunities to be provide by the project or applicant, if any.

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

Not applicable to this non-project action.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

Not applicable to this non-project action. Future development proposals may be conditioned or subject to further review on a site-specific basis under Chapter 30.32D SCC – Historic and Archaeological Resources.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

Not applicable to this non-project action. Future development proposals may be conditioned or subject to further review on a site-specific basis under Chapter 30.32D SCC – Historic and Archaeological Resources.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

As a non-project action, no measures to reduce or control impacts on recreation are proposed or required. Any future site-specific development proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA review, which would include review and implementation of measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

Various highways and several state routes and local streets service Snohomish County.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

Various transit services exist in Snohomish County.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?**

As a non-project action, no parking spaces are proposed or required. Future site-specific development must meet the minimum parking requirements as mandated by Chapter 30.26 of the Snohomish County Code.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

As a non-project proposal, new transportation improvements are not required or proposed. Future site-specific development will be reviewed for impacts to the roadway system and improvements to existing roadways may be required on a project-by-project basis.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

Not applicable to this non-project action.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

This non-project action will not directly generate any vehicular trips per day. Any future site specific development or land use proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA and permit review, which would include review of traffic issues.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

As a non-project action, the proposal will not interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets. Any future development or land use proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA and permit review, which will include review of impacts interfering, affecting, or resulting from the movement of agricultural and forest products on roads or streets.

- h. Proposed measures to reduce or control transportation impacts, if any:**

As a non-project action, no measures to reduce or control transportation are proposed or required. Any future site-specific development or land use action not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA and concurrency review, which would include implementation of measures to reduce or control any transportation impacts.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.**

As a non-project action, this proposal will not result in an increased need for public services. Site-specific project actions may affect services such as fire and police. These impacts will be reviewed during the project level permitting of the development.

- b. Proposed measures to reduce or control direct impacts on public services, if any.**

As a non-project action, no measures to reduce or control impacts on public services are proposed or required. Any future site-specific development or land use action proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA review, which would include review and implementation of measures to reduce or control any impacts on public services.

16. Utilities

- a. Circle utilities currently available at the site:**

Electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

Not applicable to this non-project action.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

As a non-project action, no utilities are proposed or required. Any future site-specific development or land use action proposal would need to provide electricity to serve the proposed development.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Amber Piona
Amber Piona (Nov 23, 2021 10:26 PST)
Amber Piona, Project Manager
Planner, Planning and Development Services

Date Submitted: November 23, 2021

D. Supplemental sheet for non-project actions

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposal will not likely cause any increase in these types of discharges or emissions. As a non-project action, no direct impacts will occur to water or air quality. The proposed code changes will not likely be a direct effect to the production, storage, or release of toxic or hazardous substances; or production of noise.

Proposed measures to avoid or reduce such increases are:

As a non-project action, this proposal is not likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise. Future site-specific land activity not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to project level environmental analysis and threshold determination.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

As a non-project action, the proposal is not likely to impact animals, fish, or marine life. Future development will be subject to the county's critical area regulations under Title 30, which include provisions to protect streams, wetlands, and wildlife.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

The County's critical areas regulations regulate development in environmentally sensitive areas. Future site-specific land activity not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to project level environmental analysis and threshold determinations.

3. How would the proposal be likely to deplete energy or natural resources?

The proposal would not likely deplete energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are:

As a non-project action, no measures to conserve energy or natural resources are necessary for this proposal. Future site-specific land activity not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to project-level environmental analysis and threshold determinations.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or

endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The proposed code amendments would not likely affect environmentally sensitive areas as vegetation removal is prohibited in critical areas and critical area buffers. As a non-project action, this proposal is unlikely to directly affect environmentally sensitive areas or areas designated (or eligible or under study) for government protection.

Proposed measures to protect such resources or to avoid or reduce impacts are:

The county's critical areas regulations regulate development in environmentally sensitive areas. Future site-specific land activity not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to project level environmental analysis and threshold determinations.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposal is not likely to affect land and shoreline use. The County's Shoreline Management Plan regulates development in the shoreline designations. This proposal does not encourage incompatible land or shoreline uses.

Proposed measures to avoid or reduce shoreline and land use impacts are:

The proposed code amendments are consistent with shoreline and land use regulations, so measures to reduce impacts are not applicable. Future site-specific development proposals in the shoreline environment are subject to County development regulations implementing the Shoreline Management Program, Chapters 30.44 and 30.67 SCC.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

As a non-project action, this proposal is unlikely to directly increase demands on transportation or public services and utilities.

Proposed measures to reduce or respond to such demand(s) are:

As a non-project action, this proposal is unlikely to directly increase demands on transportation or public services and utilities, so measures to reduce impacts are not applicable. Future site-specific development or land use activity not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to project-level environmental analysis and threshold determinations.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposal does not conflict with any law or requirements to protect the environment.



Snohomish County
Planning and Development Services

3000 Rockefeller Ave., M/S 604
Everett, WA 98201-4046
(425) 388-3311
www.snoco.org

Dave Somers
County Executive

DETERMINATION OF NONSIGNIFICANCE

Proponent: Snohomish County Department of Planning and Development Services
County Administration Building
3000 Rockefeller Avenue, M/S 604
Everett, WA 98201

Description of Proposal: Proposed ordinance to amend the Snohomish County Code to regulations related to residential development in Business Park zoning. Ordinance is titled:

RELATING TO GROWTH MANAGEMENT; AMENDING DEVELOPMENT
REGULATIONS IN CHAPTERS 30.22 AND 30.31A PERTAINING TO RESIDENTIAL
DEVELOPMENT IN BUSINESS PARK ZONING

Proposed Amendments

This is a non-project proposal to amend Snohomish County Code (SCC) Title 30 to introduce regulations in SCC 30.31A.140 with the goal of reinstating residential uses within Business Park (BP) zoning to promote flexibility within BP zoning and promote the development of a diversity of housing types to provide middle density housing. The proposal establishes that a variety of residential types (single family detached, single family attached, duplexes, cottage housing, townhouses and multifamily) are allowed uses within BP zoning for properties that are a minimum of 25 contiguous acres under single ownership (or unified control for multiple parcels), and establishes which regulations apply when residential and commercial and industrial uses are proposed, and which regulations apply when only residential is proposed. The proposal limits the applicability of these changes to properties that are currently zoned BP.

Lead Agency: Snohomish County Department of Planning and Development Services

Threshold Determination: The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) **IS NOT** required under RCW 43.21C.030(2)(c). This decision was made after review by Snohomish County of a completed environmental checklist and other information on file with this agency. This information is available for public review upon request.

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by December 13, 2021 to the responsible official at the address listed below.

Appeals: This DNS together with the subsequent legislative action by the County Council to amend the County Code may be appealed to the Central Puget Sound Growth Management Hearings Board. **THIS DNS MAY BE APPEALED ONLY WHEN SUCH APPEAL IS COMBINED WITH THE APPEAL OF THE UNDERLYING ACTION PURSUANT TO SCC 30.73.100. THE APPEAL MUST BE FILED WITHIN 60 DAYS OF THE PUBLISHED NOTICE OF ACTION ISSUED SUBSEQUENT TO THE FINAL DECISION BY THE COUNTY.** The Notice of Action describing the final decision by the County to pursue or not pursue the proposed action will be published in the County's paper of record. Any appeal must be filed with the Central Puget Sound Growth Management Hearings Board, at PO Box 40953 Olympia WA 98504-0953 within 60 days following publication in the paper, or as otherwise stated in the Notice of Action or provided by law.

For further information, contact Amber Piona, Planning and Development Services, (425) 262-2375 or amber.piona@snoco.org. Please include your full name and mailing address in any email comments.

Date Issued: November 29, 2021

Date Published: November 29, 2021

SEPA NOTIFICATION



Notice is Hereby Given that SNOHOMISH COUNTY PLANNING AND DEVELOPMENT SERVICES (PDS) has issued a Determination of Non-significance (DNS) for a non-project action.

Description of Proposal: This is a non-project proposal to amend Snohomish County Code (SCC) 30.31A.140 with the goal of reinstating residential uses within Business Park (BP) zoning to promote flexibility within BP zoning and the development of a diversity of housing types. The proposal establishes a variety of residential types (single family, single family attached, duplexes, cottage housing, townhouses and multifamily) as allowed uses within BP zoning for properties that currently zoned BP and are 25 acres minimum under single ownership and establishes which regulations apply when residential and commercial or industrial uses are proposed, and which regulations apply when only residential is proposed.

Project Proponent: Snohomish County PDS. PDS determined that this non-project proposal will not have a probable significant adverse impact on the environment.

Date of Issuance: November 29, 2021

Contact: Amber Piona, Planner, (425) 262-2375, or amber.piona@snoco.org

SEPA Comments Due: This DNS is issued under WAC 197-11-340(2). The lead agency will not act on this proposal for 14 days from the issue date above. Comments must be submitted by 5:00 p.m., December 13, 2021 to the responsible official at the address listed on the DNS.

Additional information regarding the proposed legislation is available at the County's website at: <https://snohomishcountywa.gov/1603/Environmental-SEPADocuments>



CO00003140

SNOHOMISH COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON

ORDINANCE NO. 03-107

RELATING TO RESIDENTIAL DEVELOPMENT IN THE BUSINESS PARK ZONE,
AMENDING SNOHOMISH COUNTY CODE CHAPTERS 30.21 RELATING TO THE INTENT
OF ZONES, 30.22 RELATING TO ZONING REQUIREMENTS, AND 30.23 RELATING TO
GENERAL DEVELOPMENT STANDARDS – BULK REGULATIONS, AND ADDING NEW
SECTION 30.31.140

WHEREAS, pursuant to the Snohomish County Charter and the Growth Management Act (GMA), chapter 36.70A RCW, the County Council has adopted the Snohomish County GMA Comprehensive Plan – General Policy Plan for the unincorporated area of Snohomish County; and

WHEREAS, pursuant to the Snohomish County Charter and GMA, the County Council has adopted development regulations, including zoning, that are consistent with its GMA Comprehensive Plan; and

WHEREAS, a need exists to amend the zoning code to provide more flexibility for the uses allowed in the Business Park zone; and

WHEREAS, residential site development plan control, and comprehensive design control is desirable on large sites, and

WHEREAS, large BP zoned sites should provide an option for residential use when compatibility of such development with commercial/industrial uses and with surrounding land uses can be ensured; and

WHEREAS, the Snohomish County Planning Commission held public hearings on May 27 and June 24, 2003; and

WHEREAS, the Snohomish County Council held a public hearing on September 10, 2003; and

WHEREAS, the County Council considered the entire hearing record, including the Planning Commission's recommendation, and written and oral testimony submitted during the council hearings;

NOW THEREFORE, BE IT ORDAINED:

Section 1. The County Council makes the following findings and conclusions:

1: The Business Park (BP) zone is a planned zone where a site development plan is required prior to site development. The BP zone permits commercial and industrial uses that are of an intensity that can be compatible with surrounding uses. A primary intent of the zone is to achieve compatibility with surrounding uses.

2. The BP zone is an implementing zone for both the Urban Commercial and Urban Industrial designations of the General Policy Plan. The Urban Commercial designation specifically recognizes a wide range of uses, including residential. The Planned Community Business (PCB) zone is also an implementing zone for the Urban Commercial designation, and currently permits residential uses.

3. Amendments to Business Park (BP) provisions are proposed in the following subject areas: intent of zone, urban use matrix, use matrix reference notes, and the bulk standards matrix. A new section pertaining to residential development in the BP zone is proposed to be added to Chapter 30.31A.140 (Business Park, Planned Community Business, and Industrial Park zones).

4. The proposed amendments will allow residential use within the Business Park (BP) zone on sites that contain 100 or more acres of contiguous land that is under single ownership or unified control. The new provisions will only apply to sites zoned BP at the time of adoption of the amendments.

5. The proposed amendments will permit either commercial/industrial or residential uses, or a mix of either use, with provisions to ensure that compatibility be maintained between differing uses.

6. The applicability of the proposed amendments is limited to two sites in the county that contain 100 or more contiguous acres of BP zoned property. Only one site, the Agilent site (formerly known as the Hewlett-Packard site) in the Lake Stevens UGA, contains 100 acres that is under single ownership.

7. The Agilent site was zoned BP in 1980, and has completed only the first phase of the approved site development plan for the entire site. Two existing commercial/industrial buildings on approximately 17 acres of the site have previously housed approximately 500 to 600 employees. The buildings are now vacant, and have not been occupied for several months.

8. The proposed amendments are generally consistent with applicable provisions of the Snohomish County General Policy Plan and the Lake Stevens UGA Plan. The proposed amendments could result in the removal from commercial/industrial use of approximately 117 acres of BP zoned land in the Lake Stevens UGA Plan, and will result in a very minor impact upon the industrial land base allocation for the plan. Even with this reduction, lands zoned for commercial and industrial use will still exceed the vacant commercial and industrial land needs in the Lake Stevens UGA for the year 2012.

9. The proposed amendments will have a very minor effect upon the projected employment capacity for the Lake Stevens UGA, as prescribed in the Buildable Lands Report of 2002. The current trend for actual employment in the UGA for the last several years is well below the projected levels.

10. The County has conducted early and continuous public participation in the process of adopting this ordinance. Public participation includes public hearings before the Snohomish

County Planning Commission and Snohomish County Council and opportunity for written comments.

11. The provisions of this ordinance are consistent with the Growth Management Act, chapter 36.70A RCW, County-wide Planning Policies, Snohomish County Comprehensive Plan, and the Snohomish County Code.

12. A Determination of Nonsignificance was issued for the proposed action on May 7, 2003, pursuant to the State Environmental Policy Act ("SEPA"), chapter 43.21C RCW and chapter 197-11 WAC, and Chapter 30.61 SCC, and satisfies the requirements of SEPA.

13. The proposed amendments are in the best interest of the county and will promote the general public health, safety and welfare.

Section 2. Snohomish County Code Section 30.21.025, adopted by Amended Ordinance No. 02-064 on December 9, 2002, is amended to read:

30.21.025 Intent of zones.

This section describes the intent of each use zone. Snohomish County's use zones are categorized and implemented consistent with the comprehensive plan. The comprehensive plan establishes guidelines to determine compatibility and location of use zones. The intent of each zone is established pursuant to SCC Table 30.21.020 and is set forth below in SCC 30.21.025(1) - (4).

(1) Urban Zones. The urban zones category consists of residential, commercial, and industrial zoning classifications in Urban Growth Areas (UGAs) located outside of cities in unincorporated Snohomish County. These areas are either already characterized by, or are planned for, urban growth consistent with the comprehensive plan.

(a) Single Family Residential. The intent and function of single family residential zones is to provide for predominantly single family residential development that achieves a minimum net density of four dwelling units per net acre. These zones may be used as holding zones for properties that are designated urban medium-density residential, urban high-density residential, urban commercial, urban industrial, or other land uses in the comprehensive plan. Single family residential zones consist of the following:

- (i) Residential 7,200 sq. ft. (R-7,200);
- (ii) Residential 8,400 sq. ft. (R-8,400); and
- (iii) Residential 9,600 sq. ft. (R-9,600).

(b) Multiple Family Residential. Multiple family residential zones provide for predominantly apartment and townhouse development in designated medium- and high-density residential locations. Multiple family residential zones consist of the following:

- (i) Townhouse (T). The intent and function of the townhouse zone is to:
 - (A) provide for single family dwellings, both attached and detached, or different styles, sizes, and prices at urban densities greater than those for strictly single family detached development, but less than multifamily development;
 - (B) provide a flexible tool for development of physically suitable, skipped-over or under-used lands in urban areas without adversely affecting adjacent development; and
 - (C) provide design standards and review which recognize the special

characteristics of townhouses, to ensure the development of well-planned communities, and to ensure the compatibility of such housing developments with adjacent, existing, and planned uses. Townhouses are intended to serve the housing needs of a variety of housing consumers and producers. Therefore, townhouses may be built for renter occupancy of units on a site under single ownership, owner agreements pursuant to chapters 64.32 or 64.34 RCW, or owner or renter occupancy of separately conveyed units on individual lots created through formal subdivision pursuant to chapter 58.17 RCW;

(ii) Low-Density Multiple Residential (LDMR). The intent and function of the low-density multiple residential zone is to provide a variety of low-density, multifamily housing including townhouses, multifamily structures, and attached or detached homes on small lots; and

(iii) Multiple Residential (MR). The intent and function of the multiple residential zone is to provide for high-density development, including townhouses and multifamily structures generally near other high-intensity land uses.

(c) Commercial. The commercial zones provide for neighborhood, community and urban center commercial, and mixed use developments that offer a range of retail, office, personal service and wholesale uses. Commercial zones consist of the following:

(i) Neighborhood Business (NB). The intent and function of the neighborhood business zone is to provide for local facilities that serve the everyday needs of the surrounding neighborhood, rather than the larger surrounding community;

(ii) Planned Community Business (PCB). The intent and function of the planned community business zone is to provide for community business enterprises in areas desirable for business but having highly sensitive elements of vehicular circulation, or natural site and environmental conditions while minimizing impacts upon these elements through the establishment of performance criteria. Performance criteria for this zone are intended to control external as well as internal effects of commercial development. It is the goal of this zone to discourage "piecemeal" and strip development by encouraging development under unified control;

(iii) Community Business (CB). The intent and function of the community business zone is to provide for businesses and services designed to serve the needs of several neighborhoods;

(iv) General Commercial (GC). The intent and function of the general commercial zone is to provide for a wide variety of retail and nonretail commercial and business uses. General commercial sites are auto-oriented as opposed to pedestrian- or neighborhood-oriented;

(v) Freeway Service (FS). The intent and function of the freeway service zone is to provide for needed freeway commercial facilities in the vicinity of on/off ramp frontages and access roads of limited access highways with a minimum of traffic congestion in the vicinity of the ramp. Allowed uses are limited to commercial establishments dependent upon highway users. Certain performance standards, subject to hearing examiner review, are contained in chapter 30.31B SCC to protect freeway design;

(vi) Business Park (BP). The intent and function of the business park zone is to provide for those business/industrial uses of a professional office, wholesale and manufacturing nature which are capable of being constructed, maintained, and operated in a manner uniquely designed to be compatible with adjoining residential, retail commercial, or other less intensive land uses, existing or planned. Strict zoning controls must be applied in conjunction with private covenants and unified control of land; many business/industrial uses otherwise provided for in the zoning code will not be suited to the BP zone due to an inability to comply with its provisions and achieve compatibility with surrounding uses The BP zone,

under limited circumstances, may also provide for residential development where sites are large, and where compatibility can be assured for on-site mixed uses and for uses on adjacent properties.;

(vii) Light Industrial (LI). The intent and function of the light industrial zone is to promote, protect, and provide for light industrial uses while also maintaining compatibility with adjacent nonindustrial areas;

(viii) Heavy Industrial (HI). The intent and function of the heavy industrial zone is to promote, protect, and provide for heavy industrial uses while also maintaining compatibility with adjacent nonindustrial areas; and

(ix) Industrial Park (IP/PIP). The intent and function of the industrial park and planned industrial park zones is to provide for heavy and light industrial development under controls to protect the higher uses of land and to stabilize property values primarily in those areas in close proximity to residential or other less intensive development. The IP and remaining Planned Industrial Park (PIP) zones are designed to ensure compatibility between industrial uses in industrial centers and thereby maintain the attractiveness of such centers for both existing and potential users and the surrounding community. Vacant/undeveloped land which is currently zoned PIP shall be developed pursuant to industrial park zone regulations (chapter 30.31A SCC).

(d) Industrial Zones. The industrial zones provide for a range of industrial and manufacturing uses and limited commercial and other nonindustrial uses necessary for the convenience of industrial activities. Industrial zones consist of the following:

- (i) Business Park (BP). See description under SCC 30.21.025(1)(c)(vi);
- (ii) Light Industrial (LI). See description under SCC 30.21.025(1)(c)(vii);
- (iii) Heavy Industrial (HI). See description under SCC 30.21.025(1)(c)(viii); and
- (iv) Industrial Park (IP). See description under SCC 30.21.025(1)(c)(ix).

(2) Rural Zones. The rural zones category consists of zoning classifications applied to lands located outside UGAs that are not designated as agricultural or forest lands of long-term commercial significance. These lands have existing or planned rural services and facilities, and rural fire and police protection services. Rural zones may be used as holding zones for properties that are primarily a transition area within UGAs on steep slopes adjacent to non-UGA lands designated rural or agriculture by the comprehensive plan. Rural zones consist of the following:

(a) Rural Diversification (RD). The intent and function of the rural diversification zone is to provide for the orderly use and development of the most isolated, outlying rural areas of the county and at the same time allow sufficient flexibility so that traditional rural land uses and activities can continue. These areas characteristically have only rudimentary public services and facilities, steep slopes and other natural conditions, which discourage intense development, and a resident population, which forms an extremely rural and undeveloped environment. The resident population of these areas is small and highly dispersed. The zone is intended to protect, maintain, and encourage traditional and appropriate rural land uses, particularly those which allow residents to earn a satisfactory living on their own land. The following guidelines apply:

- (i) a minimum of restrictions shall be placed on traditional and appropriate rural land uses;
- (ii) the rural character of these outlying areas will be protected by carefully regulating the size, location, design, and timing of large-scale, intensive land use development; and
- (iii) large residential lots shall be required with the intent of preserving a desirable

rural lifestyle as well as preventing intensive urban- and suburban-density development, while also protecting the quality of ground and surface water supplies and other natural resources;

(b) Rural Resource Transition - 10 Acre (RRT-10). The intent and function of the rural resource transition - 10 acre zone is to implement the rural residential-10 (resource transition) designation and policies in the comprehensive plan, which identify and designate rural lands with forestry resource values as a transition between designated forest lands and rural lands;

(c) Rural-5 Acre (R-5). The intent and function of the rural-5 acre zone is to maintain rural character in areas that lack urban services;

(d) Rural Business (RB). The intent and function of the rural business zone is to permit the location of small-scale commercial retail businesses and personal services which serve a limited service area and rural population outside established UGAs. This zone is to be implemented as a "floating zone" and will be located where consistent with specific locational criteria. The rural business zone permits small-scale retail sales and services located along county roads on small parcels that serve the immediate rural residential population, and at least one mile from an existing UGA boundary and two and one-half miles from an existing rural business, rural freeway service or rural industrial zone, or commercial designation in the rural area. Rural businesses, which serve the immediate rural population, may be located at crossroads of county roads, state routes, and major arterials;

(e) Clearview Rural Commercial (CRC). The intent and function of the CRC zone is to permit the location of commercial businesses and services that primarily serve the rural population within the defined boundary established by the CRC land use designation. Uses and development are limited to those compatible with existing rural uses that do not require urban utilities and services.

(f) Rural Freeway Service (RFS). The intent and function of the rural freeway service zone is to permit the location of small-scale, freeway-oriented commercial services in the vicinity of on/off ramp frontages and access roads of interstate highways in areas outside a designated UGA boundary and within rural areas of the county. Permitted uses are limited to commercial establishments dependent upon highway users; and

(g) Rural Industrial (RI). The intent and function of the rural industrial zone is to provide for small-scale light industrial, light manufacturing, recycling, mineral processing, and resource-based goods production uses that are compatible with rural character and do not require an urban level of utilities and services.

(3) Resource Zones. The resource zones category consists of zoning classifications that conserve and protect lands useful for agriculture, forestry, or mineral extraction or lands which have long-term commercial significance for these uses. Resource zones consist of the following:

(a) Forestry (F). The intent and function of the forestry zone is to conserve and protect forest lands for long-term forestry and related uses. Forest lands are normally large tracts under one ownership and located in areas outside UGAs and away from residential and intense recreational use;

(b) Forestry and Recreation (F&R). The intent and function of the forestry and recreation zone is to provide for the development and use of forest land for the production of forest products as well as certain other compatible uses such as recreation and to protect publicly-owned parks in UGAs;

(c) Agriculture-10 Acre (A-10). The intent and function of the agriculture-10 acre zone is to preserve those portions of the county which contain prime farmland for agricultural purposes. Since those portions of the county containing the proper combination of soil and

topographical characteristics for intense agricultural development are limited and irreplaceable, the prime function of this zone will be to establish the proper area standards and permitted uses which will encourage the use and preservation of this land for agricultural purposes; and

(d) Mineral Conservation (MC). The intent and function of the mineral conservation zone is to comprehensively regulate excavations within Snohomish County. The zone is designed to accomplish the following:

(i) preserve certain areas of the county which contain minerals of commercial quality and quantity for mineral conservation purposes and to prevent incompatible land use development prior to the extraction of such minerals and materials and to prevent loss forever of such natural resources;

(ii) preserve the goals and objectives of the comprehensive plan by setting certain guidelines and standards for location of zones and under temporary, small-scale conditions to permit other locations by conditional use permit;

(iii) permit the necessary processing and conversion of such material and minerals to marketable products;

(iv) provide for protection of the surrounding neighborhood, ecological and aesthetic values, by enforcing controls for buffering and for manner and method of operation; and

(v) preserve the ultimate suitability of the land from which natural deposits are extracted for rezones and land usages consistent with the goals and objectives of the comprehensive plan.

(4) Other Zones: The other zones category consists of existing zoning classifications that are no longer primary implementing zones but may be used in special circumstances due to topography, natural features, or the presence of extensive critical areas. Other zones consist of the following:

- (a) Suburban Agriculture-1 Acre (SA-1);
- (b) Rural Conservation (RC);
- (c) Rural Use (RU);
- (d) Residential 20,000 sq. ft. (R-20,000);
- (e) Residential 12, 500 sq. ft. (R-12,500); and
- (f) Waterfront beach (WFB).

Section 3. Snohomish County Code Section 30.22.100, adopted by Amended Ordinance No. 02-064 on December 9, 2002, is amended to read:

30.22.100 Urban Zone Categories: Use Matrix

Type of Use	Urban Zones														
	R9,600	R8,400	R7,200	T	LDMR	MR	NB	PCB	CB	GC	FS	IP ⁷⁰	BP	LI ^{56, 77}	H
Accessory Apartment ⁶³	A	A	A	A	A	A	A		A	A					
Adult Entertainment															
Business/Use ⁶⁸												P		P	
Agriculture ⁴²	P	P	P		P	P	P		P	P		P	P	P	
Airport, Stage 1 Utility ¹	C	C	C						P	P		P	P	P	
Airport-All Others												P	P	P	
Amusement Facility ⁴²								P	P	P		P		P	
Antique Shop							P		P	P				P	
Art Gallery ⁴²	C	C	C		C	C	P	P	P	P		P	P	P	
Asphalt Batch Plant & Continuous Mix Asphalt Plant												P			
Auto Repair, Major										P		P	P	P	
Auto Repair, Minor							P	P	P ⁸⁷	P	P	P	P	P	
Auto Towing															P
Auto Wrecking Yard														C ⁴⁵	P
Bakery							P ⁷⁰	P	P	P		P	P	P	
Bed and Breakfast Guesthouse ⁵⁹	C	C	C	C	C	C									
Billboards ⁴⁷										P				P	
Boarding House	P ¹⁵	P ¹⁵	P ¹⁵		P	P	P		P	P					
Boat Launch, Commercial ³¹									C	C				C	
Boat Launch, Non-commercial ³¹	C	C	C		C	C			C	C				C	
Boat Sales										P				P	
Caretaker's Quarters												P	P	P	
Carport	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Cemetery, Columbarium, Crematorium, Mausoleum ⁴²	C	C	C		C	C			P	P		P	P	P	
Church ⁴²	C	C	C		P	P	P	P	P	P		P	P	P	
Cleaning Establishment							P	P	P	P		P	P	P	
Clubhouse					C	C	C	P	P	P		P	P	P	
Cold Storage										P		P	P	P	
Commercial Vehicle Storage Facility										P		P	P	P	
Community Club	C	C	C		C	C	C		P	P		P	P	P	
Construction Contracting										P		P	P	P	
Country Club	C	C	C									P	P	P	
Craft Shop ²¹									P ⁸⁷	P		P	P	P	
P - Permitted Use Administrative Conditional Use C - 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.														

30.22.100 Urban Zone Categories: Use Matrix

Type of Use	Urban Zones														
	R9,600	R8,400	R7,200	T	LDMR	MR	N B	PCB	CB	G C	FS	IP ⁷⁹	BP	LI ^{56,77}	H ⁶
Day Care Center ²	C	C	C		C	C	P	P	P	P	P	P	P	P	
Department Store								P	P ⁸⁷	P					P
Distillation of Alcohol													P	P	P
Distillation of Wood, Coal, Bones or Manufacturing of Their By-products													P		
Dock & Boathouse, Private, Non-commercial ^{3,42}	P	P	P	P	P	P	P		P	P			P	P	P
Drug Store							P	P	P	P	P ²²				P
Dwelling, Duplex	P ⁴³	P ⁴³	P ⁴³	P	P	P	P		P	P					
Dwelling, Mobile Home	P ⁶	P ⁶	P ⁶	P ⁶	P	P	P ⁶		P ⁶	P ⁶					
Dwelling, Multifamily					P	P	P	P	P	P				P ⁵²	
Dwelling, Single Family	P	P	P	P	P	P	P	P ⁴	P	P				P ⁵²	
Dwelling, Townhouse	C, P ⁵	C, P ⁵	C, P ⁵	P ⁵	P		P	P	P	P					
Excavation & Processing of Minerals ²⁸	C	C	C		C	C	C		C	C			C	C	C
Explosives, Manufacturing													P		
Explosives, Storage													P		
Extraction of Animal or Fish Fat or Oil													P		
Fabrication Shop										P			P	P	P
Fairgrounds										P			P	P	P
Fallout Shelter, Individual	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Fallout Shelter, Joint ⁷	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Family Care Home	P	P	P	P	P	P	P		P	P					
Family Day Care Home ⁸	P	P	P	P	P	P	P		P	P					
Family Rehabilitation Home	C	C	C		C	C			P	P					
Farm Product Processing													P		P
Farm Stand ⁹	P	P	P												
Financial Institutions							P	P	P	P			P	P	P
Fish Farm													P	P	P
Fix-it Shop								P	P ⁸⁷	P			P	P	P
Forestry													P		P
Forge, Foundry, Blast Furnace for Melting of Ore															
Foster Home	P	P	P	P	P	P	P		P	P					
Fuel & Coal Yard										P			P	P	P
P - Permitted Use A - Administrative Conditional Use C - 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.														

30.22.100 Urban Zone Categories: Use Matrix

Type of Use	Urban Zones														
	R9,600	R8,400	R7,200	T	LDMR	M R	N B	PCB	CB	G C	FS	IP ⁷⁹	BP	LI ^{56,77}	H
Garage, Private	P	P	P	P	P	P	P	P	P	P		P	P	P	P
Golf Course and Driving Range	C	C	C						P	P		P	P	P	P
Government Structures & Facilities ^{27, 42}	C	C	C	C	C	C	C	P	P	P		P	P	P	P
Greenhouse, Lath House, & Nurseries: ⁵³ Retail							P	P	P	P				P	P
Greenhouse, Lath House, & Nurseries: ⁵³ Wholesale ⁴⁸							P	P	P	P		P	P	P	P
Grocery Store							P	P	P ⁸⁷	P	P ²²			P	P
Grooming Parlor							P	P	P	P			P ⁵⁴	P	P
Group Care Facility ³⁵					C	C			C	C					
Guesthouse ⁸⁶	P	P	P		P	P	P	P	P	P					
Gymnasium								P	P	P		P	P	P	P
Hardware Store							P	P	P	P				P	P
Hazardous Waste Storage & Treatment Facilities, Offsite ⁶⁷												C	C	C	C
Hazardous Waste Storage & Treatment Facilities, Onsite ⁶⁶							P	P	P	P	P	P	P	P	P
Home Improvement Center							P	P	P ⁸⁷	P				P	P
Home Occupation ¹¹	P	P	P	P	P	P	P		P	P					
Hospital ^{29, 42}	C	C	C		C	C		P	C	C			P		
Hotel/Motel ²⁹					C	C		P	P	P	P				
Industrial Use, Heavy ⁸³												P			P
Junkyard														C ⁴⁵	P ⁴
Kennel, ⁴² Commercial ¹²	C	C	C						P	P		P	P	P	P
Kennel, ⁴² Private-Breeding ¹³	P	P	P		P	P	P		P	P		P	P	P	P
Kennel, ⁴² Private-Non-Breeding ¹³	P	P	P		P	P	P		P	P		P			
Laboratory										P		P	P	P	P
Library ⁴²	C	C	C		C	C	C	P	P	P		P	P	P	P
Licensed Practitioner ^{28, 42}					C	C	P	P	P	P		P	P	P	P
Livestock Auction Facility												P		P	P
Locksmith							P	P	P ⁸⁷	P		P	P	P	P
Lumberyard										P		P	P	P	P
Manufacturing, Heavy												P			P
P - Permitted 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.														
A - Administrative Conditional Use															
C - Conditional Use															

30.22.100 Urban Zone Categories: Use Matrix

Type of Use	Urban Zones														
	R9,600	R8,400	R7,200	T	LDMR	MR	NB	PCB	CB	GC	F S	IP ⁷⁹	BP	LI ⁵⁶ 77	H
Manufacturing-All Other Forms Not Specifically Listed ⁸⁴												P	P	P	
Massage Parlor									P	P		P	P	P	
Medical Clinic ²⁸					C	C	P	P	P	P		P	P	P	
Mini Self-Storage								P		P		P	P	P	
Mobile Home Park ³⁹					C	C			C	C					
Mobile Home & Travel Trailer Sales										P		C ³⁶		P	
Model Hobby Park ⁷⁶													A	A	
Model House/Sales Office	P	P	P	P	P	P	P	P	P	P					
Mortuary					C	C			P	P		P	P	P	
Motor Vehicle & Equipment Sales									P ²³	P				P	
Museum ⁴²	C	C	C		C	C	C	P	P	P		P	P	P	
Nursing Home ⁴²	C	C	C		C	C			P	P					
Office, General							P	P	P	P		P	P	P	
Park, Public ¹⁴	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	
Park-and-Ride Lot	C	C	C	C	C	P	P	P	P	P	P	P	P	P	
Personal Services Shop							P	P	P ⁸⁷	P		P ⁵⁰	P ⁵⁰	P	
Pet Shop							P	P	P	P			P ⁵⁴	P	
Petroleum Products & Gas Storage - Bulk										P ⁴⁴		P	P ⁴⁴	P ⁴⁴	P
Petroleum Refining ⁴²												P			
Print Shop									P ⁸⁷	P		P	P	P	
Printing Plant								P		P		P	P	P	
Race Track ^{24,42}										C		P	P	P	
Railroad Right-of-way	C	C	C	C	C	C	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	
Recreational Vehicle Park										C	C	P			
Rendering of Fat, Tallow, or Lard												P			
Restaurant							P	P	P	P	P	P ⁵⁰	P ⁵⁰	P	
Retail Store							P	P	P ⁸⁷	P			P ⁵⁴	P	
Retirement Apartments				P	P	P	P	P	P	P					
Retirement Housing				P	P	P	P	P	P	P					
P - Permitted Use	Note: Reference numbers within matrix indicate special conditions apply; see SC 30.22.130. Check other matrices in this chapter if your use is not listed above.														
A - Administrative Conditional Use															
C - Conditional Use															

30.22.100 Urban Zone Categories: Use Matrix

Type of Use	Urban Zones														
	R9,600	R8,400	R7,200	T	LDMR	MR	NB	PCB	CB	GC	F S	IP ⁷⁹	B P	LI ^{58, 77}	HI
Rolling or Blooming Mills												P			P
Sanitary Landfill	C	C	C						C	C		C	C	C	C
Sawmill										P		P	P	P	P
Schools															
K-12 & Preschool ^{42, 69}	C	C	C		C	C			P	P		P	P	P	P
College ^{42, 69}	C	C	C		C	C			P	P		P	P	P	P
Other ^{42, 69}					C	C			P	P		P	P	P	P
Second Hand Store									P ⁸⁷	P				P	P
Service Station ⁴²							P	P	P ⁸⁷	P	P			P	P
Shake & Shingle Mill										P		P	P	P	P
Shooting Range												P	P	P	P
Sludge Utilization ⁴⁰	C ⁵⁷	C ⁵⁷	C ⁵⁷		C ⁵⁷	C ⁵⁷			C ⁵⁷	C ⁵⁷		C ⁵⁷		C ⁵⁷	P ⁵
Small Animal Husbandry ⁴²	C ³⁸	C ³⁸	C ³⁸				P		P	P		P	P	P	P
Social Service Center ¹⁶					C	C			P	P		P	P	P	P
Specialty Store							P	P	P ⁸⁷	P				P	P
Stables	P	P	P		P	P	P	P	P	P		P	P	P	P
Stockyard or Slaughter House												P			P
Storage, Retail Sales Livestock Feed										P	P			P	P
Storage Structure Over 1,000 sq. ft. On Less Than Three Acres ^{42, 60}	C	C ⁶¹	C ⁶¹	C	C	C	P	P	P	P	P	P	P	P	P
Studio ⁴²	C ⁷⁸	C ⁷⁸	C ⁷⁸		C ⁷⁸	C ⁷⁸	P	P	P ⁸⁷	P		P	P	P	P
Swimming/Wading Pool ^{17, 42}	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Tannery												P			P
Tar Distillation or Manufacturing												P			P
Tavern ⁴²								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	A				
Temporary Residential Sales Coach ⁷⁴	A	A	A												
Temporary Woodwaste Recycling ⁶⁴														A	A
P - Permitted Use	Note: Reference numbers within matrix indicate special conditions apply; see SCC														
A - Administrative Conditional Use	30.22.130. Check other matrices in this chapter if your use is not listed above.														
C - Conditional Use															

30.22.100 Urban Zone Categories: Use Matrix

Type of Use	Urban Zones															
	R9,600	R8,400	R7,200	T	LDMR	M R	N B	PC B	CB	GC	FS	IP ⁷⁹	BP	LI ^{56,77} 56	HI ⁵⁶	
Temporary Woodwaste Storage ⁶⁴															A	A
Tire Store							P	P	P ⁸⁷	P					P	P
Tool Sales & Rental									P ⁸⁷	P					P	P
Transit Center	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P
Ultralight Airpark ²⁰												P				
Utility Facilities, Electromagnetic Transmission & Receiving Facility ²⁷	C	C	C	C	C	C	C	P	P ⁸⁷	P	C	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
Utility Facilities-All Other Structures ^{27,42}	C	C	C	C	C	C	C	P	P ⁸⁷	P	C	P	P	P	P	P
Veterinary Clinic					C	C	P	P	P ⁸⁷	P		P	P	P	P	P
Warehousing										P		P	P	P	P	P
Wholesale Establishment								P	P ⁸⁷	P		P	P	P	P	P
Woodwaste Recycling ⁵⁸															C	C
Woodwaste Storage ⁵⁸															C	C
Yacht/Boat Club												P	P	P	P	P
All other uses not otherwise mentioned												P	P	P	P	P
P - Permitted 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.															
A - Administrative Conditional Use																
C - Conditional Use																

Section 4. Snohomish County Code Section 30.22.130, adopted by Amended Ordinance No. 02-064 on December 9, 2002, is amended to read:

30.22.130 Reference notes for use matrix.

(1) Airport, Stage 1 Utility:

- (a) Not for commercial use and for use of small private planes; and
- (b) In the RU zone, they shall be primarily for the use of the resident property owner.

(2) Day Care Center:

- (a) In WFB, R-7,200, R-8,400, R-9,600, R-12,500, R-20,000, and SA-1 zones, shall only be permitted in connection with and secondary to a school facility or place of worship; and
- (b) Outdoor play areas shall be fenced or otherwise controlled, and noise buffering provided to protect adjoining residences.

(3) Dock and Boathouse, Private, Non-commercial:

- (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 and within 300 feet of the parcel on which 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 PCB zones, shall be allowed only if included within the same structure as a commercial establishment.

(5) Dwelling, Townhouse shall be:

- (a) Subject to all conditions of chapter 30.31E SCC;
- (b) Subject to the maximum density allowed by the appropriate implementing zone for the comprehensive plan designation applied to the site;
- (c) A permitted use when placed on individual lots created by the subdivision process; and
- (d) A conditional use when located on individual lots not created through the subdivision process.

(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) Fallout Shelter, Joint, by two or more property owners:

Side and rear yard requirements may be waived by the department along the boundaries lying between the properties involved with the proposal, and zone; provided that its function as a shelter is not impaired.

(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;
- (b) The maximum size in the A-10 zone shall be 500 square feet;
- (c) The maximum size in all other zones shall be 300 square feet; and
- (d) At least 75 percent (by value) of the products sold must be grown or raised in Snohomish County.

(10) Farm Worker Dwelling:

- (a) At least one person residing in each farm worker dwelling unit shall be employed full time in the farm operation;
- (b) An agricultural farm worker dwelling unit affidavit must be signed and recorded with the county attesting to the need for such dwellings to continue the farm operation;
- (c) The number of farm worker dwellings shall be limited to one per each 40 acres under single contiguous ownership to a maximum of six total dwellings, with 40 acres being required to construct the first accessory dwelling unit. Construction of the maximum number of dwelling units permitted shall be interpreted as exhausting all residential potential of the land until such time as the property is legally subdivided; and
- (d) All farm worker dwellings must be clustered on the farm within a 10-acre farmstead which includes the main dwelling. The farmstead's boundaries shall be designated with a legal description by the property owner with the intent of allowing maximum flexibility while minimizing interference with productive farm operation. Farm worker dwellings may be located other than as provided for in this subsection only if environmental or physical constraints preclude meeting these conditions.

(11) Home Occupation: See SCC 30.28.050(1).

(12) Kennel, Commercial: There shall be a five-acre minimum lot area; except in the R-5 and RD zones, where 200,000 square feet shall be the minimum lot area.

(13) Kennel, Private-breeding, and Kennel, Private Non-breeding: Where the animals comprising the kennel are housed within the dwelling, the yard or some portion thereof shall be fenced and maintained in good repair or to contain or to confine the animals upon the property and restrict the entrance of other animals.

(14) Parks, Publicly-owned and Operated:

- (a) No bleachers are permitted if the site is less than five acres in size;
- (b) All lighting shall be shielded to protect adjacent properties; and
- (c) No amusement devices for hire are permitted.

(15) Boarding House: There shall be accommodations for no more than two persons.

(16) Social Service Center: Hours of operation shall be restricted to that compatible with the neighborhood and proposed usage of the facility.

(17) Swimming/Wading Pool (not to include hot tubs and spas): For the sole use of occupants and guests:

- (a) No part of the pool shall project more than one foot above the adjoining ground level in a required setback; and
- (b) The pool shall be enclosed with a fence not less than four feet high, of sufficient design and strength to keep out children.

(18) Temporary Dwelling for a relative:

- (a) The dwelling shall be occupied only by a relative, by blood or marriage, of the occupant(s) of the permanent dwelling;
- (b) The relative must receive from, or administer to, the occupant of the other dwelling continuous care and assistance necessitated by advanced age or infirmity;
- (c) The need for such continuous care and assistance shall be attested to in writing by a licensed physician;
- (d) The temporary dwelling shall be occupied by not more than two persons;
- (e) Use as a commercial rental unit shall be prohibited;
- (f) The temporary dwelling shall be situated not less than 20 feet from the permanent dwelling on the same lot and shall not be located in any required yard of the principal dwelling;
- (g) A land use permit binder shall be executed by the landowner, recorded with the Snohomish County Auditor and a copy of the recorded document submitted to the department for inclusion in the permit file;
- (h) Adequate screening, landscaping, or other measures shall be provided to protect surrounding property values and ensure compatibility with the immediate neighborhood;
- (i) An annual renewal of the temporary dwelling permit, together with recertification of need, shall be accomplished by the applicant through the department in the same month of each year in which the initial mobile home/building permit was issued;
- (j) An agreement to terminate such temporary use at such time as the need no longer exists shall be executed by the applicant and recorded with the Snohomish County Auditor; and
- (k) Only one temporary dwelling may be established on a lot. The temporary dwelling shall not be located on a lot on which a detached accessory apartment is located.

(19) Recreational Vehicle:

- (a) There shall be no more than one per lot; and
- (b) Shall not be placed on a single site for more than 180 days in any 12-month period.

(20) Ultralight Airpark:

- (a) Applicant shall submit a plan for the ultralight airpark showing the location of all buildings, ground circulation, and parking areas, common flight patterns, and arrival and departure routes;
- (b) Applicant shall describe in writing the types of activities, events, and flight operations which are expected to occur at the airpark; and
- (c) Approval shall be dependent upon a determination by the county decision maker that all potential impacts such as noise, safety hazards, sanitation, traffic, and parking are compatible with the site and neighboring land uses, particularly those involving residential uses or livestock or small animal husbandry; and further that the proposed use can comply with Federal Aviation Administration regulations (FAR Part 103), which state that ultralight vehicle operations will not:
 - (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) Craft Shop:

- (a) Articles shall not be manufactured by chemical processes;
- (b) No more than three persons shall be employed at any one time in the fabricating, repair, or processing of materials; and

(c) The aggregate nameplate horsepower rating of all mechanical equipment on the premises shall not exceed two.

(22) **Grocery and Drug Stores:** In the FS zone, there shall be a 5,000-square foot floor area limitation.

(23) **Motor Vehicle and Equipment Sales:** In the CB and CRC zone, all display, storage, and sales activities shall be conducted indoors.

(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) **Sawmill, Shake and Shingle Mill:**

(a) Such uses shall not include the manufacture of finished wood products such as furniture and plywood, but shall include lumber manufacturing;

(b) The number of employees shall not exceed 25 during any eight-hour work shift;

(c) 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; and

(d) Sawmills and shakemills adjacent to a state highway in the RU zone shall provide 25 feet of Type A landscaping as defined in SCC 30.25.017.

(27) **Governmental and Utility Structures and Facilities:** Special lot area requirements for this use are contained in SCC 30.23.200.

(28) **Excavation and Processing of Minerals:** See SCC 30.28.035.

(29) **Medical Clinic, Hospital, Licensed Practitioner, Hotel/Motel:**

(a) Where the abutting property is designated for residential use, Type A landscaping as defined in SCC 30.25.017 is required; and

(b) 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:**

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

(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 conditions.

(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) Group Care Facility:

- (a) The number of persons to reside in the facility shall be generally consistent with the maximum allowed residential density in the zone;
- (b) The allowance of the proposed use must be found to not adversely affect the surrounding area as to present use or character of future development; and
- (c) In other than single-family residences, yard requirements shall be as set forth for apartment structures in the allowed zone.

(36) Mobile Home and Travel Trailer Sales:

- (a) Property shall directly front upon a principal or minor arterial in order to reduce encroachment into the interior of IP designated areas;
- (b) The hearing examiner shall consider the visual and aesthetic characteristics of the use proposal and determine whether nearby business and industrial uses, existing or proposed, would be potentially harmed thereby. A finding of potential incompatibility shall be grounds for denial;
- (c) The conditional use permit shall include a condition requiring mandatory review by the hearing examiner at intervals not to exceed five years for the express purpose of evaluating the continued compatibility of the use with other IP uses. The review required herein is in addition to any review which may be held pursuant to chapter 30.42C SCC;
- (d) Such use shall not be deemed to be outside storage for the purpose of SCC 30.25.024; and
- (e) Such use shall be temporary until business or industrial development is timely on the site or on nearby IP designated property.

(37) Farm Product Processing:

- (a) Where a lot of nonconforming size has been previously developed for residential use and the owner resides therein, farm product processing may be permitted by the hearing examiner when the following criteria are met:
 - (i) no more than one person outside of immediate family shall be employed full time in farm product processing at any one time; and
 - (ii) nature of operation and any structures shall not adversely affect adjacent properties; and
 - (iii) physical scale and use intensity must be compatible with surrounding neighborhood.

(b) Retail sales of products produced on the premises for off-site consumption may be allowed.

(38) **Small Animal Husbandry:** There shall be a five-acre minimum site size.

(39) **Mobile Home Park:** Such development must fulfill the requirements of chapter 30.42E SCC.

(40) **Sludge Utilization:** See SCC 30.28.085.

(41) **Homestead Parcel:** See SCC 30.28.055.

(42) **Special Setback Requirements** for this use are contained in SCC 30.23.110.

(43) **Minimum Lot Size** for duplexes shall be one and one-half times the minimum lot size for single-family dwellings. In the RU zone, this provision only applies when the minimum lot size for single-family dwellings is 12,500 square feet or less.

(44) **Petroleum Products and Gas, Bulk Storage:**

(a) All above ground storage tanks shall be located 150 feet from all property lines; and

(b) Storage tanks below ground shall be located no closer to the property line than a distance equal to the greatest dimensions (diameter, length or height) of the buried tank.

(45) **Auto Wrecking Yards and Junkyards:** A sight-obscuring fence a minimum of seven feet high shall be established and maintained in the LI zone. For requirements for this use, SCC 30.25.020 and 30.25.050 applies.

(46) **Antique Shops** when established as a home occupation as regulated by SCC 30.28.050(1); provided further that all merchandise sold or offered for sale shall be predominantly "antique" and antique-related objects.

(47) **Billboards:** See SCC 30.27.080 for specific requirements.

(48) **Nursery, Wholesale:** In R-20,000 zone, a wholesale nursery is permitted on three acres or more; a conditional use permit is required on less than three acres.

(49) **Stockyard and Livestock Auction Facility:** The minimum lot size is 10 acres.

(50) **Restaurants and Personal Service Shops:** Located to service principally the constructed industrial park uses.

(51) **Sludge Utilization:** A conditional use permit is required for manufacture of materials by a nongovernmental agency containing stabilized or digested sludge for a public utilization.

(52) **Single Family and Multifamily Dwellings:** are a prohibited use, except for the following:

(a)((that such)) Existing dwellings that are nonconforming as a result of a county-initiated rezone to BP may make improvements or additions provided such improvements are consistent with the bulk regulations contained in chapter 30.23 SCC; provided further that such improvements do not increase the ground area covered by the structural portion of the nonconforming use by more than 100 percent of that existing at the existing date of the nonconformance; and

(b) New single family and multifamily dwellings in the BP zone authorized pursuant to the provisions of SCC 30.31A.140.

(53) **Greenhouses, Lath Houses, and Nurseries:**

(a) Incidental sale of soil, bark, fertilizers, plant nutrients, rocks, and similar plant husbandry materials is permitted;

(b) The sale of garden tools and any other hardware or equipment shall be prohibited; and

(c) There shall be no on-site signs advertising other than the principal use.

(54) **Retail Store:** See SCC 30.31A.120 for specific requirements for retail stores in the BP zone.

(55) **Retail Sales of Hay, Grain, and Other Livestock Feed** are permitted on site in conjunction with a livestock auction facility.

- (56) **Noise of Machines and Operations** in the LI and HI zones shall comply with chapter 10.01 SCC and machines and operations shall be muffled so as not to become objectionable due to intermittence, beat frequency, or shrillness.
- (57) **Sludge Utilization** only at a completed sanitary landfill or on a completed cell within a sanitary landfill, subject to the provision of SCC 30.22.130(42):
- (58) **Woodwaste Recycling and Woodwaste Storage Facility**: See SCC 30.28.095.
- (59) **Bed and Breakfast Guesthouses and Bed and Breakfast Inns**: See SCC 30.28.020.
- (60) **Storage Structure** over 1,000 sq. ft. on less than three acres: This use is subject to the following requirements:
- (a) Special setback requirements for this use are contained in SCC 30.23.110;
 - (b) Artificial lighting shall be hooded or shaded so that direct outside lighting, if any, will not result in glare when viewed from the surrounding property or rights-of-way;
 - (c) The applicant shall submit building elevations that document a residential appearance through the design and through depiction of appropriate building materials for the exterior finish; and
 - (d) The applicant shall propose a screening plan which will result in a building screened from the view of neighboring property owners. Landscaping will be required on the subject property's boundary line or lines and/or around the building sides, as necessary, to effectively accomplish this objective.
- (61) **Storage Structures Over 1,000 sq. ft.** in the R-7,200 and R-8,400 zones are limited to 20 feet in building height.
- (62) **Museums**: Museums within the agriculture A-10 zone are permitted only in structures which are legally existing on October 31, 1991.
- (63) **Accessory Apartments**: See SCC 30.28.010.
- (64) **Temporary Woodwaste Recycling and Temporary Woodwaste Storage Facilities**: See SCC 30.28.090.
- (65) **Home Occupation**: See SCC 30.28.050(2).
- (66) **On-site Hazardous Waste Treatment and Storage Facilities** are allowed only as an incidental use to any use generating hazardous waste which is otherwise allowed; provided that such facilities demonstrate compliance with the state siting criteria for dangerous waste management facilities pursuant to RCW 70.105.210 and WAC 173-303-282 as now written or hereafter amended.
- (67) **An application for a conditional use permit** to allow an off-site hazardous waste treatment and storage facility shall demonstrate compliance with the state siting criteria for dangerous waste management facilities pursuant to RCW 70.105.210 and WAC 173-303-282 as now written or hereafter amended.
- (68) **Adult Entertainment Uses**: See SCC 30.28.015.
- (69) **Special Building Height** provisions for this use are contained in SCC 30.23.050(4).
- (70) **Bakery**: In the NB zone, the gross floor area of the use shall not exceed 1,000 square feet and the bakery business shall be primarily retail in nature.
- (71) **Equestrian Centers** are allowed with a conditional use permit on all lands zoned A-10 except in that portion of the special flood hazard area of the lower Snohomish and Stillaguamish rivers designated density fringe as described in chapter 30.65 SCC.
- (72) **Mini-equestrian Centers** are allowed as a permitted use on all lands zoned A-10 except in that portion of the special flood hazard area of the lower Snohomish and Stillaguamish rivers designated density fringe as described in chapter 30.65 SCC.
- (73) **Equestrian Centers and Mini-equestrian Centers** require the following:
- (a) Five-acre minimum site size for a mini-equestrian center;

- (b) Covered riding arenas shall not exceed 15,000 square feet for a mini-equestrian center; provided that stabling areas, whether attached or detached, shall not be included in this calculation;
- (c) Any lighting of an outdoor or covered arena shall be shielded so as not to glare on surrounding properties or rights-of-way;
- (d) On sites located in RC and R-5 zones, Type A landscaping as defined in SCC 30.25.017 is required to screen any outside storage, including animal waste storage, and parking areas from adjacent properties;
- (e) Riding lessons, rentals, or shows shall only occur between 8 a.m. and 9 p.m.;
- (f) Outside storage, including animal waste storage, and parking areas shall be set back at least 30 feet from any adjacent property line. All structures shall be set back as required in SCC 30.23.110(8); and
- (g) The facility shall comply with all applicable county building, health, and fire code requirements.

(74) Temporary Residential Sales Coach (TRSC):

- (a) The commercial coach shall be installed in accordance with all applicable provisions within chapter 30.54A SCC;
- (b) The TRSC shall be set back a minimum of 20 feet from all existing and proposed road rights-of-way and five feet from proposed and existing property lines;
- (c) Vehicular access to the temporary residential sales coach shall be approved by the county or state; and
- (d) Temporary residential sales coaches may be permitted in approved preliminary plats, prior to final plat approval, when the following additional conditions have been met:
 - (i) plat construction plans have been approved;
 - (ii) the fire marshal has approved the TRSC proposal;
 - (iii) proposed lot lines for the subject lot are marked on site; and
 - (iv) the site has been inspected for TRSC installation to verify compliance with all applicable regulations and plat conditions, and to assure that grading, drainage, utilities infrastructure, and native growth protection areas are not adversely affected.

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

(76) Model Hobby Park: SCC 30.28.060.

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

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

- (a) The number of nonresident artists and professionals permitted to use a studio at the same time may be limited to no more than 10 for any lot 200,000 square feet or larger in size, and limited to five for any lot less than 200,000 square feet in size;
- (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 32.25.017

(79) The gross floor area of the use shall not exceed 1,000 square feet.

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

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

(82) 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 SCC 30.22.130(82)(b), 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.

(83) **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.026.

(84) "**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 US 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.

(85) **Home Occupations:** See SCC 30.28.050(3).

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

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

(88) **Wedding Facility:**

(a) Such use is permitted only on undeveloped land or in structures which are legally existing on January 1, 2001;

(b) The applicant shall demonstrate that the following criteria are met with respect to the activities related to the use:

(i) compliance with the noise control provisions of chapter 10.01 SCC;

(ii) adequate vehicular site distance and safe turning movements exist at the access to the site consistent with the EDDS as defined in title 13 SCC; and

(iii) adequate sanitation facilities are provided on site pursuant to chapter 30.52A SCC and applicable Snohomish Health District provisions;

(c) Adequate on-site parking shall be provided for the use pursuant to SCC 30.26.035;

(d) 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.060 to ensure building and fire code compliance;

(e) In the A-10 zone, the applicant must demonstrate that the activities related to the use are subordinate to the use of the site for agricultural purposes; and

(f) In the A-10 zone, any grading or disturbances required to support the use shall be limited to preserve prime farmland. At least 90 percent of prime farmland on site shall remain undisturbed.

Section 5. Snohomish County Code Section 30.23.030, adopted by Amended Ordinance No. 02-064 on December 9, 2002, is amended to read:

30.23.030 Bulk matrix:

The bulk matrix contains standard setback, lot coverage, building height, and lot dimension regulations for zones in unincorporated Snohomish County. Additional setback and lot area requirements and exceptions are found at SCC 30.23.100 - 30.23.260.

Table 30.2.30(1)
 BULK MATRIX

Category	Zone	Max. Bldg. Height (ft) ²⁷	Lot Dimension (ft)			Setback Requirements From: (ft) ⁽²⁸⁾						Water Bodies ¹²	Max. Lot Coverage	
			Min. Lot Area ^{22, 29}	Min. Lot Width	Min. Corner Lot Width	Public Right of Way under 60' ⁴³	Public and Private Right of Way ^{9, 11, 43}	Commercial and Industrial Zones ¹¹	Residential, Multifamily, and Rural Zones ¹¹	Resource Ag	Forest			
Resource	MC ³¹		10 ac ³²											
	F ³⁸	45 ⁶	20 ac ³	300	300	130 ¹⁰ 13 ¹³	100 ¹³	100 ¹³	100 ^{13, 33}	50 ²⁰	100 ^{21, 30}	25 ¹³	35%	
	F&R ^{38, 39}	25 ⁷	200,000 sf ²³	100	100	50 ¹⁰	20	5	5 ³³	50 ²⁰	100 ^{21, 30}	25	35%	
	A-10 ^{37, 39, 40}	45	10 ac	None	none	50 ¹⁰	20	5	5 ³³	50 ²⁰	100 ^{21, 30}	25	none	
	RRT-10	45	10 ac	225	225	50	20	5	5 ³³	50 ²⁰	100 ^{21, 30}	25	35%	
Rural	R-5 ^{37, 38, 39, 40}	45 ²⁵	200,000 sf ^{2, 23, 25}	165 ²⁵	165 ²⁵	50 ¹⁰	20	5	5 ³³	50 ²⁰	100 ^{21, 30}	25	35%	
	RC ^{37, 38, 39, 40}	35	100,000 sf ^{23, 25}	165 ²⁵	165 ²⁵	50 ¹⁰	20	5	5 ³³	50 ²⁰	100 ^{21, 30}	25	35%	
	RD ³⁸	45	200,000 sf ²³	165	165	50 ¹⁰	20	5	5 ³³	50 ²⁰	100 ^{21, 30}	25	35%	
	RB	35	None	None	none	55	25	none	50 ³³	50	100 ²¹	none	35%	
	CRC	35 ⁽⁴³⁾	None	None	None	25 ⁽²⁶⁾	25 ⁽²⁷⁾	None	25	50	100 ⁽²²⁾	none	50% ⁽⁴⁴⁾ 30% ⁽⁴⁵⁾	
	RFS	35	None	None	none	55	25	none	50	50	100 ²¹	None	35%	
	RI	50	None	None	none	55	25	none	100 ³³	100	100 ²¹	none	35%	
	SA-1 ^{37, 39}	35	1 ac/ 43,560 sf ⁴¹	150	150	50 ¹⁰	20	5	5 ³³	50 ²⁰	100 ²¹	25	35%	
	RU ^{37, 39}	35	43,560 sf ⁴¹	60	65	50 ¹⁰	20	5	5 ³³	50 ²⁰	100 ²¹	25	35%	
	R20,000 ^{37, 39}	25	20,000 sf	85	90	50 ¹⁰	20	5	5	50 ²⁰	100 ²¹	25	35%	
Other	R12,500 ⁴⁰	25	12,500 sf	75	80	50 ¹⁰	20	5	5	50 ²⁰	100 ²¹	25	35%	
	WFB	25	7,200 sf ²⁴	60	65	50 ¹⁰	20	5	5	50 ²⁰	100 ²¹	25	35%	

Table 30.23.030(1) (continued)

Category	Zone	Max. Bldg Height (ft) ²⁷	Lot Dimension (ft)			Setback Requirements From: (ft) ²⁸							Water Bodies ¹²	Max. Lot Coverage ⁸
			Min. Lot Area ^{22,29}	Min. Lot Width	Min. Corner Lot Width	Public Right of Way under 60' ³⁴	Public and Private Right of Way ^{9,11,34}	Commercial and Industrial Zones ¹¹	Residential, Multiple Family, and Rural Zones ¹¹	Resource Lands	Forest			
Urban	R9,600	25	9,600 sf ²⁴	70	75	50 ¹⁰	20	5	5	50 ²⁰	100 ²¹	25	35%	
	R8,400	25	8,400 sf ²⁴	65	70	50 ¹⁰	20	5	5	50 ²⁰	100 ²¹	25	35%	
	R7,200	25	7,200 sf ²⁴	60	65	50 ¹⁰	20	5	5	50 ²⁰	100 ²¹	25	35%	
	T	35	35	35	35	50 ^{14,10}	20 ¹⁴	5 ¹⁴	5 ¹⁴	5 ¹⁴	50 ²⁰	100 ²¹	25 ¹⁴	35
	LDMR	35	7,200 sf ⁴	60	70	55 ^{15,10}	25 ¹⁵				50 ²⁰	100 ²¹	25 ¹⁵	30%
	MR	35	7,200 sf ⁵	60	70	55 ^{15,10}	25 ¹⁵				50 ²⁰	100 ²¹	25 ¹⁵	40%
	FS	35	none	none	none	25 ²⁵	25 ²⁶	5/15 ¹⁶	25			100 ²¹	none	None
	NB ¹	25	none	none	none	25 ²⁵	25 ²⁶	none	10			100 ²¹	none	35%
	PCB ¹	40	none ¹⁹	none	none	55 ²⁵	25 ^{18,26}	none	25			100 ²¹	none	none
	CB ¹	35	none	none	none	25 ²⁵	25 ²⁶	none	10			100 ²¹	none	50%
	GC ¹	45	none	none	none	25 ²⁵	25 ²⁶	none	10			100 ²¹	none	50%
	IP	65	none	none	none	30 ^{17,25}	25 ^{17,26}	none ¹⁷	25 ¹⁷			100 ²¹	none	50%
	BP ¹	50	none ¹⁹	none	none	30 ²⁵	25 ²⁶	none	25			100 ²¹	none	35%
	LI	50	none	none	none	25 ²⁵	25 ²⁶	none	50			100 ²¹	none	none
HI	65	none	none	none	25 ²⁵	25 ²⁶	none	50			100 ²¹	none	none	

Section 6. A new section is added to Chapter 30.31A of the Snohomish County Code as follows:

30.31A.140 BP zone performance standards for residential development.

Placement of new single-family and multiple family dwellings in the BP zone is subject to the following:

(1) The site shall consist of a minimum of 100 contiguous acres which shall be under single ownership or unified development control.

(2) The BP zoning on the subject site shall have been approved prior to the effective date of this section.

(3) Where mixed use development consisting of residential and commercial/industrial uses is proposed:

(a) The BP preliminary and final plan requirements contained in chapter 30.31A SCC shall apply to all portions of the site containing commercial/industrial and/or residential uses except as modified by this section;

(b) The director may require additional buffering, setbacks, landscaping, or other design features to maximize compatibility between residential and commercial/industrial uses, and between single family and multiple family uses; and

(c) The provisions of SSC 30.31A.120 shall apply to any portion of the site used for commercial/industrial, and shall not apply to the area developed for residential use.

(4) A preliminary site plan proposing residential development shall, in addition to any other applicable requirements of the county code, meet the following development and design standards:

(a) The maximum residential unit yield for the entire site shall be based on a maximum net density of 12 dwelling units per acre for the residential development area, and shall be calculated based upon the number of dwelling units per buildable acre (gross area less roadways and critical areas);

(b) Bulk regulations specified for the MR zone shall be applied to residential development on the site unless modified by this section;

(c) The project shall make appropriate provisions for usable open space in an amount and manner reasonably related to the project or its impacts and acceptable to the director upon review of the applicants site-specific design guidelines for the site. Usable open space shall be integrated into the project design and be located in a manner as to be accessible to project residents by sidewalk and/or pedestrian paths;

(d) Visual diversification shall be achieved by variation of street elevations, front setbacks, and floor plans, together with a landscaping plan that complies with chapter 30.25.026 SCC;

(e) The applicant shall submit site specific design guidelines consistent with the development and design standards of this section. The Residential Development Handbook for Snohomish County Communities, March 1992, Site Planning and Building Design pertaining to residential development may be used as a guide in the preparation of the applicant's site specific design guidelines;

(f) The vehicular and pedestrian circulation system shall be either private or public roadways designed consistent with the provisions of chapter 13.05 SCC, Engineering Design And Development Standards (EDDS);

(g) Private and public roadways shall provide at a minimum, a 5 foot wide pedestrian sidewalk on at least one side where such roadways serve more than seven dwelling units; and

(h) All private and public roadways serving the residential areas shall include street trees in an amount equal to one tree for each dwelling unit, or in an amount required by EDDS for such development, whichever is greater.

(5) Applications for residential building permits shall include:

(a) An approved preliminary site plan meeting the requirements of 30.31A.210 and this section. Approval of the preliminary site plan shall be by the Director or designee where no new commercial/industrial uses are proposed;

(b) A final site plan meeting the requirements of chapter 30.31A SCC. A final site plan may be approved concurrent with residential building permit application; and

(c) An approved binding site plan where the applicant has chosen to develop the land pursuant to chapter 30.41D SCC or an approved final plat where the applicant has elected to develop the land pursuant to chapter 30.41A SCC.

(6) All development shall be consistent with the design guidelines and final site plan approved pursuant to this section, including conditions of approval, and shall comply with any and all other applicable requirements of the county code unless modified by the Director under the provisions of this section.

(7) An existing preliminary or final BP plan may be revised to include single family and multiple family residential use when consistent with the provisions of this section. Such revision shall constitute and be processed as a minor revision pursuant to SCC 30.31A.500, where no new commercial/industrial structures are proposed and where no revisions are requested to the location of previously proposed or approved commercial/industrial structures except to remove proposed commercial/industrial structures. Any proposed changes to the site plan components that predominantly effect commercial/industrial uses will be processed pursuant to the provisions of SCC30.31A.500.

Section 7. Severability and savings. If any section, sentence, clause or phrase of this ordinance shall be held to be invalid or unconstitutional by the Growth Management Hearings Board (Board) or 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 is held to be invalid or unconstitutional by the Board or by a 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 10th day of September, 2003.

ATTEST:

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

Sheila McAllister
Clerk of the Council

asst.

[Signature]
Chairperson

- APPROVED
 EMERGENCY
 VETOED
ATTEST:

DATE:

[Signature]
County Executive

Approved as to form only: *per Memo PDS 03-061 of same date.*

[Signature] *6/26/03*
Deputy Prosecuting Attorney

D13

1 Adopted: March 8, 2017
2 Effective: May 7, 2017

3
4 SNOHOMISH COUNTY COUNCIL
5 Snohomish County, Washington

6
7 AMENDED ORDINANCE NO. 16-013

8
9 RELATING TO GROWTH MANAGEMENT; REVISING REGULATIONS FOR COMMERCIAL
10 AND INDUSTRIAL DEVELOPMENT; AMENDING CHAPTERS 30.22, 30.25 30.26, 30.28,
11 30.31A, AND 30.91B-30.91W OF THE SNOHOMISH COUNTY CODE

12
13 WHEREAS, the Growth Management Act, chapter 36.70A RCW (GMA), requires
14 Snohomish County (the "County") to regulate land use and development within the County's
15 jurisdiction; and

16
17 WHEREAS, GMA, Vision 2040, and County policies call for using land efficiently to
18 reduce sprawl, promote economic development, and improve predictability of permits; and

19
20 WHEREAS, only a modest amount of new commercial or industrial land has been added
21 since the adoption in 1995 of Snohomish County's first GMA Comprehensive Plan (GMACP)
22 and opportunities for new commercial and industrial development are getting harder to find
23 because many vacant sites have been developed; and

24
25 WHEREAS, a comprehensive review of allowed uses and minimum parking
26 requirements for commercial and industrial development has not occurred in over 20 years,
27 leading to development regulations which have not kept up with market trends, are outdated,
28 and need modernizing; and

29
30 WHEREAS, clarity is needed between county regulations and state law for the permitting
31 of facilities which recycle and store woodwaste and non-woodwaste construction debris; and

32
33 WHEREAS, the Washington State Department of Ecology (DOE) is engaged in, but has
34 not yet completed, a rulemaking process to revise solid waste handling rules in chapter 173-350
35 of the Washington Administrative Code (WAC), including changes that may eliminate the
36 definition for Intermediate Solid Waste Handling facilities and revise the definitions for material
37 recovery facilities and recycling; and

38
39 WHEREAS, residents within Snohomish County have expressed concerns about
40 negative impacts to communities resulting from construction, demolition, or land clearing waste
41 material recovery facilities located in close proximity to residences; and

42
43 WHEREAS, the County Council wishes to establish regulations that mitigate
44 compatibility issues and negative impacts associated with construction, demolition, or land
45 clearing waste material recovery facilities located in close proximity to residences; and

46
47 WHEREAS, county objectives to focus growth into urban areas, including Objective LU
48 2.C and associated policies in the Snohomish County GMACP General Policy Plan (GPP), has
49 led to an intensification of commercial land uses and associated increases in land values that

1 have made some lower-intensity uses such mini self-storage and commercial, recreational
2 vehicle, and boat storage facilities more difficult to site within the county; and
3

4 WHEREAS, the county's objectives of intensifying and redeveloping commercial areas
5 within the urban growth area, such as in general commercial zones, may be supported by
6 allowing uses such as mini self-storage and commercial, recreational vehicle, and boat storage
7 facilities, which are generally lower-intensity and generate less activity, to site in additional
8 zones; and
9

10 WHEREAS, there were over 44,000 households in the Snohomish County rural area in
11 2010 (Snohomish County Housing Characteristics & Needs Report, 2014) and the Self Storage
12 Association reports that nearly one in ten American households rents a self-storage unit (2013),
13 which together implies a substantial demand for self-storage for rural area households; and
14

15 WHEREAS, the County Council has heard testimony that it is becoming more difficult to
16 meet demand for mini storage and commercial, recreational vehicle, and boat storage for
17 households in the rural area by locating facilities in adjacent urban areas; and
18

19 WHEREAS, mini self-storage and commercial, recreational vehicle, and boat storage
20 facilities generate relatively little activity, create relatively limited impacts on surrounding land
21 uses and require limited public facilities and services; and
22

23 WHEREAS, mini self-storage uses in the Rural Business, Rural Industrial, and Rural
24 Freeway Service subject to the established regulations and performance standards for those
25 zones will not require urban levels of services and are consistent with the character, quality, and
26 identity of rural areas; and
27

28 WHEREAS, the Snohomish County Planning Commission ("Planning Commission") held
29 a briefing on May, 26, 2015, concerning the code amendments contained in this ordinance; and
30

31 WHEREAS, the Planning Commission held a public hearing on October, 27, 2015, to
32 receive public testimony concerning the code amendments contained in this ordinance; and
33

34 WHEREAS, at the conclusion of the Planning Commission's public hearing, the Planning
35 Commission deliberated on the proposed ordinance and voted to recommend adoption of the
36 amendments contained in this ordinance, as shown in its recommendation letter dated
37 November 5, 2015; and
38

39 WHEREAS, on May 18, 2016 continued to August 31, 2016, September 21, 2016,
40 October 12, 2016, November 30, 2016, and to March 8, 2017, the Snohomish County Council
41 ("County Council") held a public hearing after proper notice, and considered public comment
42 and the entire record related to the code amendments contained in this ordinance; and
43

44 WHEREAS, following the public hearing, the County Council deliberated on the code
45 amendments contained in this ordinance;
46

47 NOW, THEREFORE, BE IT ORDAINED:
48

49 Section 1. The County Council adopts the following findings in support of this ordinance:
50

- 1 A. The foregoing recitals are adopted as findings as if set forth in full herein.
2
- 3 B. This ordinance will amend title 30 SCC to update regulations related to commercial and
4 industrial uses, including parking requirements and definitions. The proposed code
5 amendments seek to improve predictability, streamline and modernize the code, promote a
6 healthy economy, remove obsolete language, increase efficient use of commercial and
7 industrial land, encourage mixed-use development, reduce parking requirements, and define
8 commercial and industrial uses.
9
- 10 C. In developing the proposed code amendments, the County considered the goals of the
11 GMA, specifically those goals related to reducing sprawl, economic development, and
12 permits. The proposed amendments are consistent with:
13
- 14 GMA Planning Goal 2 (RCW 36.70A.020(2)): "Reduce Sprawl. Reduce the
15 inappropriate conversion of undeveloped land into sprawling, low-density development."
16 This ordinance reduces parking requirements to more efficiently use commercial and
17 industrial land and reduce pressure to expand urban growth areas.
18
- 19 GMA Planning Goal 5 (RCW 36.70A.020(5)): "Economic Development. Encourage
20 economic development throughout the state that is consistent with adopted
21 comprehensive plans, promote economic opportunity for all citizens of this state,
22 especially for unemployed and for disadvantaged persons, promote the retention and
23 expansion of existing businesses and recruitment of new businesses, recognize regional
24 differences impacting economic development opportunities, and encourage growth in
25 areas experiencing insufficient economic growth, all within the capacities of the state's
26 natural resources, public services, and public facilities." This ordinance promotes
27 economic development by encouraging mixed-use development, reducing parking
28 requirements, and streamlining the regulations for greater predictability.
29
- 30 GMA Planning Goal 7 (RCW 36.70A.020(7)): "Permits. Applications for both state and
31 local government permits should be processed in a timely and fair manner to ensure
32 predictability." This ordinance improves predictability by streamlining and modernizing
33 the use matrices and parking requirements and defining terms not previously defined.
34 Further, this ordinance clarifies the regulations for the recycling and storage of
35 woodwaste and non-woodwaste construction debris, which provides greater
36 predictability to both owners of such uses and residents who live near such uses.
37
- 38 D. The proposed code amendments will better achieve, comply with, and implement goals and
39 policies from the Puget Sound Regional Council's Multicounty Planning Policies (MPPs) by
40 supporting a prosperous and sustainable local economy through the retention of and
41 expansion of local businesses, including the following Development Pattern (DP) policy:
42
- 43 MPP-DP-50: "Streamline development standards and regulations for residential and
44 commercial development, especially in centers, to provide flexibility and to
45 accommodate a broader range of project types consistent with the regional vision." This
46 ordinance improves predictability by streamlining and modernizing the use matrices and
47 parking requirements and defining terms not previously defined. Further this ordinance
48 permits limited mixed-use development within residential zones to provide more efficient
49 use of land.
50

1 E. The proposed code amendments will better achieve, comply with, and implement policies
2 from the Snohomish County Countywide Planning Policies (CPPs) by promoting the
3 retention and expansion of local businesses, including the following Economic Development
4 (ED) policies:

5
6 ED-2: "The County and cities should encourage the establishment and growth of locally
7 owned, small businesses through comprehensive plan policies, infrastructure
8 investments, and fair and appropriate land use regulations in all communities." This
9 ordinance creates greater flexibility by broadening the zones in which small businesses
10 may locate and reduces parking requirements which can reduce the cost of
11 development.

12
13 ED-13: "Jurisdictions should recognize, where appropriate, the growth and development
14 needs of businesses of local, regional, or statewide significance and ensure that local
15 plans and regulations provide opportunity for the growth and continued success of such
16 businesses." This ordinance streamlines the allowed uses in commercial and industrial
17 zones, reduces parking requirements and defines uses not previously defined to ensure
18 the county remains economically competitive.

19
20 F. The proposed code amendments comply with and implement the following Snohomish
21 County GMACP GPP goals, objectives, and policies by streamlining the development
22 regulations for commercial and industrial development to improve predictability, encourage
23 mixed-use development, and reduce parking requirements for more efficient use of land:

24
25 1. Policy LU 1.A.9 "Ensure the efficient use of urban land by adopting reasonable measures
26 to increase residential, commercial and industrial capacity within urban growth areas prior
27 to expanding urban growth boundaries. The County Council will use the list of reasonable
28 measures in accordance with the guidelines for review contained in Appendix D of the
29 Countywide Planning Policies to evaluate all UGA boundary expansions."

30 2. Objective LU 2.C "Encourage intensification and revitalization of existing and planned
31 commercial and industrial areas."

32 3. Policy LU 2.C.2 "The majority of new commercial development shall be accommodated
33 as mixed use in urban centers, and/or urban village or adjacent to transit stations or
34 within transit emphasis corridors"

35 4. Policy LU 2.C.3 "The intensification or redevelopment of existing strip commercial
36 developments shall be encouraged including changing to mixed use in appropriate
37 locations, particularly along transit emphasis corridors."

38 5. Policy LU 3.A.2 "Urban Centers shall be located in a UGA and . . . [p]rohibit surface
39 parking lots and at-grade parking, with the exception of on-street parking"

40 6. Policy LU 3.C.1 "Urban Villages shall be planned as compact pedestrian-oriented areas
41 within designated Urban Growth Areas. Urban Villages are generally smaller than an
42 Urban Center and provide an intermediate level of commercial or other services for an
43 existing community, or take advantage of unique characteristics of an area that provide
44 opportunities for higher intensity development with public benefits of open space or other
45 public amenities. The development will include a variety of small-scale commercial and
46 office uses, public buildings, high-density residential units, and public open space.

- 1 Pedestrian orientation includes circulation, scale and convenience with connections
2 between neighborhoods, communities and other centers. Urban Villages should also
3 include urban services and reflect high quality urban design. Urban Villages serve
4 several neighborhoods within a radius of about two miles. Urban Villages will
5 develop/redevelop over time and may develop in phases.”
- 6 7. Objective LU 4.A “Improve the quality of residential, commercial, and industrial
7 development through comprehensive design standards and a design review process.”
- 8 8. Objective LU 5.A “Revitalize or create identifiable, pedestrian-oriented neighborhood
9 areas with focal points, mixed-use centers, and employment areas that are linked with
10 each other.”
- 11 9. Policy HO 1.D.3 “The county shall encourage expeditious and efficient infill development
12 in urban growth areas.”
- 13 10. Objective NE 1.A “Balance the protection of the natural environment with economic
14 growth, housing needs and the protection of property rights.”
- 15 11. Goal ED 1 “Maintain and enhance a healthy economy.”
- 16 12. Goal ED 2 “Provide a planning and regulatory environment which facilitates growth of
17 the local economy.”
- 18 13. Policy ED 2.A.1 “Snohomish County shall work to ensure that the Snohomish County
19 Code is an understandable, accessible, and user friendly document.”
- 20 14. Policy ED 3.A.3 “Snohomish County shall strive to provide assistance and incentives for
21 the intensification and re-use of existing employment areas in incorporated and
22 unincorporated areas.”
- 23 15. Policy ED 3.D.5 “Snohomish County shall prioritize the redevelopment of existing
24 industrial areas and investigate potential incentives that may make redevelopment a
25 greater financial opportunity.”
- 26 G. Procedural requirements.
- 27
- 28 1. State Environmental Policy Act (SEPA) requirements with respect to this non-project
29 action have been satisfied through the completion of an environmental checklist and the
30 issuance of a determination of non-significance on November 16, 2015.
- 31
- 32 2. The proposal is a Type 3 legislative action under SCC 30.73.010.
- 33
- 34 3. Pursuant to RCW 36.70A.106(1), a notice of intent to adopt this ordinance was
35 transmitted to the Washington State Department of Commerce for distribution to state
36 agencies on October 13, 2015.
- 37
- 38 4. The public participation process used in the adoption of this ordinance has complied with
39 all applicable requirements of the GMA and the SCC.
- 40
- 41 5. The Washington State Attorney General last issued an advisory memorandum, as
42 required by RCW 36.70A.370, in December of 2015 entitled “Advisory Memorandum:
43 Avoiding Unconstitutional Takings of Private Property” to help local governments avoid
44 the unconstitutional taking of private property. The process outlined in the State

1 Attorney General's 2015 advisory memorandum was used by Snohomish County in
2 objectively evaluating the regulatory changes proposed by this ordinance.
3

4 H. The proposed amendments to chapter 30.22 SCC are consistent with the record.
5

6 1. This ordinance will amend SCC 30.22.100, SCC 30.22.110, and SCC 30.22.120 to
7 simplify regulations and to implement GPP Policy ED 2.A.1. The amendments add,
8 delete and consolidate numerous permitted and conditional uses to improve
9 predictability and resolve challenges with classifying uses that were not anticipated when
10 the use matrices were first constructed. The amendments consolidate redundant
11 existing uses, create new uses for the purpose of combining several existing uses into a
12 new category, and eliminate confusing and unnecessary reference notes in the use
13 matrix. The amendments revise the use matrices for internal consistency with other
14 portions of the code. The amendments add or delete uses from zones to be consistent
15 with the intent of a particular zone, whether the use is allowed in other zones with similar
16 intent, and GMA and GPP policies. The amendments add or delete uses from zones
17 based on current market conditions or trends, and reflect an intent to promote greater
18 economic development opportunities in urban and rural areas, reverse trends of under
19 building in commercial and industrial zones, and use land more efficiently. The
20 amendments delete uses in zones where the use was allowed on land that is no longer
21 under county jurisdiction.

22 2. This ordinance will amend SCC 30.22.100 to add Hotel/Motel and Schools as permitted
23 and conditionally permitted uses in the Neighborhood Business (NB) zone only when
24 designated Urban Village in the Future Land Use Map of the GMACP. These uses are
25 more appropriate in Urban Villages, which are located along a major arterial, and can fit
26 with the surrounding neighborhoods to minimize incompatibility.

27 3. This ordinance will amend SCC 30.22.100 and SCC 30.22.110 to simplify code by
28 combining the four existing woodwaste facility categories into one for easier
29 implementation of regulations and greater predictability. The amendments amend the
30 Light Industrial (LI) and Heavy Industrial (HI) zones to change Woodwaste Recycling
31 and Woodwaste Storage from a conditional use permit to an administrative conditional
32 use, which is consistent with the intent of these zones to permit industrial uses and to
33 mitigate impacts to surrounding properties through performance standards in SCC
34 30.28.090 and the administrative conditional use permit process in chapter 30.43A SCC.
35 The amendments also add Woodwaste Recycling and Woodwaste Storage as an
36 administrative conditional use in the Industrial Park (IP) zone, which is consistent with
37 the intent of this zone.

38 4. This ordinance will amend SCC 30.22.100 and SCC 30.22.110 to add a new use,
39 Material Recovery Facility, consistent with Chapter 173-350 WAC, to address recycling
40 and storage of non-woodwaste debris and materials. The amendments add Material
41 Recovery Facility as a conditional use in the IP, LI, and HI zones to provide a public
42 review process.

- 1 5. This ordinance will amend SCC 30.22.100 for the Low Density Multiple Residential
2 (LDMR) and Multiple Residential (MR) zones to allow general retail uses only as part of
3 new mixed-use development and to allow licensed practitioners, medical clinics,
4 cleaning establishments, grooming parlors, and personal service shops to implement
5 GPP Objective LU 5.A.

- 6 6. This ordinance will amend SCC 30.22.100 to remove the following uses from
7 commercial zones: accessory apartment; dwelling, attached single family; dwelling,
8 duplex; dwelling, mobile home; and dwelling, single family detached. These
9 amendments are intended to help reverse a trend toward under-building of commercial
10 areas with low intensity residential uses, which is inconsistent with GPP Policy LU 2.C.2.
11 Removal of these uses will not materially affect the capacity of urban growth areas to
12 accommodate future population growth, as commercial zones will continue to allow
13 townhouse and multiple family dwellings, which achieve a much higher density and can
14 be incorporated as part of a mixed use project.

- 15 7. This ordinance will amend SCC 30.22.130 to repeal reference notes that are obsolete,
16 update cross-references to other sections in title 30 SCC and federal law, and modify
17 reference notes to improve readability.

- 18 8. This ordinance will amend SCC 30.22.130 to limit certain uses for property designated
19 Urban Village to be consistent with the definition of an urban village and GPP Policy LU
20 3.C.1.

- 21 9. This ordinance will amend SCC 30.22.130 to establish criteria to allow general retail
22 uses, licensed practitioners, medical clinics, cleaning establishments, grooming parlors,
23 and personal service shops in the LDMR and MR zones, consistent with changes to
24 SCC 30.22.100 and to implement GPP Objective LU 5.A.

- 25 10. This ordinance will amend SCC 30.22.110 and SCC 30.22.130 by consolidating certain
26 uses in a manner consistent with the requirements in WAC 365-196-425(6)(c)(i) for Type
27 1 Limited Areas of More Intense Rural Development (LAMIRDs).
28 a. The bakery, drug store, grocery store, hardware store, home improvement
29 center, locksmith, retail store, second hand store, specialty store, tire store,
30 and tool sales and rental uses are consolidated under the new retail, general
31 use. Consolidation of these uses will not result in an inconsistency with WAC
32 365-196-425(6)(b) as they were previously allowed in the Clearview Rural
33 Commercial (CRC) zone, which is designated as a LAMIRD.
34 b. The community club and yacht/boat club uses are consolidated under the
35 clubhouse use. Community club was previously allowed in the CRC zone
36 while yacht/boat club was not. The consolidation will not result in an
37 inconsistency with WAC 365-196-425(6)(b), as a new reference note (137) is
38 added to limit the allowed uses to only those which have been determined to
39 meet the requirements under WAC 365-196-425(6)(b).
40 c. The greenhouse, lath house, & nurseries, wholesale use is consolidated with
41 the greenhouse, lath house, & nurseries, retail use. Consolidation of these
42 uses will not result in an inconsistency with WAC 365-196-425(6)(b) as they
43 were previously allowed in the CRC zone.

- 1 d. The tavern use is consolidated under the restaurant use. As both taverns
- 2 and restaurants were previously allowed in the CRC zone, consolidation will
- 3 not result in an inconsistency with WAC 365-196-425(6)(b).
- 4 e. The grooming parlors and personal service shop uses are consolidated under
- 5 the new neighborhood services use. Not all of the uses listed under
- 6 neighborhood services were previously allowed in the CRC zone. A new
- 7 reference note (137) is added to limit the allowed uses to only those which
- 8 have been determined to meet the requirements under WAC 365-196-
- 9 425(6)(b). Only grooming parlors will be allowed in the CRC zone.
- 10 f. The motor vehicle and equipment sales use is consolidated under the
- 11 vehicle, vessel and equipment sales and rental use. As these uses were
- 12 previously allowed in the CRC zone, consolidation will not result in an
- 13 inconsistency with WAC 365-196-425(6)(b).
- 14 g. The financial institutions use is consolidated with the new office and banking
- 15 use. A new reference note (137) is added to limit the allowed uses in the
- 16 CRC zone to only those which have been determined to meet the
- 17 requirements under WAC 365-196-425(6)(b). As financial institutions were
- 18 not previously allowed in the CRC zone, only offices will be allowed in the
- 19 CRC zone.
- 20
- 21 11. This ordinance will amend SCC 30.22.100 and 30.22.110 to allow mini self-storage and
- 22 commercial, recreational vehicle, and boat storage facilities as permitted uses in several
- 23 commercially-oriented urban and rural zones. These amendments will provide additional
- 24 opportunities for storage uses to site in locations more accessible to their customers.
- 25 a. Mini self-storage and commercial, recreational vehicle, and boat storage uses
- 26 catering to vacationers and the travelling public are compatible with the intent
- 27 of the Freeway Service and Rural Freeway Service zones to provide freeway-
- 28 oriented commercial services dependent upon highway users.
- 29 b. Mini self-storage uses are compatible with the intent of the Community
- 30 Business zone to provide for services for surrounding neighborhoods.
- 31 c. Mini self-storage is compatible with the intent of the Rural Industrial zone to
- 32 provide for small-scale light industrial uses that are compatible with rural
- 33 character and do not require an urban level of utilities and services. Mini self-
- 34 storage businesses have many characteristics in common with industrial uses
- 35 and typically visually resemble industrial facilities.”
- 36 d. Mini self-storage and commercial, recreational vehicle, and boat storage
- 37 facility uses are compatible with the intent of the Rural Business zone to
- 38 permit small-scale services for the immediate rural residential population.
- 39 e. Commercial, recreational vehicle, and boat storage facility uses are
- 40 compatible with the intent of the Clearview Rural Commercial zone to permit
- 41 the location of commercial businesses and services that primarily serve the
- 42 rural population.
- 43 f. The addition of commercial, recreational vehicle, and boat storage facility
- 44 uses to the Clearview Rural Commercial zone is compatible with
- 45 comprehensive plan policy LU 6.H.7(b) based on the fact that the Clearview
- 46 local area of more intensive rural development has a history of recreational
- 47 vehicle sales at the intersection of SR-9 and 172nd St SE. Commercial,
- 48 recreational vehicle, and boat storage is similar to and compatible with
- 49 recreational vehicle sales.
- 50

- 1 12. This ordinance will amend SCC 30.22.100 and SCC 30.22.110 to add a new use,
2 Recycling Facility, consistent with Chapter 173-350 WAC, to address general recycling.
3 The amendments add Recycling Facility as a conditional use in the GC, IP, LI, and HI
4 zones to provide a public review process.
5
- 6 I. The proposed amendments to chapter 30.25 SCC are consistent with the record.
7
- 8 1. The amendment to SCC 30.25.030 adds HI to the list of zones required to provide a 50-
9 foot Type A landscaping buffer in the Maltby UGA to provide additional screening and
10 buffering between industrial and residential uses.
11
- 12 J. The proposed amendments to chapter 30.26 SCC are consistent with the record.
13
- 14 1. The amendment to SCC 30.26.010 adds a specific exemption for construction-related
15 parking for improved clarity.
- 16 2. The amendment to SCC 30.26.015 provides the department greater flexibility and
17 authority to require loading spaces.
- 18 3. The amendment to SCC 30.26.020 clarifies that required parking is not allowed within
19 the public right-of-way.
- 20 4. The amendment to SCC 30.26.030: 1) modernizes the table identifying the number of
21 off-street parking spaces required and establishes a parking standard for each use listed
22 in the use matrices; 2) creates separate parking requirements for urban and rural zones;
23 3) lowers the minimum parking requirements for several uses within urban growth areas
24 to better align with current market conditions and the availability of alternatives to an
25 automobile; 4) maintains a higher minimum parking requirement for uses in rural areas,
26 which reflects the market conditions and a lack of alternatives to an automobile; and 5)
27 provides a cross-reference to the Urban Center (UC) zone parking requirements for
28 clarity.
- 29 5. The amendment to SCC 30.26.032 resolves a conflict with SCC 30.26.040, as it is
30 unclear which regulations concerning parking requirements would apply to the UC zone.
31 The amendment is consistent with GPP LU Policy 3.A.2.
- 32 6. The amendment to SCC 30.26.035 provides a cross-reference to SCC Table
33 30.26.030(1) for clarity.
- 34 7. The amendment to SCC 30.26.040 adds a cross-reference to SCC Table 30.26.0030(1)
35 for clarity.
- 36 8. The amendment to SCC 30.26.040 adds a cross-reference to SCC 30.26.032 for
37 consistency with amendments to SCC 30.26.032. This amendment is intended to
38 resolve a conflict as to which regulations apply to allow an applicant to reduce parking
39 requirements in the UC zone, and is consistent with GPP Policy LU 3.A.2.

- 1 9. The amendment to SCC 30.26.060 removes listed uses required to provide a loading
2 space, consistent with the amendments to SCC 30.26.015 that give greater flexibility and
3 authority to require loading spaces for any use.
- 4 K. The proposed amendments to chapter 30.28 SCC are consistent with the record.
5
- 6 1. The amendments to SCC 30.28.090: 1) modify the section title to remove “Temporary”
7 which is no longer a listed use in SCC 30.22.100, SCC 30.22.110 and SCC 30.22.120,
8 2) provide a cross-reference to the use matrices for clarity, 3) remove outdated
9 references to Snohomish Health District regulations, 4) remove language regarding
10 setbacks from environmentally sensitive areas that is inconsistent with regulations
11 regarding critical areas, and 5) correct capitalization and wording to improve readability.
- 12 2. The amendments to SCC 30.28.095: 1) modify the section title consistent with changes
13 in SCC 30.22.100, SCC 30.22.110, SCC 30.22.120 and SCC 30.28.090 and add
14 “Facilities, conditional use permits,” 2) provide a cross-reference to the use matrices for
15 clarity, 3) remove language regarding setbacks from environmentally sensitive areas that
16 is inconsistent with regulations regarding critical areas, 4) remove a sentence allowing
17 the hearing examiner to impose a greater setback consistent with county policies and
18 the applicable pre-GMA subarea plan which are already covered under SCC
19 30.42C.100(2)(a), 5) remove outdated references to Snohomish Health District
20 regulations, 6) delete a requirement that woodwaste recycling and storage shall be
21 limited to wholesale distribution only except in Heavy Industrial (HI) and Light Industrial
22 (LI) as the requirement is covered under other sections within title 30 SCC, and 7)
23 correct wording to improve readability.
- 24 3. New SCC 30.28.110 adds regulations for Material Recovery Facility and provides permit
25 conditions to ensure compatibility with surrounding uses. A Material Recovery Facility
26 will be required to comply with Chapter 173-350 WAC along with the conditional use
27 permit process in chapter 30.42C SCC. Material recovery facilities that handle
28 construction, demolition, or land clearing waste and are adjacent to residential zones will
29 be required to comply with regulations addressing hours of operation and landscaped
30 buffers. Hours of operations will be limited in order to promote the use, value and
31 enjoyment of surrounding residential property. Any noise associated with cleaning,
32 maintenance, and other ancillary activities outside hours of operation will be limited to
33 the lowest maximum permissible sound level applicable with nighttime industrial activity
34 in Chapter 10.01 SCC with no modification for sounds of short duration.
- 35 4. New SCC 30.28.112 adds regulations for Recycling Facility and provides permit
36 conditions to ensure compatibility with surrounding uses. A Recycling Facility will be
37 required to comply with Chapter 173-350 WAC along with the conditional use permit
38 process in chapter 30.42C SCC.
- 39 L. The proposed amendments to chapter 30.31A SCC are consistent with the record.
40
- 41 1. The repealing of SCC 30.31A.140 removes regulations allowing residential development
42 in the Business Park (BP) zone. The regulations only applied to a specific parcel of land

1 located within the Lake Stevens UGA that was zoned BP. This land was annexed into
2 the City of Lake Stevens making it no longer under the jurisdiction of Snohomish County.
3

4 M. The proposed amendments to chapters 30.91B through 30.91W SCC are consistent with the
5 record.
6

7 1. New SCC 30.91B.016 adds a definition of Bakery, Retail to define a term used in the
8 definition of Retail, General.

9 2. New SCC 30.91B.017 adds a definition of Bakery, Wholesale to distinguish the use from
10 a retail bakery.

11 3. New SCC 30.91C.062 adds a definition of Cemetery and Funeral Home to define a use
12 proposed to be added to the use matrices.

13 4. New SCC 30.91C.131.1 adds a definition of Cold Storage to provide clarity for a use that
14 would be allowed under the new definition of warehouse.

15 5. The amendment to SCC 30.91E.250 amends the definition of Explosives to update the
16 citation to the Code of Federal Regulations.

17 6. The amendment to SCC 30.91F.520 amends the definition of Fuel Yard to be consistent
18 with changes to combine gas and petroleum storage under this term in the use matrices.

19 7. New SCC 30.91L.225 adds a definition of Lumber Mill to define a use proposed to be
20 added to the use matrices.

21 8. New SCC 30.91M.005 adds a definition of Machinery Repair, Major to define a use
22 included under the definition of manufacturing.

23 9. The amendment to SCC 30.91M.028 amends the definition of Manufacturing, Heavy to
24 clarify what types of uses are included under this term.

25 10. New SCC 30.91N.033 adds a definition of Neighborhood Services to define a use
26 proposed to be added to the use matrices.

27 11. New SCC 30.91M.057 adds a definition of Material Recovery Facility to define a use
28 proposed to be added to SCC 30.22.100 and SCC 30.28.110.

29 12. New SCC 30.91O.008 adds a definition of Office and Banking to define a use proposed
30 to be added to the use matrices.

31 13. New SCC 30.91R.060 adds a definition of Recycling Facility to define a use proposed to
32 be added to SCC 30.22.100 and SCC 30.28.112.

33 14. New SCC 30.91R.121.2 adds a definition of Restaurant to define an existing use in the
34 use matrices which did not previously have a definition.

35 15. New SCC 30.91R.143 adds a definition of Retail, General to define a use proposed to be
36 added to the use matrices.

37 16. New SCC 30.91S.445 adds a definition of Small Workshop to define a use proposed to
38 be added to the use matrices.

- 1 17. The amendment to SCC 30.91S.700 amends the definition of Studio to allow dance
2 studios, which were previously excluded. Dance studios were previously classified as
3 "Schools-Other," which are allowed only in multiple family, commercial, and industrial
4 zones. This amendment does not permit a dance studio to be operated out of a single
5 family dwelling. A conditional use permit would be required to mitigate any significant
6 impacts on the surrounding properties.
- 7 18. New SCC 30.91V.013 adds a definition of Vehicle, Vessel, and Equipment Sales and
8 Rental to define a use proposed to be added to the use matrices.
- 9 19. New SCC 30.91W.007.1 adds a definition of Warehouse to define a use proposed to be
10 added to the use matrices.
- 11 20. The amendment to SCC 30.91W.100 amends the definition of Woodwaste Recycling to
12 remove references to demolition and construction debris, which is covered under either
13 the new definition of Material Recovery Facility or Recycling Facility.
- 14 21. The amendment to SCC 30.91W.110 amends the definition of Woodwaste Storage to
15 remove references to demolition or construction debris, which is covered under either
16 the new definition of Material Recovery Facility or Recycling Facility.

17 N. This ordinance is consistent with the record as set forth in the PDS staff memoranda dated
18 May 13, 2015, and October 13, 2015.

19
20 Section 2. The County Council makes the following conclusions:

- 21 1. The proposal is consistent with the goals, objectives and policies of the GPP.
- 22 2. The proposal is consistent with Washington State law and the SCC.
- 23 3. The County has complied with all SEPA requirements with respect to this non-project
24 action.
- 25 4. The regulations proposed by this ordinance do not result in an unconstitutional taking of
26 private property for a public purpose.
- 27
28
29
30
31

32 O. DOE is going through rulemaking to revise the WACs for solid waste handling (Chapter 173-
33 350 WAC). DOE solicited public comments and held public workshops on a preliminary draft
34 rule in mid-2016, and plans to release a formal proposed rule in late 2016 and adopt a final rule
35 in the spring of 2017. DOE is proposing consolidate uses which recycle various materials,
36 including construction debris, under one set of rules. At the conclusion of the DOE rulemaking
37 process Title 30 SCC may require updating to remain consistent with state law.

38
39 Section 3. The County Council bases its findings and conclusions on the entire record of
40 the County Council, including all testimony and exhibits. Any finding, which should be deemed
41 a conclusion, and any conclusion which should be deemed a finding, is hereby adopted as
42 such.

43
44 Section 4. Snohomish County Code Section 30.22.100, last amended by Amended
45 Ordinance No. 15-025, on May 6, 2015, is amended to read:

Residential in Business Park Zone

Index # - File Name: 1.0009_Amended_Ordinance_16-013.pdf

30.22.100 Urban Zone Categories: Use Matrix

TYPE OF USE	R9,600 ⁸⁸	R8,400 ⁸⁸	R7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	FS	IP ⁷⁶	BP	LI ^{55,76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²
Accessory Apartment ⁶²	A	A	A	A	A	A	((A))		((A))	((A))							
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
Antique Shop							P	<u>P</u>	P	P				P	P		P
Art Gallery ⁴¹	C	C	C		C	C	P	P	P	P		P	P	P	P		P
((Asphalt Batch Plant & Continuous Mix Asphalt Plant))												((P))			((P))		
Auto Repair, Major								<u>P</u>	<u>P⁸⁶</u>	P		P	P	P	P		P
Auto Repair, Minor							P	P	P ⁸⁶	P	P	P	P	P	P		P
Auto Towing														P	P		
Auto Wrecking (Yard) and Junkyards														C ⁴⁴	P ⁴⁴		
((Bakery))							((P ⁶⁹))	((P))	((P))	((P))		((P))	((P))	((P))	((P))		((P))
Bed and Breakfast Guesthouse ⁵⁸	C	C	C	C	C	C										C	
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
Boat Launch, Commercial ³¹									C	C				C	C		P

Residential in Business Park Zone

Index # - File Name: 1.0009 Amended Ordinance 16-013.pdf

TYPE OF USE	R9,600 ⁸⁸	R8,400 ⁸⁸	R7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	FS	IP ⁷⁶	BP	LI ^{55,76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²
Boat Launch, Non-commercial ³¹	C	C	C		C	C			C	C				C	C		
((Boat Sales))										((P))				((P))	((P))		
Caretaker's Quarters							P	P	P	P		P	P	P	P		
Cemetery ((Columbarium, Crematorium, Mausoleum⁴⁴)) and Funeral Home	C	C	C		C	C	P	P	P	P		P	P	P	P		P
Church ^{41,129}	C	C	C		P	P	P	P	P	P		P	P	P	P		P
((Cleaning Establishment))							((P))	((P))	((P))	((P))		((P))	((P))	((P))	((P))		((P))
Clubhouse	C	C	C		C	C	((C)) P	P	P	P		P	P	P	P	P	P
((Cold Storage))										((P))		((P))	((P))	((P))	((P))		
Commercial Vehicle Storage Facility										P		P	P	P	P		
((Community Club))	((C))	((C))	((C))		((C))	((C))	((C))		((P))	((P))		((P))	((P))	((P))	((P))	((P))	((P))
Community Facilities for Juveniles ¹⁰³																	
1 to 8 Resident Facility	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P
9 to 24 Resident Facility	S	S	S	S	S	P	P	P	P	P		P	P	P	P	P	P
Construction Contracting										P		P	P	P	P		P ¹²³
((Country Club))	((C))	((C))	((C))									((P))	((P))	((P))	((P))		((P))
((Craft Shop²⁴))									((P ⁸⁶))	((P))		((P))	((P))	((P))	((P))		((P))
Day Care Center ^{2,129}	C	C	C		C	C	P	P	P	P	P	P	P	P	P	A	P
((Department Store))									((P))	((P ⁸⁶))	((P))			((P))	((P))		((P))
Distillation of Alcohol												P	P	P	P		P
((Distillation of Wood, Coal, Bones or Manufacturing of Their By-products))												((P))			((P))		

Residential in Business Park Zone

Index # - File Name: 1.0009 Amended Ordinance 16-013.pdf

TYPE OF USE	R9,600 ⁸⁸	R8,400 ⁸⁸	R7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	FS	IP ⁷⁶	BP	LI ^{55,76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²
Dock & Boathouse, Private, Non-commercial ^{3,41}	P	P	P	P	P	P	P		P	P		P	P	P	P		
((Drug Store))							((P))	((P))	((P))	((P))	((P ²²))			((P))	((P))		((P))
Dwelling, Attached Single Family	P	P	P	P	P	P	((P))	((P))	((P))	((P))							
Dwelling, Cottage Housing ¹¹⁶	P	P	P	P	P												
Dwelling, Duplex	P	P	P	P	P	P	((P))		((P))	((P))							
Dwelling, Mobile Home	P ⁶	P ⁶	P ⁶	P ⁶	P	P	((P ⁶))		((P ⁶))	((P ⁶))						P	
Dwelling, Multifamily					P	P	P	P	P	P			((P ⁵¹))				P
Dwelling, Single Family	P	P	P	P	P	P	((P))	((P ⁴))	((P))	((P))			((P ⁵¹))			P ⁴	
Dwelling, Townhouse ⁵			A	P	P	P	P	P	P	P							P
Electric Vehicle Infrastructure																	
Electric Vehicle Charging Station - Restricted, Level 1, and Level 2 ¹²¹	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Electric Vehicle Charging Station - Public, Level 1 and Level 2							P	P	P	P	P	P	P	P	P		P
Electric Vehicle Charging Station, Level 3	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	P	P	P	P	P	P	P	P	P		P
Battery Exchange Stations	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	P	P	P	P	P	P	P	P	P		P
((Explosives, Manufacturing))												((P))			((P))		
Explosives, Storage												P			P		
((Extraction of Animal or Fish Fat or Oil))												((P))			((P))		
((Fabrication Shop))										((P))		((P))	((P))	((P))	((P))		((P ¹²³))
Fairgrounds										P		P	P	P	P		
((Fallout Shelter, Individual))	((P))	((P))	((P))	((P))	((P))	((P))	((P))	((P))	((P))	((P))	((P))	((P))	((P))	((P))	((P))		((P))
((Fallout Shelter, Joint⁷))	((P))	((P))	((P))	((P))	((P))	((P))	((P))	((P))	((P))	((P))	((P))	((P))	((P))	((P))	((P))		((P))

Residential in Business Park Zone

Index # - File Name: 1.0009 Amended Ordinance 16-013.pdf

TYPE OF USE	R9,600 ⁸⁸	R8,400 ⁸⁸	R7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	FS	IP ⁷⁶	BP	LI ^{55,76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²
Family Day Care Home ⁸	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
401 to 5,000 sq ft ⁹⁹																	
Farmers Market ⁹³							<u>P</u>	<u>P</u>	<u>P</u>	P			P	P	P		P
((Financial Institutions))							((P))	((P))	((P))	((P))		((P))	((P))	((P))	((P))		((P))
Fish Farm												P	P	P	P		
((Fix-it Shop))							((P))	((P))	((P⁸⁶))	((P))		((P))	((P))	((P))	((P))		((P))
Forestry												P		P	P		
((Forge, Foundry, Blast Furnace for Melting of Ore))															((P))		
Foster Home	P	P	P	P	P	P	P		P	P						P	
Fuel ((& Coal)) 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	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 sq ft on Less than 3 Acres ^{41,59}	A	A	A	A	A	A	((A))	((A))	((A))	((A))		A	A	A	A	A	
4,001 sq ft and Greater ^{41,59}	C	C	C	C	C	C	((C))	((C))	((C))	((C))		C	C	C	C	C	
Garage, Detached Private 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	C	
Golf Course ((and)), Driving Range <u>and Country Club</u>	C	C	C						((P))	((P))		((P))	((P))	((P))	((P))		
Government Structures & Facilities ^{27,41}	C	C	C	C	C	C	C	P	P	P		P	P	P	P		P

Residential in Business Park Zone

Index # - File Name: 1.0009 Amended Ordinance 16-013.pdf

TYPE OF USE	R9,600 ⁸⁸	R8,400 ⁸⁸	R7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	FS	IP ⁷⁶	BP	LI ^{55,76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²
((Greenhouse, Lath House, & Nurseries: ⁵²Retail))							((P))	((P))	((P))	((P))				((P))	((P))		
Greenhouse, Lath House, & Nurseries ((⁵² Wholesale))							P	P	P	P		P	P	P	P		
((Grocery Store))							((P))	((P))	((P ⁸⁶))	((P))	((P ²²))			((P))	((P))		((P))
((Grooming Parlor))							((P))	((P))	((P))	((P))			((P ⁵³))	((P))	((P))		((P))
Guesthouse ⁸⁵	P	P	P		P	P	((P))	((P))	((P))	((P))						P	
((Gymnasium))								((P))	((P))	((P))		((P))	((P))	((P))	((P))		((P))
((Hardware Store))							((P))	((P))	((P))	((P))				((P))	((P))		((P))
Hazardous Waste Storage & Treatment Facilities, Offsite ⁶⁶												C	C	C	C		
Hazardous Waste Storage & Treatment Facilities, Onsite ⁶⁵							P	P	P	P	P	P	P	P	P		
Health and Social Service Facility ⁹⁰																	
Level I	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
Level III						C	C	P	P	P		P		P	P	C	P
((Home Improvement Center))							((P))	((P))	((P ⁸⁶))	((P))				((P))	((P))		((P))
Home Occupation ¹¹	P	P	P	P	P	P	P		P	P						P	P
Hotel/Motel					C	C	<u>P¹³⁶</u>	P	P	P	P				<u>P⁸⁹</u>		P
((Junkyard))														((C ⁴⁴))	((P ⁴⁴))		
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							<u>P</u>	<u>P</u>	<u>P</u>	P		P	P	P	P		P

Residential in Business Park Zone

Index # - File Name: 1.0009 Amended Ordinance 16-013.pdf

TYPE OF USE	R9,600 ⁸⁸	R8,400 ⁸⁸	R7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	FS	IP ⁷⁶	BP	LI ^{55,76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²
Library ⁴¹	C	C	C		C	C	C	P	P	P		P	P	P	P		P
((Licensed Practitioner^{29,41}))					((C))	((C))	((P))	((P))	((P))	((P))		((P))	((P))	((P))	((P))		((P))
((Livestock Auction Facility))												((P))		((P))	((P))		
((Locksmith))							((P))	((P))	((P ⁸⁶))	((P))		((P))	((P))	((P))	((P))		((P))
<u>Lumber Mill</u>												<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		
Lumberyard										P		P	P	P	P		
Manufacturing, Heavy ⁸²												P			P		
Manufacturing-All Other Forms Not Specifically Listed ⁸³												P	P	P	P		P ¹²³
Marijuana Processing ^{125, 131}												P	P	P	P		
Marijuana Production ^{125, 131}												P	P	P	P		
Marijuana Retail ^{131, 132}							C	C	C	C			C	C	C		C
Massage Parlor									P	P		P	P	P	P		P
<u>Material Recovery Facility¹³⁴</u>												<u>C</u>		<u>C</u>	<u>C</u>		
((Medical Clinic²⁹))					((C))	((C))	((P))	((P))	((P))	((P))		((P))	((P))	((P))	((P))		((P))
Mini Self-Storage								P	<u>P</u>	P	<u>P</u>	P	P	P	P		
Mobile Home Park ³⁸					C	C			C	C							P
((Mobile Home & Travel Trailer Sales))										((P))		((C ³⁶))		((P))	((P))		
Model Hobby Park ⁷⁵										((P))			A	A	A		
Model House/Sales Office	P	P	P	P	P	P	((P))	((P))	((P))	((P))							((P))
((Mortuary))					((C))	((C))			((P))	((P))		((P))	((P))	((P))	((P))		((P))

Residential in Business Park Zone

Index # - File Name: 1.0009 Amended Ordinance 16-013.pdf

TYPE OF USE	R9,600 ⁸⁸	R8,400 ⁸⁸	R7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	FS	IP ⁷⁶	BP	LI ^{55,76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²
Motocross Racetrack ¹²⁹										C ¹¹³		C ¹¹³	C ¹¹³	C ¹¹³	C ¹¹³		
((Motor Vehicle & Equipment Sales))									((P ²³))	((P))				((P))	((P))		
Museum ⁴¹	C	C	C		C	C	C	P	P	P		P	P	P	P		P
<u>Neighborhood Services</u>					<u>A.C</u> <u>86.138</u>	<u>A.C</u> <u>86.138</u>	<u>P</u>	<u>P</u>	<u>P</u> ⁸⁶	<u>P</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>
((Office, General))							((P))	((P))	((P))	((P))		((P))	((P))	((P))	((P))		((P))
<u>Office and Banking</u>							<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>
Park, Public ¹⁴	P	P	P		P	P	P	P	P	P		P	P	P	P		P
Park-and-Pool Lot	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P		P
Park-and-Ride Lot	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P		P
((Personal Services Shop))							((P))	((P))	((P ⁸⁶))	((P))		((P ⁴⁹))	((P ⁴⁹))	((P))	((P))		((P))
Personal Wireless Communications Facilities ^{27,41,104,105,106}	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	C	P ¹¹⁹
((Petroleum Products & Gas Storage – Bulk⁴³))										((P))		((P))	((P))	((P))	((P))		
((Petroleum Refining⁴³))												((P))					
((Print Shop))									((P ⁸⁶))	((P))		((P))	((P))	((P))	((P))		((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
Recreational Vehicle Park									C	C	P					C	
<u>Recycling Facility¹³⁷</u>										<u>C</u>		<u>C</u>		<u>C</u>	<u>C</u>		

Residential in Business Park Zone

Index # - File Name: 1.0009 Amended Ordinance 16-013.pdf

TYPE OF USE	R9,600 ⁸⁸	R8,400 ⁸⁸	R7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	FS	IP ⁷⁶	BP	LI ^{55,76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²
Rendering of Fat, Tallow, or Lard ¹²⁹												P			P		
Restaurant							P	P	P	P	P	P ⁴⁹	P ⁴⁹	P	P		P
<u>Retail, General</u>						<u>A¹³⁵</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P²²</u>		<u>P⁵³</u>	<u>P</u>	<u>P</u>		<u>P</u>
((Retail Store))							((P))	((P))	((P⁸⁶))	((P))			((P⁵³))	((P))	((P))		((P))
Retirement Apartments				P	P	P	P	P	P	P						P	P
Retirement Housing				P	P	P	P	P	P	P						P	P
((Rolling or Blooming Mills))												((P))			((P))		
Sanitary Landfill ¹²⁹	C	C	C						C	C		C	C	C	C		
((Sawmill))										((P))		((P))	((P))	((P))	((P))		
Schools																	
K-12 & Preschool ^{41,68,129}	C	C	C		C	C	<u>C¹³⁶</u>		P	P		P	P	P	P		P
College ^{41,68}	C	C	C		C	C	<u>C¹³⁶</u>		P	P		P	P	P	P		P
Other ^{41,68}					C	C	<u>C¹³⁶</u>		P	P		P	P	P	P		P
((Second Hand Store))									((P⁸⁶))	((P))				((P))	((P))		((P))
Service Station ⁴¹							P	P	P ⁸⁶	P	P			P	P		P
((Shake & Shingle Mill))										((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		
<u>Small Workshop</u>									<u>P⁸⁶</u>	<u>P</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>
((Specialty Store))							((P))	((P))	((P⁸⁶))	((P))				((P))	((P))		((P))

Residential in Business Park Zone

Index # - File Name: 1.0009 Amended Ordinance 16-013.pdf

TYPE OF USE	R9,600 ⁸⁸	R8,400 ⁸⁸	R7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	FS	IP ⁷⁶	BP	LI ^{55,76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²
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	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	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	A	A
4,001 sq ft and Greater ^{41,59}	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	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	P
2,401 sq ft and greater ^{41,59}	C	C	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
Swimming/Wading Pool ^{17,41}	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
((Tannery))												((P))			((P))		
((Tar Distillation or Manufacturing))												((P))			((P))		
((Tavern⁴⁴))									((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						A
Temporary Dwelling For Relative ¹⁸	A	A	A	A	A	A	A	A	A	A	A						
Temporary Residential Sales Coach ⁷³	A	A	A														A
((Temporary Woodwaste Recycling⁶³))															((A))	((A))	
((Temporary Woodwaste Storage⁶³))															((A))	((A))	
((Tire Store))							((P))	((P))	((P ⁸⁶))	((P))					((P))	((P))	((P))

Residential in Business Park Zone

Index # - File Name: 1.0009 Amended Ordinance 16-013.pdf

TYPE OF USE	R9,600 ⁸⁸	R8,400 ⁸⁸	R7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	FS	IP ⁷⁶	BP	LI ^{55,76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²
((Tool Sales & Rental))									((P ⁸⁶))	((P))				((P))	((P))		((P))
Transit Center	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P		P
Ultralight Airpark ²⁰												P					
Utility Facilities, Electromagnetic Transmission & Receiving Facility ^{27,129}	C	C	C	C	C	C	C	P	P ⁸⁶	P	C	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	C	P	P	P	P	C	P
<u>Vehicle, Vessel and Equipment Sales and Rental</u>									P ²³	P				P	P		
Veterinary Clinic					C	C	P	P	P ⁸⁶	P		P	P	P	P		P
((Warehousing)) Warehouse										P		P	P	P	P		P ¹²³
Wholesale Establishment								P	P ⁸⁶	P		P	P	P	P		P ¹²³
Woodwaste Recycling ((⁵⁷)) and Woodwaste Storage												A ⁶³		((G) A ⁶³)	((G) A ⁶³)		
((Woodwaste Storage⁶⁷))														((G))	((G))		
((Yacht/Boat Club))												((P))	((P))	((P))	((P))		((P))
All other uses not otherwise mentioned												P	P	P	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																	

1
2
3
4

Section 5. Snohomish County Code Section 30.22.110, last amended by Amended Ordinance No. 15-009, on May 6, 2015, is amended to read:

30.22.110 Rural and Resource Use Matrix

Type of Use	Rural Zones							Resource Zones			
	RD	RRT-10	R-5	RB	CRC	RFS	RI	F	F&R	A-10	MC
Accessory Apartment ⁶²	A	A	A	A				A	A	A	A
Agriculture ⁴¹	P	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											P
<u>Auto Repair, Major</u>							P				
Auto Repair, Minor				P ⁽²⁸⁾	P	P	P				
Auto Towing	C		C								
<u>Auto Wrecking and Junkyards</u>							A ⁴⁴				
<u>((Bakery))</u>				<u>((P²⁸))</u>	<u>((P))</u>						
Bakery, Farm ⁹⁷	P	P	P	P			P		P	P	
Bed and Breakfast Guesthouse ⁵⁸	C		C ¹¹⁵	P				C	C	A	
Bed and Breakfast Inn ⁵⁸	C		C ¹¹⁵	P				C	C	C	
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				P

Residential in Business Park Zone

Index # - File Name: 1.0009_Amended_Ordinance_16-013.pdf

Type of Use	Rural Zones							Resource Zones			
	RD	RRT-10	R-5	RB	CRC	RFS	RI	F	F&R	A-10	MC
Cemetery ((Columbarium, Crematorium, Mausoleum⁴⁴)) <u>and Funeral Home</u>	P		C ¹¹⁵								
Church ^{41,129}	P		C ¹¹⁵	C	P						
<u>Clubhouse</u>	<u>C</u>		<u>C¹¹⁵</u>	<u>P</u>	<u>P¹³³</u>						
((Cold Storage))							((P))				
Commercial Vehicle Home Basing			C ³³								
Commercial Vehicle Storage Facility				((G)) <u>P</u>	<u>P</u>	<u>P</u>	P				
((Community Club))	((P))		((G ¹¹⁵))	((P))	((P))						
Community Facilities for Juveniles ¹⁰³ 1 to 8 residents 9 to 24 residents			P ^{102,115} S ^{103,115}	P P	P P						
Construction Contracting				P ^{80,81}							
((Country Club))	((G))		((G ¹¹⁵))	((P))							
((Craft Shop²⁴))				((P))							
Dams, Power Plants, & Associated Uses									P		
Day Care Center ^{2,129}	P		C ¹¹⁵	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	
((Drug Store))				((P ²⁹))	((P))						
Dwelling, Duplex	P	P	P					P		P	
Dwelling, Mobile Home	P	P	P		P ⁶			P	P	P	P

Residential in Business Park Zone

Index # - File Name: 1.0009_Amended_Ordinance_16-013.pdf

Type of Use	Rural Zones							Resource Zones			
	RD	RRT-10	R-5	RB	CRC	RFS	RI	F	F&R	A-10	MC
Dwelling, Single Family	P	P	P		P			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		A, C
Explosives, Storage	C	C	C				C	P	C		C
((Fabrication Shop))							((P))				
((Fallout Shelter, Individual))	((P))	((P))	((P¹¹⁵))	((P))	((P))	((P))	((P))	((P))	((P))	((P))	((P))
((Fallout Shelter, Joint⁷))	((P))	((P))	((P¹¹⁵))	((P))	((P))	((P))	((P))	((P))	((P))	((P))	((P))
Family Day Care Home ^{8,130}	P		P ¹¹⁵	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	P
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	
((Fix-it Shop))				((P²⁸))	((P))		((P))				

Residential in Business Park Zone

Index # - File Name: 1.0009_Amended_Ordinance_16-013.pdf

Type of Use	Rural Zones							Resource Zones			
	RD	RRT-10	R-5	RB	CRC	RFS	RI	F	F&R	A-10	MC
Forestry	P	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	
<u>Fuel Yard</u> ⁴³							<u>P</u>				
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 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	P
2,401 sq ft and greater ^{41,59}	C	C	C	C	C	C	C	C	C	C	C
Golf Course ((and)), Driving Range and Country Club	C		C ¹¹⁵	<u>P</u>						C ⁷⁴	
Government Structures & Facilities ^{27,41}	C	C	C ¹¹⁵	C	P		C	C	C		C
Greenhouse, Lath House, Nurseries ((⁵² Retail))	P	P	P ¹¹⁵	P	P		P	P		P	
((Greenhouse, Lath House, Nurseries: ⁵² Wholesale))	((P))	((P))	((P¹¹⁵))	((P))	((P))		((P))	((P))		((P))	
((Grocery Store))				((P⁸⁰))	((P))	((P⁸⁰))					
((Grooming Parlor))					((P))						
Guesthouse ⁸⁵	P	P	P	P				P	P	P	
((Hardware Store))				((P⁸⁰))	((P))						
Hazardous Waste Storage & Treatment Facilities Onsite ⁶⁵	P			P		P	P	P	P		
Health and Social Service Facility ⁹⁰											

Residential in Business Park Zone

Index # - File Name: 1.0009_Amended_Ordinance_16-013.pdf

Type of Use	Rural Zones							Resource Zones			
	RD	RRT-10	R-5	RB	CRC	RFS	RI	F	F&R	A-10	MC
Level I	P	P	P ¹¹⁵	P	P			P	P		P
Level II ^{41,91,129}			C ¹¹⁵	C							
Level III											
((Home Improvement Center))				((P⁸⁰))	((P))						
Home Occupation ^{11,84}	P ⁶⁴	P ⁶⁴	P ⁶⁴	P ⁶⁴	P			P ⁶⁴	P ⁶⁴	P ⁶⁴	P ⁶⁴
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	
<u>Laboratory</u>				<u>P</u>			<u>P</u>				
Library ⁴¹	C		C ¹¹⁵	P							
((Licensed Practitioner^{29,41}))				((P²⁹))							
Livestock Auction Facility	C ⁴⁸		C ^{48,115}		P		P			C ⁴⁸	
((Locksmith))				((P))	((P))						
((Log Scaling Station¹³⁰))	((C))	((C))	((C¹¹⁵))				((P))	((P))	((P))	((P))	
<u>Lumber Mill</u>	<u>C²⁶</u>	<u>C²⁶</u>	<u>C^{26,115}</u>				<u>P</u>	<u>P</u>	<u>P</u>		
Lumberyard							P				
Manufacturing - All Other Forms Not Specifically Listed ⁸³				C			C				

Residential in Business Park Zone

Index # - File Name: 1.0009_Amended_Ordinance_16-013.pdf

Type of Use	Rural Zones							Resource Zones			
	RD	RRT-10	R-5	RB	CRC	RFS	RI	F	F&R	A-10	MC
Marijuana Processing ^{124, 131}							P			P	
Marijuana Production ^{124, 131}							P			P	
Marijuana Retail ^{131, 132}				C							
((Metal Working Shop))				((P²⁸))			((P))				
Mini-equestrian Center ^{41,72}	P	P	P ¹¹⁵	P			P	P	P	P ⁷¹	
<u>Mini Self-Storage</u>				<u>P</u>			<u>P</u>				
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		
((Motor Vehicle & Equipment Sales))					((P²³))						
Museum ^{41,130}	C		C ¹¹⁵	P						C ⁶¹	
<u>Neighborhood Services</u>				<u>P</u>	<u>P¹³³</u>						
Office ((-General)) <u>and Banking</u>				P	<u>P¹³³</u>						
Off-road vehicle use area, private									C ¹⁰⁹		
Park, Public ^{14,130}	P	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 Services Shop))				((P²⁹))	((P))						
Personal Wireless Communications Facilities ^{27,41,104,105,106,130}	C	C	C	C	C	C	C	C	C	C	C

Residential in Business Park Zone

Index # - File Name: 1.0009_Amended_Ordinance_16-013.pdf

Type of Use	Rural Zones							Resource Zones			
	RD	RRT-10	R-5	RB	CRC	RFS	RI	F	F&R	A-10	MC
((Petroleum Products & Gas Storage – Bulk))							((P ⁴³))				
((Print shop))				((P))							
Public Events/Assemblies on Farmland ⁹⁶										P	
Race Track ^{24,41,129}			C ¹¹⁵								
Railroad Right-of-way	C	C	C ¹¹⁵		P		P	C	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		
Resort									C		
Restaurant				P ⁸⁰	P	P					
<u>Retail, General</u>				P	P ¹³³	P ⁸⁰					
((Retail Store))				((P ⁸⁰))	((P))						
Rural Industries ⁴¹	P ²⁵										
Sanitary Landfill ¹²⁹	C	C	C ¹¹⁵					C			C
((Sawmill))	((C ²⁶))	((C ²⁶))	((C ^{26,145}))				((P))	((P))	((P))		
Schools											
K-12 & Preschool ^{41,68,129}	C		C ¹¹⁵	P							
College ^{41,68}	C		C ¹¹⁵								
Other ^{41,68}				C			C				
((Second Hand Store))				((P ²⁸))	((P))						

Residential in Business Park Zone

Index # - File Name: 1.0009_Amended_Ordinance_16-013.pdf

Type of Use	Rural Zones							Resource Zones			
	RD	RRT-10	R-5	RB	CRC	RFS	RI	F	F&R	A-10	MC
Service Station ⁴¹				P	P	P					
((Shake & Shingle Mill))	((C²⁶))	((C²⁶))	((C^{26,115}))				((P))	((P))			
Shooting Range ⁹²	C	C	C					C			
Sludge Utilization ³⁹	C	C, P ⁵⁰	C ¹¹⁵					C		C	C ⁵⁶
Small Animal Husbandry ⁴¹	P		P		P			P	P	P	P
<u>Small Workshop</u>				<u>P</u>			<u>P</u>				
((Specialty Store))				((P²⁸))	((P))						
Stables	P	P	P	P			P	P	P	P	
Stockyard or Slaughter House ¹²⁹							C ⁴⁸				
Storage, Retail Sales Livestock Feed			P ^{54,115}	P			P			P	
Storage Structure, Accessory⁶⁰											
Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P	P	P
2,401 - 4,000 sq ft on More than 3 Acres ^{41,59}	P	P	P	P	P	P	P	P	P	P	P
2,401 - 4,000 sq ft on Less than 3 acres ^{41,59}	A	A	A	A	A	A	A	A	A	A	A
4,001 sq ft and Greater ^{41,59}	C	C	C	C	C	C	C	C	C	C	C
Storage Structure, Non-accessory⁶⁰											
Up to 2,400 sq ft	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
Studio ⁴¹	C ⁷⁷		C ^{77,115}								
Swimming/Wading Pool ^{17,41}	P	P	P					P	P	P	P
((Tavern⁴⁴))				((P))	((P))						

Residential in Business Park Zone

Index # - File Name: 1.0009_Amended_Ordinance_16-013.pdf

Type of Use	Rural Zones							Resource Zones			
	RD	RRT-10	R-5	RB	CRC	RFS	RI	F	F&R	A-10	MC
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
Temporary Logging Crew Quarters								P	P		
Temporary Residential Sales Coach ⁷³	A		A ¹¹⁵								
((Temporary Woodwaste Recycling⁶³))	((A))						((A))	((A))			
((Temporary Woodwaste Storage⁶³))	((A))							((A))			
((Fire Store))					((P))						
((Tool Sales & Rental))				((P))	((P))						
Transit Center	C	C	C ¹¹⁵	P		P		C	C		
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	C
Utility Facilities, Transmission Wires or Pipes & Supports ²⁷	P	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	C
<u>Vehicle, Vessel and Equipment Sales and Rental</u>					<u>P²³</u>						
Veterinary Clinic	P		C ¹¹⁵	P	P					C	
<u>Warehouse</u>							<u>P</u>				
Wedding Facility ^{87,130}		P	P ¹¹⁵							P	
<u>Woodwaste Recycling ((⁶⁷)) and Woodwaste Storage</u>	((C)) <u>A⁶³</u>	C⁵⁷	C⁵⁷				((C)) <u>A⁶³</u>	((C)) <u>A⁶³</u>			
((Woodwaste Storage⁵⁷))	((C))	((C))	((C))				((C))	((C))			

Residential in Business Park Zone

Index # - File Name: 1.0009_Amended_Ordinance_16-013.pdf

Type of Use	Rural Zones							Resource Zones			
	RD	RRT-10	R-5	RB	CRC	RFS	RI	F	F&R	A-10	MC
((Yacht/Boat Club))				((P))			((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 6. Snohomish County Code Section 30.22.120, last amended by Amended Ordinance No. 15-025, on May 6, 2015, is amended to read:

30.22.120 Other Zone Categories Use Matrix

Type of Use	Other ((Zone)) Zones						
	SA-1	RC	RU	R20,000	R12,500	WFB	
Accessory Apartment ⁶²	A	A	A	A	A	A	
Agriculture ^{41,107}	P	P	P	P	P	P	
Airport, Stage 1 Utility ¹	C	C	C	C	C	C	
((Antique Shop))			((C ⁴⁵))				
Art Gallery ⁴¹	C	C	P	C	C	C	
Bakery, Farm ⁹⁷		P					
Bed and Breakfast Guesthouse ⁵⁸	C	C	C	C	C	C	
Bed and Breakfast Inn ⁵⁸		C					
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 ((, Columbarium, Crematorium, Mausoleum⁴⁴)) <u>and Funeral Home</u>	C	C	C	C	C	C	

Residential in Business Park Zone

Index # - File Name: 1.0009_Amended_Ordinance_16-013.pdf

Type of Use	Other ((Zone)) Zones					
	SA-1	RC	RU	R20,000	R12,500	WFB
Church ^{41,129}	C	C	P	C	C	C
<u>Clubhouse</u>	<u>C</u>	<u>C</u>		<u>C</u>	<u>C</u>	<u>C</u>
((Community Club))	((C))	((C))	((P))	((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
((Country Club))	((C))	((C))	((C))	((C))	((C))	((C))
Day Care Center ^{2,129}	C	C	P	C	C	C
Distillation of Alcohol		C ³⁴	C ³⁴			
Dock & Boathouse, Private, Non-commercial ^{13,42}	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						
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	C ¹²⁰
Battery Exchange Stations	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰
Excavation & Processing of Minerals ²⁸		A,C				
Explosives Storage		C	C			
((Fallout Shelter, Individual))	((P))	((P))	((P))	((P))	((P))	((P))

Residential in Business Park Zone

Index # - File Name: 1.0009_Amended_Ordinance_16-013.pdf

Type of Use	Other ((Zone)) Zones					
	SA-1	RC	RU	R20,000	R12,500	WFB
((Fallout Shelter, Joint⁷))	((P))	((P))	((P))	((P))	((P))	((P))
Family Day Care Home ⁸	P	P	P	P	P	P
Farm Product Processing Up to 5,000 sq ft Over 5,000 sq ft ⁹⁴		P P	A			
Farm Support Businesses ⁹⁴		A				
Farm Stand Up to 400 sq ft ⁹ 401 to 5,000 sq ft ⁹⁹	P	P P ¹⁰⁰ A ¹⁰⁰	P	P	P	P
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 Up to 2,400 sq ft 2,401 - 4,000 sq ft on More than 3 Acres ^{41,59} 2,401 - 4,000 sq ft on Less than 3 acres ^{41,59} 4,001 sq ft and Greater ^{41,59}	P P A C	P P A C	P P A C	P P A C	P P A C	P P A C
Garage, Detached Private Non-accessory ⁶⁰ Up to 2,400 sq ft 2,401 sq ft and greater ^{41,59}	P C	P C	P C	P C	P C	P C
Golf Course ((and)) , Driving Range <u>and Country Club</u>	C	C	((C))	C	C	C
Government Structures & Facilities ^{27,41}	C	C	C	C	C	C

Residential in Business Park Zone

Index # - File Name: 1.0009_Amended_Ordinance_16-013.pdf

Type of Use	Other ((Zone)) Zones					
	SA-1	RC	RU	R20,000	R12,500	WFB
Greenhouse, Lath House, Nurseries ((⁵² Retail))	P					
((Greenhouse, Lath House, Nurseries:⁵² Wholesale))	((P))		((P))	((C⁴⁷))		
Guesthouse 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			
Library ⁴¹	C	C	P	C	C	C
((Livestock Auction Facility))		((C⁴⁸))	((C⁴⁸))			
((Log Scaling Station))		((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	

AMENDED ORDINANCE NO. 16-013

RELATING TO GROWTH MANAGEMENT; REVISING REGULATIONS FOR COMMERCIAL AND INDUSTRIAL DEVELOPMENT; AMENDING CHAPTERS 30.22, 30.25, 30.26, 30.28, 30.31A, AND 30.91B-30.91W OF THE SNOHOMISH COUNTY CODE

Residential in Business Park Zone

Index # - File Name: 1.0009_Amended_Ordinance_16-013.pdf

Type of Use	Other ((Zone)) Zones					
	SA-1	RC	RU	R20,000	R12,500	WFB
Park-and-Ride Lot	C	C	C	C	C	
Personal Wireless Communications Facilities ^{27,41,104,105,106}	C	C	C	C	C	C
((Petroleum Products & Gas Storage – Bulk))			((C⁴³))			
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			
Sanitary Landfill ¹²⁹	C	C	C	C	C	C
((Sawmill))			((C²⁶))			
Schools						
K-12 & Preschool ^{41,68,129}	C	C	C	C	C	C
College ^{41,68}	C	C	C	C	C	C
((Shake & Shingle Mill))			((C²⁶))			
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
((Stockyard or Slaughter House¹²⁹))			((C⁴⁸))			
Storage, Retail Sales Livestock Feed		P ⁵⁴				
Storage Structure, Accessory ⁶⁰						
Up to 2,400 sq ft	P	P	P	P	P	P

Residential in Business Park Zone

Index # - File Name: 1.0009_Amended_Ordinance_16-013.pdf

Type of Use	Other ((Zone)) Zones					
	SA-1	RC	RU	R20,000	R12,500	WFB
2,401 - 4,000 sq ft on More than 3 Acres ^{41,59}	P	P	P	P	P	P
2,401 sq ft -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	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
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			
((Yacht/Boat Club))						((E))
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						

1 Section 7. Snohomish County Code Section 30.22.130, last amended by Amended
2 Ordinance No. 15-009 on May 6, 2015, is amended to read:

3
4 **30.22.130 Reference notes for use matrix.**

5
6 (1) Airport, Stage 1 Utility:

7 (a) Not for commercial use and for use of small private planes;

8 (b) In the RU zone, they shall be primarily for the use of the resident property owner; and

9 (c) When the airport is included in an airpark, the disclosure requirements of

10 SCC 30.28.005 shall apply.

11 (2) Day Care Center:

12 (a) In WFB, R-7,200, R-8,400, R-9,600, R-12,500, R-20,000, and SA-1 zones, shall only be
13 permitted in connection with and secondary to a school facility or place of worship; and

14 (b) Outdoor play areas shall be fenced or otherwise controlled, and noise buffering provided
15 to protect adjoining residences.

16 (3) Dock and Boathouse, Private, Non-commercial: The following standards apply outside of
17 shoreline jurisdiction only. If located within shoreline jurisdiction, the standards in
18 SCC 30.67.515 apply instead.

19 (a) The height of any covered over-water structure shall not exceed 12 feet as measured
20 from the line of ordinary high water;

21 (b) The total roof area of covered, over-water structures shall not exceed 1,000 square feet;

22 (c) The entirety of such structures shall have a width no greater than 50 percent of the width
23 of the lot at the natural shoreline upon which it is located;

24 (d) No over-water structure shall extend beyond the mean low water mark a distance greater
25 than the average length of all preexisting over-water structures along the same shoreline ((and))
26 within 300 feet of either side of the parcel on which the structure is proposed. Where no such
27 preexisting structures exist within 300 feet, the pier length shall not exceed 50 feet;

28 (e) Structures permitted hereunder shall not be used as a dwelling, nor shall any boat
29 moored at any wharf be used as a dwelling while so moored; and

30 (f) Covered structures are subject to a minimum setback of three feet from any side lot line or
31 extension thereof. No side yard setback shall be required for uncovered structures. No rear yard
32 setback shall be required for any structure permitted hereunder.

33 (4) Dwelling, Single family: ((In PCB zones, shall be allowed only if included within the same
34 structure as a commercial establishment.)) In the MHP zone, single family detached dwellings
35 are limited to one per existing single legal lot of record.

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

38 (6) Dwelling, Mobile Home:

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

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

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

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

45 (ii) a perimeter masonry foundation;

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

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

49 (7) ((Fallout Shelter, Joint, by two or more property owners:

- 1 ~~Side and rear yard requirements may be waived by the department along the boundaries lying~~
2 ~~between the properties involved with the proposal, and zone; provided that its function as a~~
3 ~~shelter is not impaired.)~~ RESERVED for future use.
- 4 (8) Family Day Care Home:
5 (a) No play yards or equipment shall be located in any required setback from a street; and
6 (b) Outdoor play areas shall be fenced or otherwise controlled.
- 7 (9) Farm Stand:
8 (a) There shall be only one stand on each lot; and
9 (b) At least 50 percent by farm product unit of the products sold shall be grown, raised or
10 harvested in Snohomish County, and 75 percent by farm product unit of the products sold shall
11 be grown, raised or harvested in the State of Washington.
- 12 (10) Farm Worker Dwelling:
13 (a) At least one person residing in each farm worker dwelling unit shall be employed full time
14 in the farm operation;
15 (b) An agricultural farm worker dwelling unit affidavit must be signed and recorded with the
16 county attesting to the need for such dwellings to continue the farm operation;
17 (c) The number of farm worker dwellings shall be limited to one per each 40 acres under
18 single contiguous ownership to a maximum of six total dwellings, with 40 acres being required to
19 construct the first accessory dwelling unit. Construction of the maximum number of dwelling
20 units permitted shall be interpreted as exhausting all residential potential of the land until such
21 time as the property is legally subdivided; and
22 (d) All farm worker dwellings must be clustered on the farm within a 10-acre farmstead which
23 includes the main dwelling. The farmstead's boundaries shall be designated with a legal
24 description by the property owner with the intent of allowing maximum flexibility while minimizing
25 interference with productive farm operation. Farm worker dwellings may be located other than
26 as provided for in this subsection only if environmental or physical constraints preclude meeting
27 these conditions.
- 28 (11) Home Occupation: See SCC 30.28.050.
- 29 (12) Kennel, Commercial: There shall be a five-acre minimum lot area; except in the R-5 and
30 RD zones, where 200,000 square feet shall be the minimum lot area.
- 31 (13) Kennel, Private-breeding, and Kennel, Private Non-breeding: Where the animals
32 comprising the kennel are housed within the dwelling, the yard or some portion thereof shall be
33 fenced and maintained in good repair or to contain or to confine the animals upon the property
34 and restrict the entrance of other animals.
- 35 (14) Parks, Publicly-owned and Operated:
36 (a) No bleachers are permitted if the site is less than five acres in size;
37 (b) All lighting shall be shielded to protect adjacent properties; and
38 (c) No amusement devices for hire are permitted.
- 39 (15) Boarding House: There shall be accommodations for no more than two persons.
- 40 (16) RESERVED for future use (Social Service Center - DELETED by Amended Ord. 04-
41 010 effective March 15, 2004)
- 42 (17) Swimming/Wading Pool (not to include hot tubs and spas): For the sole use of occupants
43 and guests:
44 (a) No part of the pool shall project more than one foot above the adjoining ground level in a
45 required setback; and
46 (b) The pool shall be enclosed with a fence not less than four feet high, of sufficient design
47 and strength to keep out children.
- 48 (18) Temporary Dwelling for a relative:
49 (a) The dwelling shall be occupied only by a relative, by blood or marriage, of the
50 occupant(s) of the permanent dwelling;

- 1 (b) The relative must receive from, or administer to, the occupant of the other dwelling
2 continuous care and assistance necessitated by advanced age or infirmity;
- 3 (c) The need for such continuous care and assistance shall be attested to in writing by a
4 licensed physician;
- 5 (d) The temporary dwelling shall be occupied by not more than two persons;
- 6 (e) Use as a commercial rental unit shall be prohibited;
- 7 (f) The temporary dwelling shall be situated not less than 20 feet from the permanent
8 dwelling on the same lot and shall not be located in any required yard of the principal dwelling;
- 9 (g) A land use permit binder shall be executed by the landowner, recorded with the
10 Snohomish County auditor and a copy of the recorded document submitted to the department
11 for inclusion in the permit file;
- 12 (h) Adequate screening, landscaping, or other measures shall be provided pursuant to
13 SCC 30.25.028 to protect surrounding property values and ensure compatibility with the
14 immediate neighborhood;
- 15 (i) An annual renewal of the temporary dwelling permit, together with recertification of need,
16 shall be accomplished by the applicant through the department in the same month of each year
17 in which the initial mobile home/building permit was issued;
- 18 (j) An agreement to terminate such temporary use at such time as the need no longer exists
19 shall be executed by the applicant and recorded with the Snohomish County auditor; and
- 20 (k) Only one temporary dwelling may be established on a lot. The temporary dwelling shall
21 not be located on a lot on which a detached accessory apartment is located.
- 22 (19) Recreational Vehicle:
- 23 (a) There shall be no more than one per lot;
- 24 (b) Shall not be placed on a single site for more than 180 days in any 12-month period; and
- 25 (c) Shall be limited in the floodways to day use only (dawn to dusk) during the flood season
26 (October 1st through March 30th) with the following exceptions:
- 27 (i) Recreational vehicle use associated with a legally occupied dwelling to accommodate
28 overnight guests for no more than a 21-day period;
- 29 (ii) Temporary overnight use by farm workers on the farm where they are employed subject
30 to subsections (19)(a) and (b) of this section; and
- 31 (iii) Subject to subsections (19)(a) and (b) of this section and SCC 30.22.120(7)(b),
32 temporary overnight use in a mobile home park, which has been in existence continuously since
33 1970 or before, that provides septic or sewer service, water and other utilities, and that has an
34 RV flood evacuation plan that has been approved and is on file with the department of
35 emergency management and department of planning and development services.
- 36 (20) Ultralight Airpark:
- 37 (a) Applicant shall submit a plan for the ultralight airpark showing the location of all buildings,
38 ground circulation, and parking areas, common flight patterns, and arrival and departure routes;
- 39 (b) Applicant shall describe in writing the types of activities, events, and flight operations
40 which are expected to occur at the airpark; and
- 41 (c) Approval shall be dependent upon a determination by the county decision maker that all
42 potential impacts such as noise, safety hazards, sanitation, traffic, and parking are compatible
43 with the site and neighboring land uses, particularly those involving residential uses or livestock
44 or small animal husbandry; and further that the proposed use can comply with Federal Aviation
45 Administration regulations (FAR Part 103), which state that ultralight vehicle operations will not:
- 46 (i) create a hazard for other persons or property;
- 47 (ii) occur between sunset and sunrise;
- 48 (iii) occur over any substantially developed area of a city, town, or settlement, particularly
49 over residential areas or over any open air assembly of people; or
- 50 (iv) occur in an airport traffic area, control zone, terminal control area, or positive control
51 area without prior authorization of the airport manager with jurisdiction.

- 1 (21) (~~Craft Shop:~~
2 (a) ~~Articles shall not be manufactured by chemical processes;~~
3 (b) ~~No more than three persons shall be employed at any one time in the fabricating, repair,~~
4 ~~or processing of materials; and~~
5 (c) ~~The aggregate nameplate horsepower rating of all mechanical equipment on the~~
6 ~~premises shall not exceed two.)~~ RESERVED for future use.
7 (22) (~~Grocery and Drug Stores~~) General Retail: In the FS zone, there shall be a 5,000-
8 square foot floor area limitation.
9 (23) (~~Motor Vehicle and Equipment Sales~~) Vehicle, Vessel and Equipment Sales and Rental:
10 In the CB and CRC zone, all display, storage, and sales activities shall be conducted (~~indoors~~)
11 within a structure enclosed by walls on at least two sides.
12 (24) Race Track: The track shall be operated in such a manner so as not to cause offense by
13 reason of noise or vibration beyond the boundaries of the subject property.
14 (25) Rural Industry:
15 (a) The number of employees shall not exceed 10;
16 (b) All operations shall be carried out in a manner so as to avoid the emission or creation of
17 smoke, dust, fumes, odors, heat, glare, vibration, noise, traffic, surface water drainage, sewage,
18 water pollution, or other emissions which are unduly or unreasonably offensive or injurious to
19 properties, residents, or improvements in the vicinity;
20 (c) The owner of the rural industry must reside on the same premises as the rural industry
21 and, in the RD zone, the residence shall be considered as a caretaker's quarters; and
22 (d) Outside storage, loading or employee parking in the RD zone shall provide 15-foot wide
23 Type A landscaping as defined in SCC 30.25.017.
24 (26) (~~Sawmill, Shake and Shingle Mill:~~
25 ~~—(a) Such uses shall not include the manufacture of finished wood products such as furniture~~
26 ~~and plywood, but shall include lumber manufacturing; and~~
27 ~~—(b) The number of employees shall not exceed 25 during any eight-hour work shift;~~
28 ~~—(c) All operations shall be carried out in a manner so as to avoid the emission or creation of~~
29 ~~smoke, dust, fumes, odors, heat, glare, vibration, noise, traffic, surface water drainage, sewage,~~
30 ~~water pollution, or other emissions which are unduly or unreasonably offensive or injurious to~~
31 ~~properties, residents or improvements in the vicinity; and~~
32 ~~—(d) Sawmills and shakemills adjacent to a state highway in the RU zone shall provide 25 feet~~
33 ~~of Type A landscaping as defined in SCC 30.25.017))~~ RESERVED for future use.
34 (27) Governmental and Utility Structures and Facilities:
35 Special lot area requirements for this use are contained in SCC 30.23.200.
36 (28) Excavation and Processing of Minerals:
37 (a) This use, as described in SCC 30.31D.010(2), is allowed in the identified zones only
38 where these zones coincide with the mineral lands designation in the comprehensive plan
39 (mineral resource overlay or MRO), except for the MC zone where mineral lands designation is
40 not required.
41 (b) An Administrative Conditional Use Permit or a Conditional Use Permit is required
42 pursuant to SCC 30.31D.030.
43 (c) Excavation and processing of minerals exclusively in conjunction with forest practices
44 regulated pursuant to chapter 76.09 RCW is permitted outright in the Forestry zone.
45 (29) Medical Clinic, Licensed Practitioner: A prescription pharmacy may be permitted when
46 located within the main building containing licensed practitioner(s).
47 (30) Forest Industry Storage & Maintenance Facility (except harvesting) adjacent to property
48 lines in the RU zone shall provide 15-foot wide Type A landscaping as defined in
49 SCC 30.25.017.
50 (31) Boat Launch Facilities, Commercial or Non-commercial:

- 1 (a) The hearing examiner may regulate, among other factors, required launching depth,
- 2 lengths of existing docks and piers;
- 3 (b) Off-street parking shall be provided in an amount suitable to the expected usage of the
- 4 facility. When used by the general public, the guideline should be 32 to 40 spaces capable of
- 5 accommodating both a car and boat trailer for each ramp lane of boat access to the water;
- 6 (c) A level vehicle-maneuvering space measuring at least 50 feet square shall be provided;
- 7 (d) Pedestrian access to the water separate from the boat launching lane or lanes may be
- 8 required where it is deemed necessary in the interest of public safety;
- 9 (e) Safety buoys shall be installed and maintained separating boating activities from other
- 10 water-oriented recreation and uses where this is reasonably required for public safety, welfare,
- 11 and health; and
- 12 (f) All site improvements for boat launch facilities shall comply with all other requirements of
- 13 the zone in which it is located.

14 (32) Campground:

- 15 (a) The maximum overall density shall be seven camp or tent sites per acre in Forestry and
- 16 Recreation (F&R) zoning and two camp or tent sites per acre in Forestry (F) zoning;
- 17 (b) The minimum site size shall be 10 acres; and
- 18 (c) Campgrounds in Forestry (F) zoning may not provide utility hookups (e.g. water, electric,
- 19 sewage) to individual campsites; such hookups are allowed in campgrounds with Forestry and
- 20 Recreation (F&R) zoning.

21 (33) Commercial Vehicle Home Basing:

- 22 (a) The vehicles may be parked and maintained only on the property wherein resides a
- 23 person who uses them in their business;
- 24 (b) Two or more vehicles may be so based; and
- 25 (c) The vehicles shall be in operable conditions.

26 (34) Distillation of Alcohol:

- 27 (a) The distillation shall be from plant products, for the purpose of sale as fuel, and for the
- 28 production of methane from animal waste produced on the premises;
- 29 (b) Such distillation shall be only one of several products of normal agricultural activities
- 30 occurring on the premises; and
- 31 (c) By-products created in this process shall be used for fuel or fertilizer on the premises.

32 (35) RESERVED for future use (Group Care Facility - DELETED by Amended Ord. 04-

33 010 effective March 15, 2004)

34 (36) ~~((Mobile Home and Travel Trailer Sales:~~

- 35 ~~(a) Property shall directly front upon a principal or minor arterial in order to reduce~~
- 36 ~~encroachment into the interior of IP designated areas;~~
- 37 ~~(b) The hearing examiner shall consider the visual and aesthetic characteristics of the use~~
- 38 ~~proposal and determine whether nearby business and industrial uses, existing or proposed,~~
- 39 ~~would be potentially harmed thereby. A finding of potential incompatibility shall be grounds for~~
- 40 ~~denial;~~
- 41 ~~(c) The conditional use permit shall include a condition requiring mandatory review by the~~
- 42 ~~hearing examiner at intervals not to exceed five years for the express purpose of evaluating the~~
- 43 ~~continued compatibility of the use with other IP uses. The review required herein is in addition to~~
- 44 ~~any review which may be held pursuant to SCC 30.42B.100, SCC 30.42C.100 and~~
- 45 ~~SCC30.43A.100;~~

- 46 ~~(d) Such use shall not be deemed to be outside storage for the purpose of SCC 30.25.024;~~
- 47 ~~and~~

- 48 ~~(e) Such use shall be temporary until business or industrial development is timely on the site~~
- 49 ~~or on nearby IP designated property.)) RESERVED for future use.~~

50 (37) Small Animal Husbandry: There shall be a five-acre minimum site size.

- 1 (38) Mobile Home Park: Such development must fulfill the requirements of
2 chapter 30.42E SCC.
- 3 (39) Sludge Utilization: See SCC 30.28.085.
- 4 (40) Homestead Parcel: See SCC 30.28.055.
- 5 (41) Special Setback Requirements for this use are contained in SCC 30.23.110 or
6 SCC 30.67.515 if within shoreline jurisdiction.
- 7 (42) In the R-12,500 and WFB zones, the minimum lot size for duplexes shall be one and one-
8 half times the minimum lot size for single family dwellings.
- 9 (43) Petroleum Products and Gas, Bulk Storage:
- 10 (a) All above ground storage tanks shall be ~~((located 150 feet))~~ set back from all property
11 lines in accordance with requirements in the International Fire Code (IFC); and
12 (b) Storage tanks below ground shall be ~~((located))~~ set back no closer to the property line
13 than a distance equal to the greatest dimensions (diameter, length or height) of the buried
14 tank.
- 15 (44) Auto Wrecking Yards and Junkyards: A sight-obscuring fence a minimum of seven feet
16 high shall be established and maintained to the interior side of the required perimeter
17 landscaping area in the LI and RI ~~((zone))~~ zones. For perimeter landscaping requirements for
18 this use in all zones, see SCC 30.25.020 ~~((and 30.25.050 apply))~~.
- 19 (45) Antique Shops when established as a home occupation as regulated by
20 SCC 30.28.050(1); provided further that all merchandise sold or offered for sale shall be
21 predominantly "antique" and antique-related objects.
- 22 (46) Billboards: See SCC 30.27.080 for specific requirements.
- 23 (47) ~~((Nursery, Wholesale: In R-20,000 zone, a wholesale nursery is permitted on three acres~~
24 ~~or more; a conditional use permit is required on less than three acres.))~~ RESERVED for future
25 use.
- 26 (48) Stockyard and Livestock Auction Facility: The minimum lot size is 10 acres.
- 27 (49) Restaurants and Personal Service Shops: Located to service principally the constructed
28 industrial park uses.
- 29 (50) Sludge Utilization: A conditional use permit is required for manufacture of materials by a
30 non-governmental agency containing stabilized or digested sludge for a public utilization.
- 31 (51) ~~((Single Family and Multifamily Dwellings are a prohibited use, except for the following:~~
32 ~~(a) Existing dwellings that are nonconforming as a result of a county-initiated rezone to BP~~
33 ~~may make improvements or additions provided such improvements are consistent with the bulk~~
34 ~~regulations contained in chapter 30.23 SCC; provided further that such improvements do not~~
35 ~~increase the ground area covered by the structural portion of the nonconforming use by more~~
36 ~~than 100 percent of that existing at the existing date of the nonconformance; and~~
37 ~~(b) New single family and multifamily dwellings in the BP zone authorized pursuant to the~~
38 ~~provisions of SCC 30.31A.140.))~~ RESERVED for future use.
- 39 (52) ~~((Greenhouses, Lath Houses, and Nurseries:~~
40 ~~—(a) Incidental sale of soil, bark, fertilizers, plant nutrients, rocks, and similar plant husbandry~~
41 ~~materials is permitted;~~
42 ~~—(b) The incidental sale of garden tools and associated gardening accessories shall be~~
43 ~~permitted; however, the sale of motorized landscaping equipment such as lawn mowers, weed~~
44 ~~eaters, edgers, and rototillers shall be prohibited;~~
45 ~~—(c) There shall be no on-site signs advertising uses other than the principal use; and~~
46 ~~—(d) Incidental sales of garden tools and associated gardening accessories shall be less than~~
47 ~~25 percent of the sales of products produced in the greenhouse, lath house, or nursery.))~~
48 RESERVED for future use.
- 49 (53) Retail Store: See SCC 30.31A.120 for specific requirements for retail stores in the BP
50 zone.

- 1 (54) Retail Sales of Hay, Grain, and Other Livestock Feed are permitted on site in conjunction
2 with a livestock auction facility.
- 3 (55) Noise of Machines and Operations in the LI and HI zones shall comply with
4 chapter 10.01 SCC and machines and operations shall be muffled so as not to become
5 objectionable due to intermittence, beat frequency, or shrillness.
- 6 (56) Sludge Utilization only at a completed sanitary landfill or on a completed cell within a
7 sanitary landfill, subject to the provision of SCC 30.28.085.
- 8 (57) Woodwaste Recycling and Woodwaste Storage Facility: See SCC 30.28.095.
- 9 (58) Bed and Breakfast Guesthouses and Bed and Breakfast Inns: See SCC 30.28.020.
- 10 (59) Detached accessory or non-accessory private garages and storage structures are subject
11 to the following requirements:
- 12 (a) Special setback requirements for these uses are contained in SCC 30.23.110(20);
- 13 (b) Artificial lighting shall be hooded or shaded so that direct outside lighting, if any, will not
14 result in glare when viewed from the surrounding property or rights-of-way;
- 15 (c) The following compatibility standards shall apply:
- 16 (i) proposals for development in existing neighborhoods with a well-defined character
17 should be compatible with or complement the highest quality features, architectural character
18 and siting pattern of neighboring buildings. Where there is no discernable pattern, the buildings
19 shall complement the neighborhood. Development of detached private garages and storage
20 structures shall not interrupt the streetscape or dwarf the scale of existing buildings of existing
21 neighborhoods. Applicants may refer to the Residential Development Handbook for Snohomish
22 County Communities to review techniques recommended to achieve neighborhood
23 compatibility;
- 24 (ii) building plans for all proposals larger than 2,400 square feet in the Waterfront Beach, R-
25 7,200, R-8,400, R-9,600 and R-12,500 zones and rural cluster subdivisions shall document the
26 use of building materials compatible and consistent with existing on-site residential development
27 exterior finishes;
- 28 (iii) in the Waterfront Beach, R-7,200, R-8,400, R-9,600 and R-12,500 zones and rural
29 cluster subdivisions, no portion of a detached accessory private garage or storage structure
30 shall extend beyond the building front of the existing single family dwelling, unless screening,
31 landscaping, or other measures are provided to ensure compatibility with adjacent properties;
32 and
- 33 (iv) in the Waterfront Beach, R-7,200, R-8,400, R-9,600 and R-12,500 zones and rural
34 cluster subdivisions, no portion of a detached non-accessory private garage or storage structure
35 shall extend beyond the building front of existing single family dwellings on adjacent lots where
36 the adjacent dwellings are located within 10 feet of the subject property line. When a detached
37 non-accessory private garage or storage structure is proposed, the location of existing dwellings
38 on adjacent properties located within 10 feet of the subject site property lines shall be shown on
39 the site plan;
- 40 (d) All detached accessory or non-accessory private garages and storage structures
41 proposed with building footprints larger than 2,400 square feet shall provide screening or
42 landscaping from adjacent properties pursuant to chapter 30.25 SCC;
- 43 (e) On lots less than 10 acres in size having no established residential use, only one non-
44 accessory private garage and one storage structure shall be allowed. On lots 10 acres or larger
45 without a residence where the cumulative square footage of all existing and proposed non-
46 accessory private garages and storage structures is 6,000 square feet or larger, a conditional
47 use permit shall be required.
- 48 (f) Where permitted, separation between multiple private garages or storage structures shall
49 be regulated pursuant to subtitle 30.5 SCC.
- 50 (60) The cumulative square footage of all detached accessory and non-accessory private
51 garages and storage structures shall not exceed 6,000 square feet on any lot less than 5 acres,

1 except this provision shall not apply in the LDMR, MR, T, NB, GC, PCB, CB, FS, BP, IP, LI, HI,
2 RB, RFS, CRC and RI zones.

3 (61) Museums: Museums within the agriculture A-10 zone are permitted only in structures
4 which are legally existing on October 31, 1991.

5 (62) Accessory Apartments: See SCC 30.28.010.

6 (63) Temporary Woodwaste Recycling and Temporary Woodwaste Storage Facilities: See
7 SCC 30.28.090.

8 (64) RESERVED for future use.

9 (65) On-site Hazardous Waste Treatment and Storage Facilities are allowed only as an
10 incidental use to any use generating hazardous waste which is otherwise allowed; provided that
11 such facilities demonstrate compliance with the state siting criteria for dangerous waste
12 management facilities pursuant to RCW 70.105.210 and WAC 173-303-282 as now written or
13 hereafter amended.

14 (66) An application for a conditional use permit to allow an off-site hazardous waste treatment
15 and storage facility shall demonstrate compliance with the state siting criteria for dangerous
16 waste management facilities pursuant to RCW 70.105.210 and WAC 173-303-282 as now
17 written or hereafter amended.

18 (67) Adult Entertainment Uses: See SCC 30.28.015.

19 (68) Special Building Height provisions for this use are contained in SCC 30.23.050(2)(d).

20 (69) ~~((Bakery: In the NB zone, the gross floor area of the use shall not exceed 1,000 square
21 feet and the bakery business shall be primarily retail in nature.))~~ RESERVED for future use.

22 (70) Equestrian Centers are allowed with a conditional use permit on all lands zoned A-10
23 except in that portion of the special flood hazard area of the lower Snohomish and Stillaguamish
24 rivers designated density fringe as described in chapter 30.65 SCC.

25 (71) Mini-equestrian Centers are allowed as a permitted use on all lands zoned A-10 except in
26 that portion of the special flood hazard area of the lower Snohomish and Stillaguamish rivers
27 designated density fringe as described in chapter 30.65 SCC.

28 (72) Equestrian Centers and Mini-equestrian Centers require the following:

29 (a) Five-acre minimum site size for a mini-equestrian center;

30 (b) Covered riding arenas shall not exceed 15,000 square feet for a mini-equestrian center;
31 provided that stabling areas, whether attached or detached, shall not be included in this
32 calculation;

33 (c) Any lighting of an outdoor or covered arena shall be shielded so as not to glare on
34 surrounding properties or rights-of-way;

35 (d) On sites located in RC and R-5 zones, Type A landscaping as defined in
36 SCC 30.25.017 is required to screen any outside storage, including animal waste storage, and
37 parking areas from adjacent properties;

38 (e) Riding lessons, rentals, or shows shall only occur between 8 a.m. and 9 p.m.;

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

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

44 (73) Temporary Residential Sales Coach (TRSC):

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

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

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

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

- 3 (i) plat construction plans have been approved;
- 4 (ii) the fire marshal has approved the TRSC proposal;
- 5 (iii) proposed lot lines for the subject lot are marked on site; and

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

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

12 (75) Model Hobby Park: SCC 30.28.060.

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

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

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

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

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

29 (78) ~~((The gross floor area of the use shall not exceed 1,000 square feet.))~~ RESERVED for
30 future use.

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

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

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

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

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

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

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

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

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

50 (83) "All other forms of manufacture not specifically listed" is a category which uses
51 manufacturing workers, as described under the Dictionary of Occupational Titles, published by

1 the US Department of Labor, to produce, assemble or create products and which the director
2 finds consistent with generally accepted practices and performance standards for the industrial
3 zone where the use is proposed. See SCC 30.91M.024 and 30.91M.026.

4 (84) RESERVED for future use.

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

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

7 (87) Wedding Facility:

8 (a) Such use is permitted only:

9 (i) on vacant and undeveloped land;

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

11 (iii) partially outside of permanent structures and partially inside of one or more permanent
12 structures which were legally existing on January 1, 2001; or

13 (iv) entirely inside of one or more permanent structures which were legally existing on
14 January 1, 2001;

15 (b) The applicant shall demonstrate that the following criteria are met with respect to the
16 activities related to the use:

17 (i) compliance with the noise control provisions of chapter 10.01 SCC;

18 (ii) adequate vehicular site distance and safe turning movements exist at the access to the
19 site consistent with the EDDS as defined in title 13 SCC; and

20 (iii) adequate sanitation facilities are provided on site pursuant to chapter 30.52A SCC and
21 applicable Snohomish Health District provisions;

22 (c) Adequate on-site parking shall be provided for the use pursuant to SCC 30.26.035;

23 (d) A certificate of occupancy shall be obtained pursuant to chapter 30.52A SCC for the use
24 of any existing structure. The certificate of occupancy shall be subject to an annual inspection
25 and renewal pursuant to SCC 30.53A.060 to ensure building and fire code compliance;

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

32 (89) Hotel/Motel uses are permitted in the Light Industrial zone when the following criteria are
33 met:

34 (a) The Light Industrial zone is located within a municipal airport boundary;

35 (b) The municipal airport boundary includes no less than 1,000 acres of land zoned light
36 industrial; and

37 (c) The hotel/motel use is served by both public water and sewer.

38 (90) Health and social service facilities regulated under this title do not include secure
39 community transition facilities (SCTFs) proposed pursuant to chapter 71.09 RCW. See
40 SCC 30.91H.095.

41 (a) Snohomish County is preempted from regulation of SCTFs. In accordance with the
42 requirements of state law the county shall take all reasonable steps permitted by
43 chapter 71.09 RCW to ensure that SCTFs comply with applicable siting criteria of state law.
44 Every effort shall be made by the county through the available state procedures to ensure strict
45 compliance with all relevant public safety concerns, such as emergency response time,
46 minimum distances to be maintained by the SCTF from "risk potential" locations, electronic
47 monitoring of individual residents, household security measures and program staffing.

48 (b) Nothing herein shall be interpreted as to prohibit or otherwise limit the county from
49 evaluating, commenting on, or proposing public safety measures to the state of Washington in
50 response to a proposed siting of a SCTF in Snohomish County.

- 1 (c) Nothing herein shall be interpreted to require or authorize the siting of more beds or
2 facilities in Snohomish County than the county is otherwise required to site for its SCTFs
3 pursuant to the requirements of state law.
- 4 (91) Level II health and social service uses are allowed outside the UGA only when the use is
5 not served by public sewer.
- 6 (92) The area of the shooting range devoted to retail sales of guns, bows, and related
7 equipment shall not exceed one-third of the gross floor area of the shooting range and shall be
8 located within a building or structure.
- 9 (93) Farmers Market: See SCC 30.28.036.
- 10 (94) Farm Product Processing and Farm Support Business: See SCC 30.28.038.
- 11 (95) Farmland Enterprise: See SCC 30.28.037.
- 12 (96) Public Events/Assemblies on Farmland: Such event or assembly shall:
- 13 (a) Comply with the requirements of SCC 30.53A.800; and
14 (b) Not exceed two events per year. No event shall exceed two weeks in duration.
- 15 (97) Bakery, Farm: The gross floor area of the use shall not exceed 1,000 square feet.
- 16 (98) Recreational Facility Not Otherwise Listed in Ag-10 zone: See SCC 30.28.076.
- 17 (99) Farm Stand: See SCC 30.28.039.
- 18 (100) Farm Stand: Allowed as a Permitted Use (P) when sited on land designated riverway
19 commercial farmland, upland commercial farmland or local commercial farmland in the
20 comprehensive plan. Allowed as an Administrative Conditional Use (A) when sited on land not
21 designated riverway commercial farmland, upland commercial farmland or local commercial
22 farmland in the comprehensive plan.
- 23 (101) Farmers Market: Allowed as a Permitted Use (P) when sited on land designated
24 riverway commercial farmland, upland commercial farmland or local commercial farmland in the
25 comprehensive plan. Allowed as an Administrative Conditional Use (A) when sited on land not
26 designated riverway commercial farmland, upland commercial farmland or local commercial
27 farmland in the comprehensive plan.
- 28 (102) Community Facilities for Juveniles in R-5 zones must be located within one mile of an
29 active public transportation route at the time of permitting.
- 30 (103) All community facilities for juveniles shall meet the performance standards set forth in
31 SCC 30.28.025.
- 32 (104) Personal wireless telecommunications service facilities: See chapter 30.28A SCC and
33 landscaping standards in SCC30.25.025.
- 34 (105) Personal wireless telecommunications service facilities are subject to a building permit
35 pursuant to SCC 30.28A.020 and the development standards set forth in chapter 30.28A SCC
36 and landscaping standards in SCC 30.25.025.
- 37 (106) A building permit only is required for facilities co-locating on existing utility poles, towers,
38 and/or antennas unless otherwise specified in chapter 30.28A SCC.
- 39 (107) Agricultural composting requirements:
- 40 (a) On-farm site agricultural composting operations that comply with the requirements
41 established in this section are allowed in the A-10 zone. These composting facilities and
42 operations shall be constructed and operated in compliance with all applicable federal, state and
43 local laws, statutes, rules and regulations. The Nutrient Management Plan portion of the farm's
44 Snohomish Conservation District Farm Plan or any other established nutrient management plan
45 must be on file with the department when any application for a land use permit or approval is
46 submitted to the department for the development of an agricultural composting facility. Farm site
47 agricultural composting operations shall also comply with the following criteria:
- 48 (i) The composting operation shall be limited to 10 percent of the total farm site area;
49 (ii) At least 50 percent of the composted materials shall be agricultural waste;
50 (iii) At least 10 percent of the agricultural wastes must be generated on the farm site;

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

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

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

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

16 (109) Privately operated off-road vehicle (ORV) use areas shall be allowed by conditional use
17 permit on Forestry and Recreation (F&R) zoned property designated Forest on the
18 comprehensive plan future land use map. These areas shall be identified by an F&R ORV suffix
19 on the zoning map. Privately operated ORV use areas are regulated pursuant to
20 SCC 30.28.080, SCC 30.28.085 and other applicable county codes.

21 (110) RESERVED for future use.

22 (111) RESERVED for future use.

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

25 (113) Privately operated motocross racetracks are allowed by conditional use permit, and are
26 regulated pursuant to SCC 30.28.100 and 30.28.105, and other applicable county codes.
27 Motocross racetracks are allowed in the Forestry and Recreation (F&R) zone only on
28 commercial forest lands.

29 (114) New AM radio towers are prohibited. AM radio towers either constructed before October
30 13, 2010, or with complete applications for all permits and approvals required for construction
31 before October 13, 2010, shall not be considered nonconforming uses and they may be
32 repaired, replaced, and reconfigured as to the number and dimensions of towers so long as the
33 repair, replacement, or reconfiguration occurs on the parcel where the tower was originally
34 constructed or permitted and it does not increase the number of AM radio towers constructed on
35 the parcel.

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

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

39 (117) RESERVED for future use.

40 (118) RESERVED for future use.

41 (119) Only building mounted personal wireless communications facilities shall be permitted.

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

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

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

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

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

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

4 (124) The minimum lot size for marijuana related facilities is 100,000 square feet. Marijuana
5 production and marijuana processing are allowed indoors and outdoors, including in
6 greenhouses and other structures pursuant to chapter 314-55 WAC. In the A-10 zone,
7 marijuana uses shall be subject to the same regulations that apply to agricultural uses and not
8 subject to any more restrictive regulations except as specifically provided in this title and in state
9 law. Marijuana processing is only allowed when there is a marijuana production facility on site.
10 Marijuana facilities are subject to special setbacks pursuant to SCC 30.23.110(28).

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

13 (126) RESERVED for future use.

14 (127) Campgrounds and Recreational Facilities Not Otherwise Listed are not allowed on land
15 designated Local Forest in the comprehensive plan.

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

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

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

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

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

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

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

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

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

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

42 The provisions of subsections (130)(a) through (f) of this section do not apply to any land under
43 ownership or acquired before May 24, 2015, by any local, county, regional, or state agency for
44 recreation, public park and/or trail purposes. Any new development, alterations or reconstruction
45 on these properties shall meet subsection (130)(g) of this section and the requirements of the A-
46 10 zone. All buildings and parking areas shall be set back a minimum of 50 feet from the
47 property boundaries. If the park or trail use produces adverse conditions that will unduly affect
48 an adjacent agricultural use, the director may impose a larger setback to alleviate the effects of
49 such adverse conditions, which include but are not limited to noise, vibration, dust, and light.

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

1 (132) Marijuana Retail: See SCC 30.28.120

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

6 (134) Material Recovery Facility: See SCC 30.28.110.

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

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

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

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

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

20 (137) Recycling Facility: See SCC 30.28.112.

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

25

26 Section 8. Snohomish County Code Section 30.25.030, last amended by Amended
27 Ordinance No. 12-018 on May 2, 2012, is amended to read:

28

29 **30.25.030 Additional landscaping requirements for PCB, BP, HI, and IP zones.**

30

31 In addition to the perimeter landscaping requirements contained in SCC 30.25.020,
32 requirements for PCB, BP, HI, and IP zones are as follows:

33 (1) In any required landscaping area, significant trees shall be preserved;

34 (2) Areas zoned PCB and BP shall provide additional Type B or parking lot landscaping in an
35 amount equal to 15 percent of the area required for perimeter and parking lot landscaping; and

36 (3) Any development proposed on property in the HI or IP zone that is located within the
37 Maltby Urban Growth Area (UGA) shall provide a 50-foot wide landscaped area along the
38 external boundary of the HI or IP zone where it either abuts a rural zone, or where it is
39 separated from a rural zone by a public or private road or road right-of-way. The landscape area
40 shall be an undeveloped area that contains a visual screen that shall include dense plantings
41 equal to or exceeding Type A landscaping, and decorative walls, landscaped berming, and/or
42 other buffering techniques; and

43 (4) Removal of trees otherwise required to be retained is allowed when required to meet
44 EDDS or because of public health and safety concerns as documented by a qualified arborist.

45

46 Section 9. Snohomish County Code Section 30.26.010, adopted by Amended
47 Ordinance No. 02-064 on December 9, 2002, is amended to read:

48

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51

30.26.010 Applicability.

- (1) Every new use and every building erected, moved, reconstructed, expanded, or structurally altered shall provide parking areas as provided in this chapter.
- (2) Parking areas shall be permanent and shall be permanently maintained for parking purposes.
- (3) This chapter applies to any lot or parcel of land used as a public or private parking area and having a capacity of three or more vehicles, including any vehicle sales area. This chapter shall not apply to permit applications for individual single family or duplex residences.
- (4) Temporary on-site and off-site construction-related parking is exempt from this chapter.

Section 10. Snohomish County Code Section 30.26.015, adopted by Amended Ordinance No. 02-064 on December 9, 2002, is amended to read:

30.26.015 Maneuvering (~~and~~), queuing and loading.

The department shall have authority to require sufficient queuing, loading, backing, turning, and maneuvering space within a parking area to meet the requirements of this chapter and to ensure that pedestrian routes and public rights-of-way are not blocked by maneuvering, ~~(or)~~ queuing, ~~(or)~~loading, or unloading vehicles.

Section 11. Snohomish County Code Section 30.26.020, last amended by Amended Ordinance No. 12-025 on June 6, 2012, is amended to read:

30.26.020 Location of parking spaces.

~~((Off-street parking))~~ Parking spaces shall be located as specified in this section. Where a distance is specified, the distance shall be the walking distance measured from the nearest point of the parking facilities to the nearest ~~((point))~~ available entrance of the building which it serves.

- (1) Parking for single and multifamily dwellings shall be within 300 feet of and on the same lot or building site with the building it serves.
- (2) Parking for uses not specified above shall not be over 300 feet from the building it serves. Parking spaces for uses on land subject to a binding site plan (BSP) with record of survey shall be located on land within the BSP area per recorded covenants, conditions, and restrictions (CCRs) or declaration.
- (3) All ~~((off-street))~~ parking spaces shall be located out of the public right-of-way and on land zoned in a manner which would allow the particular use the parking will serve.
- (4) Parking shall be set back from lakes, streams, wetlands, and other bodies of water as necessary to comply with the shoreline management and critical areas regulations. See chapters 30.44, 30.62A and 30.67 SCC.

Section 12. Snohomish County Code Section 30.26.030, last amended by Amended Ordinance No. 10-102 on January 19, 2011, 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);

- 1 (b) Joint uses (SCC 30.26.050 and 30.26.055); and
- 2 (c) Accessible routes of travel (SCC 30.26.065(7)).
- 3 (2) The abbreviations in the table have the following meanings:
- 4 (a) "~~((gfa))~~ GFA" means gross floor area;
- 5 (b) "GLA" means gross leasable area; and
- 6 (c) "~~((sf))~~ SF" means square feet.
- 7 (3) Any off-street parking spaces that are devoted to electrical vehicle charging shall be
- 8 counted toward the minimum number of parking spaces required.
- 9 (4) For off-street parking requirements in the Urban Center (UC) zone, see SCC 30.26.032.
- 10

Table 30.26.030(1)
NUMBER OF PARKING SPACES REQUIRED

USE	<u>((NO. OF SPACES REQUIRED))</u> Number of Spaces Required in <u>R-9600, R-8400, R-7200, WFB, T, MR, LDMR, MR, GC, CB, NB, FS, PCB, MHP, HI, LI, BP, and IP</u>	Number of Spaces Required in <u>RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, MC, SA-1, RC, RU, R-20,000, R-12,500</u>	NOTES
((Single family, duplex, attached single family, mobile home, multifamily, townhouse))	((2 per dwelling; see note))		((Driveways at least 19' long between garage doors and roads, private roads, or designated fire lanes or access aisles may be counted as one parking space. Garages shall have a minimum interior length of 19 feet.))
((Single family detached units (pursuant to chapter 30.41FSCG)))	((2 per dwelling plus guest parking at 1 per 4 dwellings where driveway aprons meeting the minimum dimension requirements for 2 cars are provided (driveway aprons meeting minimum dimension standards may be counted toward meeting this requirement), or 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		((A driveway apron must be at least 19' long and 8.5' wide between garage doors and designated fire lanes, drive aisles or pedestrian facility to be counted as a parking space (and a driveway apron that is at least 19' long and 17' wide may be counted as two parking spaces). 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

USE	<u>((NO. OF SPACES REQUIRED)) Number of Spaces Required in R-9600, R-8400, R-7200, WFB, T, MR, LDMR, MR, GC, CB, NB, FS, PCB, MHP, HI, LI, BP, and IP</u>	<u>Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, MC, SA-1, RC, RU, R-20,000, R-12,500</u>	NOTES
	requirements for parking of only 1 car; see note.)		on-driveway aprons of an individual unit are not "unrestricted" parking spaces. All applicable provisions of chapter 30.26.SCC shall be followed. See SCC 30.41F.100.)
((Cottage Housing))	((2 spaces per dwelling unit plus guest parking at 1 space per 4 dwellings))		
((Mobile home parks))	((2 per dwelling plus guest parking at 1 per 4 dwellings))		((See chapter 30.42E SCC.))
((Retirement apartments))	((1 per dwelling plus guest parking at 1 per 4 dwellings))		((See SCC 30.26.040(1).))
((Retirement housing))	((1 per dwelling or 1/3 per dwelling))		((See SCC 30.26.040(2).))
((Bed and breakfast guesthouses and inns))	((2 plus 1 per guest room))		
((Motels and hotels))	((1 per unit or room; see note))		((Additional parking required in accordance with this schedule for restaurants, conference or convention facilities and other businesses, facilities, or uses associated with the motel or hotel.))
((Boarding houses, including fraternities and sororities))	((1 per sleeping room))		
((Correctional institutions))	((Determined by the department on a case by case basis))		((See SCC 30.26.035.))

USE	<u>((NO. OF SPACES REQUIRED)) Number of Spaces Required in R-9600, R-8400, R-7200, WFB, T, MR, LDMR, MR, GC, CB, NB, FS, PCB, MHP, HI, LI, BP, and IP</u>	<u>Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, MC, SA-1, RC, RU, R-20,000, R-12,500</u>	NOTES
((Day care centers))	((1 per employee plus load/unload space; see note))		((An off-street load and unload area equivalent to one space for each 10 children is also required.))
((Health and social service facilities, Level II and Level III))	((Determined by the department on a case by case basis))		((See SCC 30.26.035.))
((Auto repair, machinery repair))	((5 : 1,000 sf gfa; see note))		((Note: service bays and work areas inside repair facilities do not count as parking spaces.))
((Financial institutions, office buildings, public utility and governmental buildings, real estate offices, excluding health and social service facilities))	((3 : 1,000 sf gfa; see note))		((A minimum of 5 spaces required for all sites. Drive-up windows at financial institutions must have clear queuing space, not interfering with parking areas, for at least three vehicles per drive up window.))
((Medical and dental clinics))	((5 : 1,000 sf gfa))		
((Personal service shops or uses))	((4.5 : 1,000 sf GLA))		
((Drive-in restaurants and similar uses primarily for auto-borne customers))	((13.3 : 1,000 sf gfa; see note))		((Clear queuing space, not interfering with the parking areas, for at least five vehicles is required in front of any drive up window.))
((Mobile home and RV sales))	((1 : 3,000 sf of outdoor display area))		
((Motor vehicle sales or sales and service))	((1 : 1,000 sf gfa plus 1 : 1,500 sf of outdoor display area))		
((Restaurants, taverns or bars for on-premises consumption))	((10 : 1,000 sf gfa; see note))		((Minimum of five spaces required.))

USE	<u>((NO. OF SPACES REQUIRED)) Number of Spaces Required in R-9600, R-8400, R-7200, WFB, T, MR, LDMR, MR, GC, CB, NB, FS, PCB, MHP, HI, LI, BP, and IP</u>	<u>Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, MC, SA-1, RC, RU, R-20,000, R-12,500</u>	NOTES
((Retail stores))	((4.5 : 1,000 sf GLA))		
((Shopping centers))	((4.5 : 1,000 sf GLA; see note))		((Where two or more permitted tenant uses share employee and customer parking.))
((Athletic clubs, gymnasiums, health clubs))	((4 : 1,000 sf gfa))		
((Bowling alleys))	((5 per lane))		
((Churches, clubs, and lodges))	((Determined by the department on a case by case basis))		((See SCC 30.26.035.))
((Colleges, commercial or technical schools for adults))	((Determined by the department on a case by case basis))		((See SCC 30.26.035.))
((Equestrian centers and mini-equestrian centers))	((1 : 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.))
((Funeral parlors, mortuaries, cemeteries))	((1 : 4 seats or 8 feet of bench, or 25 : 1,000 sf of assembly room with no fixed seats))		
((Libraries, art galleries, museums))	((4 : 1,000 sf gfa))		
((Passenger terminals (bus, rail, air))	((10 : 1,000 sf gfa of waiting areas))		
((Schools, elementary and junior high, public and private))	((1 space for each 12 seats in the auditorium or assembly room; see note.))		((Sufficient off-street space for safe loading and unloading of students from school buses and cars is also required.))

USE	<u>((NO. OF SPACES REQUIRED)) Number of Spaces Required in R-9600, R-8400, R-7200, WFB, T, MR, LDMR, MR, GC, CB, NB, FS, PCB, MHP, HI, LI, BP, and IP</u>	<u>Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, MC, SA-1, RC, RU, R-20,000, R-12,500</u>	NOTES
((Schools, senior high, public and private))	((Determined by the department on a case by case basis; see note))		((See SCC 30.26.035. Sufficient off-street space for safe loading and unloading of students from school buses and cars is also required.))
((Stadiums, sports arenas, auditoriums, and other assembly areas with fixed seats))	((1 : 4 seats or 8 feet of bench))		
((Swimming pools, indoor and outdoor))	((1 : 10 swimmers, based on pool capacity as defined by the State Dept. of Health.))		
((Tennis courts, racquet or handball clubs, and similar commercial recreation))	((25 : 1,000 sf assembly area plus 2 per court))		
((Theaters, cinemas))	((1 : 4 seats or 8 feet of bench))		
((All other places of assembly without fixed seats including dance halls and skating rinks.))	((13.3 : 1,000 sf gfa))		
((Wholesale distribution facilities))	((1 : 1,000 sf gfa))		
((Manufacturing uses))	((3 : 1,000 sf 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 3 : 1,000))
((Industrial uses except warehousing and storage))	((1 : 1,000 sf gfa))		
((Warehouse and storage except mini-self-storage))	((.5 : 1,000 sf gfa))		

USE	<u>((NO. OF SPACES REQUIRED))</u> <u>Number of Spaces Required in R-9600, R-8400, R-7200, WFB, T, MR, LDMR, MR, GC, CB, NB, FS, PCB, MHP, HI, LI, BP, and IP</u>	<u>Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, MC, SA-1, RC, RU, R-20,000, R-12,500</u>	NOTES
((Mini-self-storage))	((2 : 50 storage units; see note))		((Half the spaces to be distributed equally around the site, half to be located at the project office.))
((Utility and communication uses without regular employment))	((1 space))		
((Auto-wrecking yards))	((15 spaces for yards less than 10 acres in size; 25 spaces for yards 10 acres or larger))		
((Community Facilities for Juveniles))	((1 per employee to accommodate the maximum number of employees for any given work shift plus 1 visitor space per every 6 residential beds. A loading area must also be provided for those facilities that receive regular commercial deliveries))		((The approval authority may reduce the number of required spaces when the applicant can demonstrate that the reduction of spaces will be adequate))
<u>Accessory Apartment</u>	<u>1 per unit</u>	<u>1 per unit</u>	
<u>Adult Entertainment Business/Use</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Agriculture</u>	<u>No parking required</u>	<u>No parking required</u>	
<u>Airport</u> <u>Air Terminal</u> <u>Stage 1 Utility</u> <u>All Others</u>	<u>10 per 1,000 SF of waiting area</u> <u>See SCC 30.26.035</u> <u>See SCC 30.26.035</u>	<u>10 per 1,000 SF of waiting area</u> <u>See SCC 30.26.035</u> <u>See SCC 30.26.035</u>	
<u>Amusement Facility, by type</u>			

USE	<u>((NO. OF SPACES REQUIRED))</u> <u>Number of Spaces Required in R-9600, R-8400, R-7200, WFB, T, MR, LDMR, MR, GC, CB, NB, FS, PCB, MHP, HI, LI, BP, and IP</u>	<u>Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, MC, SA-1, RC, RU, R-20,000, R-12,500</u>	NOTES
<u>Tennis courts, racquet or handball clubs, and similar commercial recreation</u> <u>Theaters and cinemas</u> <u>All other places without fixed seats including dance halls and skating rinks</u>	<u>10 per 1,000 SF assembly area plus 2 per court</u> <u>1 per 3 seats or 8 feet of bench</u> <u>See SCC 30.26.035</u>	<u>15 per 1,000 SF assembly area plus 2 per court</u> <u>1 per 4 seats or 8 feet of bench</u> <u>See SCC 30.26.035</u>	
<u>Antique Shop</u>	<u>3 per 1,000 GFA</u>	<u>4 per 1,000 GFA</u>	
<u>Art Gallery</u> ⁴¹	<u>2.5 per 1,000 GFA</u>	<u>2.5 per 1,000 GFA</u>	
<u>Asphalt Batch Plant & Continuous Mix Asphalt Plant</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Auto Repair, Major</u>	<u>5 per 1,000 GFA</u>	<u>5 per 1,000 GFA</u>	<u>Service bays and work areas inside repair facilities do not count as parking spaces.</u>
<u>Auto Repair, Minor</u>	<u>4 per 1,000 GFA</u>	<u>5 per 1,000 GFA</u>	<u>Service bays and work areas inside repair facilities do not count as parking spaces.</u>
<u>Auto Towing</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Auto Wrecking and Junkyard</u>	<u>15 spaces for yards less than 10 acres in size; 25 spaces for yards 10 acres or larger</u>	<u>15 spaces for yards less than 10 acres in size; 25 spaces for yards 10 acres or larger</u>	
<u>Bakery, Farm</u>	<u>2 spaces</u>	<u>2 spaces</u>	
<u>Bed and Breakfast Guesthouses and Inns</u>	<u>2 plus 1 per guest room</u>	<u>2 plus 1 per guest room</u>	
<u>Boarding House</u>	<u>1 per guest room</u>	<u>1 per guest room</u>	
<u>Boat Launch, Commercial</u>	<u>See 30.22.130 (31)</u>	<u>See 30.22.130 (31)</u>	
<u>Boat Launch, Non-commercial</u>	<u>See 30.22.130 (31)</u>	<u>See 30.22.130 (31)</u>	

USE	<u>((NO. OF SPACES REQUIRED)) Number of Spaces Required in R-9600, R-8400, R-7200, WFB, T, MR, LDMR, MR, GC, CB, NB, FS, PCB, MHP, HI, LI, BP, and IP</u>	<u>Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, MC, SA-1, RC, RU, R-20,000, R-12,500</u>	NOTES
<u>Caretaker's Quarters</u>	<u>2 per unit</u>	<u>2 per unit</u>	
<u>Cemetery and Funeral Home</u>	<u>1 per 4 seats or 8 feet of bench, or 25 per 1,000 sf of assembly room with no fixed seats</u>	<u>1 per 4 seats or 8 feet of bench, or 25 per 1,000 sf of assembly room with no fixed seats</u>	
<u>Church</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Clubhouse</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Commercial Vehicle Home Basing</u>	<u>See 30.22.130(33)</u>	<u>See 30.22.130(33)</u>	
<u>Commercial Vehicle Storage Facility</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Community Facilities for Juveniles</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Construction Contracting</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Dams, Power Plants, & Associated Uses</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Day Care Center</u>	<u>1 per employee plus load/unload space; see note</u>	<u>1 per employee plus load/unload space; see note</u>	<u>An off-street load and unload area equivalent to one space for each 10 children is also required.</u>
<u>Distillation of Alcohol</u>	<u>2 per 1,000 GFA</u>	<u>2.5 per 1,000 GFA</u>	<u>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.</u>
<u>Dock & Boathouse, Private, Non-Commercial</u>	<u>No Parking Requirement</u>	<u>No Parking Requirement</u>	
<u>Dwelling</u> <u>Cottage Housing</u>	<u>2 spaces per dwelling unit plus guest parking at 1 space per 4 dwellings</u>	<u>2 spaces per dwelling unit plus guest parking at 1 space per 4 dwellings</u>	<u>Note 1: Driveways between garage doors and roads, private roads, designated fire lanes or access aisles that are at least 19' long and</u>

USE	<u>((NO. OF SPACES REQUIRED)) Number of Spaces Required in R-9600, R-8400, R-7200, WFB, T, MR, LDMR, MR, GC, CB, NB, FS, PCB, MHP, HI, LI, BP, and IP</u>	<u>Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, MC, SA-1, RC, RU, R-20,000, R-12,500</u>	NOTES
<u>Attached Single Family</u> <u>Duplex</u> <u>Mobile Home</u> <u>Multifamily</u> <u>Single Family</u> <u>Townhouse</u> <u>Single Family Detached Units (pursuant to chapter 30.41F SCC)</u>	<u>2 per dwelling; see note 1</u> <u>2 per dwelling; see note 1</u> <u>2 per dwelling; see note 1</u> <u>2 per dwelling; see note 1</u> <u>2 per dwelling; see note 1</u> <u>2 per dwelling; see note 1</u> <u>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.</u>	<u>2 per dwelling; see note 1</u> <u>2 per dwelling; see note 1</u> <u>2 per dwelling; see note 1</u> <u>2 per dwelling; see note 1</u> <u>2 per dwelling; see note 1</u> <u>2 per dwelling; see note 1</u> <u>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.</u>	<u>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'.</u> <u>Note 2:</u> <u>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.</u>
<u>Electric Vehicle Infrastructure</u> <u>Electric Vehicle Charging Station – Levels 1 to 3</u> <u>Battery Exchange Stations</u>	<u>No requirement</u> <u>4 per 1,000 GFA</u>	<u>No requirement</u> <u>5 per 1,000 GFA</u>	<u>Note: service bays and work areas inside repair facilities do not count as parking spaces.</u>
<u>Equestrian Center</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	<u>One space accommodating a vehicle and horse trailer for every two horses expected at equestrian or mini-equestrian center events.</u>

USE	<u>((NO. OF SPACES REQUIRED)) Number of Spaces Required in R-9600, R-8400, R-7200, WFB, T, MR, LDMR, MR, GC, CB, NB, FS, PCB, MHP, HI, LI, BP, and IP</u>	<u>Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, MC, SA-1, RC, RU, R-20,000, R-12,500</u>	NOTES
<u>Excavation & Processing of Minerals</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Explosives, Storage</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Fairgrounds</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Family Day Care Home</u>	<u>See dwelling, single family requirements</u>	<u>See dwelling, single family requirements</u>	<u>An off-street load and unload area equivalent to one space is also required.</u>
<u>Farm Product Processing</u>	<u>1 per 1,000 GFA</u>	<u>1 per 1,000 GFA</u>	
<u>Farm Stand</u> <u>Up to 400 SF</u> <u>401 to 5,000 SF</u>	<u>2 per stand</u> <u>3 per 1,000 GFA (3 minimum)</u>	<u>2 per stand</u> <u>3 per 1,000 GFA (3 minimum)</u>	
<u>Farm Support Business</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Farm Worker Dwelling</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Farmers Market</u>	<u>3 per 1,000 GFA (3 minimum)</u>	<u>3 per 1,000 GFA (3 minimum)</u>	
<u>Farmland Enterprises</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Fish Farm</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Forestry</u>	<u>No Parking Required</u>	<u>No Parking Required</u>	
<u>Forestry Industry Storage & Maintenance Facility</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Foster Home</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Fuel Yard</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Garage, Detached Private</u>	<u>No Parking Required</u>	<u>No Parking Required</u>	
<u>Golf Course, Driving Range, Country Club</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Government Structures & Facilities</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Greenhouse, Lath House, & Nurseries</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	

USE	<u>((NO. OF SPACES REQUIRED)) Number of Spaces Required in R-9600, R-8400, R-7200, WFB, T, MR, LDMR, MR, GC, CB, NB, FS, PCB, MHP, HI, LI, BP, and IP</u>	<u>Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, MC, SA-1, RC, RU, R-20,000, R-12,500</u>	NOTES
<u>Guesthouse</u>	<u>1 per guesthouse</u>	<u>1 per guesthouse</u>	
<u>Hazardous Waste Storage & Treatment Facilities, Offsite or Onsite</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Health and Social Service Facilities, Levels I through III</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Home Occupation</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Homestead Parcel</u>	<u>See dwelling, single family requirements</u>	<u>See dwelling, single family requirements</u>	
<u>Hotel/Motel</u>	<u>1 per unit or guest room; see note</u>	<u>1 per unit or guest room; see note</u>	<u>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.</u>
<u>Kennel, Commercial</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Kennel, Private-Breeding</u>	<u>No Additional Requirement</u>	<u>No Additional Requirement</u>	
<u>Kennel, Private-Non-Breeding</u>	<u>No Additional Requirement</u>	<u>No Additional Requirement</u>	
<u>Kitchen Farm</u>	<u>No Additional Requirement</u>	<u>No Additional Requirement</u>	
<u>Laboratory</u>	<u>2.5 per 1,000 GFA</u>	<u>3 per 1,000 GFA</u>	<u>Or see SCC 30.26.035</u>
<u>Library</u>	<u>2.5 per 1,000 GFA</u>	<u>3 per 1,000 GFA</u>	
<u>Livestock Auction Facility</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Lumber Mill</u>	<u>2 per 1,000 GFA</u>	<u>2 per 1,000 GFA</u>	
<u>Lumberyard</u>	<u>1 per 1,000 GLA</u>	<u>1 per 1,000 GLA</u>	
<u>Manufacturing, Heavy</u>	<u>2 per 1,000 GFA</u>	<u>2.5 per 1,000 GFA</u>	<u>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</u>

USE	<u>((NO. OF SPACES REQUIRED)) Number of Spaces Required in R-9600, R-8400, R-7200, WFB, T, MR, LDMR, MR, GC, CB, NB, FS, PCB, MHP, HI, LI, BP, and IP</u>	<u>Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, MC, SA-1, RC, RU, R-20,000, R-12,500</u>	NOTES
			<u>requirement for this use in this zone.</u>
<u>Manufacturing-All Other Forms Not Specifically Listed</u>	<u>2 per 1,000 GFA</u>	<u>2.5 per 1,000 GFA</u>	<u>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.</u>
<u>Marijuana Collective Garden</u>	<u>2 per 1,000 GFA</u>	<u>2.5 per 1,000 GFA</u>	<u>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.</u>
<u>Marijuana Collective Garden Dispensary, or Access Point</u>	<u>3 per 1,000 GFA</u>	<u>4 per 1,000 GFA</u>	
<u>Marijuana Processing</u>	<u>2 per 1,000 GFA</u>	<u>2.5 per 1,000 GFA</u>	<u>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.</u>
<u>Marijuana Production</u>	<u>2 per 1,000 GFA</u>	<u>2.5 per 1,000 GFA</u>	<u>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</u>

USE	<u>((NO. OF SPACES REQUIRED)) Number of Spaces Required in R-9600, R-8400, R-7200, WFB, T, MR, LDMR, MR, GC, CB, NB, FS, PCB, MHP, HI, LI, BP, and IP</u>	<u>Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, MC, SA-1, RC, RU, R-20,000, R-12,500</u>	NOTES
			<u>requirement for this use in this zone.</u>
<u>Marijuana Retail</u>	<u>3 per 1,000 GFA</u>	<u>4 per 1,000 GFA</u>	
<u>Massage Parlor</u>	<u>3 per 1,000 GFA</u>	<u>4 per 1,000 GFA</u>	
<u>Material Recovery Facility</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Mini Equestrian Center</u>	<u>1 per 4 seats or 8 feet of bench; see note</u>	<u>1 per 4 seats or 8 feet of bench; see note</u>	<u>One space accommodating a vehicle and horse trailer for every two horses expected at equestrian or mini-equestrian center events.</u>
<u>Mini Self-Storage</u>	<u>2 per 75 storage units</u>	<u>2 per 75 storage units</u>	
<u>Mobile Home Parks</u>	<u>2 per dwelling plus guest parking at 1 per 4 dwellings</u>	<u>2 per dwelling plus guest parking at 1 per 4 dwellings</u>	<u>See chapter 30.42E SCC.</u>
<u>Model Hobby Park</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>
<u>Model House/Sales Office</u>	<u>See residential dwelling requirements</u>	<u>See residential dwelling requirements</u>	
<u>Motocross Racetrack</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Museum</u>	<u>2.5 per 1,000 GFA</u>	<u>3 per 1,000 GFA</u>	
<u>Neighborhood Services</u>	<u>3 per 1,000 GLA</u>	<u>4 per 1,000 GLA</u>	
<u>Office and Banking</u>	<u>2.5 per 1,000 GFA</u>	<u>3 per 1,000 GFA</u>	<u>A minimum of 5 spaces required for all sites. Drive-up windows at financial institutions must have clear queuing space, not interfering with parking areas, for at least three vehicles per drive up window.</u>
<u>Off-road vehicle use area, private</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Park, Public</u>	<u>See Parks and Recreation Element of the Comprehensive Plan</u>	<u>See Parks and Recreation Element of the Comprehensive Plan</u>	<u>Parking standards for parks varies based on the classification of the park and amenities identified in</u>

USE	<u>((NO. OF SPACES REQUIRED)) Number of Spaces Required in R-9600, R-8400, R-7200, WFB, T, MR, LDMR, MR, GC, CB, NB, FS, PCB, MHP, HI, LI, BP, and IP</u>	<u>Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, MC, SA-1, RC, RU, R-20,000, R-12,500</u>	NOTES
			<u>the Parks and Recreation Element.</u>
<u>Park-and-Pool Lot</u>	<u>No Additional Requirement</u>	<u>No Additional Requirement</u>	
<u>Park-and-Ride Lot</u>	<u>No Additional Requirement</u>	<u>No Additional Requirement</u>	
<u>Personal Wireless Communications Facilities</u>	<u>1 space</u>	<u>1 space</u>	
<u>Printing Plant</u>	<u>2.5 per 1,000 GFA</u>	<u>3 per 1,000 GFA</u>	
<u>Public Events/Assemblies on Farmland</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Race Track</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Recreational Facility Not Otherwise Listed</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Recreational Vehicle</u>	<u>1 per RV</u>	<u>1 per RV</u>	
<u>Recreational Vehicle Park</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Recycling Facility</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Rendering of Fat, Tallow, or Lard</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Resort</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Restaurant</u>	<u>6 per 1,000 GFA</u>	<u>8 per 1,000 GFA</u>	<u>Clear queuing space, not interfering with the parking areas, for at least five vehicles is required in front of any drive up window.</u>
<u>Retail, General</u>	<u>3 per 1,000 GFA</u>	<u>4 per 1,000 GFA</u>	
<u>Retirement Apartments</u>	<u>1 per dwelling plus guest parking at 1 per 4 dwellings</u>	<u>1 per dwelling plus guest parking at 1 per 4 dwellings</u>	<u>See SCC 30.26.040(1).</u>
<u>Retirement Housing</u>	<u>1 per dwelling</u>	<u>1 per dwelling plus guest parking at 1 per 4 dwellings</u>	<u>See SCC 30.26.040(2).</u>
<u>Rural Industries</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Sanitary Landfill</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	

USE	<u>((NO. OF SPACES REQUIRED))</u> <u>Number of Spaces Required in R-9600, R-8400, R-7200, WFB, T, MR, LDMR, MR, GC, CB, NB, FS, PCB, MHP, HI, LI, BP, and IP</u>	<u>Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, MC, SA-1, RC, RU, R-20,000, R-12,500</u>	NOTES
<u>Schools</u> <u>K-12 & Preschool</u> <u>College</u> <u>Other</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035; Sufficient on-site space for safe loading and unloading of students from school buses and cars is also required.</u>
<u>Service Station</u>	<u>3 per 1,000 GFA</u>	<u>4 per 1,000 GFA</u>	
<u>Shooting Range</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Sludge Utilization</u>	<u>No parking required</u>	<u>No parking required</u>	
<u>Small Animal Husbandry</u>	<u>No parking required</u>	<u>No parking required</u>	
<u>Small Workshop</u>	<u>2 per 1,000 GFA</u>	<u>2.5 per 1,000 GFA</u>	<u>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.</u>
<u>Stables</u>	<u>1 per 4 seats or 8 feet of bench; see note</u>	<u>1 per 4 seats or 8 feet of bench; see note</u>	<u>One space accommodating a vehicle and horse trailer for every two horses expected at equestrian or mini-equestrian center events.</u>
<u>Stockyard or Slaughter House</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Storage, Retail Sales Livestock Feed</u>	<u>1 per 1,000 GFA</u>	<u>1 per 1,000 GFA</u>	
<u>Storage Structure, Accessory</u>	<u>No parking required</u>	<u>No parking required</u>	
<u>Storage Structure, Non-accessory</u>	<u>No parking required</u>	<u>No parking required</u>	
<u>Studio</u>	<u>2.5 per 1,000 GFA</u>	<u>3 per 1,000 GFA</u>	
<u>Swimming/Wading Pool</u> <u>Public</u>	<u>1 per 10 swimmers, based on pool capacity as defined</u>	<u>1 per 10 swimmers, based on pool capacity as defined</u>	

USE	<u>((NO. OF SPACES REQUIRED)) Number of Spaces Required in R-9600, R-8400, R-7200, WFB, T, MR, LDMR, MR, GC, CB, NB, FS, PCB, MHP, HI, LI, BP, and IP</u>	<u>Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, MC, SA-1, RC, RU, R-20,000, R-12,500</u>	NOTES
<u>Private</u>	by the Washington State Department of Health. See SCC 30.26.035	by the Washington State Department of Health. See SCC 30.26.035	
<u>Television/Radio Stations</u>	2.5 per 1,000 GFA	3 per 1,000 GFA	
<u>Temporary Dwelling During Construction</u>	1 per dwelling	1 per dwelling	
<u>Temporary Dwelling For Relative</u>	1 per dwelling	1 per dwelling	
<u>Temporary Logging Crew Quarters</u>	See SCC 30.26.035	See SCC 30.26.035	
<u>Temporary Residential Sales Coach⁷³</u>	1 per coach	1 per coach	
<u>Transit Center</u>	See SCC 30.26.035	See SCC 30.26.035	
<u>Ultralight Airpark</u>	See SCC 30.26.035	See SCC 30.26.035	
<u>Utility Facilities, Electromagnetic Transmission & Receiving Facility</u>	1 space	1 space	
<u>Utility Facilities, Transmission Wires, Pipes & Supports</u>	See SCC 30.26.035	See SCC 30.26.035	
<u>Utility Facilities-All Other Structures</u>	1 space	1 space	
<u>Vehicle and Equipment Sales and Rental</u>	1 per 1,000 GFA of sales office, 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 1,000 GFA of sales office, 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 CRC zone)	
<u>Veterinary Clinic</u>	3 per 1,000 GFA	4 per 1,000 GFA	

USE	<u>((NO. OF SPACES REQUIRED)) Number of Spaces Required in R-9600, R-8400, R-7200, WFB, T, MR, LDMR, MR, GC, CB, NB, FS, PCB, MHP, HI, LI, BP, and IP</u>	<u>Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, MC, SA-1, RC, RU, R-20,000, R-12,500</u>	NOTES
<u>Warehousing</u>	<u>0.5 per 1,000 GFA</u>	<u>0.5 per 1,000 GFA</u>	
<u>Wedding Facility</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Wholesale Establishment</u>	<u>1 per 1,000 GFA</u>	<u>1 per 1,000 GFA</u>	
<u>Woodwaste Recycling and Woodwaste Storage</u>	<u>1 per site plus 1 per 1,000 GFA</u>	<u>1 per site plus 1 per 1,000 GFA</u>	
<u>All other uses not otherwise mentioned</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	

1
 2 Section 13. Snohomish County Code Section 30.26.032, adopted by Amended
 3 Ordinance No. 13-007 on September 11, 2013, is amended to read:
 4
 5 **30.26.032 Additional parking requirements for the UC zone.**
 6
 7 In addition to the parking requirements contained in this chapter, developments in the UC zone
 8 shall also comply with the following:
 9 (1) Development in the UC zone shall comply with the parking ratios established in SCC Table
 10 30.26.032(1).
 11

**Table 30.26.032(1)
 Parking Ratios**

Use	Minimum	Maximum	Bicycle Parking
Restaurants	2 stalls/1,000 net square feet	8 stalls/1,000 net square feet	5 spaces minimum
Retail	2 stalls/1,000 net square feet	4 stalls/1,000 net square feet	5 spaces minimum
Office	2 stalls/1,000 net square feet	4 stalls/1,000 net square feet	5 spaces minimum
Residential (units >1,000 sq. ft. each)	1.5 stalls per unit	2.5 stalls per unit	5 spaces minimum
Residential (units <1,000 sq. ft. each)	1 stall per unit	1.5 stalls per unit	5 spaces minimum
Retirement apartments or retirement housing	.5 stalls per unit	1 stall per unit	5 spaces minimum
All other uses	See SCC ((30.26.032(5))) <u>30.26.035</u>		5 spaces minimum

12
 13 (2) Parking shall be located within, under, behind, or to the side of buildings.
 14 (3) Parking lots shall be landscaped pursuant to SCC 30.25.022.
 15 (4) The number of parking garage entrances shall be minimized. Where feasible, entrances
 16 shall be located to the side or rear of buildings. Lighting fixtures within garages shall be

1 screened from view from the street. Exterior architectural treatments for parking garages and
2 structures and free-standing garage buildings shall satisfy the requirements of SCC 30.34A.095.

3 ~~((5) A parking demand analysis by an independent consultant with expertise in parking
4 demand analysis shall be required for uses not listed in SCC Table 30.26.032(1).))~~

5 ~~((6) An increase of up to 10 percent above the parking ratios in SCC Table 30.26.032(1) may
6 be approved under SCC 30.34A.180 when historical data of a particular use indicates additional
7 parking is necessary to properly serve a use or uses at a site.))~~

8 ~~((7))~~ (5) A reduction from the parking space requirements in SCC Table 30.26.032(1) may be
9 approved ~~((under SCC 30.34A.180 if a shared parking study based on the either the Urban
10 Land Institute Shared Parking Report, ITE Shared Parking Guidelines, or other study or report
11 approved by the director is prepared by an independent consultant with expertise in performing
12 shared parking studies. In order to approve a reduction, the study shall demonstrate that the
13 development will result in a more efficient use of parking provided the combined peak parking
14 demand is less than that required in SCC Table 30.26.032(1). The number of spaces required
15 for an approved shared parking plan shall be based on the number of spaces estimated to meet
16 the combined use peak parking demand))~~ pursuant to SCC 30.26.040.

17
18 Section 14. Snohomish County Code Section 30.26.035, adopted by Amended
19 Ordinance No. 02-064 on December 9, 2002, is amended to read:

20
21 **30.26.035 Parking for specified and unlisted uses.**

22
23 Where the parking requirements for a use are not specifically defined in SCC Table
24 30.26.030(1), the department shall determine the parking requirements for the use ~~((shall be
25 determined by the department))~~. The determination shall be based upon parking requirements
26 for comparable uses and comparative data as may be available to staff. The department may
27 require the applicant to submit or fund a parking study prepared by an independent consultant
28 with expertise in parking demand analysis. Such studies may be required to review or provide
29 estimates of peak parking hours, parking space demand, parking space turnover, and to relate
30 or distinguish the proposed use from the uses selected as comparable in the parking analysis.

31
32 Section 15. Snohomish County Code Section 30.26.040, last amended by Amended
33 Ordinance No. 12-049 on October 3, 2012, is amended to read:

34
35 **30.26.040 Reduction of required parking spaces.**

36
37 The department may reduce the parking requirements ~~((otherwise prescribed))~~ listed in SCC
38 Table 30.26.030(1) and SCC Table 30.26.032(1) for any use or combination of uses as set forth
39 below:

40 (1) Retirement Apartments. Approved building plans shall show one parking space per
41 dwelling unit. Installation of up to 50 percent of the required spaces may be deferred by the
42 department and held in reserve as landscaped area. Installation of the deferred parking spaces
43 and any required parking lot landscaping will be required at such time as the building is no
44 longer used as a retirement apartment. A performance security may be required in accordance
45 with SCC 30.84.020, for the cost of the deferred improvements to assure installation at a future
46 date.

47 (2) Retirement Housing. The requirement of one space per dwelling unit may be reduced to no
48 less than one space for every three dwelling units as determined by the department. The
49 determination shall be based on the following:

50 (a) Demonstrated availability of private, convenient, regular transportation services to meet
51 the needs of the retirement apartment occupants;

- 1 (b) Accessibility to and frequency of public transportation; or
- 2 (c) Direct access for pedestrians to health, medical, and shopping facilities.
- 3 (3) All Other Uses. The department may reduce, by not more than 40 percent, the number of
- 4 required parking spaces when an applicant demonstrates that effective alternatives to
- 5 automobile use, including but not limited to van pooling, ride matching for carpools, and
- 6 provision of subscription bus service will be implemented that will provide an effective and
- 7 permanent reduction in parking demand.
- 8

9 Section 16. Snohomish County Code Section 30.26.060, adopted by Amended
10 Ordinance No. 02-064 on December 9, 2002, is amended to read:

11
12 **30.26.060 Loading space.**

13
14 ~~((1) Loading spaces are required for the following uses:~~

- 15 ~~(a) Manufacturing;~~
- 16 ~~(b) Storage;~~
- 17 ~~(c) Warehouse;~~
- 18 ~~(d) Goods display;~~
- 19 ~~(e) Department store;~~
- 20 ~~(f) Wholesale store;~~
- 21 ~~(g) Market;~~
- 22 ~~(h) Hotel;~~
- 23 ~~(i) Hospital;~~
- 24 ~~(j) Mortuary;~~
- 25 ~~(k) Laundry;~~
- 26 ~~(l) Dry cleaning; or~~
- 27 ~~(m) Other use involving the receipt or distribution of vehicles, material, or merchandise.))~~

28 ~~((2))~~(1) The loading ~~((space))~~ spaces shall provide adequate space for standing, loading, and
29 unloading services ~~((in order))~~ to avoid undue interference with the public uses of the streets or
30 alleys.

31 ~~((3) The space, unless otherwise adequately provided for, shall include a 10-foot by 25-foot~~
32 ~~loading space, with 14-foot height clearance for every 20,000 square feet, or fraction thereof, of~~
33 ~~gross building area used or land used for the above purposes.))~~

34 ~~((4))~~(2) The space shall be situated so that no part of a truck or van using the loading space
35 will project into the public right-of-way.

36
37 Section 17. Snohomish County Code Section 30.28.090, last amended by Amended
38 Ordinance No. 14-053 on September 13, 2014, is amended to read:

39
40 **30.28.090 ~~((Temporary woodwaste))~~ Woodwaste recycling and ~~((temporary woodwaste))~~**
41 **storage facilities, administrative conditional use permits.**

42
43 ~~((These two uses require an))~~ An administrative conditional use permit ~~((and are subject to the))~~
44 is required within the zones indicated in SCC 30.22.100 and SCC 30.22.110. The following
45 minimum requirements ~~((except when incidental to a primary use allowed in the applicable~~
46 zone)) will apply to such facilities:

47 (1) An application for an administrative conditional use permit to allow a woodwaste recycling
48 and/or woodwaste storage facility shall include the following:

- 49 (a) A site development plan showing all woodwaste storage areas (active and reserve
- 50 areas), recycled material storage areas, equipment, parking areas, access drives/fire lanes,
- 51 extent of vegetation clearing, buffer widths, on-site sewage disposal areas (if proposed),

- 1 proposed site structures, existing site structures that are to remain or be removed, natural
2 drainage courses and probable alterations which will be necessary to handle the expected
3 drainage from the site; and
- 4 (b) Operational information which demonstrates that:
- 5 (i) ~~((adequate))~~ Adequate fire prevention and protection measures have been incorporated
6 into the proposal. Approval of said measures shall be obtained from the county fire marshal
7 prior to ~~((temporary-use))~~ approval of the administrative conditional use permit;
- 8 (ii) ~~((adequate))~~ Adequate provisions have been incorporated into the proposal which will
9 ensure that the type of woodwaste brought to the site consists only of materials authorized by
10 this title and does not contain wood pieces or particles containing chemical preservatives such
11 as creosote, pentachlorophenol, copper-chrome-arsenate, paints or stains; the operator shall be
12 responsible for ensuring that such material does not enter the site; and
- 13 (iii) ~~((the))~~ The woodwaste material is being stored in conformance with Snohomish Health
14 District ~~((Sanitary Code, chapter 3.1, "Regulations Governing Solid Waste Handling," code
15 number 3.1.300(3)(c)(i);))~~ regulations.
- 16 (2) An administrative conditional use permit shall be subject to the following minimum
17 performance standards:
- 18 (a) All woodwaste ~~((and demolition and construction debris))~~ shall be stored at or above
19 ground level. Natural or artificially created depressions in the earth shall not be used. ~~((All
20 woodwaste material shall be limited to temporary storage at a rate in conformance with the
21 Snohomish Health District Sanitary Code, chapter 3.1, "Regulations Governing Solid Waste
22 Handling," code number 3.1-300(3)(c)(i);))~~
- 23 (b) The applicant shall demonstrate that an adequate water supply is available at the site to
24 sustain necessary fire flow pressure for purposes of fire protection as determined by the
25 applicable fire district in consultation with the county fire marshal;
- 26 (c) The proposed operation shall be carried out in conformance with all applicable provisions
27 of county code and state law and shall avoid the emission of smoke, dust, fumes, odors, heat,
28 glare, vibration, noise, traffic, surface water drainage, sewage, water pollution, or other
29 emissions which are unduly or unreasonably offensive or injurious to properties, residents or
30 improvements in the vicinity;
- 31 (d) Screening pursuant to SCC 30.25.024 is required around the perimeter of all storage,
32 recycling, processing, parking and other outside activity areas;
- 33 (e) Woodwaste and recycled material placed in a pile shall be stored in piles no more than
34 30 feet high and not more than one-half acre in size. Piles shall be separated by a fire lane with
35 a minimum width of 40 feet;
- 36 (f) The combined total storage area for woodwaste and recycled materials shall not exceed
37 two acres;
- 38 (g) Except in the LI and HI zones, a proposed woodwaste storage or woodwaste recycling
39 facility shall be limited to wholesale distribution only, with retail sales of any woodwaste recycled
40 product being prohibited; and
- 41 (h) Outside storage, recycling and processing activity areas, parking areas and other outside
42 activity areas shall be set back at least 20 feet from adjacent properties; provided that where
43 such activities are adjacent to properties containing an existing residential use, properties where
44 the existing zoning is categorized as residential, multiple family or rural, ~~((or adjacent to any
45 stream or wetland designated by the county,))~~ the minimum setback shall be 100 feet ~~((;
46 provided further that where such activities are fully enclosed within a structure, the minimum
47 setback may be reduced to 50 feet depending on the sensitivity of the resource. The character
48 of the minimum setback area shall be determined by the director in accordance with adopted
49 county regulations, plans, and policies)).~~
- 50

1 Section 18. Snohomish County Code Section 30.28.095, last amended by Amended
2 Ordinance No. 10-086 on October 20, 2010, is amended to read:

3
4 **30.28.095 Woodwaste recycling and ((woodwaste)) storage ((facility)) facilities,**
5 **conditional use permits.**
6

7 ~~((These two uses are subject to the))~~ A conditional use permit is required for woodwaste
8 recycling and storage facilities located within the zones indicated in SCC 30.22.100 and SCC
9 30.22.110. The following minimum requirements ((except when incidental to a primary use
10 allowed in the applicable zone)) apply to such facilities:

11 (1) Siting criteria. Woodwaste recycling and woodwaste storage shall be located in
12 compliance with the following:

13 (a) The minimum site size shall be 10 acres; and

14 (b) Outside storage, recycling and processing activity areas, parking areas and other outside
15 activity areas shall be located at least 100 feet from adjacent properties used, zoned, or
16 designated for residential purposes ~~((and at least 200 feet from any stream or wetland or land~~
17 ~~designated as an environmentally sensitive area by the comprehensive plan; provided,~~
18 ~~however, that where such activities are fully enclosed within a structure, the minimum 200-foot~~
19 ~~setback shall be reduced to 50 feet. The character of the minimum setback area and the~~
20 ~~potential need for a greater setback shall be determined by the hearing examiner in accordance~~
21 ~~with adopted county plans and policies, including the applicable area comprehensive plan));~~

22 (2) Submittal requirements to accompany a conditional use application. An application for a
23 conditional use permit to allow a woodwaste recycling or woodwaste storage facility shall
24 include the following submittals:

25 (a) A site development plan showing all woodwaste storage areas (active and reserve
26 areas), recycled material storage areas, proposed structures, equipment, parking areas, access
27 drives/fire lanes, delineation of existing vegetation, extent of clearing, buffer widths, on-site
28 sewage disposal areas (if proposed), and existing site structures/facilities that are to remain or
29 be removed;

30 (b) A water quality control and monitoring plan. The applicant shall prepare a water quality
31 control plan which demonstrates adequate protections for surface and groundwater quality
32 consistent with the applicable requirements of the Snohomish Health District ((Sanitary Code,
33 chapter 3.1, "Regulations Governing Solid Waste Handling." This chapter of the sanitary code
34 contains provisions for minimizing stormwater runoff contact with woodwaste and recycled
35 materials, and includes an independently produced hydrogeologic report which analyzes the
36 potential for surface water contamination, groundwater infiltration, or other types of water
37 degradation (on-site or off-site) resulting from leachate produced by the proposal and
38 recommends preventative measures if such contamination is anticipated));

39 (c) An operational plan which contains the following elements:

40 (i) ~~((a))~~ A fire prevention and protection plan which contains adequate provisions for the
41 prevention of on-site fires and includes specific measures to prevent the spread of fires and
42 protect adjacent properties. Approval of said operational plan shall be obtained from the county
43 fire marshal prior to conditional use approval;

44 (ii) ~~((a))~~ A materials inspection plan which will ensure control over the type of woodwaste
45 entering the site. This plan shall include provisions for the visual inspection of all materials
46 brought to the site during placement in the designated storage area and procedures for the
47 immediate removal of waste material other than woodwaste and demolition or construction
48 debris as defined by this title. The operator shall be responsible for ensuring that such material
49 does not enter the site;

50 (iii) ~~((for))~~ For woodwaste recycling, a requirement for use of specific equipment (crushers,
51 chippers, etc.) capable of woodwaste processing at a rate in conformance with Snohomish

- 1 Health District (~~Sanitary Code, chapter 3.1, "Regulations Governing Solid Waste Handling,"~~
2 ~~code number 3.1-300(3)(c)(i) section;~~) regulations; and
- 3 (iv) ((a)) A landscaping and screening plan which demonstrates maximum retention of
4 natural vegetation around the perimeter of the site and augmentation with planted landscaping
5 materials as necessary to assure site screening capability; and
- 6 (d) The applicant shall be required to post a performance security for site reclamation and
7 other security devices as determined by the hearing examiner, including, but not limited to
8 security devices for facility maintenance, water quality control and monitoring equipment, and
9 recovery of fire extinguishment costs;
- 10 (3) Minimum Performance Standards. A conditional use permit shall be subject to the
11 following minimum performance standards:
- 12 (a) All woodwaste (~~and demolition and construction debris~~) shall be stored at or above
13 ground level. Natural or artificially created depressions in the earth shall not be used;
- 14 (b) The applicant shall demonstrate that an adequate water supply is available at the site to
15 sustain necessary fire flow pressure for purposes of fire protection as determined by the
16 applicable local fire district in consultation with the county fire marshal;
- 17 (c) The proposed operation shall be carried out so as to avoid the emission of smoke, dust,
18 fumes, odors, heat, glare, vibration, noise, traffic, surface water drainage, sewage, water
19 pollution, or other emissions which are unduly or unreasonably offensive or injurious to
20 properties, residents, or improvements in the vicinity;
- 21 (d) The applicant shall provide an on-site leachate collection/treatment system designed,
22 constructed, and operated in a manner that disposes of the leachate when one or more of the
23 following circumstances exist:
- 24 (i) ~~(the))~~ The hydrogeologic report prepared in accordance with SCC 30.28.095(2)(b)
25 recommends a leachate collection/treatment system due to site characteristics of topography,
26 underlying geology and hydrology; or
- 27 (ii) ((a)) A treatment/collection system is recommended by ~~(the))~~ Snohomish Health District
28 ~~((to satisfy the requirements of Snohomish Health District Sanitary Code, chapter 3.1,~~
29 ~~"Regulations Governing Solid Waste Handling," relating to surface and groundwater~~
30 ~~protection;))~~ regulations, if applicable.
- 31 (e) Thirty-foot wide, Type A landscaping is required around the perimeter of the proposed
32 site. All outside activity areas and buildings used in recycling or processing shall be screened
33 from view from the surrounding roadways. Where feasible, natural vegetation shall be used for
34 screening purposes. If the natural buffer is inadequate to provide sight screening, additional
35 landscaping will be required;
- 36 (f) Woodwaste and recycled materials shall be placed in piles, and piles must be stored and
37 recycled in compliance with ~~(the))~~ Snohomish Health ~~((District's criteria))~~ District regulations
38 ~~((for waste recycling facilities, as contained in Snohomish Health District Sanitary Code, chapter~~
39 ~~3.1, "Regulations Governing Solid Waste Handling," code number 3.1-300(3)(c)(i);))~~, if
40 applicable;
- 41 (g) Woodwaste and recycled material in a pile shall be stored in piles no more than 40 feet
42 high and not more than one-half acre in size. Piles shall be separated by a fire lane with a
43 minimum width of 40 feet; and
- 44 (h) For purposes of fire prevention, no more than 40 percent of the designated storage area
45 shall be devoted to active storage at any one time. At least 60 percent of the designated storage
46 area shall be cleared and identified as a reserve storage area at all times ~~((; and))~~.
- 47 ~~((i) Except in the LI and HI zones, a proposed woodwaste storage or woodwaste recycling~~
48 ~~facility shall be limited to wholesale distribution only, with retail sales of any woodwaste recycled~~
49 ~~product being prohibited.))~~
- 50

1 Section 19. A new section is added to chapter 30.28 of the Snohomish County Code to
2 read:

3
4 **30.28.110 Material Recovery Facility.**

5
6 (1) Material recovery facilities shall comply with state requirements in Chapter 173-350 WAC
7 and all other applicable federal, state and county requirements.

8 (2) Material recovery facilities shall be subject to conditions designed to limit impacts on
9 neighboring properties. These conditions may address any or all of the following topics:

- 10 (a) Hours of operation;
- 11 (b) Noise;
- 12 (c) Landscaping and screening;
- 13 (d) Dust control;
- 14 (e) Height;
- 15 (f) Setbacks from abutting properties;
- 16 (g) Lighting;
- 17 (h) Odor;
- 18 (i) Outdoor storage and processing areas;
- 19 (j) Vibration; or
- 20 (j) Any other probable adverse impact from the operation on nearby properties.

21 (3) Material recovery facilities on properties abutting a rural or residential zone or separated
22 from a rural or residential zone by a public or private road or road right-of-way that collect,
23 compact, repackage, sort, or process for transport source waste that results from construction,
24 remodeling, repair or demolition of buildings, roads, or other structures, or from land-clearing for
25 development, and that is removed from the site of construction, demolition or land clearing and
26 shall be subject to conditions designed to limit impacts on neighboring properties. These
27 conditions shall include:

- 28 (a) Facilities shall not operate between the hours of 9 p.m. and 7 a.m., provided that cleaning,
29 maintenance, and other ancillary activities may be allowed with a maximum permissible sound
30 level of 47 decibels at the facility's property boundary;
- 31 (b) Facilities shall provide a 50-foot wide landscaped area along the external boundary of the
32 property where it either abuts a rural or residential zone, or where it is separated from a rural or
33 residential zone by a public or private road or road right-of-way. The landscape area shall be an
34 undeveloped area that contains a visual screen that shall include dense plantings equal to or
35 exceeding Type A landscaping, and decorative walls, landscaped berming, and/or other
36 buffering techniques.

37 (4) County-owned drop boxes shall not be subject to these requirements.
38

39 Section 20. A new section is added to chapter 30.28 of the Snohomish County Code to
40 read:

41
42 **30.28.112 Recycling Facility.**

43
44 (1) Recycling facilities shall comply with state requirements in Chapter 173-350 WAC and all
45 other applicable federal, state and county requirements.

46 (2) Recycling facilities shall be subject to conditions designed to limit impacts on neighboring
47 properties. These conditions may address any or all of the following topics:

- 48 (a) Hours of operation;
- 49 (b) Noise;
- 50 (c) Landscaping and screening;
- 51 (d) Dust control;

- 1 (e) Height;
- 2 (f) Setbacks from abutting properties;
- 3 (g) Lighting;
- 4 (h) Odor;
- 5 (i) Outdoor storage and processing areas;
- 6 (j) Vibration; or
- 7 (j) Any other probable adverse impact from the operation on nearby properties.
- 8 (3) County-owned drop boxes shall not be subject to these requirements.
- 9

10 Section 21. Snohomish County Code Section 30.31A.140, added by Ordinance No. 03-
11 107 on September 10, 2003, is repealed.

12
13 Section 22. A new section is added to chapter 30.91B of the Snohomish County Code
14 to read:

15
16 **30.91B.016 Bakery, retail.**

17 "Bakery, retail" means a retail establishment for selling bakery products to retail consumers.
18 This term shall not include farm bakeries.

19
20 Section 23. A new section is added to chapter 30.91B of the Snohomish County Code
21 to read:

22
23 **30.91B.017 Bakery, wholesale.**

24 "Bakery, wholesale" means a manufacturing establishment of bakery products from where the
25 products are delivered off-site or sold wholesale rather than to retail customers. This term shall
26 not include farm bakeries.

27
28 Section 24. A new section is added to chapter 30.91C of the Snohomish County Code
29 to read:

30
31 **30.91C.062 Cemetery and funeral home.**

32 "Cemetery and funeral home" means land and associated buildings and structures used for
33 burial, crematory, embalming, or funerary uses. Examples include cemeteries, columbaria,
34 mausoleums, funeral parlors, and mortuaries.

35
36 Section 25. A new section is added to chapter 30.91C of the Snohomish County Code
37 to read:

38
39 **30.91C.131.1 Cold storage.**

40 "Cold storage" means a climate-controlled warehouse for the storage and distribution of
41 agricultural products. Examples include meat lockers or the storage of produce or cut flowers.

42
43 Section 26. Snohomish County Code Section 30.91E.250, added by Amended
44 Ordinance No. 02-064 on December 9, 2002, is amended to read:

45
46 **30.91E.250 Explosives.**

47 "Explosives" means any chemical compound, mixture or device, the primary or common
48 purpose of which is to function by explosion. The term includes all items contained in the
49 explosives list provided for in ~~((26 CFR 181.23))~~ 27 CFR § 555.23 and published annually in the
50 Federal Register; PROVIDED That, for the purposes of this title, small arms ammunitions, small

1 arms ammunitions primers, smokeless powder not exceeding 50 pounds, and black powder not
2 exceeding five pounds shall not be defined as explosives.

3
4 Section 27. Snohomish County Code Section 30.91F.520, added by Amended
5 Ordinance No. 02-064 on December 9, 2002, is amended to read:

6
7 **30.91F.520 Fuel yard.**

8 "Fuel yard" means a facility for the storage or sale of coal, firewood, gas, petroleum, or other
9 fuels in bulk quantities.

10
11 Section 28. A new section is added to chapter 30.91L of the Snohomish County Code to
12 read:

13
14 **30.91L.225 Lumber mill.**

15 "Lumber mill" means a building or buildings as well as related equipment such as scaling
16 stations, conveyance mechanisms, drying facilities, outdoor log storage, and finished lumber
17 storage involved in the cutting of logs into wood products including boards, shakes, shingles,
18 wood pellet fuel, and similar items.

19
20 Section 29. A new section is added to chapter 30.91M of the Snohomish County Code
21 to read:

22
23 **30.91M.005 Machinery repair, major.**

24 "Machinery repair, major" means an establishment for the repair of large machinery and
25 equipment. This term shall not include auto repair or the repair of small machinery and
26 appliances.

27
28 Section 30. Snohomish County Code Section 30.91M.028, added by Amended
29 Ordinance No. 02-064 on December 9, 2002, is amended to read:

30
31 **30.91M.028 Manufacturing, heavy.**

32 "Manufacturing, heavy" means the distillation of wood, coal, bones, or the manufacture of their
33 by-products; (~~manufacture of fertilizer;~~) extraction of animal or fish fat or oil; forge, foundry,
34 blast furnace or melting of ore; manufacturing of acid, animal black/black bone, cement or lime,
35 chlorine, creosote, explosives, fertilizer, glue or gelatin, potash, pulp; (~~rendering of fat, tallow
36 and lard;~~) rolling or blooming mills; tannery; or tar distillation and manufacturing; petroleum
37 refining; or similar uses unless such uses are otherwise specifically listed in SCC 30.22.100.

38
39 Section 31. A new section is added to chapter 30.91M of the Snohomish County Code
40 to read:

41
42 **30.91M.057 Material recovery facility.**

43 "Material recovery facility" means any facility that collects, compacts, repackages, sorts, or
44 processes for transport source separated solid waste for the purpose of recycling.

45
46 Section 32. A new section is added to chapter 30.91N of the Snohomish County Code
47 to read:

48
49 **30.91N.033 Neighborhood services.**

50 "Neighborhood services" means uses providing services to the residents and employees in the
51 vicinity of their neighborhood. Examples include cleaning establishments, grooming parlors,

1 gymnasiums, health clubs, licensed practitioners, martial arts instruction, medical clinics, and
2 personal service shops.

3
4 Section 33. A new section is added to chapter 30.91O of the Snohomish County Code
5 to read:

6
7 **30.91O.008 Office and banking.**

8 "Office and banking" means a building built or occupied for use as a general office or a financial
9 institution or both.

10
11 Section 34. A new section is added to chapter 30.91R of the Snohomish County Code
12 to read:

13
14 **30.91R.065 Recycling facility.**

15 "Recycling facility" means any facility which transforms or remanufactures waste materials
16 into usable or marketable materials for use other than disposal or incineration. Recycling
17 facilities do not include facilities which collect, compact, repackage, and sort for the purpose of
18 transport.

19
20
21 Section 35. A new section is added to chapter 30.91R of the Snohomish County Code
22 to read:

23
24 **30.91R.121.2 Restaurant.**

25 "Restaurant" means a freestanding structure built or occupied solely as a restaurant, brewpub or
26 tavern. This term does not include restaurants, brewpubs or taverns located in multi-tenant retail
27 structures, which are included in the definition of "Retail, general."

28
29 Section 36. A new section is added to chapter 30.91R of the Snohomish County Code
30 to read:

31
32 **30.91R.143 Retail, general.**

33 "Retail, general" means a structure built or occupied for use to sell merchandise indoors to the
34 general public for personal or household consumption and rendering services incidental to the
35 sale of such merchandise. Examples include department, drug, grocery, hardware, second
36 hand, specialty, and tire stores, tool sales and rental, pet shops, home improvement centers,
37 retail bakeries, locksmith, or other similar activities not specifically listed in chapter 30.22 SCC.
38 Banks, offices, restaurants, brewpubs and taverns located in multi-tenant retail structures are
39 included within this term.

40
41 Section 37. A new section is added to chapter 30.91S of the Snohomish County Code
42 to read:

43
44 **SCC 30.91S.445 Small workshop.**

45 "Small workshop" means a structure (or a portion of a structure) with 8,000 or fewer square feet
46 of gross leasable area used as a fix-it shop, craft shop, fabrication shop, or a metal working
47 shop. This definition shall include the production of small items for purposes of resale. Similar
48 uses in buildings greater than 8,000 square feet are included in the definition of "Manufacturing,
49 all other forms not specially listed."

50

1 Section 38. Snohomish County Code Section 30.91S.700, added by Amended
2 Ordinance No. 02-064 on December 9, 2002, is amended to read:

3
4 **30.91S.700 Studio.**

5 "Studio" means a ~~((facility))~~ structure (or portion of a structure) for use by artists or
6 professionals, to include architects, sculptors, photographers, music and dance instructors, and
7 similar users. ~~((It shall not include dance or exercise instruction or practice facilities.))~~
8

9 Section 39. A new section is added to chapter 30.91V of the Snohomish County Code
10 to read:

11
12 **30.91V.013 Vehicle, vessel and equipment sales and rental.**

13 "Vehicle, vessel and equipment sales and rental" means a structure or site used to primarily sell
14 or rent automobiles, vessels, boats, construction equipment, mobile homes, recreational
15 vehicles, travel trailers, trucks, or other similar large items.
16

17 Section 40. A new section is added to chapter 30.91W of the Snohomish County Code
18 to read:

19
20 **30.91W.007.1 Warehouse.**

21 "Warehouse" means a structure where raw materials or manufactured goods may be stored
22 before their export or distribution for sale. This term shall not include mini-self storage or
23 establishments offering the sale of bulk goods to the general public.
24

25 Section 41. Snohomish County Code Section 30.91W.100, added by Amended
26 Ordinance No. 02-064 on December 9, 2002, is amended to read:

27
28 **30.91W.100 Woodwaste recycling.**

29 "Woodwaste recycling" means the mechanical reduction of woodwaste ~~((, or the combination of
30 woodwaste and demolition or construction debris,))~~ by means of an initial mechanical
31 processing operation which results in a raw product to be shipped to secondary processors, but
32 does not include composting.
33

34 Section 42. Snohomish County Code Section 30.91W.110, added by Amended
35 Ordinance No. 02-064 on December 9, 2002, is amended to read:

36
37 **30.91W.110 Woodwaste storage.**

38 "Woodwaste storage" means the temporary holding of woodwaste ~~((or demolition or
39 construction debris))~~ for a period not exceeding five years.
40

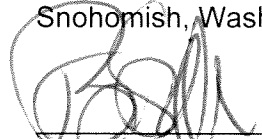
41 Section 43. Effective date, implementation. This ordinance shall take effect 60 days
42 following adoption by the County Council. The Department of Planning and Development
43 Services is authorized to take such actions as may be necessary to implement this ordinance on
44 its effective date.
45

46 Section 44. Severability and Savings. If any section, sentence, clause or phrase of this
47 ordinance shall be held to be invalid by the Growth Management Hearings Board (Board), or
48 unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall
49 not affect the validity or constitutionality of any other section, sentence, clause or phrase of this
50 ordinance. Provided, however, that if any section, sentence, clause or phrase of this ordinance
51 is held to be invalid by the Board or court of competent jurisdiction, then the section, sentence,

1 clause or phrase in effect prior to the effective date of this ordinance shall be in full force and
2 effect for that individual section, sentence, clause or phrase as if this ordinance had never been
3 adopted.
4

5
6 PASSED this 8th day of March, 2017.
7

8
9 SNOHOMISH COUNCIL
10 Snohomish, Washington

11
12 

13
14 Brian Sullivan
15 Council Chair

16 ATTEST:

17 

18
19 Debbie Eco, CMC
20 Clerk of the Council

- 21
22
23 APPROVED
24 EMERGENCY
25 VETOED

26 DATE: 3/13/17

27
28 

29 County Executive

30 ATTEST:

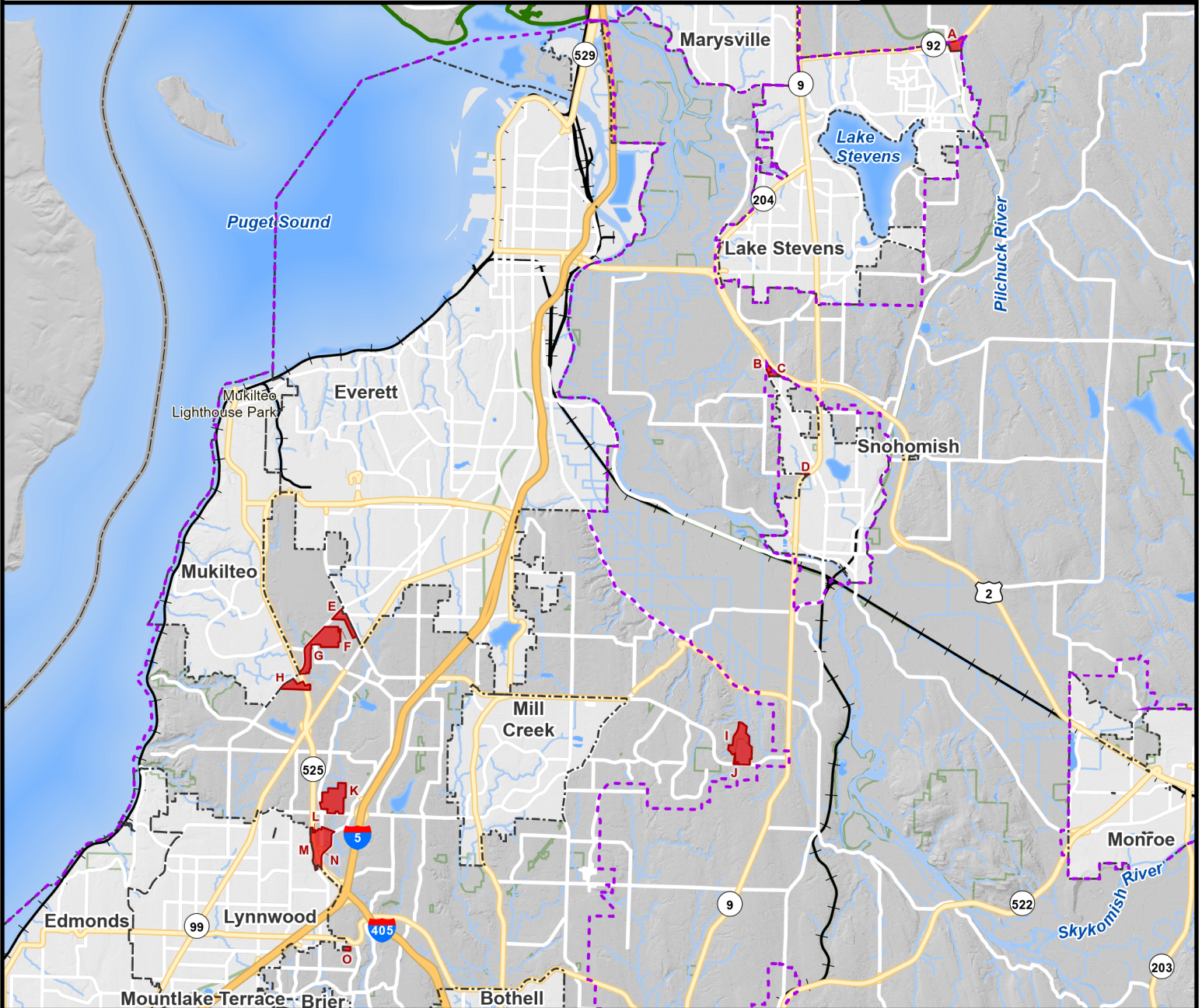
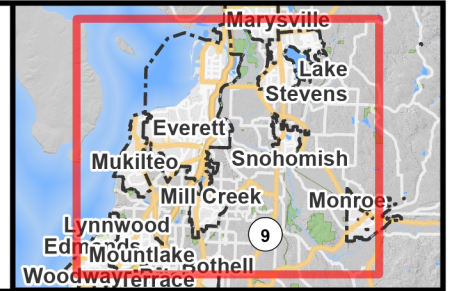
31 

32
33
34 Approved as to form only: .

35
36
37 Deputy Prosecuting Attorney
38
39
40
41
42
43
44
45
46
47
48
49
50

Snohomish County
BP (Business Park)

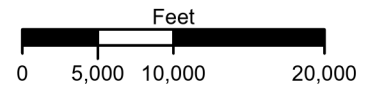
Zoning



Zoning
 BP (Business Park) — 500.12 Acres

Figure — Acres	
A — 23.60	H — 30.89
B — 4.88	I — 103.02
C — 7.00	J — 2.37
D — 1.18	K — 92.42
E — 27.30	L — 1.05
F — 1.06	M — 93.71
G — 106.74	N — 0.05
	O — 4.84

- Urban Growth Area Boundary
- City Boundary
- Tulalip Indian Reservation
- County Parks
- Waterbodies
- Watercourses
- Major Roads
- Streets



SNOHOMISH COUNTY DATA and MAP DISCLAIMER

All maps, data, and information set forth herein ("Data"), are for illustrative purposes only and are not to be considered an official citation to, or representation of, the Snohomish County Code. Amendments and updates to the Data, together with other applicable County Code provisions, may apply which are not depicted herein. Snohomish County makes no representation or warranty concerning the content, accuracy, currency, completeness or quality of the Data contained herein and expressly disclaims any warranty of merchantability or fitness for any particular purpose. All persons accessing or otherwise using this Data assume all responsibility for use thereof and agree to hold Snohomish County harmless from and against any damages, loss, claim or liability arising out of any error, defect or omission contained within said Data. Washington State Law, Ch. 42.56 RCW, prohibits state and local agencies from providing access to lists of individuals intended for use for commercial purposes and, thus, no commercial use may be made of any Data comprising lists of individuals contained herein.

Residential in Business Park Zone

Index # - File Name: 1.0011_BP_Zoning_Map_Notes_July_2021.pdf

BP Zones Areas

Label	Acreage	FLU	UGA	Parcels	Notes
A	23.6	Urban Industrial	Lake Stevens	6	Multiple owners. 1 parcel in two locations, same owner 6.02 acres. PSE (4), NW Pipeline Corp Burlington Northern (1)
B	4.88	Urban Commercial	Snohomish	3	different owners, developed
C	7	Urban Commercial	Snohomish	2	Snohomish School District
D	1.18	Urban Commercial	Snohomish	1	SR 9 ROW
E	27.3	Urban Industrial	SWUGA	~20	majority of parcels developed, 3 undeveloped contiguous parcels owned by 112th Street partners LLC (total 5.79 acres)
F	1.06	Urban Industrial/TDR	SWUGA	2	same owner, each developed with single family
G	106.74	Urban Industrial	SWUGA	~ 94	approximately 50% man. Industrial overlay, includes Beverly Park Apartments (around 6 parcels), 4-6 owners with 2-3 contiguous parcels, same owner undeveloped parcel 4.01 acres
H	30.89	Urban Industrial	SWUGA	8	around 75% developed, 1 owner 2 parcels (1 undeveloped, 1 single family) 2.92 acres total, 1 owner 2 undeveloped contiguous parcels (2.6 acres), 1 owner 6 parcels (4 w/ Single family, 1 undeveloped, 1 storage) 3.5 acres
I	103.02	Urban Industrial, Urban High Density and Urban Industrial overlay	Cathcart	6	BP zoned 43.3 acres on 6 contiguous parcels, same owner
J	2.37	Public/Insitutional Use	Cathcart		Cathcart Park
K	92.42	Urban Center, Public/Institutional (part)	SWUGA	4	1 parcel 55.7 acres (Northpoint/Opus) 3 parcels same owner contiguous (1 undeveloped) 11.55 acres
L	1.05	Urban Industrial	SWUGA	1	ROW SR 525
M	93.71	Urban Industrial	SWUGA	~ 31	50% in SR 525 and Alderwood Mall Pkwy ROW. 2 parcels (Unity Church), 1 developed 1 parcel (open space) 5.82 1 parcel (single family house) 2 parcels, undeveloped 6.58 acres
N	0.05		SWUGA		
O	4.84	Urban Commercial	SWUGA	4	developed parcels, all owned by same owner

Residential in Business Park Zone

Index # - File Name: 1.0012_Commercial_Building_Permit_Data_2013-2019.pdf

Commercial Building Permits -

New Commercial Buildings in BP zone parcels 2013-2020

2014-2016	5
2017-2019	7

Data source = PDS permit data

Residential in Business Park Zone

Index # - File Name: 1.0012_Commercial_Building_Permit_Data_2013-2019.pdf

Permit File	Folder	Sub	Work	Folder Name	Description	Site Address	In Date	Issue Date
13 107675 CBP	CBP	Commercial Coach	New	New West Development, Inc	New 1296 square foot commercial coach	2417 119TH ST SW EVERETT	7/25/2013	1/28/2014
13 112586 CBP	CBP	Commercial Coach	New	New West Development	New 960 square foot commercial coach	2433 119TH ST SW EVERETT	10/18/2013	1/28/2014
14 109148 CBP	CBP	Occupied Building	New	New West Development - Shop Building	4800 sf shop building with 14-109147LDA	2433 119TH ST SW EVERETT	7/15/2014	6/4/2015
14 110375 CBP	CBP	Occupied Building	New	Natural Stone Interiors	Construction of a commercial building for stone fabrication	13020 MUKILTEO SPEEDWAY LYNNWOOD	8/7/2014	7/27/2015
15 117900 CBP	CBP	Occupied Building	New	Beverly Park Business Park Building	5/13/20 kam - Renewed permit until 7/13/21 per approval from Trace and Barrie. 1st Permit Revision is electronic and documents are in 19110914PRO. Original submittal is paper. Construction of one 5400 sf commercial building to be used for office and storage. This application was sent a notice of pending application expiration on April 11, 2017, and will expire on April 11, 2018, pursuant to the requirements under SCC 30.70.140(1)b unless it is issued before April 11, 2018.	12419 BEVERLY PARK RD LYNNWOOD	11/16/2015	7/13/2018
16 114967 CBP	CBP	Occupied Building	New	Begis Business Park Warehouse	Construction of one 6,750 square foot warehouse.	13131 MUKILTEO SPEEDWAY LYNNWOOD	8/25/2016	4/14/2017
16 116767 CBP	CBP	Occupied Building	New	Jurdana Storage Building	6,600 SF unheated storage building 10/07/2019- Okay to renew, per Andy Booth. Stormwater Easement 201902260425	3731 132ND ST SW LYNNWOOD	9/20/2016	5/30/2017
17 108854 CBP	CBP	Occupied Building	New	Hardware Specialty Company-Bldg A	Commercial building application for a 14,118 square foot manufacturing office and storage building.	3313 132ND ST SW LYNNWOOD	6/6/2017	5/24/2018
17 108856 CBP	CBP	Occupied Building	New	Hardware Specialty Company-Bldg C	Commercial building application for a 18000 square foot manufacturing warehouse.	3313 132ND ST SW LYNNWOOD	6/6/2017	5/31/2018
19 106055 CBP	CBP	Occupied Building	New	Cross Valley Properties	**ALL DOCS UNDER 18-151912 PRO** EPERMIT Description of Work: Build a 40X80 building with a 40X31 2 story office space and 49X40 storage area.	4503 83RD AVE SE SNOHOMISH	4/24/2019	10/15/2020
19 106876 CBP	CBP	Occupied Building	New	First Citizens Bank - Lynnwood	Expiration date extended 120 days per Emergency Ordinance 20-027 EPERMIT 19 17576Description of Work: New Construction. Commercial Business Use. Financial Institution.	2600 162ND ST SW LYNNWOOD	5/13/2019	2/24/2020

Residential in Business Park Zone

Index # - File Name: 1.0012_Commercial_Building_Permit_Data_2013-2019.pdf

Permit File	Folder	Sub	Work	Folder Name	Description	Site Address	In Date	Issue Date
19 108884 CBP	CBP	Occupied Building	New	Goldfinch Bros. Operations and Admin Bldg	Expiration date extended 120 days per Emergency Ordinance 20-027 EPERMIT 19 23858 Description of Work: The new 82,001 SF facility will be a one-story structure with much of its footprint occupied by manufacturing operations. 23,426 SF will serve as administrative space on the main floor and the mezzanine level which includes: showroom, conference/meeting areas and private offices will be provided along with a repair shop near the building entry. Associated site improvements include sidewalks, employee and customer parking, a service yard with loading docks and an outdoor plaza space. Entry to the new parking lot will be along Beverly Park Rd.	11300 BEVERLY PARK RD EVERETT	6/18/2019	9/4/2019
19 112156 CBP	CBP	Occupied Building	New	NW Edison BTS	EPERMIT Description of Work: New industrial building and associated site development. Type III-B, S-1 occupancy. The development will cover two parcels.	2615 CENTER RD EVERETT	9/12/2019	NULL
19 117606 CBP	CBP	Occupied Building	New	Chez Grand Pere Bakery	EPERMIT Description of Work: New commercial bakery steel building structure	3607 132ND ST SW LYNNWOOD	11/25/2019	12/22/2020

Wright, Janet

From: Killingstad, David
Sent: Wednesday, August 25, 2021 7:35 AM
To: John Vincent Mirante; McCrary, Mike
Cc: Kelly, Tiffany; Clay White; Wright, Janet
Subject: RE: BP Zone

Thanks John. I've passed these suggested changes along to Janet Wright whose working on these code amendments. The tentative schedule is a Planning Commission briefing in November and hearing in December. We'll be circulating pre-drafts amongst interested parties ahead of the briefing.

From: John Vincent Mirante <JVMirante@drhorton.com>
Sent: Wednesday, August 25, 2021 7:03 AM
To: McCrary, Mike <M.McCrary@co.snohomish.wa.us>; Killingstad, David <david.killingstad@snoco.org>
Cc: Kelly, Tiffany <Tiffany.Kelly@co.snohomish.wa.us>; Clay White <cwhite@ldccorp.com>
Subject: RE: BP Zone

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Mike, thank you for the reply.

Dave, hope you are well. I am out this week but we have put together a train of thought on the BP zone efforts. This has been able to be done using the previous code revision, per our discussions. I have attached it for your initial review and to assist in your moving forward. We would love to hear your thoughts on the general direction, or if you have any comments. Of course we would appreciate any opportunity to assist in any way moving forward.

Thank you both for your help. Have a great day.



JOHN MIRANTE

Entitlement Manager of Land Development

Pacific Ridge Homes | A D.R. Horton Company

17921 Bothell-Everett Hwy., Suite 100, Bothell, WA 98012

o: 425-939-1186 **m:** 206-619-4009

America's #1 Home Builder Since 2002 | pacificridgehomes.com

From: McCrary, Mike <M.McCrary@co.snohomish.wa.us>
Sent: Tuesday, August 24, 2021 1:00 PM
To: John Vincent Mirante <JVMirante@drhorton.com>
Cc: Kelly, Tiffany <Tiffany.Kelly@co.snohomish.wa.us>; Killingstad, David <david.killingstad@snoco.org>
Subject: RE: BP Zone

[External]

Residential in Business Park Zone

Index # - File Name: 1.0013_Email1_PDS_John_Mirante_BP_Zone_attachment_20210825.pdf

I was out part of last week and will be out of the office from August 27th until September 13th. Please feel free to discuss the BP zone with Dave Killingstad next week. I will have some phone call availability the week of the 7th if you need to talk. Tiff could help arrange. MM

From: John Vincent Mirante <JVMirante@drhorton.com>

Sent: Wednesday, August 18, 2021 3:11 PM

To: McCrary, Mike <M.McCrary@co.snohomish.wa.us>

Subject: BP Zone

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Mike, we should have some info together for you on our proposed edits for BP zoning in the next day or two.

I am out next week. Is there a way we could get together the following week (8-30 through 9-3) to review where we are at, who's doing what, and what or expected ETA would be on this going to Council?

Thanks



JOHN MIRANTE

Entitlement Manager of Land Development

Pacific Ridge Homes | A D.R. Horton Company

17921 Bothell-Everett Hwy., Suite 100, Bothell, WA 98012

o: 425-939-1186 **m:** 206-619-4009

America's #1 Home Builder Since 2002 | pacificridgehomes.com

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Background

Until 2016, residential development was allowed under certain circumstances in the Business Park zone. Amended Ordinance 16-013 modified some of the regulations for commercial and industrial development, including the ability to build single family housing in the BP zone.

The following code changes were made in ordinance 16-013 as it relates to residential development.

- 1) Dwelling, Multi-Family and Dwelling, Single Family were removed as permitted uses from the BP zone – [SCC 30.22.100](#).

TYPE OF USE	R9,600 ⁵¹	R8,400 ⁵¹	R7,200 ⁵¹	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	FS	IP ⁷⁰	BP	LI ^{55,76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²
Dock & Boathouse, Private, Non-commercial ⁵¹	P	P	P	P	P	P	P		P	P		P	P	P	P		
((Drug-Store))							((P))	((P))	((P))	((P))	((P⁵¹))			((P))	((P))		((P))
Dwelling, Attached Single Family	P	P	P	P	P	P	((P))	((P))	((P))	((P))							
Dwelling, Cottage Housing ¹⁶	P	P	P	P	P												
Dwelling, Duplex	P	P	P	P	P	P	((P))		((P))	((P))							
Dwelling, Mobile Home	P⁵¹	P⁵¹	P⁵¹	P⁵¹	P	P	((P))		((P⁵¹))	((P⁵¹))							P
Dwelling, Multifamily					P	P	P	P	P	P			((P⁵¹))				P
Dwelling, Single Family	P	P	P	P	P	P	((P))	((P⁵¹))	((P))	((P))			((P⁵¹))				P ¹

- 2) Footnote 51 was removed (which is referenced in the table above). Footnote 51 detailed the circumstances when single family would be allowed including a reference to SCC 30.31A.140

31 ~~((Single Family and Multifamily Dwellings are a prohibited use, except for the following:~~
 32 ~~(a) Existing dwellings that are nonconforming as a result of a county initiated rezone to BP~~
 33 ~~may make improvements or additions provided such improvements are consistent with the bulk~~
 34 ~~regulations contained in chapter 30.23 SCC; provided further that such improvements do not~~
 35 ~~increase the ground area covered by the structural portion of the nonconforming use by more~~
 36 ~~than 100 percent of that existing at the existing date of the nonconformance; and~~
 37 ~~(b) New single family and multifamily dwellings in the BP zone authorized pursuant to the~~
 38 ~~provisions of SCC 30.31A.140.)) RESERVED for future use.~~

- 3) SCC 30.31A.140, added by Ordinance No. 03-107 on September 10, 2003, was repealed.

10 Section 21. Snohomish County Code Section 30.31A.140, added by Ordinance No. 03-
 11 107 on September 10, 2003, is repealed.

As outlined within the ECAF for Ord. 03-107, the intent of SCC 30.41A.140 was:

The proposed amendments will permit single family detached and multiple family residential use in the Business Park (BP) zone on sites that contain 100 or more acres of contiguous land that is under single ownership or unified control. The new provisions will only apply to sites zoned BP at the time of adoption of the amendments. The use flexibility allowed by the amendments and the proposed residential development criteria offer the opportunity for mixed residential and commercial/industrial use in the BP zone, and also ensure a project design that is both internally and externally compatible where differing uses are proposed or already exist.

Current code already provides provisions for residential development in the BP zone

While Ordinance 16-013 removed some references to the allowance of residential uses in the BP zone, Title 30 still has several code sections that point to residential uses still being allowed.

- 1) [30.21.025\(1\)\(c\)\(v\) \(Intent of zones\)](#) – The current Business Park (BP) definition already anticipates residential development. The definition would not have to change to allow residential uses in the BP zone in limited circumstances. Code changes would ensure current definition is being implemented.

*The intent and function of the Business Park zone is to provide for those business/industrial uses of a professional office, wholesale and manufacturing nature which are capable of being constructed, maintained, and operated in a manner uniquely designed to be compatible with adjoining residential, retail commercial, or other less intensive land uses, existing or planned. Strict zoning controls must be applied in conjunction with private covenants and unified control of land; many business/industrial uses otherwise provided for in the zoning code will not be suited to the BP zone due to an inability to comply with its provisions and achieve compatibility with surrounding uses. **The BP zone, under limited circumstances, may also provide for residential development where sites are large and where compatibility can be assured for on-site mixed uses and for uses on adjacent properties;***

- 2) The Rural, Resource, and Urban (Non-residential) and other zone categories bulk matrix in [SCC 30.23.030](#) still has Footnote 1 listed for the BP zone (just like other non-residential zones that allow residential development).
- 3) Footnote 1 in [SCC 30.23.040](#) already anticipates residential uses being allowed within the BP zone. This footnote would not have to change. It currently reads:

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

- 4) In addition, other code sections already provide direction for the allowance of housing within the BP zone.
 - a. [SCC 30.26.030](#) includes parking standards for residential development in the BP zone.
 - b. [SCC 30.23A.020 \(URDS\)](#) would apply, as written, to any residential development in the BP zone.
 - c. [SCC 30.25.012 \(Landscaping\)](#) would apply, as written, to any residential development in the BP zone.
 - d. MR Bulk standards would apply to residential development per SCC 30.23.040(1).

Proposed amendments and options

The changes needed to allow residential development, under limited circumstances in the BP zone are minimal given so many code sections already provide the code authority to allow residential development. The following code sections would need to be changed. We have also presented options to be considered as to when residential development could be allowed in the BP zone.

- 1) Add Dwelling, Multi-Family and Dwelling, Single Family as permitted uses in SCC 30.22.100. Include a reference to footnote 55
- 2) Add footnote 55 back into the code
- 3) Add language to SCC 30.31A.140 to allow residential uses in the BP zone under limited circumstances. The following are options for consideration:

The following utilizes the previous language contained in SCC 30.31A.140 as the base proposing a new code section. Underline/~~strikethrough~~ is utilized to highlight draft changes from what existed in SCC 30.31A.140 previously.

30.31A.140 BP zone performance standards for residential development.

Placement of new single-family and multiple family dwellings in the BP zone is subject to the following:

- (1) The site shall consist of a minimum of ~~100~~ 25 contiguous acres which shall be under single ownership or unified development control.
- (2) The BP zoning on the subject site shall have been approved prior to the effective date of this section.
- (3) Where mixed use development consisting of residential and commercial/industrial uses is proposed:
 - ~~(a) The BP preliminary and final plan requirements contained in chapter 30.31A SCC shall apply to all portions of the site containing commercial/industrial and/or residential uses except as modified by this section;~~
 - (b a) ~~The director may require additional b-Buffering, setbacks, landscaping, or other design features to maximize compatibility between residential and commercial/industrial uses in the BP zone will utilize the standards set forth in 30.23. MR standards shall apply to residential uses., and between single family and multiple family uses; and~~
 - (e-b) The provisions of SSC 30.31A.120 shall apply to any portion of the site used for commercial/industrial, and shall not apply to the area developed for residential use.
- (4) A preliminary site plan proposing residential development shall, in addition to any other applicable requirements of the county code, meet the following development and design standards:
 - (a) The maximum residential unit yield ~~for the entire site shall be based on a maximum net density of 12 dwelling units per acre~~ specified for development in the MR zone for the

~~residential development area, and shall be calculated based upon the number of dwelling units per buildable acre (gross area less roadways and critical areas);~~

~~(b) Bulk regulations specified for the MR zone shall be applied to residential development on the site unless modified by this section;~~

~~—(c) The project shall make appropriate provisions for usable open space in an amount and manner reasonably related to the project or its impacts and acceptable to the director upon review of the applicants site-specific design guidelines for the site. Usable open space shall be integrated into the project design and be located in a manner as to be accessible to project residents by sidewalk and/or pedestrian paths;~~

~~—(d) Visual diversification shall be achieved by variation of street elevations, front setbacks, and floor plans, together with a landscaping plan that complies with chapter 30.25.026 SCC;~~

~~—(e) The applicant shall submit site specific design guidelines consistent with the development and design standards of this section. The Residential Development Handbook for Snohomish County Communities, March 1992, Site Planning and Building Design pertaining to residential development may be used as a guide in the preparation of the applicant's site specific design guidelines;~~

~~—(f) The vehicular and pedestrian circulation system shall be either private or public roadways designed consistent with the provisions of chapter 13.05 SCC, Engineering Design And Development Standards (EDDS);~~

~~—(g) Private and public roadways shall provide at a minimum, a 5 foot wide pedestrian sidewalk on at least one side where such roadways serve more than seven dwelling units; and~~

~~—(h) All private and public roadways serving the residential areas shall include street trees in an amount equal to one tree for each dwelling unit, or in an amount required by EDDS for such development, whichever is greater.~~

~~—(5) Applications for residential building permits shall include:~~

~~—(a) An approved preliminary site plan meeting the requirements of 30.31A.210 and this section. Approval of the preliminary site plan shall be by the Director or designee where no new commercial/industrial uses are proposed;~~

~~—(b) A final site plan meeting the requirements of chapter 30.31A SCC. A final site plan may be approved concurrent with residential building permit application; and~~

~~—(c) An approved binding site plan where the applicant has chosen to develop the land pursuant to chapter 30.41D SCC or an approved final plat where the applicant has elected to develop the land pursuant to chapter 30.41A SCC.~~

~~—(6) All development shall be consistent with the design guidelines and final site plan approved pursuant to this section, including conditions of approval, and shall comply with~~

~~any and all other applicable requirements of the county code unless modified by the Director under the provisions of this section.~~

~~—(7) An existing preliminary or final BP plan may be revised to include single family and multiple family residential use when consistent with the provisions of this section. Such revision shall constitute and be processed as a minor revision pursuant to SCC 30.31A.500, where no new commercial/industrial structures are proposed and where no revisions are requested to the location of previously proposed or approved commercial/industrial structures except to remove proposed commercial/industrial structures. Any proposed changes to the site plan components that predominantly effect commercial/industrial uses will be processed pursuant to the provisions of SCC30.31A.500.~~

DRAFT

Piona, Amber

From: Piona, Amber
Sent: Tuesday, November 2, 2021 1:43 PM
To: 'kurlykate888@gmail.com'
Cc: Killingstad, David
Subject: Proposed Code Amendments Related to Residential in Business Park zone
Attachments: Summary Proposed Code Amendments 11-2-2021.docx

Good afternoon,

I am the project manager for proposed code amendments related to residential development in the business park zones outlined in SCC 30.31A.140 Business Park zone performance standards for residential development. I have attached a summary of the proposed code amendments here for your consideration and review.

If you would like to submit any comments regarding these proposed code changes, please email them to me by Monday, November 8, 2021.

Thank you,

Amber Piona, AICP (she/her) | Planner
[Snohomish County Planning and Development Services](#)
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-262-2375 | amber.piona@snoco.org

NOTICE: All emails, and attachments, sent to and from Snohomish County are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56)



Snohomish County

**Planning and Development
Services**

3000 Rockefeller Ave., M/S 604
Everett, WA 98201-4046
(425) 388-3311
www.snoco.org

FROM: Amber Piona, Planner, PDS

DATE: November 2, 2021

SUBJECT: Proposed Code Amendments Related to Residential
in Business Park Zones

Dave Somers
County Executive

Snohomish County is proposing to amend regulations related to residential uses within the Business Park (BP) zone. The proposed amendments seek the following objectives: a.) promote flexibility of uses within the BP zone; b.) reinstate residential development as an allowed use in the BP zone and update the related criteria for this use; and c.) promote the development of a diversity of housing types to provide middle density housing.

The following includes the proposed code amendments (strikethroughs for removed language and underlines for new proposed language):

30.31A.140 BP zone performance standards for residential development

Residential development in the BP zone is subject to the following:

(1) The site must be a minimum of 25 contiguous acres under single ownership or for multiple parcels under unified control.

(2) The BP zoning on the site must have been approved prior to the effective date of this section.

(3) Where mixed use development consisting of residential and commercial or industrial uses is proposed:

(a) The BP preliminary site plan requirements contained in chapter 30.31A SCC shall apply to all portions of the site where development is proposed except as modified by this section;

(b) The development shall comply with the setbacks and other bulk regulations of chapter 30.23 SCC for the MR zone;

(c) The development shall comply with the landscaping requirements of chapter 30.25 SCC; and

(d) The provisions of SCC 30.31A.120 shall apply to any portion of the site proposed for commercial or industrial uses and shall not apply to the areas of the site proposed for residential use.

(4) Where a residential development is proposed, a preliminary site plan per SCC 30.31A.210 is required. In addition to any other applicable requirements of the county code, the development shall also meet the following development and design standards:

(a) The maximum residential unit yield and other bulk regulations specified for development in the MR zone for the residential development per chapter 30.23 SCC; and

(b) Design standards pursuant to the Urban Residential Design standards within chapter 30.23A SCC; and

(c) Landscaping requirements per chapter 30.25 SCC.

(5) All proposed development shall meet the final site plan approval requirements pursuant to SCC 30.31A.300, including conditions of approval, and shall comply with any and all other applicable requirements of the county code.

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 ¹²⁸	IP ⁷⁶	BP	LI ^{55,} 76	HI ⁵⁵	MHP ¹⁴⁴	UC ¹²²
Dwelling, Attached Single Family	P	P	P	P	P	P						P ⁵¹				
Dwelling, Cottage Housing	P	P	P	P	P							P ⁵¹				
Dwelling, Duplex	P	P	P	P	P	P						P ⁵¹				
Dwelling, Mobile Home	P	P	P	P	P	P									P	
Dwelling, Multiple Family					P	P	P	P	P	P		P ⁵¹				P
Dwelling, Single Family	P	P	P	P	P	P						P ⁵¹			P ⁴	
Dwelling, Townhouse ⁵			A	P	P	P	P	P	P	P		P ⁵¹				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
A – Administrative Conditional Use	
C – Conditional Use	
S – Special Use	

30.22.130 Reference notes for use matrices.

(51) ((RESERVED for future use)) See SCC 30.31A.140

Piona, Amber

From: Piona, Amber
Sent: Tuesday, November 2, 2021 1:45 PM
To: tim@futurewise.org
Cc: Killingstad, David
Subject: Proposed Code Amendments Related to Residential in Business Park zone
Attachments: Summary Proposed Code Amendments 11-2-2021.docx

Good afternoon,

I am the project manager for proposed code amendments related to residential development in the business park zones outlined in SCC 30.31A.140 Business Park zone performance standards for residential development. I have attached a summary of the proposed code amendments here for your consideration and review.

If you would like to submit any comments regarding these proposed code changes, please email them to me by Monday, November 8, 2021.

Thank you,

Amber Piona, AICP (*she/her*) | *Planner*
[Snohomish County Planning and Development Services](#)
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-262-2375 | amber.piona@snoco.org

NOTICE: All emails, and attachments, sent to and from Snohomish County are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56)



Snohomish County

**Planning and Development
Services**

3000 Rockefeller Ave., M/S 604
Everett, WA 98201-4046
(425) 388-3311
www.snoco.org

FROM: Amber Piona, Planner, PDS

DATE: November 2, 2021

SUBJECT: Proposed Code Amendments Related to Residential
in Business Park Zones

Dave Somers
County Executive

Snohomish County is proposing to amend regulations related to residential uses within the Business Park (BP) zone. The proposed amendments seek the following objectives: a.) promote flexibility of uses within the BP zone; b.) reinstate residential development as an allowed use in the BP zone and update the related criteria for this use; and c.) promote the development of a diversity of housing types to provide middle density housing.

The following includes the proposed code amendments (strikethroughs for removed language and underlines for new proposed language):

30.31A.140 BP zone performance standards for residential development

Residential development in the BP zone is subject to the following:

(1) The site must be a minimum of 25 contiguous acres under single ownership or for multiple parcels under unified control.

(2) The BP zoning on the site must have been approved prior to the effective date of this section.

(3) Where mixed use development consisting of residential and commercial or industrial uses is proposed:

(a) The BP preliminary site plan requirements contained in chapter 30.31A SCC shall apply to all portions of the site where development is proposed except as modified by this section;

(b) The development shall comply with the setbacks and other bulk regulations of chapter 30.23 SCC for the MR zone;

(c) The development shall comply with the landscaping requirements of chapter 30.25 SCC; and

(d) The provisions of SCC 30.31A.120 shall apply to any portion of the site proposed for commercial or industrial uses and shall not apply to the areas of the site proposed for residential use.

(4) Where a residential development is proposed, a preliminary site plan per SCC 30.31A.210 is required. In addition to any other applicable requirements of the county code, the development shall also meet the following development and design standards:

(a) The maximum residential unit yield and other bulk regulations specified for development in the MR zone for the residential development per chapter 30.23 SCC; and

(b) Design standards pursuant to the Urban Residential Design standards within chapter 30.23A SCC; and

(c) Landscaping requirements per chapter 30.25 SCC.

(5) All proposed development shall meet the final site plan approval requirements pursuant to SCC 30.31A.300, including conditions of approval, and shall comply with any and all other applicable requirements of the county code.

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 ¹²⁸	IP ⁷⁶	BP	LI ^{55,} 76	HI ⁵⁵	MHP ¹⁴⁴	UC ¹²²
Dwelling, Attached Single Family	P	P	P	P	P	P						P ⁵¹				
Dwelling, Cottage Housing	P	P	P	P	P							P ⁵¹				
Dwelling, Duplex	P	P	P	P	P	P						P ⁵¹				
Dwelling, Mobile Home	P	P	P	P	P	P									P	
Dwelling, Multiple Family					P	P	P	P	P	P		P ⁵¹				P
Dwelling, Single Family	P	P	P	P	P	P						P ⁵¹			P ⁴	
Dwelling, Townhouse ⁵			A	P	P	P	P	P	P	P		P ⁵¹				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
A – Administrative Conditional Use	
C – Conditional Use	
S – Special Use	

30.22.130 Reference notes for use matrices.

(51) ((RESERVED for future use)) See SCC 30.31A.140

Piona, Amber

From: Mike Pattison <mpattison@MBAKS.COM>
Sent: Tuesday, November 2, 2021 1:43 PM
To: Piona, Amber
Cc: Killingstad, David
Subject: Re: <External>Proposed Code Amendments Related to Residential in Business Park zone

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Thank you very much. Will do!

Sent by Mike Pattison

From: Piona, Amber <Amber.Piona@co.snohomish.wa.us>
Sent: Tuesday, November 2, 2021 1:41:27 PM
To: Mike Pattison <mpattison@MBAKS.COM>
Cc: Killingstad, David <david.killingstad@snoco.org>
Subject: <External>Proposed Code Amendments Related to Residential in Business Park zone

Good afternoon,

I am attaching here a summary of proposed code amendments for residential development in business park zone regulations outlined in SCC 30.31A.140 Business Park zone performance standards for residential development. Please circulate this to your membership so that anyone who wishes to submit comments can do so.

Please submit any comments regarding these proposed code changes to me by Tuesday, November 9, 2021.

Thank you,

Amber Piona, AICP (she/her) | Planner
[Snohomish County Planning and Development Services](#)
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-262-2375 | amber.piona@snoco.org

NOTICE: All emails, and attachments, sent to and from Snohomish County are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56)



Snohomish County

**Planning and Development
Services**

3000 Rockefeller Ave., M/S 604
Everett, WA 98201-4046
(425) 388-3311
www.snoco.org

FROM: Amber Piona, Planner, PDS

DATE: November 2, 2021

SUBJECT: Proposed Code Amendments Related to Residential
in Business Park Zones

Dave Somers
County Executive

Snohomish County is proposing to amend regulations related to residential uses within the Business Park (BP) zone. The proposed amendments seek the following objectives: a.) promote flexibility of uses within the BP zone; b.) reinstate residential development as an allowed use in the BP zone and update the related criteria for this use; and c.) promote the development of a diversity of housing types to provide middle density housing.

The following includes the proposed code amendments (strikethroughs for removed language and underlines for new proposed language):

30.31A.140 BP zone performance standards for residential development

Residential development in the BP zone is subject to the following:

(1) The site must be a minimum of 25 contiguous acres under single ownership or for multiple parcels under unified control.

(2) The BP zoning on the site must have been approved prior to the effective date of this section.

(3) Where mixed use development consisting of residential and commercial or industrial uses is proposed:

(a) The BP preliminary site plan requirements contained in chapter 30.31A SCC shall apply to all portions of the site where development is proposed except as modified by this section;

(b) The development shall comply with the setbacks and other bulk regulations of chapter 30.23 SCC for the MR zone;

(c) The development shall comply with the landscaping requirements of chapter 30.25 SCC; and

(d) The provisions of SCC 30.31A.120 shall apply to any portion of the site proposed for commercial or industrial uses and shall not apply to the areas of the site proposed for residential use.

(4) Where a residential development is proposed, a preliminary site plan per SCC 30.31A.210 is required. In addition to any other applicable requirements of the county code, the development shall also meet the following development and design standards:

(a) The maximum residential unit yield and other bulk regulations specified for development in the MR zone for the residential development per chapter 30.23 SCC; and

(b) Design standards pursuant to the Urban Residential Design standards within chapter 30.23A SCC; and

(c) Landscaping requirements per chapter 30.25 SCC.

(5) All proposed development shall meet the final site plan approval requirements pursuant to SCC 30.31A.300, including conditions of approval, and shall comply with any and all other applicable requirements of the county code.

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 ¹²⁸	IP ⁷⁶	BP	LI ⁵⁵ , 76	HI ⁵⁵	MHP ¹⁴⁴	UC ¹²²
Dwelling, Attached Single Family	P	P	P	P	P	P						P ⁵¹				
Dwelling, Cottage Housing	P	P	P	P	P							P ⁵¹				
Dwelling, Duplex	P	P	P	P	P	P						P ⁵¹				
Dwelling, Mobile Home	P	P	P	P	P	P									P	
Dwelling, Multiple Family					P	P	P	P	P	P		P ⁵¹				P
Dwelling, Single Family	P	P	P	P	P	P						P ⁵¹			P ⁴	
Dwelling, Townhouse ⁵			A	P	P	P	P	P	P	P		P ⁵¹				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
A – Administrative Conditional Use	
C – Conditional Use	
S – Special Use	

30.22.130 Reference notes for use matrices.

(51) ((RESERVED for future use)) See SCC 30.31A.140