

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

ORDINANCE NO. 26-039

RELATING TO GROWTH MANAGEMENT; REVISING DEVELOPMENT
REGULATIONS FOR SHERIFF PRECINCTS AND FIRE STATIONS;
AMENDING CHAPTERS 30.22, 30.23, 30.91F, AND 30.91G OF THE SNOHOMISH
COUNTY CODE; AND ADDING NEW SECTIONS SCC 30.91F.302 AND SCC
30.91S.177

WHEREAS, title 30 of the Snohomish County Code (SCC), known as the Unified Development Code, contains Snohomish County's ("County") zoning and development regulations; and

WHEREAS, under the zoning regulations of chapter 30.22 SCC, uses may be allowed as "permitted uses", which are permitted outright; "conditional uses", which require special review to ensure compatibility with permitted uses in the same zone and are granted by the Snohomish County Hearing Examiner; "administrative conditional uses", which also require special review to ensure compatibility with permitted uses in the same zone and are granted by the Department of Planning and Development Services; and prohibited uses, which are not allowed in a given zone; and

WHEREAS, U.S. Federal Emergency Management Agency's standard definition of "critical facilities" includes, among other things, fire stations, police stations and sheriff precincts, and vehicle and equipment storage facilities; and

WHEREAS, in 1996, the County first adopted a comprehensive plan as required under the Growth Management Act (GMA), chapter 36.70A RCW; and

WHEREAS, in RCW 36.70A.030(35), the GMA defines public services to include fire protection and suppression and law enforcement; and

WHEREAS, in RCW 36.70A.030(40), the GMA defines rural governmental services to include fire and police protection services associated with rural development; and

WHEREAS, periodic updates to the comprehensive plan have occurred since its original adoption, with the most recent update adopted in 2024; and

WHEREAS, the 2024 Comprehensive Plan Update included the continuation of the Hazard Mitigation Plan (HMP), which includes partnerships with federal, state, and local jurisdictions to advance risk reduction through proactive mitigation and planning efforts; and

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1
2 WHEREAS, the HMP provides decision-makers and policymakers with guidance,
3 goals, and objectives to consider when planning for capital facilities; and
4

5 WHEREAS, the goals and objectives of the HMP referenced in the Capital
6 Facilities Element of the Comprehensive Plan guide implementation of the HMP; and
7

8 WHEREAS, Snohomish County's HMP has four main goals:
9

- 10 1. Reduce hazard and threat-related injury and loss of life,
11 2. Promote resilient communities, resilient economy, sustainable growth, and
12 hazard prevention,
13 3. Consider equity when enhancing public awareness and community members'
14 ability to mitigate, prepare for, respond to, and recover from a disaster, and
15 4. Make decisions through regional collaboration; and
16

17 WHEREAS, Goal 1 of the HMP included in the Capital Facilities and Utilities
18 Element says that the County should "[r]educe hazard and threat-related injury and loss
19 of life"; and
20

21 WHEREAS, Objective 1.4 of the HMP included in the Capital Facilities and
22 Utilities Element requires the County to "[d]evelop continuity of operations plans and
23 community-based continuity plans to mitigate the impacts of hazards becoming
24 disasters, and support disaster preparedness, response, and recovery;" and
25

26 WHEREAS, Objective 1.5 of the HMP included in the Capital Facilities and
27 Utilities Element requires the County to "[d]evelop, implement, and sustain programs
28 that promote reliable, redundant, and resilient lifeline systems;" and
29

30 WHEREAS, Goal 2 of the HMP included in the Capital Facilities and Utilities
31 Element directs that the County should "[p]romote resilient communities, resilient
32 economy, sustainable growth, and hazard prevention;" and
33

34 WHEREAS, Objective 2.2 of the HMP included in the Capital Facilities and
35 Utilities Element requires the County to "[i]ncrease the resilience of critical services,
36 facilities, and infrastructure through applicable retrofits, sustainable funding programs,
37 and zoning and development changes, and reduce exposure/vulnerability to all
38 hazards"; and
39

40 WHEREAS, the "risk assessment is the primary process (between Snohomish
41 County and participating jurisdictions) on which the HMP is based" and "is the process
42 of measuring the potential for loss of life, personal injury, economic injury, and property
43 damage resulting from primary natural hazards"; and
44

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1 WHEREAS, the “risk assessment” includes the following three elements:

- 2
- 3 1. Hazard identification – determine what types of disasters may affect a
 - 4 jurisdiction including frequency and intensity,
 - 5 2. Vulnerability identification – potential impacts of hazards on people, property,
 - 6 economy, and lands of the region, and
 - 7 3. Cost evaluation – estimate the cost of potential damage or the cost that can
 - 8 be avoided by protection/mitigation;” and
 - 9

10 WHEREAS, the HMP recognizes that “county facilities also play a key role in

11 disaster response and recovery, and it is important to plan, update, retrofit, and build

12 these facilities resilient to the impacts from climate change;” and

13

14 WHEREAS, Goal ED 2 of the Economic Development Element of the

15 Comprehensive Plan directs that the County should “[p]rovide a planning and regulatory

16 environment which facilitates growth of the local economy[];” and

17

18 WHEREAS, ED Policy 2.A.3 of the Economic Development Element of the

19 Comprehensive Plan instructs that “[t]o ensure timeliness, responsiveness, and

20 increased efficiency, the county shall maintain a program of continuous review of the

21 permitting process to eliminate unnecessary procedures that do not respond to legal

22 requirements for public review and resident input[];” and

23

24 WHEREAS, adopting land use regulations for fire stations and sheriff precincts

25 ensures that such facilities are allowed or conditionally allowed in more areas of the

26 County that can provide for appropriate response times, appropriate infrastructure,

27 access to populations, and services consistent with best practices; and

28

29 WHEREAS, the amendments in this ordinance streamline the process for

30 allowing or conditionally allowing these facilities in more areas of the County, as sheriff

31 precincts and fire stations are both critical facilities; and

32

33 WHEREAS, on _____, 2026, the Planning Commission held a public

34 hearing to receive public testimony concerning the code amendments contained in this

35 ordinance; and

36

37 WHEREAS, at the conclusion of the public hearing, the Planning Commission

38 recommended adoption of the code amendments contained in this ordinance; and

39

40 WHEREAS, on _____, 2026, the Snohomish County Council

41 (“County Council”) held a public hearing, after proper notice, and considered public

42 comment and the entire record related to the code amendments contained in this

43 ordinance; and

44

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1 WHEREAS, following the public hearing, the County Council deliberated on the
2 code amendments contained in this ordinance;

3
4 NOW, THEREFORE, BE IT ORDAINED:

5
6 **Section 1.** The County Council makes the following findings in support of this
7 ordinance:

- 8
9 A. The foregoing recitals are adopted as findings as if set forth in full herein.
10
11 B. Proposals to open fire stations and sheriff precincts within the region have
12 highlighted the need to amend title 30 of the SCC to update development
13 regulations related to these uses to be either allowed or conditionally allowed in
14 additional zoning districts.
15
16 C. This ordinance amends the use matrices in SCC 30.22.100, 30.22.110, and
17 30.22.120 to list fire station and sheriff precincts as specific uses. This approach to
18 allowing or conditionally allowing the uses of fire stations and sheriff precincts is
19 consistent with the GMA's identification of them as public services under RCW
20 36.70A.030(35) and rural government services under RCW 36.70A.030(40).
21
22 D. This ordinance amends section 30.91G.060 to explicitly remove fire stations and
23 sheriff precincts from the definition of "Governmental facilities". The proposed
24 ordinance will allow or conditionally allow for fire and law enforcement facilities.
25
26 E. In developing the proposed code amendments, the County considered the goals of
27 the GMA codified at RCW 36.70A.020.
28 a. This ordinance is consistent with GMA Goal 12: "Public facilities and
29 services. Ensure that those public facilities and services necessary to
30 support development shall be adequate to serve the development at the
31 time development is available for occupancy and use without decreasing
32 current service levels below locally established minimum standards".
33 Allowing or conditionally allowing fire stations and sheriff precincts within
34 additional areas of unincorporated Snohomish County helps to ensure
35 quick response times and efficient deployment of resources in the event of
36 an emergency.
37 b. This ordinance is consistent with GMA Goal 14: "Climate change and
38 resiliency. Ensuring that comprehensive plans, development regulations,
39 regional policies and plans, and strategies under RCW 36.70A.210 and
40 chapter 47.80 adapt to and mitigate the effects of changing climate;
41 support reductions in greenhouse gas emissions and per capita vehicle
42 miles traveled; prepare for climate impact scenarios, foster resiliency to
43 climate impact and natural hazards; protect and enhance environmental,

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1 economic, and human health and safety; and advance environmental
2 justice.” Snohomish County has experienced extremes in climate change
3 over the past decade, from high wind events known as ‘bomb-cyclones’ to
4 wildfires and flooding. The need for resources such as fire stations and
5 sheriff precincts to be strategically located around the county for
6 deployment allows for quicker response times, less miles and greenhouse
7 gas emissions, better preparation for climate impact events, and creates a
8 more resilient response.
9

10 F. The proposed amendments are consistent with and supportive of the following
11 multicounty planning policy (MPP) from the Puget Sound Regional Council VISION
12 2050:

- 13 a. MPP-RC-3: “Make reduction of health disparities and improvement of
14 health outcomes across the region a priority when developing and carrying
15 out regional, countywide, and local plans.” By defining fire stations and
16 sheriff precincts as public services, this allows a path forward for allowing
17 or conditionally allowing these facilities in areas of unincorporated
18 Snohomish County that had been previously overlooked for this type of
19 development for deployment of emergency response.
- 20 b. MPP-RGS-6: “Encourage efficient use of urban land by optimizing the
21 development potential of existing urban lands and increasing density in
22 the urban growth area in locations consistent with the Regional Growth
23 Strategy”. Allowing fire stations and sheriff precinct facilities as permitted
24 uses within most urban zones will help ensure these public services are
25 available to efficiently serve the unincorporated urban areas of the County.
26 Permitting or conditional permitting of these uses outright as proposed by
27 this ordinance will also optimize use of existing infrastructure, such as
28 sewer, water, developed transportation and infrastructure.
- 29 c. MPP-En-5: “Locate development in a manner that minimizes impacts to
30 natural features. Promote the use of innovative environmentally sensitive
31 development practices, including design, materials, and on-going
32 maintenance.” By permitting or conditionally permitting fire stations and
33 sheriff precincts within more rural areas of unincorporated Snohomish
34 County that can be used for strategic deployment of emergency services,
35 that can allow for minimized impacts to natural features, such as cluster
36 developments, fire wise communities, and agricultural rural villages.
- 37 d. MPP-CC-7: “Advance state, regional, and local actions that support
38 resilience and adaptation to climate change impacts.” By permitting or
39 conditionally permitting fire stations and sheriff precincts within more areas
40 of unincorporated Snohomish County, the County will be better positioned
41 to respond to impacts of climate change including extreme weather events
42 and wildfires. Resources and emergency response planning should
43 include all of Snohomish County, so that support can be better managed
44 for resilient and adaptable changes.

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1
2 G. The proposed amendments are consistent with and supportive of the following
3 countywide planning policy (CPP):
4

- 5 a. CPP-PS-3: "Jurisdictions should support the County as the preferred
6 provider for regional services, rural services, agricultural services and
7 services for natural resource areas."
8 b. CPP-PS-18: "The County and cities should work collaboratively at a local
9 and countywide level to promote equitable access of public services and
10 facilities for all residents, especially those that are historically
11 underserved." This ordinance will permit or conditionally permit fire
12 stations and sheriff precincts in more areas of unincorporated Snohomish
13 County. This will both streamline the permitting process for these uses
14 and is intended to allow these public services to be more accessible to all
15 County residents. The ability to properly plan and site emergency
16 response services, such as fire stations and sheriff precincts, allows for
17 trained professionals to evaluate the risk, response times, and resources
18 to all areas of the county.
19

20 H. The proposed amendments are consistent with and supportive of the following
21 Snohomish County Growth Management Act Comprehensive Plan (GMACP)
22 objective and policy:
23

- 24 a. Objective CUE 1.A: "Coordinate planning with and among providers of
25 utilities, public facilities, and public services to provide urban service within
26 urban growth areas (UGAs) and rural service outside of UGAs to support
27 the future land use pattern indicated by the comprehensive plan, including
28 consideration of projected climate change risks." Allowing or conditionally
29 allowing fire stations and sheriff precincts in more areas of unincorporated
30 Snohomish County will facilitate coordinated and appropriate planning for
31 public services that fire stations and sheriff precincts provide.
32 b. CUE Policy 1.A.5: "The County shall coordinate with providers such that
33 utilities, public facilities, and public services in rural and resource areas
34 are at a level, scale, and in locations that do not induce urban
35 development pressures." The proposed amendments do not allow fire
36 stations or sheriff precincts in mobile home parks (MHP), Rural Freeway
37 Service (RFS) or Agriculture-10 acre (A-10) and conditionally allow fire
38 stations and sheriff precincts in Forestry (F), and Forestry and Recreation
39 (F&R). This distinction allows for these services to be permitted in the
40 more urban zones of the county, while conditionally allowing for these
41 services in other areas of the county as needs for these services develop.
42 By making uses conditional in certain rural and resource zones, there is
43 additional process before the Hearing Examiner where the proposed use
44 must demonstrate it meets the decision criteria established in SCC

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30.42C.100 before the uses may be sited. This additional process allows the public to participate and will help to ensure that the use will not interfere with the long-term protection of these resource lands.

- c. Objective CUE 2.A: “Factor the adverse impacts of climate change in siting, developing, operating, maintaining, and planning utilities, public facilities, and public services.” The proposed amendments for allowed or conditionally allowed uses of fire stations and sheriff precincts allows for those professionals to better plan, develop and maintain these services as the county continues to adapt to environmental changes. By allowing or conditionally allowing fire stations and sheriff precincts in more areas of unincorporated Snohomish County, and where the siting of key resources can be more easily deployed.
- d. NE Policy 8.A.1: “The County shall consider natural hazards in all land use planning.” The proposed amendments clarify where fire stations and sheriff precincts will be allowed or conditionally allowed. These facilities provide the resources for natural hazard response, such as wind, fire and flood. For example, fire stations provide residents with access to sand for sandbags and filling in the event of flooding as well as medical care in the event of natural emergencies. Sheriff and fire personnel provide necessary emergency responses to wildfire deployments and evacuation strategies and assist with response to downed trees, powerlines, debris, vegetation and damage caused by wind events. Allowing or conditionally allowing these uses in more areas of unincorporated Snohomish County will allow for more efficient responses to natural hazards that occur in Snohomish County.

I. Procedural requirements.

- 1. The proposal is a Type 3 legislative action pursuant to SCC 30.73.010.
- 2. Pursuant to RCW 36.70A.106(1), a notice of intent to adopt this ordinance was transmitted to the Washington State Department of Commerce for distribution to state agencies on June 9, 2026, and assigned Submittal ID No. 2026-S-12902.
- 3. State Environmental Policy Act (SEPA), chapter 43.21C RCW requirements with respect to this non-project action have been satisfied through the completion of an environmental checklist and issuance of a Determination of Nonsignificance (DNS) on June 9, 2026.
- 4. The public participation process used in the adoption of this ordinance has complied with all applicable requirements of the GMA and the SCC.
- 5. The Washington State Attorney General last issued an advisory memorandum, as required by RCW 36.70A.370, in October of 2024 entitled “Advisory Memorandum: Avoiding the Unconstitutional Takings of Private Property” to help local governments avoid the unconstitutional taking of

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private property. The process outlined in the State Attorney General's 2024 advisory memorandum was used by the County in objectively evaluating the regulatory changes proposed by this ordinance.

Section 2. The County Council makes the following conclusions:

- A. The proposal is consistent with the goals, objectives, and policies of the Snohomish County Comprehensive Plan.
- B. The proposal is consistent with Washington State law and the SCC.
- C. The County has complied with all SEPA requirements in respect to this non-project action.
- D. The regulations proposed by this ordinance do not result in an unconstitutional taking of private property for a public purpose.

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

Section 4. Snohomish County Code Section 30.22.100, last amended by Amended Ordinance No. 26-032 on February 25, 2026, is amended to read:

30.22.100 Urban Zone Categories Use Matrix.

TYPE OF USE	R-9,600 ⁸⁸	R-8,400 ⁸⁸	R-7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	LI ⁵⁵ 76	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²	MUC ¹² 2
Accessory Dwelling Unit ⁶²	P	P	P	P	P	P											
Adult Entertainment Business/Use ⁶⁷											P		P	P			
Agriculture ^{41, 107}	P	P	P		P	P	P		P	P	P	P	P	P	P		
Airport, Stage 1 Utility ¹	C	C	C						P	P	P	P	P	P			
Airport-All Others											P	P	P	P			
Amusement Facility ^{41, 129}								P	P	P	P		P	P		P	P
Antique Shop							P	P	P	P			P	P		P	P
Art Gallery ⁴¹	C	C	C		C	C	P	P	P	P	P	P	P	P		P	P
Auto Repair, Major								P	P ⁸⁶	P	P	P	P	P		P	P

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Auto Repair, Minor							P	P	P ⁸⁶	P	P	P	P	P		P	P
Auto Towing													P	P			
Automobile Wrecking and Junkyards													C ⁴⁴	P ⁴⁴			
Bed and Breakfast Guesthouse ⁵⁸	A	A	A	A	A	A									A		
Billboards ⁴⁶																	
Non-digital										P			P	P			
Digital										P			P	P			
Boarding House	P ¹⁵	P ¹⁵	P ¹⁵		P	P	P		P	P					P	P	P
Boat Launch Facility, Commercial ³¹									C	C			C	C		P	
Boat Launch Facility, Non-commercial ³¹	C	C	C		C	C			C	C			C	C			
Caretaker's Quarters							P	P	P	P	P	P	P	P			
Cemetery and Funeral Home	C	C	C		C	C	P	P	P	P	P	P	P	P		P	
Clubhouse	C	C	C		C	C	P	P	P	P	P	P	P	P	P	P	P
Commercial Vehicle Storage Facility										P	P	P	P	P			
Community Facilities for Juveniles ¹⁰³																	
1 to 8 Resident Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
9 to 24 Resident Facility	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P
Construction Contracting										P	P	P	P	P		P ¹²³	
Day Care Center ^{2, 129}																	
Up to 8,000 sq ft	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	P	P
Over 8,000 sq ft	C	C	C	C	P	P	P	P	P	P	P	P	P	P	A	P	P
Distillation of Alcohol											P	P	P	P		P	P
Dock & Boathouse, Private, Non-commercial ^{3, 41}	P	P	P	P	P	P	P		P	P	P	P	P	P			
Dwelling, Attached Single Family ¹⁴⁰	P	P	P	P	P	P						P ⁵¹					

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Dwelling, Co- Living ¹⁴⁰					P	P	P	P	P	P		P ⁵¹				P	P
Dwelling, Cottage Housing ¹⁴⁰	P	P	P	P	P							P ⁵¹					
Dwelling, Duplex ¹⁴⁰	P	P	P	P	P	P						P ⁵¹					
Dwelling, Mobile Home ¹⁴⁰	P ⁶	P ⁶	P ⁶	P ⁶	P	P									P		
Dwelling, Multiple Family ¹⁴⁰					P	P	P	P	P	P		P ⁵¹				P	P
Dwelling, Single Family ¹⁴⁰	P	P	P	P	P	P						P ⁵¹			P ⁴		
Dwelling, Townhouse ^{5, 140}			P	P	P	P	P	P	P	P		P ⁵¹				P	
Electric Vehicle 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, Storage											P			P			
Fairgrounds										P	P	P	P	P			
Emergency Shelter, Religious-Owned Property ¹⁴¹	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Family Day Care Home ⁸	P	P	P	P	P	P	P		P	P					P		P
Farm Product Processing																	
Up to 5,000 sq ft									P	P			P	P			
Over 5,000 sq ft ⁹⁴									A	P			P	P			
Farm Stand																	
Up to 400 sq ft ⁹	P	P	P						P	P			P	P		P	P
401 to 5,000 sq ft ⁹⁹																	

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Farmers Market ⁹³							P	P	P	P		P	P	P		P	P
Fire Station	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P
Fish Farm											P	P	P	P			
Food and Farming Center																	p ¹⁰⁵
Forestry											P		P	P			
Foster Home	P	P	P	P	P	P	P		P	P					P		
Fuel Yard										P	P	P	P	P			
Garage, Detached Private Accessory ⁶⁰																	
Up to 2,400 sq ft	P	P	P	P	P	P					P	P	P	P	P		
2,401 - 4,000 sq ft on 3 Acres and more ^{41, 59}	P	P	P	P	P	P					P	P	P	P			
2,401 - 4,000 sq ft on Less than 3 Acres ^{41, 59}	A	A	A	A	A	A					A	A	A	A			
4,001 sq ft and Greater ^{41, 59}	C	C	C	C	C	C					C	C	C	C			
Garage, Detached Private Non-accessory ⁶⁰																	
Up to 2,400 sq ft	P	P	P	P	P	P					P	P	P	P			
2,401 sq ft and Greater ^{41, 59}	C	C	C	C	C	C					C	C	C	C			
Golf Course, Driving Range, and Country Club	C	C	C														
Government Facilities ^{27, 41}	C	C	C	C	C	C	C	P	P	P	P	P	P	P		P	P
Greenhouse, Lath House, & Nurseries							P	P	P	P	P	P	P	P			
Guest House ⁸⁵	P	P	P		P	P									P		
Hazardous Waste Storage & Treatment Facilities, Offsite ⁶⁶											C	C	C	C			
Hazardous Waste Storage & Treatment Facilities, Onsite ⁶⁵							P	P	P	P	P	P	P	P			
Health and Social Service Facilities ⁹⁰																	
Level I	P	P	P	P	P	P	P	P	P	P		P			P	P	P

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Level II ^{41, 129}	C	C	C		C	C	C	P	P	P		P			C	P	P
Level III ¹³⁹						C	P ¹³⁶	P	P	P	P		P	P	C	P	P
Home Occupation ¹¹	P	P	P	P	P	P	P		P	P					P	P	P
Hotel/Motel					C	C	P ¹³⁶	P	P	P			P ⁸⁹			P	P
Kennel, ⁴¹ Commercial ¹²	C	C	C						P	P	P	P	P	P			
Kennel, ⁴¹ Private-Breeding ¹³	P	P	P		P	P	P		P	P	P	P	P	P			
Kennel, ⁴¹ Private-Non-Breeding ¹³	P	P	P		P	P	P		P	P	P						
Laboratory							P	P	P	P	P	P	P	P		P	P
Library ⁴¹	C	C	C		C	C	C	P	P	P	P	P	P	P		P	P
Lumber Mill												P	P	P	P		
Lumberyard										P	P	P	P	P			
Manufacturing, Heavy ⁸²											P			P			
Manufacturing-All Other Forms Not 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}							P	P	P	P		P	P	P		P	P
Massage Parlor									P	P	P	P	P	P		P	P
Material Recovery Facility ¹³⁴											C		C	C			
Mini Self-Storage								P	P	P	P	P	P	P			
Mobile Home Park ³⁸					C	C			C	C					P		
Model Hobby Park ⁷⁵												A	A	A			
Model House/Sales Office	P	P	P	P	P	P											
Motocross Racetrack ¹²⁹										C ¹¹³	C ¹¹³	C ¹¹³	C ¹¹³	C ¹¹³			
Museum ⁴¹	C	C	C		C	C	C	P	P	P	P	P	P	P		P	P
Neighborhood Services					A, C ⁸⁶ , ¹³⁸	A, C ⁸⁶ , ¹³⁸	P	P	P ⁸⁶	P	P	P	P	P		P	P
Office and Banking							P	P	P	P	P	P	P	P		P	P

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Park, Public ¹⁴	P	P	P		P	P	P	P	P	P	P	P	P	P		P	P
Park-and-Pool Lot	C	C	C	C	C	P	P	P	P	P	P	P	P	P		P	P
Park-and-Ride Lot	C	C	C	C	C	P	P	P	P	P	P	P	P	P		P	P
Personal Wireless Service Facilities ^{27, 41, 104, 106}	C	C	C	C	C	C	C	C	C	C	P	P	P	P	C	P ¹¹⁹	P
Printing Plant								P		P	P	P	P	P		P ¹²³	
Race Track ^{24, 41, 129}										C	P	P	P	P			
Railroad Right-of-way	C	C	C	C	C	C	P	P	P	P	P	P	P	P		P	P
Recreational Facility Not Otherwise Listed	C	C	C		C	C	P	P	P	P	P	P	P	P		P	P
Recreational Vehicle Park									C	C					C		
Recycling Facility ¹³⁷										C	C		C	C			
Religious Facility ^{41, 129}	C	C	C		P	P	P	P	P	P	P	P	P	P		P	P
Rendering of Fat, Tallow, or Lard ¹²⁹										P				P			
Restaurant							P	P	P	P	P ⁴⁹	P ⁴⁹	P	P		P	P
Retail, General						A ¹³⁵	P	P	P	P		P ⁵³	P	P		P	P
Retirement Apartments				P	P	P	P	P	P	P					P	P	P
Retirement Housing				P	P	P	P	P	P	P					P	P	P
Sanitary Landfill ¹²⁹	C	C	C						C	C	C	C	C	C			
Schools																	
K-12 & Preschool ^{41, 68, 129}	C	C	C		C	C	C ¹³⁶		P	P	P	P	P	P		P	P
College ^{41, 68}	C	C	C		C	C	C ¹³⁶		P	P	P	P	P	P		P	P
Other ^{41, 68}					C	C	C ¹³⁶		P	P	P	P	P	P		P	P
Service Station ⁴¹							P	P	P ⁸⁶	P			P	P		P	P
Sheriff Precinct	P	P	P	P	P	P	P	P	P	P	P	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 ⁵⁰			
Small Animal Husbandry ⁴¹	C ³⁷	C ³⁷	C ³⁷				P		P	P	P	P	P	P			
Small Workshop									P ⁸⁶	P	P	P	P	P		P	P
Stables	P	P	P		P	P	P	P	P	P	P	P	P	P			

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Stockyard or Slaughter House ¹²⁹											P			P			
Storage, Retail Sales Livestock Feed									P	P			P	P			
Storage Structure, Accessory ⁶⁰																	
Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
2,401 - 4,000 sq ft on 3 Acres and more ^{41, 59}	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
2,401 - 4,000 on Less than 3 acres ^{41, 59}	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
4,001 sq ft and Greater ^{41, 59}	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
Storage Structure, Non-accessory ⁶⁰																	
Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
2,401 sq ft and Greater ^{41, 59}	C	C	C	C	C	C	C	C	C	P	C	C	C	C	C		
Studio ⁴¹	C ⁷⁷	C ⁷⁷	C ⁷⁷		C ⁷⁷	C ⁷⁷	P	P	P ⁸⁶	P	P	P	P	P		P	P
Supervised Drug Consumption Facility																	
Swimming/Wading Pool ^{17, 41}	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Television/Radio Stations													P	P			
Temporary Dwelling During Construction	A	A	A	A	A	A	A	A	A	A						A	
Temporary Dwelling for Relative ¹⁸	A	A	A	A	A	A	A	A	A	A							
Temporary Residential Sales Coach ⁷³	A	A	A													A	
Transit Center	C	C	C	C	C	P	P	P	P	P	P	P	P	P		P	P
Ultralight Airpark ²⁰											P						
Utility Facilities, Electromagnetic Transmission & Receiving Facilities ^{27, 129}	C	C	C	C	C	C	C	P	P ⁸⁶	P	P	P	P	P			
Utility Facilities, Transmission Wires, Pipes & Supports ²⁷	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

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Utility Facilities-All Other Structures ^{27, 41}	C	C	C	C	C	C	C	P	P ⁸⁶	P	P	P	P	P	C	P	P
Vehicle, Vessel, and Equipment Sales and Rental									P ²³	P			P	P			
Veterinary Clinic					C	C	P	P	P ⁸⁶	P	P	P	P	P		P	P
Warehouse								P ¹⁴²		P	P	P	P	P		P ¹²³	
Wholesale Establishment								P	P ⁸⁶	P	P	P	P	P		P ¹²³	
Woodwaste Recycling and Woodwaste Storage											A ⁶³		A ⁶³	A ⁶³			
All other uses not otherwise mentioned											P	P	P	P			

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 5. Snohomish County Code Section 30.22.110, last amended by Amended Ordinance No. 25-077, on February 4, 2026, is amended to read:

30.22.110 Rural and Resource Zone Categories Use Matrix.

TYPE OF USE	Rural Zones							Resource Zones		
	RD	RRT-10	R-5	RB ²⁶	CRC	RFS	RI	F	F&R	A-10
Accessory Dwelling Unit ⁶²	P	P	P	P	P			P	P	P
Agriculture ^{41, 107}	P	P	P	P	P	P	P	P	P	P
Airport: Stage 1 Utility ¹	C	C	C ¹¹⁵					C		
Antique Shop	C		C ^{45, 115}	P ⁷⁹	P					
Art Gallery ⁴¹	C		C ¹¹⁵	P ⁷⁹	P					
Asphalt Batch Plant & Continuous Mix Asphalt Plant										

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TYPE OF USE	Rural Zones							Resource Zones		
	RD	RRT-10	R-5	RB ²⁶	CRC	RFS	RI	F	F&R	A-10
Auto Repair, Major							P			
Auto Repair, Minor				P	P	P	P			
Auto Towing	C		C							
Auto Wrecking and Junkyards							A ⁴⁴			
Bakery, Farm ⁹⁷	P	P	P	P			P		P	P
Bed and Breakfast Guesthouse ⁵⁸	P		p ¹¹⁵	P				P	P	P
Bed and Breakfast Inn ⁵⁸	P		p ¹¹⁵	P				P	P	P
Boarding House	p ¹⁵	p ¹⁵	p ^{15, 115}					p ¹⁵		p ¹⁵
Boat Launch, Commercial ³¹		C							C	
Boat Launch, Non-commercial ³¹	C		C	C				C	C	
Campground								A ^{32,127}	C ³²	
Caretaker's Quarters	P		C	P			P			
Cemetery and Funeral Home	P		C ¹¹⁵							
Clubhouse	C		C ¹¹⁵	P	p ¹³³					
Commercial Vehicle Home Basing			C ³³							
Commercial Vehicle Storage Facility				P	P	P	P			
Community Facilities for Juveniles ¹⁰³										
1 to 8 residents			p ^{102, 115}	P	P					
9 to 24 residents			S ^{103, 115}	P	P					
Construction Contracting				p ^{80, 81}						
Dams, Power Plants, & Associated Uses									P	
Day Care Center ^{2, 129}										
Up to 8,000 sq ft	P		P	P	P	P				
Over 8,000 sq ft	P		C	P	P	P				

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TYPE OF USE	Rural Zones							Resource Zones		
	RD	RRT-10	R-5	RB ²⁶	CRC	RFS	RI	F	F&R	A-10
Distillation of Alcohol	C ³⁴		C ^{34, 115}							C ³⁴
Dock & Boathouse, Private, Non-commercial ^{3, 41}	P	P	P	P				P	P	P
Dwelling, Duplex	P	P	P					P		P
Dwelling, Mobile Home	P	P	P		p ⁶			P	P	P
Dwelling, Single Family	P	P	P		P			P	P	P
Emergency Shelter, Religious-Owned Property ¹⁴¹	P		P	P	P					
Equestrian Center ^{41, 70, 72}	P	C	C ¹¹⁵					C	P	C ⁷⁰
Excavation & Processing of Minerals ²⁸	A, C	A, C	A, C				A, C	A, P, C	A, C	
Explosives, Storage	C	C	C				C	P	C	
Family Day Care Home ^{8, 130}	P	P	p ¹¹⁵	P	P	P		P		P
Farm Product Processing										
Up to 5,000 sq ft	P	P	p ¹¹⁵	P			P	P		P
Over 5,000 sq ft ⁹⁴	A	A	A ¹¹⁵	A			A	A		A
Farm Support Business ⁹⁴	A	A	A ¹¹⁵	A			P			A
Farm Stand										
Up to 400 sq ft ⁹	P	P	p ^{100, 115}	P	P	P	P	P	P	P
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
<u>Fire Station</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>C</u>	<u>C</u>	
Fish Farm	P	P	p ¹¹⁵					P	P	P
Forestry	P	P	P				P	P	P	P
Forestry Industry Storage & Maintenance Facility	p ³⁰	P					P	P	P	

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TYPE OF USE	Rural Zones							Resource Zones		
	RD	RRT-10	R-5	RB ²⁶	CRC	RFS	RI	F	F&R	A-10
Foster Home	P	P	P	P				P		P
Fuel Yard ⁴³							P			
Garage, Detached Private Accessory ⁶⁰										
Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P	P
2,401 - 4,000 sq ft on 3 Acres and more ^{41, 59}	P	P	P	P	P	P	P	P	P	P
2,401 - 4,000 sq ft on Less than 3 acres ^{41, 59}	A	A	A	A	A	A	A	A	A	A
4,001 sq ft and Greater ^{41, 59}	C	C	C		C	C	C	C	C	C
Garage, Detached Private Non-accessory ⁶⁰										
Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P	P
2,401 sq ft and greater ^{41, 59}	C	C	C	C	C	C	C	C	C	C
Golf Course, Driving Range and Country Club	C		C ¹¹⁵	P						C ⁷⁴
Government Structures & Facilities ^{27, 41}	C	C	C ¹¹⁵	C	P		C	C	C	
Greenhouse, Lath House, Nurseries	P	P	P ¹¹⁵	P	P		P	P		P
Guest House ⁸⁵	P	P	P	P				P	P	P
Hazardous Waste Storage & Treatment Facilities Onsite ⁶⁵	P			P		P	P	P	P	
Health and Social Service Facility ⁹⁰										
Level I	P	P	P ¹¹⁵	P	P			P	P	
Level II ^{41, 91, 129}			C ¹¹⁵	C						
Level III ¹³⁹				P ¹³⁹		P ¹³⁹				
Home Occupation ¹¹	P	P	P	P	P			P	P	P

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TYPE OF USE	Rural Zones							Resource Zones		
	RD	RRT-10	R-5	RB ²⁶	CRC	RFS	RI	F	F&R	A-10
Homestead Parcel ⁴⁰	C		C ¹¹⁵							C
Hotel/Motel				P		P				
Kennel, ⁴¹ Commercial ^{12, 130}	P	P	p ¹¹⁵					P		C
Kennel, ⁴¹ Private-Breeding ¹³	P	P	P					P		P
Kennel, ⁴¹ Private-Non-Breeding ¹³	P	P	P	P				P		P
Kitchen, farm	P	P	P	P			P			P
Laboratory				P			P			
Library ⁴¹	C		C ¹¹⁵	P						
Livestock Auction Facility	C ⁴⁸		C ^{48, 115}		P		P			C ⁴⁸
Lumber Mill	C ²⁶	C ²⁶	C ^{26, 115}				P	P	P	
Lumberyard							P			
Manufacturing - All Other Forms Not Specifically Listed ⁸³				C			C			
Marijuana Processing ^{124, 131}							P			P
Marijuana Production ^{124, 131}							P			P
Marijuana Retail ^{131, 132}				P	P					
Mini-equestrian Center ^{41, 72}	P	P	p ¹¹⁵	P			P	P	P	p ⁷¹
Mini Self-Storage				P		P	P			
Model Hobby Park ^{75, 130}			A ¹¹⁵							A
Model House/Sales Office	P	P	p ¹¹⁵					P	P	
Motocross Racetrack ¹²⁹			C ¹¹³						C ¹¹³	
Museum ^{41, 130}	C		C ¹¹⁵	P						C ⁶¹
Neighborhood Services				P	p ¹³³					
Office and Banking				P	p ¹³³					
Off-road vehicle use area, private									C ¹⁰⁹	

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TYPE OF USE	Rural Zones							Resource Zones		
	RD	RRT-10	R-5	RB ²⁶	CRC	RFS	RI	F	F&R	A-10
Park, Public ^{14, 130}	P	P	P	P	P		P	P	P	P
Park-and-Pool Lot				P	P	P	P			
Park-and-Ride Lot	C	C	C	P		P		C	C	
Personal Wireless Service Facilities ^{27, 41, 104, 106, 130}	C	C	C	C	C	C	C	C	C	C
Public Events/Assemblies on Farmland ⁹⁶										P
Race Track ^{24, 41, 129}			C ¹¹⁵							
Railroad Right-of-way	C	C	C ¹¹⁵		P		P	C	C	C
Recreational Facility Not Otherwise Listed ⁹⁸	C		C ¹¹⁵		P		P ⁷⁹	A, C ¹²⁷	A, C ¹²⁷	C
Recreational Vehicle ¹⁹	P	P	P					P	P	P
Recreational Vehicle Park									C	
Religious Facility ^{41, 129}	P		C ¹¹⁵	C ³⁶	P					
Resort									C	
Restaurant				P ⁸⁰	P	P				
Retail, General				P	P ¹³³	P ⁸⁰				
Rural Industries ⁴¹	P ²⁵									
Sanitary Landfill ¹²⁹	C	C	C ¹¹⁵					C		
Schools										
K-12 & Preschool ^{41, 68, 129}	C		C ¹¹⁵	P						
College ^{41, 68}	C		C ¹¹⁵							
Other ^{41, 68}				C			C			
<u>Sheriff Precinct</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>C</u>	<u>C</u>	
Service Station ⁴¹				P	P	P				
Shooting Range ⁹²	C	C	C					C		
Sludge Utilization ³⁹	C	C, P ⁵⁰	C ¹¹⁵					C		C

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TYPE OF USE	Rural Zones							Resource Zones		
	RD	RRT-10	R-5	RB ²⁶	CRC	RFS	RI	F	F&R	A-10
Small Animal Husbandry ⁴¹	P		P		P			P	P	P
Small Workshop				P			P			
Stables	P	P	P	P			P	P	P	P
Stockyard or Slaughter House ¹²⁹							C ⁴⁸			
Storage, Retail Sales Livestock Feed			p ^{54, 115}	P			P			P
Storage Structure, Accessory ⁶⁰										
Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P	P
2,401 - 4,000 sq ft on 3 Acres and more ^{41, 59}	P	P	P	P	P	P	P	P	P	P
2,401 - 4,000 sq ft on Less than 3 acres ^{41, 59}	A	A	A	A	A	A	A	A	A	A
4,001 sq ft and Greater ^{41, 59}	C	C	C		C	C	C	C	C	C
Storage Structure, Non-accessory ⁶⁰										
Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P	P
2,401 sq ft and greater ^{41, 59}	C	C	C	C	C	C	C	C	C	C
Studio ⁴¹	C ⁷⁷		C ^{77, 115}							
Supervised Drug Consumption Facility										
Swimming/Wading Pool ^{17, 41}	P	P	P					P	P	P
Temporary Dwelling During Construction	A	A	A	A	A	A	A	A	A	A
Temporary Dwelling For Relative ¹⁸	A	A	A					A	A	A
Temporary Logging Crew Quarters								P	P	

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TYPE OF USE	Rural Zones							Resource Zones		
	RD	RRT-10	R-5	RB ²⁶	CRC	RFS	RI	F	F&R	A-10
Temporary Residential Sales Coach ⁷³	A		A ¹¹⁵							
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
Utility Facilities, Transmission Wires or Pipes & Supports ²⁷	P	P	P	P	P	P	P	P	P	P
Utility Facilities - All Other Structures ^{27, 41, 130}	C	C	C	C	P	C	P	C	C	C
Vehicle, Vessel and Equipment Sales and Rental					p ²³					
Veterinary Clinic	P		C ¹¹⁵	P	P					C
Warehouse							P			
Wedding Facility ^{87, 130}		P	p ¹¹⁵							P
Woodwaste Recycling and Woodwaste Storage	A ⁶³	C ⁵⁷	C ⁵⁷				A ⁶³	A ⁶³		

1

P - Permitted Use	A blank box indicates a use is not allowed in a specific zone. Note: Reference numbers within matrix indicate special conditions apply; see SCC 30.22.130. Check other matrices in this chapter if your use is not listed above.
A - Administrative Conditional Use	
C - Conditional Use	
S - Special Use	

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3 **Section 6.** Snohomish County Code Section 30.22.120, last amended by
4 Amended Ordinance No. 25-077, on February 4, 2026, is amended to read:

5

ORDINANCE NO. 26-039

RELATING TO GROWTH MANAGEMENT; REVISING DEVELOPMENT REGULATIONS FOR SHERIFF PRECINCTS AND FIRE STATIONS; AMENDING CHAPTERS 30.22, 30.23, 30.91F AND 30.91G OF THE SNOHOMISH COUNTY CODE AND ADDING NEW SECTIONS SCC 30.91F.302 AND SCC 30.91S.177 -- 22

1 **30.22.120 Other Zone Categories Use Matrix.**

TYPE OF USE	Other Zones					
	SA-1	RC	RU	R-20,000	R-12,500	WFB
Accessory Dwelling Unit ⁶²	P	P	P	P	P	P
Agriculture ^{41, 107}	P	P	P	P	P	P
Airport, Stage 1 Utility ¹	C	C	C	C	C	C
Art Gallery ⁴¹	C	C	P	C	C	C
Bakery, Farm ⁹⁷		P				
Bed and Breakfast Guesthouse ⁵⁸	A	A	A	A	A	A
Bed and Breakfast Inn ⁵⁸		A				
Boarding House	p ¹⁵	p ¹⁵	p ¹⁵	p ¹⁵	p ¹⁵	p ¹⁵
Boat Launch, Non-commercial ³¹	C	C	C	C	C	C
Caretaker's Quarters		C				
Cemetery and Funeral Home	C	C	C	C	C	C
Clubhouse	C	C		C	C	C
Community Facilities for Juveniles ¹⁰³						
1 to 8 residents	P	P	P	P	P	P
9 to 24 residents	S	S	S	S	S	S
Day Care Center ^{2, 129}	C	C	P	C	C	C
Distillation of Alcohol		C ³⁴	C ³⁴			
Dock & Boathouse, Private, Non-commercial ^{3, 41}	P	P	P	P	P	P
Dwelling, Duplex	P	P	p ⁴²	P	p ⁴²	p ⁴²
Dwelling, Mobile Home	P	P	p ⁶	P	p ⁶	p ⁶
Dwelling, Single Family	P	P	P	P	P	P
Equestrian Center ^{41, 70, 72}		P				
Electric Vehicle Infrastructure						
Electric Vehicle Charging Station - Restricted, Level 1, and Level 2 ¹²¹	P	P	P	P	P	P
Electric Vehicle Charging Station - Public, Level 1 and Level 2						
Electric Vehicle Charging Station, Level 3	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	
Battery Exchange Stations	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	
Excavation & Processing of Minerals ²⁸		A, C				
Explosives Storage		C	C			
Family Day Care Home ⁸	P	P	P	P	P	P
Farm Product Processing						
Up to 5,000 sq ft		P	A			
Over 5,000 sq ft ⁹⁴		P				
Farm Support Businesses ⁹⁴		A				

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Farm Stand						
Up to 400 sq ft ⁹	P	P	P	P	P	P
401 to 5,000 sq ft ⁹⁹		P ¹⁰⁰ A ¹⁰⁰				
Farmers Market ⁹³		P ¹⁰¹ A ¹⁰¹				
Farmland Enterprises ⁹⁵		A				
Fire Station	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Fish Farm	P	P	P			
Forestry	P	P	P			
Foster Home	P	P	P	P	P	P
Garage, Detached Private Accessory⁶⁰						
Up to 2,400 sq ft	P	P	P	P	P	P
2,401 - 4,000 sq ft on 3 Acres and more ^{41, 59}	P	P	P	P	P	P
2,401 - 4,000 sq ft on Less than 3 acres ^{41, 59}	A	A	A	A	A	A
4,001 sq ft and Greater ^{41, 59}	C	C	C	C	C	C
Garage, Detached Private Non-accessory ⁶⁰						
Up to 2,400 sq ft	P	P	P	P	P	P
2,401 sq ft and greater ^{41, 59}	C	C	C	C	C	C
Golf Course, Driving Range and Country Club	C	C		C	C	C
Government Facilities ^{27, 41}	C	C	C	C	C	C
Greenhouse, Lath House, Nurseries	P					
Guest House ⁸⁵	P	P	P	P	P	P
Health and Social Service Facility ⁹⁰						
Level I	P	P	P	P	P	P
Level II ^{41, 91, 129}	C	C	C	C	C	C
Level III						
Home Occupation ¹¹	P	P	P	P	P	P
Homestead Parcel ⁴⁰		C				
Kennel, ⁴¹ Commercial	C	C	P	C	C	C
Kennel, ⁴¹ Private-Breeding ¹³	C	P	P	P	P	P
Kennel, ⁴¹ Private-Non-Breeding ¹³	P	P	P	P	P	P
Kitchen, Farm		P	P			
Library ⁴¹	C	C	P	C	C	C
Mini-equestrian Center ^{41, 72}		P				
Model House/Sales Office	P	P	P	P	P	P
Museum ⁴¹	C	C	P	C	C	C
Park, Public ¹⁴	P	P	P	P	P	P
Park-and-Pool Lot				C	C	

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Park-and-Ride Lot	C	C	C	C	C	
Personal Wireless Service Facilities ^{27, 41, 104, 106}	C	C	C	C	C	C
Race Track ^{24, 41, 129}		C	C			
Railroad Right-of-way	C	C	C	C	C	C
Recreational Facility Not Otherwise Listed	C	C	P	C	C	C
Recreational Vehicle ¹⁹	P	P	P			
Religious Facility ^{41, 129}	C	C	P	C	C	C
Sanitary Landfill ¹²⁹	C	C	C	C	C	C
Schools						
K-12 & Preschool ^{41, 68, 129}	C	C	C	C	C	C
College ^{41, 68}	C	C	C	C	C	C
Sheriff Precinct	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Shooting Range ⁹²		C	C			
Sludge Utilization ³⁹	C	C	C	C	C ⁵⁶	C ⁵⁶
Small Animal Husbandry ⁴¹	P	P	P	C ³⁷	C ³⁷	C ³⁷
Stables	P	P	P	P	P	P
Storage, Retail Sales Livestock Feed		p ⁵⁴				
Storage Structure, Accessory ⁶⁰						
Up to 2,400 sq ft	P	P	P	P	P	P
2,401 - 4,000 sq ft on 3 Acres and more ^{41, 5}	P	P	P	P	P	P
2,401 sq ft - 4,000 sq ft on Less than 3 acres ^{41, 5}	A	A	A	A	A	A
4,001 sq ft and Greater ^{41, 59}	C	C	P	C	C	C
Storage Structure, Non-accessory						
Up to 2,400 sq ft	P	P	P	P	P	P
2,401 sq ft and greater	C	C	C	C	C	C
Studio ⁴¹	C ⁷⁷	C ⁷⁷	P	C ⁷⁷	C ⁷⁷	C ⁷⁷
Supervised Drug Consumption Facility						
Swimming/Wading Pool ^{17, 41}	P	P	P	P	P	P
Temporary Dwelling During Construction	A	A	A	A	A	A
Temporary Dwelling For Relative ¹⁸	A	A	A	A	A	A
Temporary Residential Sales Coach ⁷³	A	A	A	A	A	A
Transit Center	C	C	C	C	C	
Ultralight Airpark ²⁰		C				
Utility Facilities, Electromagnetic Transmission & Receiving Facilities ^{27, 129}	C	C	C	C	C	C
Utility Facilities, Transmission Wires, Pipes & Supports ²⁷	P	P	P	P	P	P

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Utility Facilities-All Other Structures ^{27, 41}	C	C	C	C	C	C
Veterinary Clinic	C	C	P			

P - Permitted Use	A blank box indicates a use is not allowed in a specific zone. Note: Reference numbers within matrix indicate special conditions apply; see SCC 30.22.130. Check other matrices in this chapter if your use is not listed above.
A - Administrative Conditional Use	
C - Conditional Use	
S - Special Use	

Section 7. Snohomish County Code Section 30.23.200, last amended by Ordinance No. 18-011, on March 21, 2018, is amended to read:

30.23.200 Reductions to lot area.

- (1) No minimum lot area shall be reduced or diminished so that the setbacks or other open spaces are smaller than prescribed by this title, nor shall population density be increased in any manner except in conformity with the regulations established by this title.
- (2) No minimum lot dimension shall be required for the development of governmental structures and facilities, fire stations, sheriff precincts, utility structures and facilities, or personal wireless service facilities.

Section 8. A new section is added to Chapter 30.91F of the Snohomish County Code to read:

30.91F.302 Fire station.

“Fire station” means a structure or other area for storing firefighting apparatus such as fire engines and related vehicles, personal protective equipment, fire hoses and other specialized firefighting equipment. Fire stations may contain working and living space for firefighters and support staff. These types of facilities are also known as a fire house, fire hall, firefighter’s hall, or engine house.

Section 9. Snohomish County Code Section 30.91G.060, adopted by Amended Ordinance No 02-064, on December 9, 2002, is amended to read:

30.91G.060 Governmental facilities.

“Governmental facilities” means a facility owned and operated by an agency of the federal, state, or local government. Government facilities do not include fire stations or sheriff precincts.

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Section 10. A new section is added to Chapter 30.91S of the Snohomish County Code to read:

30.91S.177 Sheriff precinct.

“Sheriff precinct” means a physical structure used by the Snohomish County Sheriff for law enforcement purposes. A sheriff precinct does not include a “jail” as defined in SCC 5.01.020(10) or a “special detention facility” as defined in SCC 5.01.020(13).

Section 11. Severability and Savings. If any section, sentence, clause, or phrase of this ordinance shall be held to be invalid by the Growth Management Hearings Board (Board), or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this ordinance. Provided, however, that if any section, sentence, clause, or phrase of this ordinance is held to be invalid by the Board or court of competent jurisdiction, then the section, sentence, clause, or phrase in effect prior to the effective date of this ordinance shall be in full force and effect for that individual section, sentence, clause, or phrase as if this ordinance had never been adopted.

PASSED this ____ day of _____, 2026.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

Chairperson

ATTEST:

Clerk of the Council

() APPROVED
() EMERGENCY
() VETOED

DATE: _____

County Executive

ATTEST:

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RELATING TO GROWTH MANAGEMENT; REVISING DEVELOPMENT REGULATIONS FOR SHERIFF PRECINCTS AND FIRE STATIONS; AMENDING CHAPTERS 30.22, 30.23, 30.91F AND 30.91G OF THE SNOHOMISH COUNTY CODE AND ADDING NEW SECTIONS SCC 30.91F.302 AND SCC 30.91S.177 -- 27

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2 Approved as to form only:

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RELATING TO GROWTH MANAGEMENT; REVISING DEVELOPMENT REGULATIONS FOR SHERIFF
PRECINCTS AND FIRE STATIONS: AMENDING CHAPTERS 30.22, 30.23, 30.91F AND 30.91G OF
THE SNOHOMISH COUNTY CODE AND ADDING NEW SECTIONS SCC 30.91F.302 AND SCC
30.91S.177 -- 28