

Proposed Code Amendments Relating to Commercial & Industrial Zones

Snohomish County Council

December 16, 2025



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Presentation Overview

- Updates from Planning Commission
- Explain problems
 1. Need to clarify commercial & industrial zoning ambiguity
 2. Need to cut red tape in the business performance zones
- Explain how problems could be addressed
- List the proposed amendments
- Q & A



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Housekeeping & Updates from Planning Commission

- Recommended Changes from PC

- The Planning Commission recommended changes:
 - Code now reverts to permitting the use of 'temporary dwellings during construction' in the General Commercial zone, due to public input on the need for security buildings for commercial businesses.
 - Additionally, code now permits outright all non-accessory storage structures in General Commercial, per Commissioner input.
 - These are the only two discrepancies from the pre-PC staff report.

- Additional Potential Amendment Sheet

- This ordinance may need an amendment sheet to update SCC 30.22.100 and 30.70.140, if pending ordinances pass, i.e. Forest Practices Permit Application Extensions and Places of Worship.



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Current Problems

- Commercial & Industrial Zoning – Setback Ambiguity
 - There are zones with multiple setback distances: i.e. Rural Commercial and Rural Industrial
- Red tape in the Business Performance Zones
 - Eliminate red tape around hearing examiner approval for landscape screening decisions
 - Eliminate redundant steps for site plan applications



Explain How Problems Could Be Addressed: Setback Ambiguity

- In SCC 30.23.010, regarding setback ambiguity for hybrid zones:
 - Classify the rural commercial zones as commercial zones, and
 - Classify the rural industrial zone as an industrial zone.

30.23.010 Bulk matrices - Purpose, applicability and general provisions.

(9) For the purposes of determining setbacks under SCC Tables 30.23.030 and 30.23.032 only: (a) the Rural Industrial zone shall be considered an industrial zone, and; (b) the Rural Business, Clearview Rural Commercial, and Rural Freeway Service zones shall be considered commercial zones.



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Explain How Problems Could Be Addressed: Red tape in the Business Performance Zones

1. Eliminate onerous regulations in the business performance zones.
2. Eliminate preliminary and final site plan regulations in favor of one official site plan for developments.
3. Move the regulations of the General Commercial zone from chapter 30.31B SCC to chapter 30.31A SCC to consolidate business performance zones into one chapter.



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Explain How Problems Could Be Addressed: Code Amendment Breakdown

- 1) In chapter 30.31A SCC:
 - a) Simplify antiquated procedures by requiring an official site plan, rather than having two types of site plan approvals involving preliminary and final plan approval.
 - b) Revise SCC 30.31A.120(1) to clarify that “no uncovered storage” means “fully enclosed within a building” per past PDS interpretations.
- 2) In chapter 30.31B SCC:
 - a) Eliminate the need for the hearing examiner’s approval in all screening decisions.
 - b) Simplify official site plans by eliminating the need for an Administrative Conditional Use Permit (ACUP).
 - c) Move GC zone regulations from chapter 30.31B SCC to the business performance zones chapter 30.31A SCC.
- 3) In SCC 30.21.025:
 - a) Update the GC zone’s location to chapter 30.31A SCC.



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Explain How Problems Could Be Addressed: Code Amendment Breakdown

- 4) In SCC 30.22.100, the Urban Zone Categories Use Matrix:
 - a) Permit non-accessory storage structures in General Commercial
- 5) In SCC 30.70.025:
 - a) Update any cross-references of the GC zone's location to chapter 30.31A SCC.
- 6) In SCC 30.70.050:
 - a) Update the application and permit process for the business performance zones.
- 7) In SCC 30.86.200:
 - a) Update relevant application fee process for the business performance zones.



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Questions?

- Staff Report Link
- Documents Available on Request by Project Lead:

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