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Project Name		2024 Comprehensive Plan Update					
Part 3 - COUNCIL		Council Staff: Ryan Countryman		Hearing Date: Monday, August 19, 2024 @ 6:00 p.m.			
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Executive/Council Action Form (ECAF)

ITEM TITLE:

..Title

Ordinance 24-065, relating to Growth Management; concerning Urban Zone Regulations including adoption of Mixed Use Corridor Regulations; adding Chapter 30.31G; amending Chapters 30.21, 30.22, 30.23, 30.24, 30.25, 30.26, 30.27, 30.35, 30.70, 30.73, 30.86, 30.91A, and 30.91M of the Snohomish County Code

..body

DEPARTMENT: Planning and Development Services.

ORIGINATOR: Matthew Siddons, Senior Planner.

EXECUTIVE RECOMMENDATION: Approved by Ken Klein 7/9/24

PURPOSE: The purpose of this ordinance is to amend urban zone regulations and add a new Mixed Use Corridor (MUC) zone to the County’s Development Code. The amendments support development under the new MUC zone.

BACKGROUND: The Mixed Use Corridor (MUC) zone provides the implementing regulations for the Mixed Use Corridor (MUC) Future Land Use (FLU) designation. This is a new designation proposed as part of the Future Land Use Map and the Urban Core Subarea Plan Element in the Comprehensive Plan. Expedited review is requested as this ordinance is connected to the update of Snohomish County’s GMA Comprehensive Plan and needs to be briefed at the July 16 Planning and Community Development Committee.

FISCAL IMPLICATIONS:

EXPEND: FUND, AGY, ORG, ACTY, OBJ, AU	CURRENT YR	2ND YR	1ST 6 YRS
TOTAL			

REVENUE: FUND, AGY, ORG, REV, SOURCE	CURRENT YR	2ND YR	1ST 6 YRS
TOTAL			

DEPARTMENT FISCAL IMPACT NOTES: Click or tap here to enter text.

CONTRACT INFORMATION:

ORIGINAL _____ CONTRACT# _____ AMOUNT _____
 AMENDMENT _____ CONTRACT# _____ AMOUNT _____

Contract Period

ORIGINAL	START	_____	END	_____
AMENDMENT	START	_____	END	_____

OTHER DEPARTMENTAL REVIEW/COMMENTS: Reviewed/approved by Risk – Shelia Barker 7/8/24 and Finance – Nathan Kennedy 7/9/24

1 Adopted:

2 Effective:

AMENDED AT 12/04/24 PUBLIC HEARING

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

ORDINANCE NO. 24-065

9 RELATING TO GROWTH MANAGEMENT; CONCERNING URBAN ZONE REGULATIONS INCLUDING
10 ADOPTION OF MIXED USE CORRIDOR REGULATIONS; ADDING CHAPTER 30.31G; AMENDING
11 CHAPTERS 30.21, 30.22, 30.23, 30.24, 30.25, 30.26, 30.27, 30.35, 30.70, 30.73, 30.86, 30.91A, and
12 30.91M OF THE SNOHOMISH COUNTY CODE

14 WHEREAS, Revised Code of Washington (RCW) 36.70A.130 directs counties planning
15 under the Growth Management Act (GMA) to consider amendments and revisions to the GMA
16 Comprehensive Plan (GMACP) and development regulations on a regular basis; and

18 WHEREAS, the county is currently updating its GMACP with an expected adoption date
19 of December 31, 2024; and

21 WHEREAS, pursuant to RCW 36.70A.080(2), the county may include optional elements
22 within its GMACP including a subarea plan; and

24 WHEREAS, the County’s 2024 GMACP update adds a subarea plan titled the Urban Core
25 Subarea Plan Element with policy direction for the unincorporated southwest urban growth
26 area (SWUGA) of the County; and

28 WHEREAS, the GMACP directs the County’s forecasted population and employment
29 growth to established urban areas. The Urban Core Subarea Plan guides growth and
30 development in the SWUGA of the County that has existing capital facilities and services
31 including transit; and

33 WHEREAS, a new Urban Core Subarea Plan Element policy UC 5.14 directs the County to
34 create and implement a Mixed Use Corridor (MUC) future land use (FLU) designation on the
35 FLU Map (FLUM) that supports high density residential, commercial, and mixed use
36 developments along state routes and county arterials in the Urban Core Subarea; and

38 WHEREAS, the amended FLUM (LU Map 1) introduces a MUC FLU designation that is
39 described within the Land Use Element of the GMACP; and

41

1 WHEREAS, the amended Official Zoning Map introduces a MUC zone to implement the
2 MUC designation, and the MUC zone is applied to certain parcels within the Urban Core
3 Subarea; and
4

5 WHEREAS, this ordinance includes amendments to urban zone regulations including
6 adoption of MUC zone regulations; and
7

8 WHEREAS, on January 23, 2024, the Snohomish County Planning Commission (“Planning
9 Commission”) was briefed by Snohomish County Planning and Development Services (PDS) staff
10 about the proposed code amendments contained in this ordinance; and
11

12 WHEREAS, the Planning Commission held a public hearing on February 27, 2024, to
13 receive public testimony concerning the proposed code amendments; and
14

15 WHEREAS, at the conclusion of the Planning Commission’s public hearing, the
16 Commission recommended the adoption of the amendments, as shown in its approval letter
17 dated March 13, 2024; and
18

19 WHEREAS, Snohomish County Planning and Development Services is proposing
20 additional recommendations that differ from the version of the proposed code amendments
21 recommended by the Planning Commission, including regulations regarding minimum
22 residential parking requirements that are reflected in the content of this Ordinance; and
23

24 WHEREAS, on _____, 2024, the Snohomish County Council (“County Council”) held a
25 public hearing after proper notice, and considered public comment and the entire record
26 related to the code amendments contained in this ordinance; and
27

28 WHEREAS, following the public hearing, the County Council deliberated on the code
29 amendments contained in this ordinance;
30

31 NOW, THEREFORE, BE IT ORDAINED:
32

33 Section 1. The County Council makes the following findings:
34

- 35 A. The county council adopts and incorporates the foregoing recitals as findings as if set forth
36 fully herein.
37
- 38 B. This ordinance amends title 30 SCC by adding a new chapter 30.31G SCC and amending
39 several others to establish development regulations for a new MUC zone. The amendments
40 are implementing regulations for updates to the GMACP, and more specifically the Urban
41 Core Subarea Plan Element that includes policies supporting increasing residential densities
42 near high capacity transit including bus rapid transit and future light rail. The proposed

1 amendments maintain consistency with the GMACP (Ordinance No. 24-033), FLUM
2 (Ordinance No. 24-031), and Official Zoning Map (Ordinance No. 24-032). The MUC zone is
3 intended to support a mix of high-density residential, office, and commercial uses with
4 public and community facilities along state routes or county arterials in the SWUGA. Some
5 of the amendments implement regulations that impact urban development not zoned MUC.
6 This includes development zoned as Urban Center. The purpose of these amendments is to
7 support the enhancement of pedestrian connectivity, the improvement of site access for
8 cars and pedestrians, the enhancement of landscaping standards for the enjoyment of
9 residents and wildlife, and the reduction of minimum parking requirements consistent with
10 state law.

11
12 C. The code amendments comply with and implement the below listed GMA planning goals:

13
14 1. RCW 36.70A.020(1), Urban growth.

15 The amendments direct population growth to the Urban Core Subarea of the county
16 within the SWUGA. This area has existing and planned public facilities and services to
17 accommodate population growth, and the MUC zone allows for greater dwelling unit
18 densities and building heights than current zoning. The MUC zone supports mixed use
19 development including residential and commercial, where residents will have access
20 to retail and other services within close proximity.

21
22 2. RCW 36.70A.020(2), Reduce sprawl.

23 The amendments direct population and employment growth to the UGA that has
24 urban levels of public facilities and services. This will alleviate pressure to convert rural
25 and resource lands for residential and commercial developments.

26
27 3. RCW 36.70A.020(3), Transportation.

28 The amendments support high density residential development along state routes
29 and county arterials in the Urban Core Subarea. This area is serviced by high capacity
30 transit including bus rapid transit and future light rail. The regulations support
31 pedestrian connections and connectivity. The regulations allow for the reduction of
32 off street parking if other transportation alternatives to single occupancy vehicles can
33 be accommodated.

34
35 4. RCW 36.70A.020(4), Housing.

36 The amendments accommodate housing affordable to all economic segments of the
37 population by promoting infill development. Infill development is supported through
38 amendments that do not limit dwelling unit densities, a maximum building height of
39 90 feet that can be increased to 135 feet with incentives, and 0 foot minimum
40 setbacks for structures. This allows greater flexibility in the design of sites to
41 accommodate multifamily housing. The amendments introduce regulations requiring
42 the dedication of inclusionary affordable housing units for low-income households.

1
2 5. RCW 36.70A.020(5), Economic development.

3 The amendments support mixed use development including high density residential,
4 office, and commercial uses. This support comes from regulations for design
5 standards that encourage commercial and retail uses on the ground floor of
6 residential buildings. This provides more opportunities for economic development
7 where population density will exist.

8
9 6. RCW 36.70A.020(11), Citizen participation and coordination.

10 The amendments were circulated for a public comment period to adjacent
11 municipalities, transit providers, and the public. This allowed jurisdictions to
12 coordinate development regulations along municipal boundaries and shared
13 transportation corridors and encouraged public involvement of in the planning
14 process.

15
16 7. RCW 36.70A.020(12), Public facilities and services.

17 The amendments direct population growth to the Urban Core Subarea of the county
18 where public facilities and services are available and planned to accommodate
19 population growth.

20
21 D. The code amendments are consistent with RCW 36.70A.540. These amendments follow
22 RCW 36.70A.540 that allows a county planning under RCW 36.70A.040 to enact
23 affordable housing incentive programs providing for the development of low-income
24 housing units. The affordable housing incentive program is applied to the new residential
25 and mixed use developments of five dwelling units or more in the MUC zone to address
26 the need for increased residential development and provide for increased residential
27 development capacity through density, height, and bulk increases. SCC 30.31G.020(5) has
28 no maximum density limitations for dwelling units in the MUC zone. An additional
29 incentive in the form of height increases is also provided with the additional construction
30 of low-income or extremely-low income units. SCC 30.31G.160(3) allows an additional
31 one story of building height when at least one additional unit to extremely-low income
32 households, or at least two additional units affordable to low-income households are
33 created.

34
35 1. Further, RCW 36.70A.540 requires jurisdictions to establish standards for low-income
36 renter or owner occupancy housing, including income guidelines consistent with local
37 housing needs. SCC 30.31G.160 does that.

38
39 2. RCW 36.70A.540(2)(b) sets the affordability for inclusionary units at 50% Area Median
40 Income (AMI) or less for rental units and 80% AMI or less for ownership units, but
41 allows jurisdictions the ability to adjust the level, up to 80% AMI for rental units and
42 up to 100% AMI for ownership units. Under SCC 30.31G.160(1) affordable is defined

1 by the total housing cost, including basic utilities not exceeding 30 percent of a
2 household's gross income, to low-income households defined as households with
3 incomes that are less than 60 percent of the HUD AMI. Consistent with RCW
4 36.70A.540(2)(b), those income levels are established to address local housing market
5 conditions.
6

7 3. Affordable housing incentive programs require that a jurisdiction shall determine if
8 increased residential development capacity or other incentives can be achieved
9 within the identified area, subject to consideration of other regulatory controls on
10 development. The MUC zone is being applied along state routes and county arterials
11 in the Urban Core Subarea. These locations are serviced by high capacity transit and
12 are near employment opportunities. These are locations that can accommodate
13 increased dwelling unit densities and building heights to accommodate inclusionary
14 housing. Further analysis of this program is provided in PDS's December 26, 2023, staff
15 report. SCC 30.31G.165 provides for an alternative compliance route for inclusionary
16 housing.
17

18 E. The code amendments are consistent with RCW 36.70A.620. RCW 36.70A.620 establishes
19 certain minimum residential parking requirements. Under Commerce's January 2024
20 compliance checklist, RCW 36.70A.620(3) is applicable to counties. Those standards are
21 reflected in SCC 30.26.031 and amendments made to SCC 30.26.030. Under SCC 30.26.031(1),
22 multifamily housing units require 0.75 parking spaces per dwelling unit if requirements are
23 met.
24

25 F. The code amendments comply with and implement the following multicounty planning
26 policies (MPPs) from the Puget Sound Regional Council's VISION 2050 Plan:
27

28 1. MPP-RGS-1 "Implement the Regional Growth Strategy through regional policies and
29 programs, countywide planning policies and growth targets, local plans, and
30 development regulations."

31 The amendments follow the planning policies outlined at the regional, countywide,
32 and local levels. The VISION 2050 Plan guides the County to direct population and
33 employment growth to urban growth areas. The GMACP directs the County's growth
34 to urban areas that have infrastructure and transit services. The Urban Core Subarea
35 Plan Element provides planning direction specific to the local level for the Urban Core
36 Subarea. The policies in the plans provide the framework for regulations within the
37 MUC zone.
38

39 2. MPP-RGS-6 "Encourage efficient use of urban land by optimizing the development
40 potential of existing urban lands and increasing density in the urban growth area in
41 locations consistent with the Regional Growth Strategy."

1 The amendments support mixed use development including high density residential
2 and commercial in the Urban Core Subarea. The Mixed Use Corridor zone is proposed
3 in locations with access to high capacity transit, and existing urban services. This will
4 support increasing density in, and thereby efficiently using, existing urban areas of the
5 County.
6

- 7 3. MPP-DP-1 “Develop high-quality, compact urban communities throughout the
8 region’s urban growth area that impart a sense of place, preserve local character,
9 provide for mixed uses and choices in housing types, and encourage walking, bicycling,
10 and transit use.”

11 The amendments support mixed use development. High density residential,
12 commercial, and community services all in close proximity allow residents to access
13 their needs locally. The code amendments support pedestrian connectivity and
14 access. This encourages residents to use multiple transportation modes including
15 transit, walking, and cycling.
16

- 17 4. MPP-H-1 “Plan for housing supply, forms, and densities to meet the region’s current
18 and projected needs consistent with the Regional Growth Strategy and to make
19 significant progress towards jobs/housing balance.”

20 The amendments support the development of high density residential housing in
21 locations with access to multiple transportation modes including high capacity transit.
22 This will increase housing availability and choice for residents within the Urban Core
23 Subarea. Housing will be located near or be accessible by transit to employment
24 opportunities.
25

- 26 5. MPP-H-2 “Provide a range of housing types and choices to meet the housing needs of
27 all income levels and demographic groups within the region.”

28 The amendments support the development of high density residential housing that
29 will provide housing opportunities for a variety of income levels and demographic
30 groups. Mandatory inclusionary affordable housing units will provide more housing
31 opportunities to low-income households. Regulations require that at least 15 percent
32 of dwelling units in new residential and mixed use developments with five dwelling
33 units or more must be affordable. Market rate and affordable housing units are to be
34 intermingled within developments.
35

- 36 6. MPP-H-4 “Address the need for housing affordable to low- and very low-income
37 households, recognizing that these critical needs will require significant public
38 intervention through funding, collaboration, and jurisdictional action.”

39 The amendments introduce regulations requiring the dedication of inclusionary
40 affordable housing units for low-income households. There shall be a recorded
41 covenant running with the land for the affordable housing units.
42

- 1 7. MPP-H-7 “Expand the supply and range of housing at densities to maximize the
2 benefits of transit investments, including affordable units, in growth centers and
3 station areas throughout the region.”

4 The amendments provide greater flexibility in the design of sites for multifamily
5 housing. This includes no limit on maximum dwelling unit densities. The regulations
6 allow for a maximum building height of 90 feet that can be increased up to 135 feet
7 with additional incentives. This includes incentives through Transfer of Development
8 Rights (TDR) credits. The regulations encourage providing housing near transit and
9 other services.

- 10
11 8. MPP-H-8 “Promote the development and preservation of long-term affordable
12 housing options in walking distance to transit by implementing zoning, regulations,
13 and incentives.”

14 The regulations include incentives that support providing affordable housing options
15 near transit. There are no maximum density limitations for dwelling units in the MUC
16 zone. This supports an increase in the number of dwelling units being developed.
17 Incentives include allowing an additional one story of building height when additional
18 affordable housing units to low-income or extremely low-income households are
19 provided.

- 20
21 G. The code amendments comply with and implement the following countywide planning
22 policies (CPPs) for Snohomish County.

- 23
24 1. DP-10 “The County and cities shall coordinate the designation and planning of
25 regional, countywide, and local centers with transit service and other service
26 providers to promote well-designed and transit-oriented developments that enhance
27 economic development opportunities for all residents, address environmental goals,
28 and reduce vehicle miles traveled and greenhouse gas emissions from
29 transportation.”

30 The amendments support development that utilizes multiple forms of transportation.
31 This is accomplished by locating high density residential development along corridors
32 with high capacity transit so that increased numbers of residents can utilize that
33 transit. Regulations support pedestrian connectivity and access, as well as the
34 reduction of off street parking to discourage the use of single occupancy vehicles.

- 35
36 2. DP-11 “Consistent with the Regional Growth Strategy and growth targets in Appendix
37 B, the County and cities should encourage higher residential densities and greater
38 employment concentrations in Urban Growth Areas by revising development
39 regulations and incentive programs as appropriate.”

40 The amendments support mixed use development including high density residential
41 and commercial in the Urban Core Subarea located in the SWUGA of the County. This

1 supports the population and employment growth targets provided in Appendix B-
2 Growth Targets of the Countywide Planning Policies.

- 3
4 3. DP-13 “The County and cities should integrate the desirable qualities of existing
5 residential neighborhoods when planning for urban centers and mixed use
6 developments. Jurisdictions should adopt design guidelines and standards for urban
7 centers to provide for compact, efficient site design that integrates building design
8 with multimodal transportation facilities and publicly accessible open spaces.”

9 The amendments include design standards for architectural features that promote
10 pedestrian oriented and scaled development. The design features are to reinforce the
11 character of the streetscape and encourage active and engaging design of the
12 pedestrian edge of the streetscape. Regulations include requiring 25 percent of
13 ground floor level facades to have transparent windows and doors, and encouraging
14 overhead weather protection features such as awnings for pedestrians.

- 15
16 4. DP-14 “The County and cities should promote and focus new compact urban growth
17 in local centers, countywide centers, regional centers, and transit emphasis
18 corridors.”

19 The amendments direct population and employment growth along state routes and
20 county arterials in the Urban Core Subarea. This allows for higher density and intensity
21 of developments near high capacity transit services.

- 22
23 5. DP-36 “Jurisdictions should develop high quality, compact urban communities that
24 impart a sense of place, preserve local character, provide for mixed uses and choices
25 in housing types, and encourage walking, bicycling, and transit use.”

26 The amendments support the development of compact urban communities that
27 facilitate active forms of transportation. The regulations support mixed use
28 development that includes high density residential and commercial. The regulations
29 support improving pedestrian mobility and connectivity through pedestrian crossings
30 and other features.

- 31
32 6. HO-14 “The county and cities should incentivize and promote the development and
33 preservation of long-term affordable housing through the use of zoning, taxation, and
34 other tools, including height or density bonuses, property tax incentives and parking
35 requirement reductions. The incentives should apply where feasible to encourage
36 affordable housing.”

37 Amendments support the development and preservation of long-term affordable
38 housing. This includes recording housing units as affordable for a minimum of 50 years
39 in a covenant running with the land. Incentives include allowing an additional one
40 story of building height when additional affordable housing units to low-income or
41 extremely low-income households are provided. Certain housing with proximity to
42 transit service has reduced parking requirements.

1
2 H. The code amendments comply with and implement the policies contained in the
3 Comprehensive Plan (Ordinance No. 24-033).
4

- 5 1. LU Policy 2.B.2: "The county shall encourage, and may require, higher minimum
6 densities within designated urban centers, urban villages, and along connecting
7 transit emphasis corridors to support planned transit service."

8 The amendments support mixed use development including high density residential
9 along state routes and county arterials in the Urban Core Subarea. These corridors
10 are serviced by high capacity transit including bus rapid transit and future light rail
11 transit.
12

- 13 2. LU Policy 2.B.3: "Through corridor-based planning, the county shall identify
14 opportunities for mixed use and medium and high density residential development
15 (including housing for the elderly and people with disabilities). These uses shall be
16 encouraged to locate within walking distance of transit facilities, particularly along
17 transit emphasis corridors, and, where possible, in close proximity to medical
18 facilities, urban centers, parks, and recreational amenities. Corridor planning should
19 also help identify those locations where higher densities and mixed uses can best
20 support transit and non-motorized access."

21 The amendments support high density residential development including greater
22 dwelling unit densities, higher building heights, and 0 foot minimum setbacks for
23 structures, to accommodate more developable building areas on parcels. The MUC
24 zone introduces regulations requiring the dedication of inclusionary affordable
25 housing units for low-income households. The regulations allow for a reduction in off
26 street parking requirements for affordable housing units, housing for seniors and
27 people with disabilities, and multifamily housing units that are in close proximity to
28 high capacity transit.
29

- 30 3. LU Policy 2.C.3: "The intensification or redevelopment of existing strip commercial
31 developments shall be encouraged including changing to mixed use in appropriate
32 locations, particularly along transit emphasis corridors."

33 The amendments support infill and redevelopment of sites along state routes and
34 county arterials in the Urban Core Subarea. This is in close proximity to high capacity
35 transit including bus rapid transit and future light rail. Mixed use development
36 includes high density residential and commercial uses.
37

- 38 4. UC Policy 5.14: "The County shall create and implement a Mixed Use Corridor land
39 use designation that supports high density residential, commercial, and mixed use
40 developments. This land use designation shall be applied to locations within the
41 Urban Core Subarea Plan as referenced in the Future Land Use Map (FLUM)."

1 The amendments provide the implementing regulations for the MUC zone. This
2 includes regulations for building height, dwelling unit densities, site access,
3 landscaping, and design standards.
4

- 5 5. UC Policy 5.16: “The County should encourage the ground floor of mixed use
6 buildings to incorporate flexible designs and spaces that can accommodate
7 commercial, service, institutional, or cultural uses in the Light Rail Community and
8 Mixed Use Corridor designations.”

9 The amendments include design standards that encourage the ground floor of
10 buildings to accommodate commercial uses. The design standards include a thirteen
11 foot building height, transparent windows, and doors covering at least 25 percent of
12 ground floor facades.
13

- 14 6. UC Policy 6.1: “Locate higher-density housing, including units that are affordable and
15 accessible, in and around areas designated as Light Rail Community and Mixed Use
16 Corridor.”

17 The MUC zone supports high density residential development. The zone introduces
18 regulations requiring the dedication of inclusionary affordable housing units for low-
19 income households.
20

- 21 7. UC Policy 6.2: “Establish a targeted inclusionary housing program within areas
22 designated as Light Rail Community and Mixed Use Corridor as a means of increasing
23 affordable housing supply for extremely low-, very low-, low- and moderate-income
24 households along with market rate housing near transit.”

25 The amendments introduce regulations requiring the dedication of inclusionary
26 affordable housing units for low-income households. The affordable housing units
27 are to be provided in a recorded covenant running with the land. The location of
28 affordable units shall be generally intermingled with other dwelling units.
29

30 I. Procedural requirements.

- 31
32 1. This proposal is a Type 3 legislative action under SCC 30.73.010.
33
34 2. As required by RCW 30.70A.106(1), a notice of intent to adopt the proposed code
35 amendments was transmitted to the Washington State Department of Commerce
36 for distribution to state agencies on February 6, 2024.
37
38 3. State Environmental Policy Act (SEPA), chapter 43.21C RCW, requirements with
39 respect to this non-project action have been satisfied through the completion of an
40 environmental checklist and the issuance of a determination of non-significance on
41 February 6, 2024.
42

- 1 4. The public participating process used in the adoption of this ordinance complies with
2 all applicable requirements of the GMA and the SCC.
3
- 4 5. The Washington State Attorney General last issued an advisory memorandum, as
5 required by RCW 36.70A.370, in September of 2018 entitled Advisory Memorandum
6 and Recommended Process for Evaluating Proposed Regulatory and Administrative
7 Actions to Avoid the Unconstitutional Takings of Private Property to help local
8 governments avoid the unconstitutional taking of private property. The process
9 outlined in the State Attorney General’s 2018 advisory memorandum was used by
10 the County in objectively evaluating the regulatory changes proposed by this
11 ordinance.
12

13 J. This ordinance is consistent with the record:
14

- 15 1. SCC 30.21.020 is amended to include as an urban zone category the Mixed Use
16 Corridor (MUC) zone, which implements the Mixed Use Corridor designation as
17 described in the GMACP and shown on the Future Land Use Map (FLUM). RCW
18 36.70A.115 requires that counties under RCW36.70A.040 shall ensure that
19 development regulations provide sufficient capacity of land suitable for
20 development for allocated housing and employment growth. The Mixed Use
21 Corridor zone provides development regulations to implement the Mixed Use
22 Corridor Zone designation from the Future Land Use Map (FLUM).
23
- 24 2. SCC 30.21.025 is amended to include a description of intent for the Mixed Use
25 Corridor zone. This section is in following Comprehensive Plan UC Policy 5.14 that a
26 Mixed Use Corridor land use designation be implemented that supports high density
27 residential, commercial, and mixed-use developments. In addition, minor
28 housekeeping amendments are made for improved readability.
29
- 30 3. SCC 30.22.010 is amended to include a reference to the Mixed Use Corridor zone
31 under the urban zones category. This section is in following with Comprehensive
32 Plan LU Policy 3.B.2(a) that Mixed Use Corridors shall be located in the Urban
33 Growth Area (UGA) and contain a mix of high-density residential and higher-
34 intensity commercial, office, and public uses.
35
- 36 4. SCC 30.22.030 regarding number of uses per lot is amended to: 1) include a
37 reference to the Mixed Use Corridor zone and projects proposed and approved
38 pursuant to chapter 30.31G SCC as multiple uses are intended to be allowed on the
39 same lot, and 2) reformat this code section for readability and easy implementation
40 as the list of exceptions has grown quite long.
41

- 1 5. SCC 30.22.100 is amended to include the Mixed Use Corridor zone and the types of
2 uses permitted in the zone. This section is in following with Comprehensive Plan LU
3 Policy 3.B.2(k) to plan and zone for a balance of residential, commercial, retail, and
4 recreational uses. The uses are compatible with the intent of the Mixed Use Corridor
5 zone being for high density residential and commercial development. In addition,
6 housekeeping amendments are made for consistent capitalization.
7
- 8 6. SCC 30.23.030 is amended to include the lot dimensions and setback requirements
9 for the Mixed Use Corridor zone consistent with how other zones are reflected in
10 the bulk matrices.
11
- 12 7. SCC 30.23.041 is amended to include the setbacks from road network elements in
13 the Mixed Use Corridor zone and is consistent with how other zones are reflected in
14 the bulk matrices. This section is in following with Comprehensive Plan UC Policy
15 5.10 that supports safe, secure, and comfortable environments along and between
16 buildings and public rights-of-way. This includes safe and secure accesses for
17 pedestrians. In addition, a housekeeping amendment is made for consistent
18 capitalization.
19
- 20 8. SCC 30.24.070 is amended to add reference to proposed development in the MUC
21 zone and to modify standards for access and road network requirements for
22 proposed development in the Mixed Use Corridor and Urban Center zones to
23 enhance pedestrian safety and connectivity. This section is in following with
24 Comprehensive Plan UC Policy 5.2 that pedestrian oriented design measures are
25 integrated into the development code for land use zones in the Urban Core Subarea.
26
- 27 9. SCC 30.25.016 is amended for tree canopy requirements to include Mixed Use
28 Corridor zone developments. This section is in following with Comprehensive Plan
29 UC Policy 4.6 that supports enhancing urban tree canopy by preserving existing trees
30 and planting new trees in residential areas of the Urban Core Subarea. Retaining and
31 enhancing the urban tree canopy is essential for wildlife habitat, climate change
32 resiliency and adaption, and mental restoration for residents. In addition, minor
33 housekeeping amendments are made in the section for improved readability.
34
- 35 10. SCC 30.25.031 is amended to add reference to proposed development in the Mixed
36 Use Corridor zone and to modify substantive standards for landscaping for proposed
37 development in the Mixed Use Corridor and Urban Center zones including the use of
38 native and drought tolerant plant species. This supports sustainable and
39 environmentally sustainable landscaping practices in Mixed Use Corridor and Urban
40 Center zone developments.
41

- 1 11. SCC 30.26.020 is amended to include regulations regarding the location, number,
2 and addition of parking spaces including ADA parking to Mixed Use Corridor zone
3 developments and is consistent with how other zones are reflected in Chapter 30.26
4 SCC. This is applicable to developments fronting state routes and county arterials.
5 These amendments aim to increase pedestrian access to developments, and keep
6 new development at the pedestrian scale by not, for instance, blocking main
7 entrances with parking. In addition, minor housekeeping amendments are made for
8 improved readability.
9
- 10 12. SCC 30.26.030 is amended in Table 30.26.030(1) Number of Parking Spaces Required
11 to include reference to the MUC zone and, under the multifamily use, to include a
12 reference to a new proposed code section, SCC 30.26.031, for Transit service and
13 minimum residential parking requirements. This is in following RCW 36.70A.620.
14 RCW 36.70A.620(3) establishes minimum residential parking requirements for
15 market rate multifamily housing near high capacity transit. These amendments could
16 also help encourage the use of public transit and the reduction of impervious
17 surfaces within new developments. In addition, minor housekeeping amendments
18 are made for improved readability, consistent capitalization, and to correct
19 typographical errors.
20
- 21 13. SCC 30.26.031 is added to include regulations for transit service and minimum
22 residential parking requirements. These regulations have been added in following
23 the requirements of RCW 36.70A.620(3) Minimum residential parking requirements.
24 RCW 36.70A.620(3) establishes minimum residential parking requirements for
25 market rate multifamily housing near high capacity transit.
26
- 27 14. SCC 30.26.033 is added so that in the MUC zone, expansions of existing uses or
28 buildings will not require an equivalent increase in the number of required parking
29 spaces. This section follows Comprehensive Plan UC Policy 5.7. The County should
30 consider off-street parking reductions that meet the needs of the community and
31 market demands for developments.
32
- 33 15. SCC 30.26.040 is amended to reference new SCC 30.26.031 regarding the reduction
34 of required parking spaces. This section follows Comprehensive Plan UC Policy 5.7.
35 The County should consider off-street parking reductions that meet the needs of the
36 community and market demands for developments.
37
- 38 16. SCC 30.27.040 is amended to include sign regulations for the Mixed Use Corridor
39 zone. This is in following with Comprehensive Plan LU Policy 4.A.2(e)(iv) that the
40 appearance of existing areas should be improved by grouping together signs and
41 ensuring they are scaled and designed in a manner appropriate to the street
42 frontage.

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- 17. Chapter 30.31G SCC Mixed Use Corridor is added to include regulations for the Mixed Use Corridor zone consistent with policy direction in the Urban Core Subarea Plan Element and not covered in the amendments made to other existing chapters of code. RCW 36.70A.115 requires that counties under RCW 36.70A.040 ensure that development regulations provide sufficient capacity of land suitable for development for allocated housing and employment growth. Chapter 30.31G SCC provides the development regulations needed to implement the Mixed Use Corridor zone. These regulations support high density residential and commercial developments that can accommodate the housing and employment growth allocated to the Urban Core Subarea.
- 18. SCC 30.31G.010 adds regulations regarding purpose and applicability. This includes a description of the Mixed Use Corridor zone as providing a mix of high-density residential, office, and commercial uses with public and community facilities.
- 19. SCC 30.31G.020 adds regulations regarding bulk regulations including maximum building height and dwelling unit densities. The standard maximum building height in the MUC zone is 90 feet, although this can be increased to a maximum height of 135 feet if certain criteria are met. The minimum net residential density in the MUC zone is 20 units per acre, and there is no maximum density limitation. This section is in following with Comprehensive Plan LU Policy 3.B.2(a) that Mixed Use Corridors shall be located in the Urban Growth Area (UGA) and contain a mix of high-density residential and higher-intensity commercial, office, and public uses. These regulations support high intensity urban developments in the Mixed Use Corridor zone.
- 20. SCC 30.31G.030 adds regulations regarding roads and access. Developments in the MUC zone are to comply with vehicular and pedestrian circulation system requirements in chapters 30.24 and 30.66B SCC and the EDDS.
- 21. SCC 30.31G.040 adds regulations regarding amenity area requirements. This is in following with Comprehensive Plan LU Policy 4.A.2(a) residential developments should support family households and children of all ages by providing adequate and accessible open space and recreation within close proximity.
- 22. SCC 30.31G.050 adds regulations regarding outdoor amenity area design requirements. This is in following with Comprehensive Plan UC Policy 5.15(a) that Mixed Use Corridor designated sites shall encourage developments that incorporate amenity spaces that can include patios, sitting areas, and landscaped areas.

- 1 23. SCC 30.31G.060 adds regulations regarding indoor amenity area design. These are in
2 following SCC 30.91A.156 and SCC 30.91A.157.
3
- 4 24. SCC 30.31G.070 adds regulations regarding signs, and that signs are to comply with
5 the requirements of chapter 30.27 SCC. This is in following with Comprehensive Plan
6 LU Policy 4.A.2(e)(iv) that the appearance of existing areas should be improved by
7 grouping together signs and ensuring they are scaled and designed in a manner
8 appropriate to the street frontage.
9
- 10 25. SCC 30.31G.100 adds regulations regarding the expansion of existing structures
11 containing a permitted use. These policies support the expansion of existing
12 structures and buildings including gross floor area that does not create a
13 nonconforming use or structure. This will support infill development of existing
14 buildings and structures.
15
- 16 26. SCC 30.31G.110 adds regulations regarding design standards for above grade
17 parking structures. This is in following with Comprehensive Plan LU Policy 4.A.2(c)
18 that new buildings oriented onto the street shall maintain or create streetscape and
19 pedestrian scale qualities to reduce the visual impact of parking lots, garages, and
20 storage areas.
21
- 22 27. SCC 30.31G.120 adds regulations regarding design standards for screening
23 trash/service areas. This is in following with Comprehensive Plan LU Policy 4.A.2(f)
24 that developments should provide adequate buffers and visual screens to make
25 them compatible with abutting residential and other land uses.
26
- 27 28. SCC 30.31G.130 adds regulations for design standards for drive-through facilities.
28 This is in following with Comprehensive Plan LU Policy 4.A.2(c) that new buildings
29 oriented onto the street shall maintain or create streetscape and pedestrian scale
30 qualities to reduce the visual impact of parking lots, garages, and storage areas.
31
- 32 29. SCC 30.31G.140 adds regulations regarding architectural features for all buildings.
33 This is consistent with Comprehensive Plan UC Policy 5.14 that Mixed Use Corridor
34 designated sites shall encourage developments that incorporate quality building
35 designs and finishings. Subsection UC Policy 5.14(c) supports art and design features
36 such as murals and installations being integrated with building facades or amenity
37 areas.
38
- 39 30. SCC 30.31G.150 adds regulations regarding design standards for architectural
40 features for buildings three stories and higher. This is in following with
41 Comprehensive Plan LU Policy 4.A.2(b) where high density housing is proposed, the

1 design and architectural character should be compatible with the character of
2 buildings in the surrounding area.

3
4 31. SCC 30.31G.155 adds regulations regarding the design standards for lighting. This is
5 in following with Comprehensive Plan LU Policy 4.A.2(e)(iii) that the appearance of
6 existing residential and commercial areas should be enhanced by encouraging
7 improvements to building entrances, facades, and lighting.

8
9 32. SCC 30.31G.160 adds regulations regarding inclusionary housing that are consistent
10 with RCW 36.70A.540. RCW 36.70A.540(1)(a) enables any city or county planning
11 under RCW 36.70A.040 to enact affordable housing incentive programs providing for
12 the development of low-income housing units through development regulations or
13 conditions. RCW 36.70A.540(3)(d) states that a jurisdiction may establish a minimum
14 amount of affordable housing that must be provided by all residential developments
15 being built.

16
17 33. SCC 30.31G.165 adds regulations regarding inclusionary housing alternative
18 compliance. This is consistent with Comprehensive Plan UC Policy 6.2 to establish a
19 targeted inclusionary housing program within areas designated as Mixed Use
20 Corridor as a means of increasing affordable housing supply for extremely low-, very
21 low-, low-, and moderate-income households along with market rate housing near
22 transit.

23
24 34. SCC 30.31G.200 adds regulations regarding submittal requirements. RCW
25 36.70B.120 requires local governments under RCW 36.70A.040 to establish a permit
26 review process that provides for the integrated and consolidated review and
27 decision on project permits relating to a proposed project action.

28
29 35. SCC 30.31G.210 adds regulations regarding approval requirements. RCW 36.70B.120
30 requires local governments under RCW 36.70A.040 to establish a permit review
31 process that provides for the integrated and consolidated review and decision on
32 project permits relating to a proposed project action.

33
34 36. SCC 30.31G.220 adds regulations regarding expiration of applications, approvals, and
35 permits. Development applications, approvals and permits expire pursuant to SCC
36 30.70.140.

37
38 37. SCC 30.31G.230 adds regulations regarding revisions to approved plans. Revisions of
39 an approved site plan shall be processed pursuant to SCC 30.70.210 or SCC
40 30.70.220.

- 1 38. SCC 30.31G.240 adds regulations regarding converting a complete development
2 application submitted under the Urban Center (UC) zone to opt-in to the
3 requirements of chapter 30.31G 2CC.
4
- 5 39. SCC 30.35A.080 is amended to add regulations regarding TDR receiving areas so that
6 all areas zoned as Mixed Use Corridor are designated as receiving areas. This allows
7 for the use of TDR for development incentives in the MUC zone. This is in following
8 with Comprehensive Plan LU Policy 3.B.7 that all areas zoned as Mixed Use Corridor
9 are designated as TDR receiving areas, and all development approvals in Mixed Use
10 Corridors shall be consistent with adopted TDR policies in the Land Use Element.
11
- 12 40. SCC 30.35A.100 is amended to include reference to the Mixed Use Corridor zone and
13 provide regulations regarding developments allowed in TDR receiving areas with
14 TDR credits. SCC 30.35A.100(2)(e) and .100(3)(e) allow developments in the Mixed
15 Use Corridor zone to have an additional one story of building height be applied to
16 one building within a development site. This is in following with Comprehensive Plan
17 LU Policy 3.B.7 that areas zoned as Mixed Use Corridor are designated as TDR
18 receiving areas, and all development approvals shall be consistent with TDR policies.
19
- 20 41. SCC 30.70.025 is amended to add the Mixed Use Corridor zone to the zones under
21 the “All Others” category for the permit type Official or Preliminary Site Plans.
22
- 23 42. SCC 30.70.140 is amended to reference chapter 30.31G SCC, for the Mixed Use
24 Corridor (MUC) zone, for permit approval type consistent with the inclusion of
25 existing development types.
26
- 27 43. SCC 30.70.300 is amended to reference chapter 30.31G SCC, for Mixed Use Corridor
28 development, to the County’s vesting regulation, consistent with the inclusion of
29 existing development types.
30
- 31 44. SCC 30.73.035 is amended to state that MUC zone receiving areas are not subject to
32 the TDR requirements set forth in SCC 30.73.035. This creates greater flexibility in
33 achieving the goals of the Urban Core Subarea Plan Element and maximizing
34 development capacity.
35
- 36 45. SCC 30.86.800 is amended to include Mixed Use Corridor development. Upon
37 submittal of an application for Urban Center or Mixed Use Center development, a
38 fee consistent with the Rezoning Fees for commercial zones and other applicable
39 fees are to be paid. RCW 82.02.020 does not prohibit counties from collecting
40 reasonable fees from an applicant for a permit to cover the costs for processing
41 applications and reviewing plans. The Planning Department considers the time

1 taken to review Urban Center and Mixed Use Corridor development applications to
2 be comparable to commercial rezoning applications.

3
4 46. SCC 30.91A.155 adds a definition for amenity area. Amenity areas in residential or
5 mixed use developments are for the active or passive recreational use of residential
6 occupants. Amenity areas in non-residential developments are for public active or
7 passive recreational use. This is in following with Comprehensive Plan UC Policy 5.15
8 that Mixed Use Corridor designated sites shall encourage developments that
9 incorporate amenity spaces, particularly designs that encourage active street
10 frontages.

11
12 47. SCC 30.91A.156 adds a definition for active recreation amenity to describe outdoor
13 and indoor spaces that are used for active leisure, entertainment, or enjoyment and
14 ensure proper implementation of new development regulations.

15
16 48. SCC 30.9A.157 adds a definition for passive recreation amenity to describe outdoor
17 and indoor spaces that are used for passive leisure, entertainment, or enjoyment
18 and ensure proper implementation of new development regulations.

19
20 49. SCC 30.91M.115 adds a definition for minor development activities to define interior
21 and exterior alterations to an existing structure, routine structure and site
22 maintenance or repair, and the construction of temporary or seasonal use structures
23 specific to the Mixed Use Corridor zone and ensure proper implementation of new
24 development regulations.

25
26 K. The code amendments are consistent with the record as set forth in the PDS Staff Report
27 dated December 26, 2023.

28
29 Section 2. The County Council makes the following conclusions:

30
31 A. The amendments proposed by this ordinance are consistent with the GMA.

32
33 B. The amendments proposed by this ordinance are consistent with the GMACP.

34
35 C. The amendments are consistent with the MPPs and the CPPs.

36
37 D. The County has complied with all SEPA requirements with respect to this non-project
38 action.

39
40 E. The public participation process used in the adoption of this ordinance complies with all
41 applicable requirements of the GMA and title 30 SCC.

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

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

8
 9 Section 4. Snohomish County Code Section 30.21.020, last amended by Amended
 10 Ordinance No. 21-060 on October 6, 2021, is amended to read:

11 **30.21.020 Establishment of zones.**

12
 13
 14 Snohomish County’s use zones are established and categorized pursuant to SCC
 15 Table 30.21.020.

16 **Table 30.21.020 Snohomish County Zones by Category**

17

ZONE CATEGORY	ZONES	
URBAN	Residential 9,600	R-9,600
	Residential 8,400	R-8,400
	Residential 7,200	R-7,200
	Townhouse	T
	Low-Density Multiple Residential	LDMR
	Multiple Residential	MR
	Neighborhood Business	NB
	Planned Community Business	PCB
	Community Business	CB
	General Commercial	GC
	Business Park	BP

	Industrial Park	IP
	Light Industrial	LI
	Heavy Industrial	HI
	Mobile Home Park	MHP
	Urban Center	UC
	<u>Mixed Use Corridor</u>	<u>MUC</u>
RURAL	Rural Diversification	RD
	Rural Resource Transition – 10 Acre	RRT-10
	Rural 5-Acre	R-5
	Rural Business	RB
	Clearview Rural Commercial	CRC
	Rural Freeway Service	RFS
	Rural Industrial	RI
RESOURCE	Forestry	F
	Forestry and Recreation	F&R
	Agriculture-10 Acre	A-10
OTHER	Suburban Agriculture-1 Acre	SA-1
	Rural Conservation	RC
	Rural Use	RU
	Residential 20,000	R-20,000

	Residential 12,500	R-12,500
	Waterfront Beach	WFB

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Section 5. Snohomish County Code Section 30.21.025, last amended by Amended Ordinance No. 21-060 on October 6, 2021, 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 subsections (1) through (4) of this section.

(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, Public/Institutional use (P/IU), or Other land uses in the comprehensive plan. The official Snohomish County zoning maps prepared pursuant to SCC 30.21.030 shall use the suffix "P/IU" to indicate all areas in which these zones implement the P/IU designation (e.g., R-7,200-P/IU). 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 the development of physically suitable, skipped-over, or under-used lands in urban areas without adversely affecting adjacent development; and

1 (C) provide design standards and ((review)) reviews which recognize the special
2 characteristics of townhouses, to ensure the development of well-planned
3 communities, and ((to)) ensure the compatibility of such housing
4 developments with adjacent, existing, and planned uses. Townhouses are
5 intended to serve the housing needs of a variety of housing consumers and
6 producers. Therefore, townhouses may be built for renter occupancy of units
7 on a site under single ownership, owner agreements pursuant to chapters
8 64.32 or 64.34 RCW, or owner or renter occupancy of separately conveyed
9 units on individual lots created through formal subdivision pursuant to
10 chapter 58.17 RCW;

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

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

18 (iv) *Mobile Home Park (MHP)*. The intent and function of the Mobile Home Park zone is
19 to provide and preserve high density, affordable residential development consisting
20 of mobile homes for existing mobile home parks as a source of affordable detached
21 single-family and senior housing. This zone is assigned to existing mobile home
22 parks which contain rental pads, as opposed to fee simple owned lots, and as such
23 are more susceptible to future development.

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

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

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

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

41 (iv) *General Commercial (GC)*. The intent and function of the General Commercial zone
42 is to provide for a wide variety of retail and nonretail commercial and business

1 uses. General commercial sites are auto-oriented as opposed to pedestrian or
2 neighborhood oriented. Certain performance standards, subject to review and
3 approval of an official site plan, are contained in chapter 30.31B SCC;

4 (v) *Business Park (BP)*. The intent and function of the Business Park zone is to provide
5 for those business/industrial uses of a professional office, wholesale, and
6 manufacturing nature which are capable of being constructed, maintained, and
7 operated in a manner uniquely designed to be compatible with adjoining residential,
8 retail commercial, or other less intensive land uses, existing or planned. Strict zoning
9 controls must be applied in conjunction with private covenants and unified control
10 of land; many business/industrial uses otherwise provided for in the zoning code will
11 not be suited to the BP zone due to an inability to comply with its provisions and
12 achieve compatibility with surrounding uses. The BP zone, under limited
13 circumstances, may also provide for residential development where sites are large
14 and where compatibility can be assured for on-site mixed uses and ~~((for))~~ uses on
15 adjacent properties;

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

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

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

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

35 (i) *Business Park (BP)*. See description under subsection (1)(c)(v) of this section;

36 (ii) *Light Industrial (LI)*. See description under subsection (1)(c)(vi) of this section;

37 (iii) *Heavy Industrial (HI)*. See description under subsection (1)(c)(vii) of this section; and

38 (iv) *Industrial Park (IP)*. See description under subsection (1)(c)(viii) of this section.

39 (e) *Urban Center (UC)*. The intent and function of the Urban Center zone is to implement the
40 Urban Center designation on the future land use map by providing a zone that allows a mix
41 of high-density residential, office and retail uses with public and community facilities and
42 pedestrian connections located within one-half mile of existing or planned stops or stations

1 for high capacity transit routes such as light rail or commuter rail lines, regional express bus
2 routes, or transit corridors that contain multiple bus routes or which otherwise provide
3 access to such transportation.

4 (f) *Mixed Use Corridor (MUC)*. The intent and function of the Mixed Use Corridor zone is to
5 implement the Mixed Use Corridor designation on the future land use map by providing a
6 zone along state routes and county arterials in the Urban Core Subarea that allows a mix of
7 high-density residential, office, and commercial uses with public and community
8 facilities and pedestrian connections.

9
10 (2) *Rural Zones*. The Rural zones category consists of zoning classifications applied to lands
11 located outside UGAs that are not designated as agricultural or forest lands of long-term
12 commercial significance. These lands have existing or planned rural services and facilities
13 and rural fire and police protection services. Rural zones may be used as holding zones for
14 properties that are primarily a transition area within UGAs on steep slopes adjacent to non-
15 UGA lands designated rural or agriculture by the comprehensive plan. Rural zones consist of
16 the following:

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

- 28 (i) a minimum of restrictions shall be placed on traditional and appropriate rural
29 land uses;
- 30 (ii) the rural character of these outlying areas will be protected by carefully
31 regulating the size, location, design, and timing of large-scale, intensive land use
32 development; and
- 33 (iii) large residential lots shall be required with the intent of preserving a desirable
34 rural lifestyle as well as preventing intensive urban- and suburban-density
35 development, while also protecting the quality of ground and surface water
36 supplies and other natural resources;

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

- 1 (c) *Rural-5 Acre (R-5)*. The intent and function of the Rural-5 Acre zone is to maintain rural
2 character in areas that lack urban services;
- 3 (d) *Rural Business (RB)*. The intent and function of the Rural Business zone is to permit the
4 location of small-scale commercial retail businesses and personal services which serve a
5 limited service area and rural population outside established UGAs. This zone is to be
6 implemented as a "floating zone" and will be located where consistent with specific
7 locational criteria. The Rural Business zone permits small-scale retail sales and services
8 located along county roads on small parcels that serve the immediate rural residential
9 population, and for a new rural business, are located two and one-half miles from an
10 existing rural business, rural freeway service zone, or commercial designation in the
11 rural area. Rural businesses, which serve the immediate rural population, may be
12 located at crossroads of county roads, state routes, and major arterials;
- 13 (e) *Clearview Rural Commercial (CRC)*. The intent and function of the CRC zone is to permit
14 the location of commercial businesses and services that primarily serve the rural
15 population within the defined boundary established by the CRC land use designation.
16 Uses and development are limited to those compatible with existing rural uses that do
17 not require urban utilities and services;
- 18 (f) *Rural Freeway Service (RFS)*. The intent and function of the Rural Freeway Service zone
19 is to permit the location of small-scale, freeway-oriented commercial services in the
20 vicinity of on/off ramp frontages and access roads of interstate highways in areas
21 outside a designated UGA boundary and within rural areas of the county. Permitted
22 uses are limited to commercial establishments dependent upon highway users; and
- 23 (g) *Rural Industrial (RI)*. The intent and function of the Rural Industrial zone is to provide for
24 small-scale light industrial, light manufacturing, recycling, mineral processing, and
25 resource-based goods production uses that are compatible with rural character and do
26 not require an urban level of utilities and services.
- 27 (3) *Resource Zones*. The Resource zones category consists of zoning classifications that
28 conserve and protect lands useful for agriculture, forestry, or mineral extraction or lands
29 which have long-term commercial significance for these uses. Resource zones consist of the
30 following:
- 31 (a) *Forestry (F)*. The intent and function of the Forestry zone is to conserve and protect
32 forest lands for long-term forestry and related uses. Forest lands are normally large
33 tracts under one ownership and located in areas outside UGAs and away from
34 residential and intense recreational use;
- 35 (b) *Forestry and Recreation (F&R)*. The intent and function of the Forestry and
36 Recreation zone is to provide for the development and use of forest land for the
37 production of forest products as well as certain other compatible uses such as
38 recreation, including recreation uses where remote locations may be required, and
39 to protect publicly-owned parks in UGAs;
- 40 (c) *Agriculture-10 Acre (A-10)*. The intent and function of the Agricultural-10 Acre zone
41 is:

- 1 (i) To implement the goals and objectives of the County General Policy Plan, which
2 include the goals of protecting agricultural lands and promoting agriculture as a
3 component of the County economy;
- 4 (ii) To protect and promote the continuation of farming in areas where it is already
5 established and in locations where farming has traditionally been a viable
6 component of the local economy; and
- 7 (iii) To permit in agricultural lands, with limited exceptions, only agricultural land
8 uses and activities and farm-related uses that provide a support infrastructure
9 for farming, or that support, promote, or sustain agricultural operations and
10 production including compatible accessory commercial or retail uses on
11 designated agricultural lands.
- 12 (iv) Allowed uses include, but are not limited to:
- 13 (A) Storage and refrigeration of regional agricultural products;
- 14 (B) Production, sales and marketing of value-added agricultural products
15 derived from regional sources;
- 16 (C) Supplemental sources of on-farm income that support and sustain on-farm
17 agricultural operations and production;
- 18 (D) Support services that facilitate the production, marketing, and distribution
19 of agricultural products;
- 20 (E) Off-farm and on-farm sales and marketing of predominately regional
21 agricultural products from one or more producers, agriculturally related
22 experiences, products derived from regional agricultural production,
23 products including locally made arts and crafts, and ancillary sales or service
24 activities; and
- 25 (F) Accessory commercial or retail uses which shall be accessory to the growing
26 of crops or raising of animals and which shall sell products predominately
27 produced on-site, agricultural experiences, or products, including arts and
28 crafts, produced on-site. Accessory commercial or retail sales shall offer for
29 sale a significant amount of products or services produced on-site.
- 30 (v) Allowed uses shall comply with all of the following standards:
- 31 (A) The uses shall be compatible with resource land service standards.
- 32 (B) The allowed uses shall be located, designed, and operated so as not to
33 interfere with normal agricultural practices.
- 34 (C) The uses may operate out of existing or new buildings with parking and other
35 supportive uses consistent with the size and scale of agricultural buildings
36 but shall not otherwise convert agricultural land to non-agricultural uses.
- 37 (4) *Other Zones*. The Other zones category consists of existing zoning classifications that are no
38 longer primary implementing zones but may be used in special circumstances due to
39 topography, natural features, or the presence of extensive critical areas. Other zones
40 consist of the following:
- 41 (a) Suburban Agriculture-1 Acre (SA-1);
- 42 (b) Rural Conservation (RC);

- 1 (c) Rural Use (RU);
- 2 (d) Residential 20,000 sq. ft. (R-20,000);
- 3 (e) Residential 12,500 sq. ft. (R-12,500); and
- 4 (f) Waterfront beach (WFB).

5
6 Section 6. Snohomish County Code Section 30.22.010, last amended by Amended
7 Ordinance No. 13-007 on September 11, 2013, is amended to read:

8
9 **30.22.010 Purpose and applicability.**

10
11 This chapter establishes which uses or types of uses are permitted, which require special
12 approvals, and which are prohibited in the various county zones. Zones are grouped into four
13 categories, as shown below, with each of the zones listed from left to right in increasing
14 intensity of use in a matrix. Some uses have additional or special requirements that are listed by
15 numbered reference notes in SCC 30.22.130. The categories and zones are as follows:

- 16 (1) Urban Zones - R-9,600, R-8,400, R-7,200, T, LDMMR, MR, NB, PCB, CB, GC, FS, IP, BP, LI, HI,
17 MHP, UC, MUC;
- 18 (2) Rural Zones - RD, RRT-10, R-5, RB, CRC, RFS, RI;
- 19 (3) Resource Zones - F, F&R, A-10, MC; and
- 20 (4) Other Zones - SA-1, RC, RU, R-20,000, R-12,500, WFB.

21 For a description of each zone, see SCC 30.21.025.

22
23 Section 7. Snohomish County Code Section 30.22.030, last amended by Ordinance No.
24 17-062 on October 18, 2017, is amended to read:

25
26 **30.22.030 Number of uses per lot.**

27
28 (1) Uses shall be established upon legally created lots that conform to current zoning
29 requirements or on legal nonconforming lots. A lot may have more than one use placed
30 within its bounds, except that only one single family dwelling may be placed on a lot.

31 This exception shall not apply to:

- 32 (a) ~~((model))~~ Model homes as defined herein,
- 33 (b) ~~((to townhouse))~~ Townhouse and mixed townhouse developments proposed and
34 approved under chapter 30.23A SCC,
- 35 (c) ~~((cottage))~~ Cottage housing developments proposed and approved under chapter
36 30.41G SCC,
- 37 (d) ~~((planned))~~ Planned residential developments proposed and approved pursuant to
38 chapter 30.42B SCC,
- 39 (e) ~~((projects))~~ Projects proposed and approved pursuant to ~~((chapter))~~ chapters
40 30.34A and 30.31G SCC, or
- 41 (f) ~~((to land))~~ Land zoned commercial ~~((or))~~, multiple family residential, or Mixed Use
42 Corridor (MUC).

1 (2) Multifamily structures may be placed on lots at densities controlled by chapter 30.23
 2 SCC.

3

4 Section 8. Snohomish County Code Section 30.22.100, last amended by Amended
 5 Ordinance No. 23-009 on March 8, 2023, is amended to read:

6

7 **30.22.100 Urban Zone Categories Use Matrix.**

8

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 ¹²²
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	<u>P</u>
Antique Shop							P	P	P	P			P	P		P	<u>P</u>
Art Gallery ⁴¹	C	C	C		C	C	P	P	P	P	P	P	P	P		P	<u>P</u>
Auto Repair, Major								P	P ⁸⁶	P	P	P	P	P		P	<u>P</u>
Auto Repair, Minor							P	P	P ⁸⁶	P	P	P	P	P		P	<u>P</u>
Auto Towing													P	P			
Automobile Wrecking and Junkyards													C ⁴⁴	P ⁴⁴			
Bed and Breakfast Guesthouse ⁵⁸	A	A	A	A	A	A									A		

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 ¹²²
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	<u>P</u>
Boat Launch Facility, Commercial ³¹									C	C			C	C		P	
Boat Launch Facility, Non-commercial ³¹	C	C	C		C	C			C	C			C	C			
Caretaker's Quarters							P	P	P	P	P	P	P	P			
Cemetery and Funeral Home	C	C	C		C	C	P	P	P	P	P	P	P	P		P	
Church ^{41, 129}	C	C	C		P	P	P	P	P	P	P	P	P	P		P	<u>P</u>
Clubhouse	C	C	C		C	C	P	P	P	P	P	P	P	P	P	P	<u>P</u>
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	<u>P</u>
9 to 24 Resident Facility	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	<u>P</u>
Construction Contracting										P	P	P	P	P		p ¹²³	
Day Care Center ^{2, 129}	C	C	C		C	C	P	P	P	P	P	P	P	P	A	P	<u>P</u>
Distillation of Alcohol											P	P	P	P		P	<u>P</u>

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 ¹²²
Dock & Boathouse, Private, Non-commercial ^{3, 41}	P	P	P	P	P	P	P		P	P	P	P	P	P			
Dwelling, Attached Single Family	P	P	P	P	P	P						p ⁵¹					
Dwelling, Cottage Housing ¹¹⁶	P	P	P	P	P							p ⁵¹					
Dwelling, Duplex	P	P	P	P	P	P						p ⁵¹					
Dwelling, Mobile Home	p ⁶	p ⁶	p ⁶	p ⁶	P	P									P		
Dwelling, Multiple Family					P	P	P	P	P	P		p ⁵¹				P	<u>P</u>
Dwelling, Single Family	P	P	P	P	P	P						p ⁵¹			p ⁴		
Dwelling, Townhouse ⁵			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	<u>P</u>
Electric Vehicle Charging Station - Public, Level 1 and Level 2							P	P	P	P	P	P	P	P		P	<u>P</u>

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 ¹²²
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	<u>P</u>
Battery Exchange Stations	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	P	P	P	P	P	P	P	P		P	<u>P</u>
Explosives, Storage											P			P			
Fairgrounds										P	P	P	P	P			
Family Day Care Home ⁸	P	P	P	P	P	P	P		P	P					P		<u>P</u>
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	<u>P</u>
401 to 5,000 sq ft ⁹⁹																	
Farmers Market ⁹³							P	P	P	P		P	P	P		P	<u>P</u>
Fish Farm											P	P	P	P			
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																	

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 ¹²²
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			
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)) Greater ^{41, 59}	C	C	C	C	C	C					C	C	C	C			
Golf Course, Driving Range, and Country Club	C	C	C														
Government Structures & Facilities ^{27, 41}	C	C	C	C	C	C	C	P	P	P	P	P	P	P		P	<u>P</u>
Greenhouse, Lath House, & Nurseries							P	P	P	P	P	P	P	P			
Guest House ⁸⁵	P	P	P		P	P									P		

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 ¹²²
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	<u>P</u>
Level II ^{41, 129}	C	C	C		C	C	C	P	P	P		P			C	P	<u>P</u>
Level III							C	C	P	P	P		P	P	C	P	<u>P</u>
Home Occupation ¹¹	P	P	P	P	P	P	P		P	P					P	P	<u>P</u>
Hotel/Motel					C	C	P ¹³⁶	P	P	P			P ⁸⁹			P	<u>P</u>
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	<u>P</u>
Library ⁴¹	C	C	C		C	C	C	P	P	P	P	P	P	P		P	<u>P</u>
Lumber Mill											P	P	P	P			
Lumberyard										P	P	P	P	P			
Manufacturing, Heavy ⁸²											P			P			
Manufacturing-All Other											P	P	P	P		P ¹²³	

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 ¹²²
Forms Not Specifically Listed ⁸³																	
Marijuana Processing ^{125, 131}											P	P	P	P			
Marijuana Production ^{125, 131}											P	P	P	P			
Marijuana Retail ^{131, 132}							P	P	P	P		P	P	P		P	<u>P</u>
Massage Parlor									P	P	P	P	P	P		P	<u>P</u>
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	<u>P</u>
Neighborhood Services					A, C ⁸⁶ , 138	A, C ⁸⁶ , 138	P	P	P ⁸⁶	P	P	P	P	P		P	<u>P</u>
Office and Banking							P	P	P	P	P	P	P	P		P	<u>P</u>
Park, Public ¹⁴	P	P	P		P	P	P	P	P	P	P	P	P	P		P	<u>P</u>
Park-and-Pool Lot	C	C	C	C	C	P	P	P	P	P	P	P	P	P		P	<u>P</u>
Park-and-Ride Lot	C	C	C	C	C	P	P	P	P	P	P	P	P	P		P	<u>P</u>

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 ¹²²
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	<u>P</u>
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	<u>P</u>
Recreational Facility Not Otherwise Listed	C	C	C		C	C	P	P	P	P	P	P	P	P		P	<u>P</u>
Recreational Vehicle Park									C	C					C		
Recycling Facility ¹³⁷										C	C		C	C			
Rendering of Fat, Tallow, or Lard ¹²⁹											P			P			
Restaurant							P	P	P	P	p ⁴⁹	p ⁴⁹	P	P		P	<u>P</u>
Retail, General						A ¹³⁵	P	P	P	P		p ⁵³	P	P		P	<u>P</u>
Retirement Apartments				P	P	P	P	P	P	P					P	P	<u>P</u>
Retirement Housing				P	P	P	P	P	P	P					P	P	<u>P</u>
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 ¹³ ₆		P	P	P	P	P	P		P	<u>P</u>
College ^{41, 68}	C	C	C		C	C	C ¹³ ₆		P	P	P	P	P	P		P	<u>P</u>
Other ^{41, 68}					C	C	C ¹³ ₆		P	P	P	P	P	P		P	<u>P</u>

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 ¹²²
Service Station ⁴¹							P	P	P ⁸⁶	P			P	P		P	<u>P</u>
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	<u>P</u>
Stables	P	P	P		P	P	P	P	P	P	P	P	P	P			
Stockyard or Slaughter House ¹²⁹											P			P			
Storage, Retail Sales Livestock Feed									P	P			P	P			
Storage Structure, Accessory ⁶⁰																	
Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
2,401 - 4,000 sq ft on More than 3 Acres ^{41, 59}	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
2,401 - 4,000 on Less than 3 acres ^{41, 59}	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
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,																	

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 ¹²²
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 <u>((greater)) Greater</u> <small>41, 59</small>	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	<u>P</u>
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	<u>P</u>
Television/Radio Stations													P	P			
Temporary Dwelling During Construction	A	A	A	A	A	A	A	A	A	A						A	
Temporary Dwelling <u>((F&R)) for Relative</u> 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	<u>P</u>
Ultralight Airpark ²⁰											P						
Utility Facilities, Electromagnetic Transmission & Receiving	C	C	C	C	C	C	C	P	P ⁸⁶	P	P	P	P	P			

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 ¹²²
Facilities ^{27, 129}																	
Utility Facilities, Transmission Wires, Pipes & Supports ²⁷	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Utility Facilities-All Other Structures ^{27, 41}	C	C	C	C	C	C	C	P	p ⁸⁶	P	P	P	P	P	C	P	P
Vehicle, Vessel, and Equipment Sales and Rental									p ²³	P			P	P			
Veterinary Clinic					C	C	P	P	p ⁸⁶	P	P	P	P	P		P	P
Warehouse										P	P	P	P	P		p ¹²³	
Wholesale Establishment								P	p ⁸⁶	P	P	P	P	P		p ¹²³	
Woodwaste Recycling and Woodwaste Storage											A ⁶³		A ⁶³	A ⁶³			
All other uses not otherwise mentioned											P	P	P	P			

1
2 Section 9. Snohomish County Code Section 30.23.030, last amended by Amended
3 Ordinance No. 21-060 on October 6, 2021, is amended to read:

4
5 **30.23.030 Rural, Resource, Urban (Non-Residential) and other zone categories - Bulk**
6 **matrix.**

7
8 **Table 30.23.030 Rural, Resource, Urban (Non-Residential) and Other Zone Categories Bulk**
9 **Matrix.**

10

		Lot Dimension (ft) ⁵⁴				Setback Requirements From: (ft) ¹¹					
Category	Zone	Max. Bldg. Height (ft) ^{27,64}	Min. Lot Area ^{22,29}	Min. Lot Width	Min. Corner Lot Width	Commercial and Industrial Zones	Residential, Multifamily, and Rural Zones ³³	Resource Lands ³³		Water Bodies ¹²	Max. Lot Coverage ⁸
								Ag ²⁰	Forest ²¹		
Resource	F ³⁸	45 ⁶	20 ac ³	300	300	100 ¹³	100 ¹³	50	100 ³⁰	25 ¹³	35%
	F&R ^{38,39}	30 ⁷	200,000 sf ^{2,23}	100	100	5	5	50	100 ³⁰	25	35%
	A-10 ^{37,40}	45	10 ac	none	none	5	5	50	100 ³⁰	25	none
Rural	RRT-10	45	10 ac	225	225	5	5	50	100 ³⁰	25	35%
	R-5 ^{37,38,39,40,46}	45	200,000 sf ^{2,24}	165 ²⁴	165 ²⁴	5	5	50	100 ³⁰	25	35%
	RD ³⁸	45	200,000	165	165	5	5	50	100 ³⁰	25	35%
	RB	35	none	none	none	none	50	50	100	none	35%
	CRC	35 ⁴³	none	none	none	none	25	50	100	none	50% ⁴⁴ 30% ⁴⁵
	RFS	35	none	none	none	none	50	50	100	none	35%
	RI	50	none	none	none	none	100	100	100	none	35%
Other	SA-1 ^{37,39}	35	1 ac/43,560 sf	150	150	5	5	50	100	25	35%
	RC ^{37,38,39,40}	35	100,000 sf ²⁴	165 ²⁴	165 ²⁴	5	5	50	100 ³⁰	25	35%
	RU ^{37,39}	35	⁴¹	60	65	5	5	50	100	25	35%
	R 20,000 ^{37,39}	25	20,000 sf	85	90	5	5	50	100	25	35%

		Lot Dimension (ft) ⁵⁴				Setback Requirements From: (ft) ¹¹					
Category	Zone	Max. Bldg. Height (ft) ^{27,64}	Min. Lot Area ^{22,29}	Min. Lot Width	Min. Corner Lot Width	Commercial and Industrial Zones	Residential, Multifamily, and Rural Zones ³³	Resource Lands ³³		Water Bodies ¹²	Max. Lot Coverage ⁸
								Ag ²⁰	Forest ²¹		
	R12,500 ⁴⁰	30	12,500 sf	75	80	5	5	50	100	25	35%
	WFB	30	7,200 sf ²³	60	65	5	5	50	100	25	35%
Urban (Non-Residential)	NB ¹	40 ¹⁴	none	none	none	none	10	none	100	none	65%
	PCB ¹	40 ¹⁴	none ¹⁹	none	none	none	10	none	100	none	none
	CB ¹	35 ¹⁴	none	none	none	none	10	none	100	none	50%
	GC ¹	45 ¹⁴	none	none	none	none	10	none	100	none	50%
	IP	65	none	none	none	none ¹⁷	25 ¹⁷	none	100	none	50%
	BP ¹	50	none ¹⁹	none	none	none	25	none	100	none	35%
	LI	50	none	none	none	none	50	none	100	none	none
	HI	65	none	none	none	none	50	none	100	none	none
	UC ⁶³	90	none	none	none	none	See SCC 30.34A.040(2)	none	100	none	none
	<u>MUC</u>	<u>See SCC 30.31G.020</u>	<u>none</u>	<u>none</u>	<u>none</u>	<u>none</u>	<u>10</u>	<u>none</u>	<u>100</u>	<u>none</u>	<u>none</u>

1 **Notes:** See SCC 30.23.040 for reference notes listed in Table 30.23.030.

2

3 Section 10. Snohomish County Code Section 30.23.041, last amended by Ordinance No.

4 20-080 on December 16, 2020, is amended to read:

5

6 **30.23.041 Setbacks from road network elements in Urban Zones.**

7

8 **Table 30.23.041 Setbacks from Road Network Elements in Urban Zones¹⁰**

9

Category	Zone	Minimum Setback ((Feet)) for Structure					Minimum Setback to the Entrance of a Covered Parking Structure					
		Public Road		Private ^{1, 2}			Public Road		Private ^{1, 2}			Alley
		60 Feet and Over and Under 60 Feet in a Recorded Subdivision, Short Subdivision, or Binding Site Plan ³	Under 60 Feet ^{4, 5}	Private Road	Drive Aisle, Shared Court, and Shared Driveway	Alley	60 Feet and Over and Under 60 Feet in a Recorded Subdivision, Short Subdivision, or Binding Site Plan ³	Under 60 Feet ^{4, 5}	Private Road	Drive Aisle ¹⁵ , Shared Court, and Shared Driveway		
Urban	R-9,600	15	45	15	0	0	18	48	18	18	4	
	R-8,400	15	45	15	0	0	18	48	18	18	4	
	R-7,200	15 ¹³	45 ¹³	15 ¹³	0	0	18 ¹⁴	48 ¹⁴	18 ¹⁴	18 ¹⁴	4 ¹⁴	
	T (buildings ≤ 20 feet high) ¹²	15 ¹³	45 ¹³	15 ¹³	0	0	18 ¹⁴	48 ¹⁴	18 ¹⁴	18 ¹⁴	4 ¹⁴	
	T (buildings > 20 feet high) ¹²	20 ¹³	50 ¹³	20 ¹³	0	0	20 ¹⁴	50 ¹⁴	18 ¹⁴	18 ¹⁴	4 ¹⁴	
	LDMR (buildings ≤ 20 feet high) ^{6, 7, 12}	15 ¹³	45 ¹³	15 ¹³	0	0	18 ¹⁴	48 ¹⁴	18 ¹⁴	18 ¹⁴	4 ¹⁴	

Category	Zone	Minimum Setback ((Feet)) for Structure					Minimum Setback to the Entrance of a Covered Parking Structure					
		Public Road		Private ^{1, 2}			Public Road		Private ^{1, 2}			Alley
		60 Feet and Over and Under 60 Feet in a Recorded Subdivision, Short Subdivision, or Binding Site Plan ³	Under 60 Feet ^{4, 5}	Private Road	Drive Aisle, Shared Court, and Shared Driveway	Alley	60 Feet and Over and Under 60 Feet in a Recorded Subdivision, Short Subdivision, or Binding Site Plan ³	Under 60 Feet ^{4, 5}	Private Road	Drive Aisle ¹⁵ , Shared Court, and Shared Driveway		
LDMR (buildings > 20 feet high) ^{6, 7, 12}	20 ¹³	50 ¹³	20 ¹³	0	0	20 ¹⁴	50 ¹⁴	18 ¹⁴	18 ¹⁴	4 ¹⁴		
MR	10 ¹³	35 ¹³	10 ¹³	0	0	10 ¹⁴	35 ¹⁴	10 ¹⁴	10 ¹⁴	4 ¹⁴		
MHP	20	50	20	15	0	18	48	18	18	4		
NB	10 ¹³	40 ¹³	10 ¹³	0	0	18 ¹⁴	48 ¹⁴	18 ¹⁴	18 ¹⁴	4 ¹⁴		
PCB	25 ¹³	85 ¹³	25 ¹³	0	0	55 ¹⁴	58 ¹⁴	18 ¹⁴	18 ¹⁴	4 ¹⁴		
CB	25 ¹³	55 ¹³	25 ¹³	0	0	25 ¹⁴	55 ¹⁴	18 ¹⁴	18 ¹⁴	4 ¹⁴		
GC	25 ¹³	55 ¹³	25 ¹³	0	0	25 ¹⁴	55 ¹⁴	18 ¹⁴	18 ¹⁴	4 ¹⁴		
IP ⁸	25	60	25	0	0	30	60	18	18	4		
BP	25	60	25	0	0	30	60	18	18	4		
LI	25	55	25	0	0	25	55	18	18	4		
HI	25	55	25	0	0	25	55	18	18	4		
UC	0	0	0	0	0	20	50	18	18	4		
<u>MUC</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>20</u>	<u>50</u>	<u>18</u>	<u>18</u>	<u>4</u>		

1

1 **Note:** All minimum setbacks are measured in feet.

2
3 Section 11. Snohomish County Code Section 30.24.070, last amended by Amended
4 Ordinance No. 12-049 on October 3, 2012, is amended to read:

5
6 **30.24.070 Access and road network requirements for ~~((a))~~ proposed development in the**
7 **Urban Center (UC) ~~((zone and subject to the requirement of chapter 30.34A SCC))~~ and Mixed**
8 **Use Corridor (MUC) zone.**

9
10 Proposed development in the UC zone that is subject to the requirements of chapter 30.34A
11 SCC and the MUC zone that is subject to the requirements of chapter 30.31G SCC must comply
12 with the following additional vehicular and pedestrian circulation system requirements:

- 13 (1) Proposed ~~((urban center))~~ developments shall be designed to provide for future
14 vehicular connections to adjacent parcels, where applicable.
- 15 (2) The internal vehicular circulation system shall:
- 16 (a) Be clearly identifiable ~~((, pedestrian friendly and promote connectivity within the~~
17 existing development)) with features that enhance visibility and safety such as traffic
18 and parking signage, pavement markings, lighting posts and fixtures, bollard posts,
19 visual markers such as delineator posts, parking stops, and convex mirrors;
- 20 (b) ~~((Be coordinated with the pedestrian circulation system of the development to~~
21 minimize conflicts)) Improve pedestrian mobility and connectivity within
22 developments as specified in SCC 30.24.080;
- 23 (c) Include loading and service areas that are separate from pedestrian circulation and
24 parking areas ~~((:));~~ and
- 25 (d) Be connected to and coordinated with the pedestrian circulation system and include
26 features such as pedestrian crossings, pavement markings, and traffic and
27 pedestrian signage in roadways and parking areas of the development to minimize
28 potential conflicts.
- 29 (3) The ~~((pedestrian))~~ active transportation (including pedestrian) circulation system shall:
- 30 (a) Comply with the requirements of SCC 30.24.080;
- 31 (b) Connect to existing or planned transit stops and stations; ~~((and))~~
- 32 (c) Connect to existing or previously approved pedestrian facilities on abutting ~~((urban~~
33 center)) developments; ~~((or))~~ and provide ((a)) pedestrian ((stub)) stubs at property
34 ((line)) lines of ((the)) abutting ((property when it is zoned UC and not developed as
35 an urban center.)) properties where no existing or previously approved pedestrian
36 facility exists. The connections shall be designed to be consistent with other
37 connections of the pedestrian circulation system. Pedestrian stub locations shall be
38 determined under the authority of the director;
- 39 (d) Connect building entries to on-site common open spaces, parking areas, and
40 sidewalks in the public right-of-way; and
- 41 (e) Connect to all lots and townhouses unless otherwise exempt in SCC 30.24.080.

- 1 (4) As a condition of approval, a property owner (~~may be~~) is required to provide for joint
2 vehicular access to and/or from adjacent parcels where it is physically feasible. Joint
3 vehicular access must be accomplished through easements or joint use agreements on
4 forms approved by the county. Shared parking facilities between parcels can be included
5 as part of a joint use agreement.
- 6 (5) Curb cuts from a public right-of-way allowed at the time of development may be
7 temporary and subject to closure when more suitable access is developed (~~or~~) through
8 a connection with adjacent sites. Specifically, the county engineer may require
9 temporary curb cuts for site access. When an adjacent site is developed, the new
10 development may be required to close temporary curb cuts and provide access for
11 adjoining properties through an access located on the new development site.
12 Alternatively, one or more of the adjacent sites may be required to provide its access
13 through a permanent curb cut required on the first site.
- 14 (6) If there is a conflict between the provisions of this section and other chapters within
15 title 30 SCC or the EDDS, the county engineer shall determine the appropriate regulation
16 or standard.

17
18 Section 12. Snohomish County Code Section 30.25.016, last amended by Amended
19 Ordinance No. 14-073 on October 8, 2014, is amended to read:
20

21 **30.25.016 Tree canopy requirements.**
22

- 23 (1) Tree canopy requirements shall apply to all new residential development applications
24 within unincorporated urban growth areas. The following activities are exempt from the
25 tree canopy requirements of this section:
- 26 (a) Removal of any hazardous, dead, or diseased trees, and as necessary to remedy an
27 immediate threat to person or property as determined by a letter from a qualified arborist;
 - 28 (b) Construction of a single-family dwelling, duplex, accessory or non-accessory storage
29 structure on an individual lot created prior to April 21, 2009, or created by a subdivision or
30 short subdivision for which a complete application was submitted prior to April 21, 2009;
 - 31 (c) Construction or maintenance of public or private road network elements, and public or
32 private utilities including utility easements not related to development subject to chapter
33 30.23A, 30.34A, 30.41G or 30.42E SCC;
 - 34 (d) Construction or maintenance of public parks and trails when located within an urban
35 residential zone; and
 - 36 (e) Pruning and maintenance of trees.
- 37 (2) All significant trees within any perimeter landscaping required pursuant to SCC 30.25.020,
38 critical area protection areas and required buffers shall be retained, except for trees
39 exempted by subsection (1) of this section.
- 40 (3) Development subject to the requirements of subsection (1) of this section shall meet the
41 minimum tree canopy coverage requirements set forth in SCC Table 30.25.016(3), except
42 as provided in subsections (5) and (8) of this section. On sites that do not meet the

1 requirements of SCC Table 30.26.016(3) through existing tree canopy or where an
 2 applicant removes the existing tree canopy, new plantings to meet the requirements of
 3 SCC Table 30.25.016(3) shall be planted pursuant to SCC 30.25.015(5) through (7) and
 4 subsection (6) of this section. For sites requiring new plantings to attain the required tree
 5 canopy percentage, tree canopy coverage requirements listed in SCC Table 30.25.016(3)
 6 shall be calculated according to projected growth at 20 years of maturity consistent with
 7 Table 30.25.016(4).

- 8 (a) Tree canopy shall include all evergreen and deciduous trees six feet in height or
 9 greater, excluding invasive species or noxious weeds, within the gross site area.
- 10 (b) Existing or planted tree canopy may include street trees and may be located within
 11 perimeter landscaping, site landscaping, critical area protection areas and required
 12 buffers, and open space tracts or easements.

13
 14 **Table 30.25.016(3) Tree Canopy Coverage Requirements**

Type of Development	Required Tree Canopy Coverage of Development Site (gross site area)
Subdivisions for Single Family Residential 10 or more lots	30 percent
Short Subdivisions for Single Family Residential 4 to 9 lots	25 percent
Short Subdivisions for Single Family Residential Less than 4 lots	20 percent
Single Family Detached Units, Cottage Housing, Townhouse, Multi-family 10 or more units	20 percent
Single Family Detached Units, Cottage Housing, Townhouse, Multi-family Less than 10 units	15 percent
Urban Center <u>(UC)</u> and <u>Mixed Use Corridor (MUC)</u> (residential and mixed use projects only)	15 percent

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(4) Site tree canopy shall be measured according to SCC Table 30.25.016(4). Calculation of existing and new tree canopy shall be submitted in writing by a qualified landscape designer or a licensed land surveyor.

Table 30.25.016(4) Measuring Tree Canopy

Existing Canopy		New Canopy
Option 1 Tree Survey	Option 2 Aerial Estimation	20-Year Canopy Calculation
<ul style="list-style-type: none"> Measure average canopy radius (r) for each tree to be retained Calculate existing canopy area using the formula: Canopy Area (CA)=πr^2 Total the sum of tree canopy areas and divide by gross site area to obtain canopy coverage percentage 	<ul style="list-style-type: none"> Obtain aerial imagery of site Measure site boundaries Measure canopies of individual trees or stand area using leading edges as the forest boundary Divide total canopy measurement by the gross site area to obtain canopy coverage percentage 	<p>For each proposed species:</p> <ul style="list-style-type: none"> Calculate radius (r) of canopy at 20 years maturity Calculate canopy coverage using the formula: CA=πr^2 Multiply by the proposed quantity to be planted to obtain total species canopy area Total the sum of species canopy area for all proposed species and divide by gross site area to obtain 20-year canopy coverage percentage

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(5) To assist in the preservation and retention of significant trees and existing tree canopy outside of critical area protection areas and required buffers and perimeter landscaping, the applicant may utilize the following credits:

- (a) Individual significant trees retained on site shall be counted at 125 percent of their actual canopy area.
- (b) For clusters or stands of five or more trees, each tree shall be counted at 150 percent of its actual canopy area.
- (c) For clusters or stands of five or more significant trees, each tree shall be counted at 200 percent of its actual canopy area.
- (d) Retained trees located within no more than 20 feet of a rain garden or a bio-swale on site shall be counted at 150 percent of their actual canopy area.
- (e) Retained significant trees qualified to receive flow control credits under Appendix III-C of the Snohomish County Drainage Manual shall be counted at 150 percent of their actual canopy area.

- 1 (f) The on-site recreation space required by SCC 30.23A.080 may be reduced by 100
 2 percent if 40 percent or more of the site has an existing tree canopy that is retained
 3 along with all native vegetation under that canopy area.
- 4 (g) A project may be exempted from all other requirements of SCC 30.25.015 and this
 5 section if the canopy area of significant trees retained onsite is 45 percent or more of
 6 the gross site area and the majority of the canopy is provided by evergreen species.
- 7 (h) The minimum required lot area in subdivisions or short subdivisions not using the lot
 8 size averaging provisions of SCC 30.23.210 may be reduced by 20 percent when at
 9 least 20 percent of the site, not including any critical area protection areas and
 10 perimeter buffers, is put into a separate tract or tracts that have at least 20 significant
 11 trees per acre and where at least 60 percent of the significant trees within the tract or
 12 tracts are retained. This does not change the tree canopy requirements.
- 13 (i) For subdivisions or short subdivisions using the lot size averaging provisions of SCC
 14 30.23.210(7), the minimum size for each single lot in SCC 30.23.210(7)(a) may be
 15 reduced by 20 percent when at least 20 percent of the site, not including any critical
 16 area protection areas and perimeter buffers, is put into a separate tract or tracts that
 17 have at least 20 significant trees per acre and where at least 60 percent of the
 18 significant trees within the tract or tracts are retained. This does not change the tree
 19 canopy requirements.
- 20 (6) In addition to the requirements of SCC 30.25.015(5) through (7), trees planted to meet tree
 21 canopy requirements in SCC Table 30.25.016(3) shall meet the following criteria:
- 22 (a) Sites must be planted or replanted with a minimum of 50 percent evergreen species,
 23 except:
- 24 (i) The evergreen portion of the required planting mix may be reduced to 37.5
 25 percent when the deciduous mix contains exclusively indigenous species to the
 26 Puget Sound region, not including Alder; and
- 27 (ii) Sites obtaining tree canopy requirements solely through street trees are exempt
 28 from the requirement to include evergreen species in the planting mix;
- 29 (b) Sites requiring planting or replanting of tree canopy must plant no more than 30
 30 percent of trees from the same species and no more than 60 percent of trees from the
 31 same taxonomic family.
- 32 (c) Replacement trees shall be planted in locations appropriate to the species' growth
 33 habit and horticultural requirements;
- 34 (d) When preparing the landscaping plan, applicants are encouraged to meet the
 35 requirements of SCC Table 30.25.016(3) by conserving existing tree canopy including
 36 significant trees and other vegetation located on the site and (~~place~~) placing new
 37 plantings in protected areas (such as street trees, perimeter landscaping, open spaces
 38 and critical area protection areas and required buffers) at healthy spacing densities
 39 before placing trees within individual lots or yards; and
- 40 (e) Replacement trees shall be located in such a manner to minimize damage to trees or
 41 structures on the project site and on properties adjoining the project site.
- 42 (7) The following tree protection measures shall be taken during clearing or construction:

- 1 (a) Tree protective fencing shall be installed along the outer edge of the drip line
 2 surrounding the trees retained in order to protect the trees during any land
 3 disturbance activities, and fencing shall not be moved to facilitate grading or other
 4 construction activity within the protected area;
- 5 (b) Tree protective fencing shall be a minimum height of three feet, visible and of durable
 6 construction; orange polyethylene laminar fencing is acceptable; and
- 7 (c) Signs must be posted on the fence reading "Tree Protection Area."
- 8 (8) An applicant may reduce the tree canopy requirements of SCC Table 30.25.016(3) by no
 9 more than five percent through a landscape modification when all of the following criteria
 10 and those in SCC 30.25.040 are met:
- 11 (a) The applicant demonstrates in writing that they have made a good faith effort to
 12 comply with the tree canopy requirements within the physical constraints of the site
 13 by:
- 14 (i) Retaining as much of the tree canopy as possible on site consistent with best
 15 management practices for maintaining the health of trees; or
- 16 (ii) Replanting as much of the tree canopy as possible on site consistent with best
 17 management practices for maintaining the health of trees;
- 18 (b) The applicant proposes to plant additional understory vegetation or ground cover
 19 area, excluding lawn cover, invasive species, or noxious weeds, to fulfill the remaining
 20 canopy requirement in SCC Table 30.25.016(3) not met by retention or replanting of
 21 tree canopy; and
- 22 (c) When critical areas protection area buffers exist on site and those buffers are not
 23 highly functioning, the applicant proposes to enhance the buffers by removing
 24 invasive species and noxious weeds and/or planting vegetation indigenous to the
 25 Pacific Northwest, spaced for maximum survivability.
- 26 (9) On sites without any existing tree canopy, the director may reduce the requirements of
 27 SCC Table 30.26.016(3) by no more than five percentage points (for example, 30 percent
 28 requirement can be reduced to 25 percent) when an applicant provides a 25 percent
 29 increase in the area of open space than that required under SCC Table 30.23A.080(2). The
 30 following shall not be eligible for this reduction:
- 31 (a) Short subdivisions of less than seven lots;
- 32 (b) Single family detached units, cottage housing, townhouse, multi-family less than 10
 33 units; (~~and~~)
- 34 (c) Urban center development; and
- 35 (d) Mixed use corridor development.
- 36 (10) The county engineer may modify required frontage improvements to retain significant
 37 trees as street trees.
- 38 (11) Retained significant trees, trees planted as replacements for significant trees, and trees
 39 planted to meet requirements in subsection (3) of this section may not be removed
 40 except when determined in writing by a certified arborist to constitute a hazard. Any
 41 replacement or significant trees removed without proper documentation from a certified
 42 arborist shall be subject to a fine as determined under chapter 30.85 SCC.

1 (12) Any significant trees identified in a landscape plan to be retained and subsequently
2 damaged or removed during site development shall be replaced at a rate of three trees
3 for each one damaged or removed significant tree. Failure to replace damaged or
4 removed significant trees shall be subject to a fine as determined under chapter 30.85
5 SCC.
6

7 Section 13. Snohomish County Code Section 30.25.031, last amended by Amended
8 Ordinance No. 13-007 on September 11, 2013, is amended to read:
9

10 **30.25.031 Additional landscaping requirements for the UC (~~zone~~) and MUC zones.**
11

12 In addition to the landscaping requirements contained in this chapter, development in the UC
13 (~~zone~~) and Mixed Use Corridor (MUC) zones shall also comply with the following:

- 14 (1) When development is proposed on a parcel that abuts an R-9600, R-8400, R-7200, T₂ or
15 LDMR zone, a Type A landscaping buffer pursuant to SCC 30.25.017 is required. The
16 buffer width shall average 25 feet but shall not be less than 15 feet at any given point.
17 To the extent possible, existing vegetation and significant trees shall be retained within
18 the required landscape buffer.
- 19 (2) Outside of a required landscape buffer, areas of a site not occupied by buildings, parking
20 lots, other improvements or textured paving shall be planted with trees, shrubs, hedges,
21 ground covers, and/or grasses, unless such areas consist of existing vegetation and
22 significant trees to be retained.
- 23 (3) Landscaping and open space design shall be integrated with other functional and
24 ornamental site design elements. This includes but is not limited to, recreational
25 facilities, plazas, playgrounds, ground paving materials, paths and walkways, fountains
26 or other water features, trellises, pergolas, gazebos, fences, walls, street furniture, art,
27 and sculpture.
- 28 (4) The landscape design shall complement and support the open space design, pedestrian
29 circulation, and building architecture.
- 30 (5) Street trees shall be planted along road network elements according to the road cross
31 section and general landscaping standards of the EDDS. Street trees are not required at
32 the end of road network elements that are less than 150 feet in length. Maintenance of
33 street trees shall be the responsibility of the adjoining property owner.
- 34 (6) (~~No landscape buffer is required abutting a developed railroad right-of-way~~) A
35 minimum of 50 percent of landscaping shall utilize native trees, shrubs, and grasses
36 including drought tolerant species.
37

38 Section 14. Snohomish County Code Section 30.26.020, last amended by Amended
39 Ordinance No. 16-013 on March 8, 2017, is amended to read:
40

41 **30.26.020 Location of parking spaces.**
42

1 Parking spaces shall be located as specified in this section. Where a distance is specified, the
2 distance shall be the walking distance measured from the nearest point of the parking facilities
3 to the nearest available entrance of the building which it serves.

4 (1) Parking for single and multifamily dwellings shall be within 300 feet of and on the same
5 lot or building site (~~with~~) as the building it serves.

6 (2) Parking for uses not specified above shall not be over 300 feet from the building it serves.
7 Parking spaces for uses on land subject to a binding site plan (BSP) with a record of survey shall
8 be located on land within the BSP area per recorded covenants, conditions, and restrictions
9 (CCRs) or declaration.

10 (3) All parking spaces shall be located out of the public right-of-way and on land zoned in a
11 manner which would allow the particular use the parking will serve.

12 (4) Parking shall be set back from lakes, streams, wetlands, and other bodies of water as
13 necessary to comply with the shoreline management and critical areas regulations. See
14 chapters 30.44, 30.62A₂ and 30.67 SCC.

15 (5) Within the MUC zone the maximum number of parking spaces located between the
16 building front and state routes or county arterials, including required ADA parking, shall be 20
17 spaces.

18
19 Section 15. Snohomish County Code Section 30.26.030, last amended by Amended
20 Ordinance No. 21-060 on October 6, 2021, is amended to read:

21
22 **30.26.030 Number of spaces required.**

23
24 (1) The required number of off-street parking spaces shall be as set forth in SCC Table
25 30.26.030(1) subject to provisions, where applicable, regarding:

- 26 (a) Effective alternatives to automobile access (SCC 30.26.040);
27 (b) Joint uses (SCC 30.26.050 and 30.26.055); and
28 (c) Accessible routes of travel (SCC 30.26.065(7)).

29 (2) The abbreviations in the table have the following meanings:

- 30 (a) "GFA" means gross floor area;
31 (b) "GLA" means gross leasable area; and
32 (c) "SF" means square feet.

33 (3) Any off-street parking spaces that are devoted to electrical vehicle charging shall be
34 counted toward the minimum number of parking spaces required.

35 (4) For off-street parking requirements in the Urban Center (UC) zone, see SCC 30.26.032.

36 **Table 30.26.030(1) Number of Parking Spaces Required**

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, <u>MUC</u> , MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500	NOTES
Accessory Dwelling Unit	No parking required	1 per unit	
Adult Entertainment Business/Use	See SCC 30.26.035	See SCC 30.26.035	
Agriculture	No parking required	No parking required	
Airport			
Air Terminal	10 per 1,000 SF of waiting area	10 per 1,000 SF of waiting area	
Stage 1 Utility	See SCC 30.26.035	See SCC 30.26.035	
All Others	See SCC 30.26.035	See SCC 30.26.035	
Amusement Facility, by type			
Tennis courts, racquet or handball clubs, and similar	10 per 1,000 SF assembly area plus 2 per court	15 per 1,000 SF assembly area plus 2 per court	

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, <u>MUC</u> , MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500	NOTES
commercial recreation			
Theaters and cinemas	1 per 3 seats or 8 feet of bench	1 per 4 seats or 8 feet of bench	
All other places without fixed seats including dance halls and skating rinks	See SCC 30.26.035	See SCC 30.26.035	
Antique Shop	3 per 1,000 GFA	4 per 1,000 GFA	
Art Gallery ⁴¹	2.5 per 1,000 GFA	2.5 per 1,000 GFA	
Asphalt Batch Plant & Continuous Mix Asphalt Plant	See SCC 30.26.035	See SCC 30.26.035	
Auto Repair, Major	5 per 1,000 GFA	5 per 1,000 GFA	Service bays and work areas inside repair facilities do not count as parking spaces.

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, <u>MUC</u> , MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500	NOTES
Auto Repair, Minor	4 per 1,000 GFA	5 per 1,000 GFA	Service bays and work areas inside repair facilities do not count as parking spaces.
Auto Towing	See SCC 30.26.035	See SCC 30.26.035	
Auto Wrecking and Junkyard	15 spaces for yards less than 10 acres in size; 25 spaces for yards 10 acres or larger	15 spaces for yards less than 10 acres in size; 25 spaces for yards 10 acres or larger	
Bakery, Farm	2 spaces	2 spaces	
Bed and Breakfast Guesthouses and Inns	2 plus 1 per guest room	2 plus 1 per guest room	
Boarding House	1 per guest room	1 per guest room	
Boat Launch, Commercial	See SCC 30.22.130(31)	See SCC 30.22.130(31)	

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, <u>MUC</u> , MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500	NOTES
Boat Launch, Non-commercial	See SCC 30.22.130(31)	See SCC 30.22.130(31)	
Caretaker's Quarters	2 per unit	2 per unit	
Cemetery and Funeral Home	1 per 4 seats or 8 feet of bench, or 25 per 1,000 sf of assembly room with no fixed seats	1 per 4 seats or 8 feet of bench, or 25 per 1,000 sf of assembly room with no fixed seats	
Church	See SCC 30.26.035	See SCC 30.26.035	
Clubhouse	See SCC 30.26.035	See SCC 30.26.035	
Commercial Vehicle Home Basing	See SCC 30.22.130(33)	See SCC 30.22.130(33)	
Commercial Vehicle Storage Facility	See SCC 30.26.035	See SCC 30.26.035	
Community Facilities for Juveniles	See SCC 30.26.035	See SCC 30.26.035	

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, <u>MUC</u> , MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500	NOTES
Construction Contracting	See SCC 30.26.035	See SCC 30.26.035	
Dams, Power Plants, & Associated Uses	See SCC 30.26.035	See SCC 30.26.035	
Day Care Center	1 per employee plus load/unload space	1 per employee plus load/unload space	An off-street load and unload area equivalent to one space for ((each)) <u>every</u> 10 children is also required.
Distillation of Alcohol	2 per 1,000 GFA	2.5 per 1,000 GFA	May also be determined by the department on a case-by-case basis per SCC 30.26.035 when the employee to SF GFA ratio for the proposed use is less than the typical requirement for this use in this zone.

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, <u>MUC</u> , MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500	NOTES
Dock & Boathouse, Private, Non-Commercial	No Parking Requirement	No Parking Requirement	
Dwelling			Note 1:
Cottage Housing	2 spaces per dwelling unit plus guest parking at 1 space per 4 dwellings	2 spaces per dwelling unit plus guest parking at 1 space per 4 dwellings	Driveways between garage doors and roads, private roads, designated fire lanes, or access aisles that are at least 19' long and 8.5' wide may be counted as one parking space, and if at least 19' long and 17' wide may be counted as two parking spaces. Garages shall have a minimum interior length of 19'.
Attached Single Family	2 per dwelling; see note 1	2 per dwelling; see note 1	
Duplex	2 per dwelling; see note 1	2 per dwelling; see note 1	
Mobile Home	2 per dwelling; see note 1	2 per dwelling; see note 1	
Multifamily	2 per dwelling; see note 1 <u>See SCC 30.26.031</u>	2 per dwelling; see note 1	

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, <u>MUC</u> , MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500	NOTES
Single Family	2 per dwelling; see note 1	2 per dwelling; see note 1	
Townhouse	2 per dwelling; see note 1	2 per dwelling; see note 1	Note 2:
Single Family Detached Units (pursuant to chapter 30.41F SCC)	2 spaces per dwelling unit plus guest parking at 1 space per 4 dwellings provided that 1 unrestricted guest parking spot per 2 dwellings for either (i) dwellings where no driveways are provided or (ii) dwellings that provide a driveway apron meeting the minimum dimension requirements for	2 spaces per dwelling plus guest parking at 1 space per 4 dwellings provided that 1 unrestricted guest parking spot per 2 dwellings for either (i) dwellings where no driveways are provided or (ii) dwellings that provide a driveway apron meeting the minimum dimension requirements for parking of only 1 car; see notes 1 & 2.	An "unrestricted" guest parking spot is one provided either within the drive aisle parking or designated guest parking areas outside of individual units; garage parking spaces or parking spaces on driveway aprons of an individual unit are not "unrestricted" parking spaces. All applicable provisions of chapter 30.26 SCC shall be followed.

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, <u>MUC</u> , MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500	NOTES
	parking of only 1 car; see notes 1 & 2.		
Electric Vehicle Infrastructure			
Electric Vehicle Charging Station – Levels 1 to 3	No requirement	No requirement	Note: service bays and work areas inside repair facilities do not count as parking spaces.
Battery Exchange Stations	4 per 1,000 GFA	5 per 1,000 GFA	
Equestrian Center	See SCC 30.26.035	See SCC 30.26.035	One space accommodating a vehicle and horse trailer for every two horses expected at equestrian or mini-equestrian center events.

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, <u>MUC</u> , MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500	NOTES
Excavation & Processing of Minerals	See SCC 30.26.035	See SCC 30.26.035	
Explosives, Storage	See SCC 30.26.035	See SCC 30.26.035	
Fairgrounds	See SCC 30.26.035	See SCC 30.26.035	
Family Day Care Home	See dwelling, single family requirements	See dwelling, single family requirements	An off-street load and unload area equivalent to one space is also required.
Farm Product Processing	1 per 1,000 GFA	1 per 1,000 GFA	
Farm Stand			
Up to 400 SF	2 per stand	2 per stand	
401 to 5,000 SF	3 per 1,000 GFA (3 minimum)	3 per 1,000 GFA (3 minimum)	
Farm Support Business	See SCC 30.26.035	See SCC 30.26.035	

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, <u>MUC</u> , MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500	NOTES
Farm Worker Dwelling	See SCC 30.26.035	See SCC 30.26.035	
Farmers Market	3 per 1,000 GFA (3 minimum)	3 per 1,000 GFA (3 minimum)	
Farmland Enterprises	See SCC 30.26.035	See SCC 30.26.035	
Fish Farm	See SCC 30.26.035	See SCC 30.26.035	
Forestry	No Parking Required	No Parking Required	
Forestry Industry Storage & Maintenance Facility	See SCC 30.26.035	See SCC 30.26.035	
Foster Home	See SCC 30.26.035	See SCC 30.26.035	
Fuel Yard	See SCC 30.26.035	See SCC 30.26.035	
Garage, Detached Private	No Parking Required	No Parking Required	

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, <u>MUC</u> , MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500	NOTES
Golf Course, Driving Range, Country Club	See SCC 30.26.035	See SCC 30.26.035	
Government Structures & Facilities	See SCC 30.26.035	See SCC 30.26.035	
Greenhouse, Lath House, & Nurseries	See SCC 30.26.035	See SCC 30.26.035	
Guest House	1 per guest house	1 per guest house	
Hazardous Waste Storage & Treatment Facilities, Offsite or Onsite	See SCC 30.26.035	See SCC 30.26.035	
Health and Social Service Facilities, Levels I through III	See SCC 30.26.035	See SCC 30.26.035	
Home Occupation	See SCC 30.26.035	See SCC 30.26.035	

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, <u>MUC</u> , MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500	NOTES
Homestead Parcel	See dwelling, single family requirements	See dwelling, single family requirements	
Hotel/Motel	1 per unit or guest room; see note	1 per unit or guest room; see note	Additional parking for restaurants, conference or convention facilities, and other businesses, facilities, or uses associated with the motel or hotel is required in accordance with this table.
Kennel, Commercial	See SCC 30.26.035	See SCC 30.26.035	
Kennel, Private-Breeding	No Additional Requirement	No Additional Requirement	
Kennel, Private-Non-Breeding	No Additional Requirement	No Additional Requirement	
Kitchen Farm	No Additional Requirement	No Additional Requirement	

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, <u>MUC</u> , MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500	NOTES
Laboratory	2.5 per 1,000 GFA	3 per 1,000 GFA	Or see SCC 30.26.035
Library	2.5 per 1,000 GFA	3 per 1,000 GFA	
Livestock Auction Facility	See SCC 30.26.035	See SCC 30.26.035	
Lumber Mill	2 per 1,000 GFA	2 per 1,000 GFA	
Lumberyard	1 per 1,000 GLA	1 per 1,000 GLA	
Manufacturing, Heavy	2 per 1,000 GFA	2.5 per 1,000 GFA	May also be determined by the department on a case-by-case basis per SCC 30.26.035 when the employee to SF GFA ratio for the proposed use is less than the typical requirement for this use in this zone.
Manufacturing-All Other Forms Not Specifically Listed	2 per 1,000 GFA	2.5 per 1,000 GFA	May also be determined by the department on a case-by-case basis per SCC 30.26.035 when the

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, <u>MUC</u> , MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500	NOTES
			employee to SF GFA ratio for the proposed use is less than the typical requirement for this use in this zone.
Marijuana Processing	2 per 1,000 GFA	2.5 per 1,000 GFA	May also be determined by the department on a case-by-case basis per SCC 30.26.035 when the employee to SF GFA ratio for the proposed use is less than the typical requirement for this use in this zone.
Marijuana Production	2 per 1,000 GFA	2.5 per 1,000 GFA	May also be determined by the department on a case-by-case basis per SCC 30.26.035 when the employee to SF GFA ratio for the proposed use is less than the typical

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, <u>MUC</u> , MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500	NOTES
			requirement for this use in this zone.
Marijuana Retail	3 per 1,000 GFA	4 per 1,000 GFA	
Massage Parlor	3 per 1,000 GFA	4 per 1,000 GFA	
Material Recovery Facility	See SCC 30.26.035	See SCC 30.26.035	
Mini Equestrian Center	1 per 4 seats or 8 feet of bench; see note	1 per 4 seats or 8 feet of bench; see note	One space accommodating a vehicle and horse trailer for every two horses expected at equestrian or mini-equestrian center events.
Mini Self-Storage	2 per 75 storage units	2 per 75 storage units	
Mobile Home Parks	2 per dwelling plus guest parking at 1 per 4 dwellings	2 per dwelling plus guest parking at 1 per 4 dwellings	See (chapter) <u>Chapter 30.42E_SCC</u> .

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, <u>MUC</u> , MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500	NOTES
Model Hobby Park	See SCC 30.26.035	See SCC 30.26.035	See SCC 30.26.035
Model House/Sales Office	See residential dwelling requirements	See residential dwelling requirements	
Motocross Racetrack	See SCC 30.26.035	See SCC 30.26.035	
Museum	2.5 per 1,000 GFA	3 per 1,000 GFA	
Neighborhood Services	3 per 1,000 GLA	4 per 1,000 GLA	
Office and Banking	2.5 per 1,000 GFA	3 per 1,000 GFA	A minimum of 5 spaces <u>is</u> 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.

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, <u>MUC</u> , MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500	NOTES
Off-road vehicle use area, private	See SCC 30.26.035	See SCC 30.26.035	
Park, Public	See Parks and Recreation Element of the Comprehensive Plan	See Parks and Recreation Element of the Comprehensive Plan	Parking standards for parks (varies) <u>vary</u> based on the classification of the park and amenities identified in the Parks and Recreation Element.
Park-and-Pool Lot	No Additional Requirement	No Additional Requirement	
Park-and-Ride Lot	No Additional Requirement	No Additional Requirement	
Personal Wireless Service Facilities	1 space	1 space	
Printing Plant	2.5 per 1,000 GFA	3 per 1,000 GFA	
Public Events/Assemblies on Farmland	See SCC 30.26.035	See SCC 30.26.035	

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, <u>MUC</u> , MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500	NOTES
Race Track	See SCC 30.26.035	See SCC 30.26.035	
Recreational Facility Not Otherwise Listed	See SCC 30.26.035	See SCC 30.26.035	
Recreational Vehicle	1 per RV	1 per RV	
Recreational Vehicle Park	See SCC 30.26.035	See SCC 30.26.035	
Recycling Facility	See SCC 30.26.035	See SCC 30.26.035	
Rendering of Fat, Tallow, or Lard	See SCC 30.26.035	See SCC 30.26.035	
Resort	See SCC 30.26.035	See SCC 30.26.035	
Restaurant	6 per 1,000 GFA	8 per 1,000 GFA	Clear queuing space, not interfering with the parking areas, for at least five vehicles, is required in front of any drive up window.

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, <u>MUC</u> , MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500	NOTES
Retail, General	3 per 1,000 GFA	4 per 1,000 GFA	
Retirement Apartments	1 per dwelling plus guest parking at 1 per 4 dwellings	1 per dwelling plus guest parking at 1 per 4 dwellings	See SCC 30.26.040(1).
Retirement Housing	1 per dwelling	1 per dwelling plus guest parking at 1 per 4 dwellings	See SCC 30.26.040(2).
Rural Industries	See SCC 30.26.035	See SCC 30.26.035	
Sanitary Landfill	See SCC 30.26.035	See SCC 30.26.035	
Schools	See SCC 30.26.035	See SCC 30.26.035	See SCC 30.26.035; Sufficient on-site space for safe loading and unloading of students from school buses and cars is also required.
K-12 & Preschool			
College			
Other			

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, <u>MUC</u> , MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500	NOTES
Service Station	3 per 1,000 GFA	4 per 1,000 GFA	
Shooting Range	See SCC 30.26.035	See SCC 30.26.035	
Sludge Utilization	No parking required	No parking required	
Small Animal Husbandry	No parking required	No parking required	
Small Workshop	2 per 1,000 GFA	2.5 per 1,000 GFA	May also be determined by the department on a case-by-case basis per SCC 30.26.035 when the employee to SF GFA ratio is less than the normal minimum requirement for the zone.
Stables	1 per 4 seats or 8 feet of bench; see note	1 per 4 seats or 8 feet of bench; see note	One space accommodating a vehicle and horse trailer for every two horses expected at equestrian or mini-equestrian center events.

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, <u>MUC</u> , MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500	NOTES
Stockyard or Slaughter House	See SCC 30.26.035	See SCC 30.26.035	
Storage, Retail Sales Livestock Feed	1 per 1,000 GFA	1 per 1,000 GFA	
Storage Structure, Accessory	No parking required	No parking required	
Storage Structure, Non-accessory	No parking required	No parking required	
Studio	2.5 per 1,000 GFA	3 per 1,000 GFA	
Swimming/Wading Pool			
Public	1 per 10 swimmers, based on pool capacity as defined by the Washington State Department of Health.	1 per 10 swimmers, based on pool capacity as defined by the Washington State Department of Health.	

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, <u>MUC</u> , MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500	NOTES
Private	See SCC 30.26.035	See SCC 30.26.035	
Television/Radio Stations	2.5 per 1,000 GFA	3 per 1,000 GFA	
Temporary Dwelling During Construction	1 per dwelling	1 per dwelling	
Temporary Dwelling ((For) <u>for</u> Relative	1 per dwelling	1 per dwelling	
Temporary Logging Crew Quarters	See SCC 30.26.035	See SCC 30.26.035	
Temporary Residential Sales Coach ⁷³	1 per coach	1 per coach	
Transit Center	See SCC 30.26.035	See SCC 30.26.035	
Ultralight Airpark	See SCC 30.26.035	See SCC 30.26.035	
Utility Facilities, Electromagnetic	1 space	1 space	

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, <u>MUC</u> , MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500	NOTES
Transmission & Receiving Facility			
Utility Facilities, Transmission Wires, Pipes & Supports	See SCC 30.26.035	See SCC 30.26.035	
Utility Facilities-All Other Structures	1 space	1 space	
Vehicle and Equipment Sales and Rental	1 per 1,000 GFA of sales office, plus	1 per 1,000 GFA of sales office, plus	
	2 per 1,000 GFA of service or repair space, plus	2 per 1,000 GFA of service or repair space, plus	
	1 per 4,000 SF of outdoor display area (or of showroom display area in the CB zone)	1 per 4,000 SF of outdoor display area (or of showroom display area in the CRC zone)	

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, <u>MUC</u> , MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, SA-1, RC, RU, R-20,000, R-12,500	NOTES
Veterinary Clinic	3 per 1,000 GFA	4 per 1,000 GFA	
Warehousing	0.5 per 1,000 GFA	0.5 per 1,000 GFA	
Wedding Facility	See SCC 30.26.035	See SCC 30.26.035	
Wholesale Establishment	1 per 1,000 GFA	1 per 1,000 GFA	
Woodwaste Recycling and Woodwaste Storage	1 per site plus 1 per 1,000 GFA	1 per site plus 1 per 1,000 GFA	
All other uses not otherwise mentioned	See SCC 30.26.035	See SCC 30.26.035	

1
2 Section 16. A new section is added to Chapter 30.26 of the Snohomish County Code to
3 read:

4
5 **30.26.031 Transit service and minimum residential parking requirements for multifamily**
6 **housing in urban areas.**

- 7
8 (1) Multifamily housing units that are within one-quarter mile of a transit stop that receives
9 transit service from at least one route that provides service at least four times per hour for
10 twelve or more hours per day, are to provide 0.75 parking spaces per dwelling unit.

1 (a) If there is a lack of access to street parking capacity, physical space impediments, or
2 other infeasibilities to on-street parking, the department may require more than
3 0.75 spaces per dwelling unit. If more than 0.75 parking spaces per dwelling unit are
4 required, the number of parking spaces shall be as required in Table 30.26.030(1) for
5 multifamily dwellings with allowed reductions pursuant to SCC 30.26.040(3).
6

7 (2) The department may reduce the number of required parking spaces by 100 percent for a
8 development in the MUC zone located within 0.25 miles of a Community Transit SWIFT stop
9 when an applicant demonstrates through a parking study as described in SCC 30.26.035 that
10 effective alternatives to automobile use will provide an effective and permanent reduction
11 in parking demand.
12

13 Section 17. A new section is added to Chapter 30.26 of the Snohomish County Code to
14 read:
15

16 **30.26.033 Addition of parking spaces to existing uses or buildings in the MUC zone.**
17

18 Expansions of existing uses or buildings in the MUC zone shall not be required to increase the
19 number of required parking spaces.
20

21
22 Section 18. Snohomish County Code Section 30.27.040, last amended by Ordinance No.
23 13-074 on December 11, 2013, is amended to read:
24

25 **30.27.040 Signs: NB, CB, GC, MUC, LI, HI, CRC, RB, and RI zones.**
26

- 27 (1) Signs for identification purposes shall be permitted to have an area not to exceed one
28 square foot for each linear foot of business property frontage. For examples of sign area
29 calculations, see Figures at SCC 30.27.090.
30 (2) Advertising displays or signs may have an area not to exceed 150 square feet in NB, CB, CRC,
31 RB, and RI zones, and may be divided into not more than four single- or double-faced signs.
32 (3) Signs may extend to the front property line; provided that they do not violate other
33 requirements of this chapter.
34 (4) Advertising displays or signs may have a total sign area not to exceed 500 square feet in GC,
35 LI, and HI zones, and may be divided into not more than six single- or double-faced signs.
36 (5) Freestanding or pole signs shall have a total sign area not to exceed 250 square feet in the
37 MUC zone and may be divided into not more than three single or double-faced signs.
38

39 Section 19. A new Chapter 30.31G is added to the Snohomish County Code to read:
40

41 **Chapter 30.31G**
42 **Mixed Use Corridor**

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Sections:

- 30.31G.010 Purpose and applicability.**
- 30.31G.020 Bulk regulations.**
- 30.31G.030 Roads and access.**
- 30.31G.040 Amenity area requirements.**
- 30.31G.050 Outdoor amenity area design.**
- 30.31G.060 Indoor amenity area design.**
- 30.31G.070 Signs.**
- 30.31G.100 Expansion of existing structures containing a permitted use.**
- 30.31G.110 Design standard – above grade parking structures.**
- 30.31G.120 Design standard – screening trash/service areas.**
- 30.31G.130 Design standard – drive-through facilities.**
- 30.31G.140 Design standard – architectural features for all buildings.**
- 30.31G.150 Design standard – architectural features for buildings three stories and higher.**
- 30.31G.155 Design standard – lighting.**
- 30.31G.160 Inclusionary housing.**
- 30.31G.165 Inclusionary housing alternative compliance.**
- 30.31G.200 Submittal requirements.**
- 30.31G.210 Approval.**
- 30.31G.220 Expiration of applications, approvals, and permits.**
- 30.31G.230 Revisions to approved plans.**
- 30.31G.240 Converting a complete development application submitted under the Urban Center (UC) zone to opt-in to the requirements of chapter 30.31G SCC.**

30.31G.010 Purpose and applicability.

- (1) This chapter sets forth procedures and standards to be followed for building in the Mixed Use Corridor (MUC) zone unless specifically exempted in SCC 30.31G.010(3).
- (2) The regulations and design standards established in this chapter are to provide a mix of high-density residential, office, and commercial uses with public and community facilities consistent with SCC 30.21.025(1)(f).
- (3) This chapter does not apply to:
 - (a) Personal wireless service facilities which are regulated under chapter 30.28A SCC.
 - (b) Nonconforming uses which are regulated under SCC 30.28.072.
 - (c) Minor development activities as defined in SCC 30.91M.115.

30.31G.020 Bulk regulations.

- (1) All bulk regulations are established in chapter 30.23 SCC except as provided for in this section.

- 1 (2) The maximum building height shall be 90 feet.
- 2 (a) An additional one story of building height (not to exceed 15 feet) is allowed when at
- 3 least one entire floor of parking (i.e., a floor that matches the footprint of the building's
- 4 ground floor level) or at least 50 percent of the required parking is located underground,
- 5 whichever is more. Parking levels that are only partially below grade do not qualify for
- 6 the added building height.
- 7 (b) An additional one story of building height (not to exceed 15 feet) is allowed under SCC
- 8 30.31G.160(3).
- 9 (c) An additional one story of building height (not to exceed 15 feet) is allowed under SCC
- 10 30.35A.100.
- 11 (d) If a development meets the requirements of SCC 30.31G.020(2)(a), SCC
- 12 30.31G.020(2)(b), and SCC 30.31.G.020(2)(c), a maximum building height of up to 135
- 13 feet is permitted.
- 14 (4) Where development includes new residential units, the minimum height of the structure
- 15 shall be three stories above grade.
- 16 (5) There are no maximum density limitations for dwelling units in the MUC zone.
- 17 (6) The minimum net residential density is 20 units per acre.
- 18 (7) Rooftop patios, decks, and balconies designed for recreational activities shall be setback
- 19 from a property line abutting a single family residential zone by at least 30 feet.

20
21 **30.31G.030 Roads and access.**

22
23 Development in the MUC zone shall comply with the vehicular and pedestrian circulation
24 system requirements in chapters 30.24 and 30.66B SCC and the EDDS.

25
26 **30.31G.040 Amenity area requirements.**

- 27
- 28 (1) Amenity areas shall meet the Accessibility Standards under the Americans with Disabilities
- 29 Act (ADA).
- 30 (2) Amenity areas shall be accessible to and from all dwelling units on the site.
- 31 (3) Development sites shall provide amenity areas according to Table SCC 30.31G.040(4).
- 32

33 **Table 30.31G.040(4) Amenity area requirements**

Number of Dwelling Units	Amount of required on-site Amenity Area
7 to 40 Units	200 sq ft per unit
41 to 100 Units	150 sq ft per unit
Over 100 Units	100 sq ft per unit
Non-residential (two stories and higher)	2 percent of gross floor area (excluding parking)

34
35

- 1 (4) Development applications which contain both residential and non-residential uses shall
2 provide amenity areas in compliance with the combined residential and non-residential
3 requirements in SCC Table 30.31G.040(4).
- 4 (5) The amount of amenity area required may be reduced by 25 percent if an additional 25
5 percent of tree canopy is provided beyond what is required in SCC 30.25.016.
- 6 (6) A development site's amenity area shall be allocated as:
7 (a) A minimum of 50 percent for outdoor amenity area; and
8 (b) Up to 50 percent for indoor amenity area.

9
10 **30.31G.050 Outdoor amenity area design.**

- 11
- 12 (1) A minimum of 25 percent of the total outdoor amenity area shall be consolidated in one
13 location within the site.
- 14 (2) When multiple outdoor amenity areas are proposed in a development, a clearly defined
15 network of accessible pedestrian connections shall be provided that connect all outdoor
16 amenity areas.
- 17 (3) A minimum of 50 percent of the total outdoor amenity area shall incorporate passive
18 recreation features that include but are not limited to plazas, courtyards, forecourts,
19 rooftop terraces, gardens, and picnic areas.
- 20 (4) Developments of 20 or more dwelling units shall include at a minimum one active
21 recreation amenity such as children's play areas, hard surface sports courts, playfields, and
22 outdoor swimming pools.
- 23 (5) Outdoor amenity areas shall be designed to:
24 (a) Incorporate landscaping, lighting, weather protection, and other features that encourage
25 year-round use;
26 (b) At least one overhead weather protection area in the form of overhangs, canopies,
27 awnings, gazebos, or pergolas;
28 (c) Scale lighting for pedestrians by limiting pole height to 15 feet maximum; and
29 (d) Comply with the landscaping requirements of Chapter 30.25 SCC.

30
31 **30.31G.060 Indoor amenity area design.**

32
33 Indoor amenity areas shall be provided for active or passive recreational amenities as defined in
34 SCC 30.91A.156 and SCC 30.91A.157.

35
36 **30.31G.070 Signs.**

37
38 Signs shall comply with the requirements of chapter 30.27 SCC.

39
40 **30.31G.100 Expansion of existing structures containing a permitted use.**

1 Permit or land use approval applications for the expansion of existing structures containing a
2 permitted use shall be processed pursuant to SCC 30.31G.210 if the expansion satisfies the
3 following requirements:

- 4 (1) The total square feet of the expansion or expansions of a building or buildings on a
5 development site existing as of [insert effective date of ordinance], permitted under this
6 section shall not exceed the greater of either:
 - 7 (a) One hundred percent of the total gross floor area existing as of [insert effective date of
8 ordinance], up to a maximum of 12,000 square feet; or
 - 9 (b) Ten percent of the total gross floor area existing as of [insert effect date of ordinance].
- 10 (2) Any future increase in gross floor area beyond that permitted under this section shall be
11 subject to all of the provisions in this chapter.
- 12 (3) Any increases above these amounts may be considered at the discretion of the director.
- 13 (4) The expansion shall not create a nonconforming use or structure.
- 14 (5) The existing structure and the expansion shall meet the following requirements:
 - 15 (a) The minimum setbacks and height in SCC 30.23.030 and SCC 30.23.041.
 - 16 (b) The parking standards in SCC 30.26.033.
 - 17 (c) The design standards in SCC 30.31G.110 through SCC 30.31G.155.
 - 18 (d) The access and circulation requirements of SCC 30.24.070.
 - 19 (e) The sign requirements of SCC 30.31G.070.
 - 20 (f) The requirements of chapter 30.66B SCC.
- 21 (6) The expansion of an existing structure containing a permitted use shall incorporate low
22 impact development best management practices as directed by the Drainage Manual when
23 required under chapter 30.63A SCC.

24 25 **30.31G.110 Design standard – above grade parking structures.**

26
27 Exterior architectural treatments for above grade parking structures and garage buildings shall
28 complement or be integrated with the architecture of the building including at least two of the
29 following:

- 30 (1) Window openings;
- 31 (2) Plantings designed to grow on the façade;
- 32 (3) Louvers;
- 33 (4) Expanded metal panels;
- 34 (5) Decorative metal grills;
- 35 (6) Spandrel (opaque) glass; or
- 36 (7) Any other architectural detail that mitigates the presence of above ground parking
37 structures, garage buildings, or garage entrances.

38 39 **30.31G.120 Design standard – screening trash/service areas.**

40
41 Outdoor storage and waste areas must:

- 1 (1) Meet the requirements of SCC 30.25.024; and
- 2 (2) Not located in a right-of-way.

3
4 **30.31G.130 Design standard – drive-through facilities.**

5
6 The standards of this section are intended to allow for drive-through facilities by reducing the
7 negative impacts they may create. Of special concern are noise and emissions from idling cars
8 and voice amplification equipment, lighting, and queued traffic interfering with on-site and off-
9 site traffic and pedestrian flow.

- 10 (1) Drive-through facilities shall be attached to a primary structure.
- 11 (2) For each stacking lane of a drive-through restaurant, a minimum of 10 stacking spaces
12 shall be provided. For all other drive-through uses not listed, a minimum of four stacking
13 spaces shall be provided.
- 14 (3) Windows and stacking lanes of drive-through facilities shall be visually screened from
15 public road network elements with an evergreen screen or architectural element or
16 combination thereof with a minimum height of six feet.
- 17 (4) Stacking lanes shall be physically separated from parking lots, sidewalks, and pedestrian
18 areas by an evergreen screen and/or architectural element, or combination thereof with
19 a minimum height of six feet.
- 20 (5) Screening elements shall reflect the design of the primary building and shall provide a
21 physical separation that cannot be traversed in a method other than the circulation
22 route intended for the drive-through traffic.
- 23 (6) Speakers of drive-through facilities shall not be audible off site.
- 24 (7) Pedestrian paths that cross a drive-through aisle shall use a raised platform and be
25 marked with symbols, signage, and/or special painting.

26
27 **30.31G.140 Design standard – architectural features for all buildings.**

28
29 The following design standards apply to all buildings:

- 30 (1) The minimum ground floor height measured from the floor to the top of the ceiling joists
31 must be thirteen feet for any multi-story building designed to accommodate non-residential
32 uses at ground level.
- 33 (2) Transparent windows and/or doors shall cover at least 25 percent of the ground floor
34 facade of non-residential uses between four and eight feet above the sidewalk.
- 35 (3) The primary building entrance must face the street and must be open to the public during
36 all business operating hours.
- 37 (4) All exterior facades on a building shall:
 - 38 (a) Include architectural or design features where visible from public rights-of-way and
39 pedestrian walkways.
 - 40 (b) Incorporate repeating patterns that include no less than three of the following: color
41 change, texture change, material change, architectural features, or expression of a
42 structure.

1 (c) Predominantly use high-quality durable cladding materials such as bricks, stone, stucco,
2 hardboard, or composite siding that retain their appearance over time, and that can be
3 economically maintained.

4 (6) Building facades that incorporate art and design features such as murals and installations
5 are encouraged. On the ground floor of a multi-story building, walls shall not be left blank
6 for more than 10 feet in length. Walls can be designed with features including doors,
7 windows, architectural elements, murals, landscaping, or other treatments.

8 (7) The department may approve an alternative to the requirements in SCC 30.31G.140
9 provided the design reinforces the character of the streetscape and encourages active and
10 engaging design of the pedestrian edge of the streetscape.

11
12 **30.31G.150 Design standard – architectural features for buildings three stories and higher.**

13
14 The following design standards apply to buildings three stories and higher:

15 (1) Any parts of a building above three stories abutting R-9600, R-8400, or R-7200 zoning must
16 be stepped back at least 10 feet from the first floor facade. Facades of floors that are
17 stepped back must be distinguished by a change in elements such as window design,
18 railings, trellises, details, materials, and/or color so that the result is a rich and organized
19 combination of features that face the abutting zoning. Balconies may extend into the step
20 back areas.

21 (2) Vertical articulation for buildings above three stories is required to distinguish the building’s
22 top, middle, and ground story of front and side street (corner) facades. Examples of vertical
23 articulation include stone or masonry bases, belt courses, cornice lines, parapets, lintel
24 beams, entablatures, friezes, awnings or canopies, changes in materials or window patterns,
25 recessed entries, or other architectural treatments.

26 (3) Horizontal articulation is required to visually break up the massing of the ground floor of the
27 front and side street (corner) facades into segments no greater than 25 feet in width.
28 Examples of horizontal articulation include bays, mullions, columns, piers, pilasters,
29 recessed entries, awnings, or other architectural treatments.

30 (4) The department may approve an alternative to the requirements in SCC 30.31G.150
31 provided the design:

32 (a) Reduces the apparent bulk of multi-story buildings;

33 (b) Maintains pedestrian scale; and

34 (c) Reinforces the character of the streetscape and encourages active and engaging design
35 of the pedestrian edge of the streetscape.

36
37 **30.31G.155 Design standard – lighting.**

38
39 Lighting fixtures shall meet the following requirements.

40 (1) All lighting fixtures must be equipped with a “cut-off,” which is either an external housing or
41 internal optic that directs light downward.

- 1 (2) Flashing lights are prohibited, except for low wattage holiday and special occasion accent
- 2 lights.
- 3 (3) Lighting directed upwards above the horizontal plane (up-lighting) is prohibited.

4

5 **30.31G.160 Inclusionary housing.**

6

7 To address the need for affordable housing in the county and to provide opportunities for low-

8 income households to live near transit and employment, the following inclusionary housing

9 requirements shall apply to all new residential and mixed use developments of five (5) dwelling

10 units or more within the MUC zone:

- 11 (1) At least 15 percent of the proposed dwelling units in new residential or mixed use
- 12 development must be affordable, as defined by the total housing cost, including basic
- 13 utilities, not exceeding 30 percent of a household's gross income, to low-income
- 14 households, defined for purposes of this chapter as households with incomes that are less
- 15 than 60 percent of the HUD Area Median Income.
- 16 (2) A dwelling unit that is affordable to extremely low-income households, defined as
- 17 households making 30 percent or less of the HUD Area Median Income, shall count as two
- 18 units for satisfying subsection (1).
- 19 (3) Beyond the units required by SCC 30.31G.160(1), an additional one story of building height
- 20 (not to exceed 15 feet) is allowed when at least one additional unit affordable to extremely
- 21 low-income households or at least two additional units affordable to low-income
- 22 households are created. The additional one story of building height can only be applied to
- 23 buildings with the additional affordable dwelling units described by this subsection.
- 24 (4) Whenever the calculated number of required affordable housing units results in a fractional
- 25 equivalent of five-tenths (0.5) or greater, the number of required units shall be rounded up
- 26 to the nearest whole number.
- 27 (5) Affordable housing units that are provided under this section shall remain as affordable
- 28 housing for a minimum of 50 years, as provided in a recorded covenant running with the
- 29 land. The covenant shall be approved by the county decision making body and filed for
- 30 recording with the county auditor prior to the issuance of a building permit for any
- 31 structure.
- 32 (6) Affordable housing units shall be clearly identified on site and building plans. Any changes
- 33 to the locations of affordable housing units constitutes a minor revision as per SCC
- 34 30.70.210.
- 35 (7) Prior to the issuance of any permit(s), the department shall review and approve the location
- 36 and unit mix of the affordable housing units consistent with the following standards:
- 37 (a) The location of the affordable units shall be intermingled with all other dwelling units
- 38 within the development, with no more than three affordable units next to each other;
- 39 (b) The tenure (ownership or rental) of the affordable housing units shall be the same as
- 40 the tenure for the rest of the housing units in the development;
- 41 (c) The bedroom mix of affordable housing units in any project shall be in the same ratio as
- 42 the bedroom mix of the market rate units of the project;

- 1 (d) The floor area of the affordable housing units shall not be less than 90 percent of the
- 2 average gross floor area of the market rate units within the project with the same
- 3 number of bedrooms; and
- 4 (e) The exterior materials, interior materials, and design of the affordable housing units
- 5 must be comparable with the other dwelling units in the development, with similarity in
- 6 building finishes, rooflines, and landscaping.
- 7 (8) Construction of the affordable housing units shall be concurrent with the construction of
- 8 market-rate dwelling units.
- 9 (9) Affordable housing units may be eligible for the impact fee exemption described in SCC
- 10 30.66A.040 and SCC 30.66C.110.

11

12 **30.31G.165 Inclusionary housing alternative compliance.**

13

14 While the priority of the county is to achieve affordable housing on-site, the director may

15 approve a request for satisfying all or part of the affordable housing requirements in SCC

16 30.31G.160 with alternative compliance if the project proponent can demonstrate that any

17 alternative achieves a result equal to or better than providing all affordable housing on-site.

18 The following shall apply to units provided through alternative compliance:

- 19 (1) Affordable housing units provided through alternative compliance must be of the same
- 20 type and tenure of units as the units in the project that give rise to the requirement.
- 21 (2) Affordable housing units may be provided off-site if the following requirements are met:
- 22 (a) The location does not lead to an undue concentration of affordable housing in any
- 23 particular area of the county;
- 24 (b) The site must be within 0.5 miles of employment opportunities and transit services;
- 25 and
- 26 (c) The off-site affordable housing units shall be within the Urban Core Subarea unless
- 27 the applicant can demonstrate an equal or better outcome locating the affordable
- 28 housing units outside of the Urban Core Subarea in a location with closer proximity
- 29 to employment opportunities and transit services.
- 30 (3) Application for and approval by the director for alternative compliance must be made
- 31 prior to issuing a building permit for the project unless otherwise permitted by the
- 32 director.
- 33 (4) Application for off-site alternative compliance must document the timing that off-site
- 34 affordable housing units will be made available and provide assurances to ensure
- 35 completion of the off-site affordable housing units. The intent is for the affordable
- 36 housing units to be provided before or at the same time as the on-site market rate
- 37 housing.

38

39 **30.31G.200 Submittal requirements.**

40

1 An official site plan shall be submitted for all applications in the MUC zone and shall comply
2 with the submittal checklist established by the department pursuant to SCC 30.70.030.

3
4 **30.31G.210 Approval.**

- 5
6 (1) Official site plan applications shall be processed as a Type 1 decision.
7 (2) The department may approve the application if the applicant demonstrates that all
8 applicable standards and requirements of this chapter and any applicable sections of
9 title 30 SCC have been met.
10 (3) If the project is phased, each phase of the proposed development shall independently
11 meet the requirements of this chapter and title 30 SCC.
12 (4) Any dedication of property including rights-of-ways pursuant to this chapter must be
13 based on an individualized determination that the required dedication is reasonably
14 related in nature and extent to the impact of the proposed development.
15 (5) Proposed developments within an airport compatibility area shall comply with all
16 applicable requirements in chapter 30.32E SCC.

17
18 **30.31G.220 Expiration of applications, approvals, and permits.**

19
20 Development applications, approvals, and permits expire pursuant to SCC 30.70.140.

21
22 **30.31G.230 Revisions to approved plans.**

23
24 Revisions of an approved site plan shall be processed pursuant to SCC 30.70.210 or SCC
25 30.70.220.

26
27 **30.31G.240 Converting a complete development application submitted under the Urban
28 Center (UC) zone to opt-in to the requirements of chapter 30.31G SCC.**

- 29
30 (1) An applicant with an existing complete development application submitted under
31 chapter 30.34A SCC may voluntarily submit a signed waiver to the department
32 requesting the development application be reviewed under the provisions of this
33 chapter. Applicants shall submit the signed waiver within 6 months from the effective
34 date of Ordinance 24-XXX.
35 (a) All other development regulations in effect as of the date the original development
36 application was determined to be complete shall apply; and
37 (b) Developments opting into the signed waiver shall be required to meet all the
38 requirements of chapter 30.31G SCC.
39 (2) This section is repealed effective six months from the effective date of Ordinance No.
40 24-XXX.
41

1 Section 20. Snohomish County Code Section 30.35A.080, last amended by Amended
2 Ordinance No. 13-064 on September 4, 2013, is amended to read:

3 **30.35A.080 TDR receiving areas.**

- 4 (1) *Cities*. Cities may designate receiving areas and establish policies, procedures, and
5 regulations for the application of certified development rights to receiving areas within
6 their jurisdiction. Where allowed by cities, and subject to city regulations, certified
7 development rights from sending areas in Snohomish County can be applied to receiving
8 areas in cities through interlocal agreements between a city and the county.
- 9 (2) *Urban Center*. All areas zoned Urban Center (UC) are designated as receiving areas.
10 Certified development rights from sending areas in Snohomish County can be applied to
11 receiving sites in Urban Centers to qualify for the development bonuses in SCC
12 30.34A.035.
- 13 (3) *Comprehensive plan amendments*. All areas where amendments to the comprehensive
14 plan increase the maximum allowable number of lots or dwellings shall be designated as
15 TDR receiving areas.
- 16 (4) *Rural zoning changes*. All rural areas where changes in zoning increase the number of
17 allowable lots or dwellings shall be designated as TDR receiving areas.
- 18 (5) *Development code amendments and legislative rezones*. All areas where amendments to
19 the unified development code, title 30 SCC, or county-initiated rezones increase the
20 maximum allowable number of lots or dwellings shall be designated as TDR receiving
21 areas. Site-specific rezones in urban areas approved through chapter 30.42A SCC do not
22 create TDR receiving areas.
- 23 (6) Mixed Use Corridor. All areas zoned Mixed Use Corridor (MUC) are designated as
24 receiving areas. Certified development rights from sending areas in Snohomish County
25 can be applied to receiving areas in the MUC zone to qualify for the development
26 bonuses in SCC 30.35A.100.

27
28 Section 21. Snohomish County Code Section 30.35A.100, last amended by Ordinance
29 No. 16-015 on March 2, 2016, is amended to read:

30 **30.35A.100 Development allowed in TDR receiving areas with TDR credits.**

- 31 (1) The maximum number of lots or units permitted in unincorporated receiving areas other
32 than urban centers and those zoned Mixed Use Corridor may be increased up to the
33 maximum allowed by the current or proposed comprehensive plan and development
34 regulations, including bonuses if TDR credits are used.
- 35 (2) The amount of development allowed in unincorporated Snohomish County TDR
36 receiving areas for each TDR credit from farmland shall not exceed:
37 (a) Ten thousand square feet of floor area in an urban center.

- (b) Eight units in a multiple residential development with a density of 12 or more units per acre. This requirement does not apply to receiving areas in the Mixed Use Corridor zone.
- (c) Six units in a multiple residential development with a density of less than 12 units per acre. This requirement does not apply to receiving areas in the Mixed Use Corridor zone.
- (d) Five units in a single family residential development, including cottage housing and planned residential developments, that is inside an Urban Growth Area.
- (e) One additional story of building height (not to exceed 15 feet) in the Mixed Use Corridor zone. The additional one story of building height can only be applied to one building within the development site.

(3) The amount of development allowed in unincorporated Snohomish County TDR receiving areas for each TDR credit from land use designations that are not currently designated farmland, including land that is proposed for redesignation as farmland, shall not exceed:

- (a) Five thousand square feet of floor area in an (~~urban center~~) area zoned as Urban Center.
- (b) Four units in a multiple residential development with a density of 12 or more units per acre.
- (c) Three units in a multiple residential development with a density of less than 12 units per acre. This requirement does not apply to receiving areas in the Mixed Use Corridor zone.
- (d) Two units in a single family residential development, including cottage housing and planned residential developments, that is inside an Urban Growth Area.
- (e) One additional story of building height (not to exceed 15 feet) in the Mixed Use Corridor zone. The additional one story of building height can only be applied to one building within the development site.

Section 22. Snohomish County Code Section 30.70.025, last amended by Amended Ordinance No. 20-081 on January 20, 2021, is amended to read:

30.70.025 Permit Type Classification.

Table 30.70.025 identifies the permit type classification for land use approvals and development activity permit applications subject to a decision under Title 30 SCC.

- (1) Project permit applications and decisions identified in this section shall be processed according to this chapter and the following:
 - (a) Type 1 applications shall be processed under chapter 30.71 SCC.
 - (b) Type 2 applications shall be processed under chapter 30.72 SCC.

- 1 (2) Permit types identified in SCC 30.70.015 are not required to comply with chapters 30.71
 2 or 30.72 SCC.
 3 (3) All procedural requirements found elsewhere in Title 30 SCC continue to apply in
 4 addition to requirements identified in this chapter.

5 **Table 30.70.025 Permit Type Classification**

Application	Type
Administrative Conditional Use Permit	1
Administrative Site Plans	
<ul style="list-style-type: none"> • Urban Residential Design Standards 	1
<ul style="list-style-type: none"> • Single Family Detached Unit (under chapter 30.43F SCC) 	1
Binding Site Plan	
<ul style="list-style-type: none"> • Planned Residential Development proposing more than 9 lots 	2
<ul style="list-style-type: none"> • All Others 	1
Boundary Line Adjustment	
<ul style="list-style-type: none"> • When consolidated under SCC 30.41E.020(1)(b) 	2
<ul style="list-style-type: none"> • All Others 	1
Building Permits subject to SEPA	1
Code Interpretations	1
Conditional Use Permits	2

Application	Type
Cottage Housing Site Plan	1
Flood Hazard Permits	
<ul style="list-style-type: none"> • Submitted with another permit application subject to Type 2 processing (Refer to SCC 30.43D.020(3)) 	2
<ul style="list-style-type: none"> • All Others 	1
Flood Hazard Variances	1
Forest Practices Permits subject to SEPA and Moratorium Lifts under chapter 30.43F SCC ¹	1
Land Disturbing Activity Permits subject to SEPA review under chapter 30.61 SCC, or subject to conditions imposed under chapter 30.32D SCC	1
Land Disturbing Activity Permits issued by the department of public works or the department of conservation and natural resources for land disturbing activity performed under SCC 30.63B.100	1
Official or Preliminary Site Plans	
<ul style="list-style-type: none"> • Sites 5 acres or larger in size - BP, IP, or PCB zones as required under SCC 30.31A.200 	2
<ul style="list-style-type: none"> • All Others – BP, NB, IP, PCB, <u>MUC</u> zones 	1
<ul style="list-style-type: none"> • RB, RI, T, RFS, and GC zones not submitted as part of a rezone 	1
Planned Residential Development	

Application	Type
<ul style="list-style-type: none"> Submitted with another permit application subject to Type 2 processing 	2
<ul style="list-style-type: none"> All Others 	1
Pre-application Concurrency Determination	1
Preliminary Short Subdivision	
<ul style="list-style-type: none"> Where no new public road or public road extension is proposed 	1
<ul style="list-style-type: none"> Where a new public road or public road extension is proposed 	2
Preliminary Subdivision	2
Site-specific Rezones not associated with a legislative process	2
Shoreline	
<ul style="list-style-type: none"> Shoreline Substantial Development, Shoreline Conditional Use, or Shoreline Variance, except when SCC 30.44.210(2) applies 	1
<ul style="list-style-type: none"> Shoreline Substantial Development, Shoreline Conditional Use, or Shoreline Variance under SCC 30.44.210(2) 	2
<ul style="list-style-type: none"> Substantial Development Permit Rescission 	2
Special Use Permit	2
Urban Center Development	Refer to SCC 30.34A.180

Application	Type
Variance	
<ul style="list-style-type: none"> • Submitted with another permit application subject to Type 2 processing (Refer to SCC 30.43B.020(2)) 	2
<ul style="list-style-type: none"> • All Others 	1

1 ¹ Forest Practices Permits submitted concurrently with a Type 2 permit are required to be
2 consolidated under SCC 30.43F.100(2).

3
4 Section 23. Snohomish County Code Section 30.70.140, last amended by Amended
5 Ordinance No. 22-073 on January 11, 2023, is amended to read:

6
7 **30.70.140 Expiration of applications, approvals, and permits.**

- 8
9 (1) This section shall apply to:
10 (a) New applications, approvals, and permits set forth in SCC Table 30.70.140(1); and
11 (b) Existing applications set forth in SCC Table 30.70.140(1) that were deemed complete but
12 that were not approved or denied prior to April 1, 2016, provided that the department
13 shall provide notice to the applicant one year prior to the expiration date of the
14 application.
15 (2) SCC Table 30.70.140(1) establishes the expiration period for applications, approvals, and
16 permits, except that:
17 (a) When an EIS is required, the expiration period of an application will be suspended until
18 the FEIS is issued. The suspension of the expiration period for an application shall not
19 exceed 18 months unless approved by the director; and
20 (b) Expiration of permits and approvals (but not of applications) may be modified by the
21 hearing examiner at the time the hearing examiner issues a decision on the application
22 for the permit or approval.
23 (3) The applicant is responsible for monitoring the expiration periods for an application,
24 approval, or permit. The county is not required to inform an applicant when an application,
25 approval, or permit will expire or has expired.
26 (4) For minor revisions under SCC 30.70.210 and major revisions under SCC 30.70.220, the term
27 of expiration for an application shall be 12 months and shall not extend the term of the
28 corresponding development application approval or concurrency determination.

Table 30.70.140(1)

Approval Type	Expiration of application	Expiration of approval or permit
Administrative Conditional Use Permit	36 months	5 years to commence construction or use
Administrative Conditional Use Permit – Temporary Dwelling During Construction	12 months	As determined in decision
Administrative Conditional Use Permit - Temporary Dwelling For Relative	12 months	Shall be subject to annual renewal
Administrative Conditional Use Permit - Other Temporary Uses	12 months	As determined in decision
Administrative Site Plan (pursuant to chapter 30.23A SCC)	36 months	5 years to commence construction or use
Binding Site Plan	36 months	6 months to record
Boundary Line Adjustment	12 months	12 months to record. The department may grant up to one 12-month extension.

Approval Type	Expiration of application	Expiration of approval or permit
Building Permit	Per subtitle 30.5 SCC	Per subtitle 30.5 SCC
Conditional Use Permit	36 months	5 years to commence construction or use
Cottage Housing (pursuant to chapter 30.41G SCC)	36 months	5 years to commence construction or use
Flood Hazard Permit & Flood Hazard Variance	18 months, but may be extended for an additional 18 months. ⁽¹⁾	18 months from the date of issuance. Start of construction, as defined in SCC 30.91S.570, must commence within 180 days.
Forest Practices (Class IV-General)	18 months	36 months
Land Disturbing Activity	18 months, but may be extended for an additional 18 months. ⁽²⁾	36 months
	36 months, for Snohomish County	60 months, for Snohomish County Department of Public Works projects only

Approval Type	Expiration of application	Expiration of approval or permit
	Department of Public Works projects only	
Official Site Plan and Site Plans (pursuant to chapters 30.31A ((and)) , 30.31B and <u>30.31G</u> SCC)	36 months	5 years to commence construction or use
Planned Residential Development	36 months	5 years to commence construction or use
Pre-application Concurrency Determination	6 months	Per SCC 30.66B.155
Rezones	36 months	Not applicable
Shoreline Conditional Use Permit	36 months	Per chapter 30.44 SCC
Shoreline Substantial Development Permit	36 months	Per chapter 30.44 SCC
Single Family Detached Units	36 months	5 years to commence construction or use

Approval Type	Expiration of application	Expiration of approval or permit
Special Use Permit (pursuant to chapter 30.42F SCC)	36 months	5 years to commence construction or use
Subdivisions	48 months	Per RCW 58.17.140, except that:
		May be extended for an additional two years. ⁽³⁾
Short Subdivisions	48 months	60 months, except that:
		May be extended for an additional two years. ⁽⁴⁾
Urban Center Development	36 months	5 years to commence construction or use
Variance	36 months	Not applicable

- 1 **Reference notes for SCC Table 30.70.140(1):**
- 2 **1** The department may grant a one-time 18-month extension. The applicant must submit the
- 3 extension request to the department prior to the expiration. The applicant shall pay a fee for
- 4 the extension pursuant to SCC 30.86.300.
- 5 **2** The department may grant a one-time 18-month extension. The applicant must submit the
- 6 extension request to the department prior to the expiration. The applicant shall pay a fee for
- 7 the extension pursuant to SCC 30.86.510.
- 8 **3** The department may grant a one-time two-year extension. The applicant must submit the
- 9 extension request to the department prior to the expiration. The applicant shall pay a fee for
- 10 the extension pursuant to SCC 30.86.100.
- 11 **4** The department may grant a one-time two-year extension. The applicant must submit the
- 12 extension request to the department prior to the expiration. The applicant shall pay a fee for
- 13 the extension pursuant to SCC 30.86.110.
- 14

1 Section 24. Snohomish County Code Section 30.70.300, last amended by Amended
2 Ordinance No. 21-008 on April 7, 2021, is amended to read:

3
4 **30.70.300 Vesting of applications.**

5 The purpose of this section is to implement local vesting regulations that are best suited to the
6 needs of the county and consistent with state law. This section is intended to provide property
7 owners, permit applicants, and the general public assurance that the regulations for project
8 development will remain consistent during the life of an application. This section is modified by
9 SCC 30.70.310.

- 10 (1) Except for rezones, an application for a permit or approval type set forth in SCC Table
11 30.70.140(1) shall be considered under the development regulations in effect on the
12 date a complete application is filed, pursuant to SCC 30.70.040. Provided, that projects
13 under the authority of the director of the department of public works, the county
14 engineer, or the director of the department of conservation and natural resources
15 pursuant to SCC 30.63B.100 shall vest as of the date the county engineer or the surface
16 water management engineering manager approves a design report or memorandum for
17 the project.
- 18 (2) Building permit or land disturbing activity permit applications that are subsequent and
19 related to the development identified in an application listed in SCC 30.70.300(2)(a)
20 through (n), shall vest to the development regulations in effect at the time a complete
21 application listed in SCC 30.70.300(2)(a) through (n) is filed pursuant to SCC 30.70.040.
- 22 (a) Administrative conditional use permit;
 - 23 (b) Administrative site plan (pursuant to chapter 30.23A SCC);
 - 24 (c) Binding site plan;
 - 25 (d) Conditional use permit;
 - 26 (e) Official site plan and site plan (pursuant to chapters 30.31A (~~and~~), 30.31B and
27 30.31G SCC);
 - 28 (f) Planned residential development;
 - 29 (g) Shoreline conditional use permit;
 - 30 (h) Shoreline substantial development permit;
 - 31 (i) Single family detached units;
 - 32 (j) Special use permits (pursuant to chapter 30.42F SCC);
 - 33 (k) Short subdivision;
 - 34 (l) Subdivision;
 - 35 (m) Urban center development;
 - 36 (n) Cottage housing (pursuant to chapter 30.41G SCC).
- 37 However, a complete application for any subsequent application must be submitted
38 prior to the expiration date of the permit(s) or approval(s) applied for in the application
39 types listed in this subsection.
- 40 (3) For the purpose of this section, “development regulation” means those provisions of
41 Title 30 SCC that exercise a restraining or directing influence over land, including
42 provisions that control or affect the type, degree, or physical attributes of land

1 development or use. For the purpose of this section, “development regulation” does not
2 include fees listed in Title 30 SCC or procedural regulations.

3 (4) A complete building permit application shall always be subject to that version of subtitle
4 30.5 SCC in effect at the time the building permit application is submitted.

5 (5) Notwithstanding any other provision in this section, any application dependent on
6 approval of a rezone application shall not vest until the underlying rezone is approved.

7
8 Section 25. Snohomish County Code Section 30.73.035, last amended by Amended
9 Ordinance No. 13-064 on September 4, 2013, is amended to read:

10
11 **30.73.035 Receiving area designation and requirement to use TDR.**

12
13 When a Type 3 legislative change to the comprehensive plan or development regulations
14 increases the maximum allowable number of lots or dwelling units in an area, the area shall be
15 designated as a TDR receiving area pursuant to SCC 30.35A.080. TDR credits shall be required
16 for any increase in lots or units within such an area above what was permitted under
17 the comprehensive plan and development regulations in effect as of November 10, 2012. This
18 requirement does not apply to receiving areas in the Mixed Use Corridor zone.

19
20 Section 26. Snohomish County Code Section 30.86.800, last amended by Amended
21 Ordinance No. 09-079 on May 12, 2010, is amended to read:

22
23 **30.86.800 Urban center and Mixed Use Corridor development applicable fees.**

24
25 A fee consistent with the Rezoning Fees for commercial zones (SCC 30.86.200) and any other
26 applicable fees required by code (i.e. drainage, landscaping review, traffic concurrency, and
27 subdivision or binding site plan, etc.) must be paid upon submittal.

28
29 Section 27. A new section is added to Chapter 30.91A of the Snohomish County Code to
30 read:

31
32 **SCC 30.91A.155 Amenity area.**

33 “Amenity area” means

34 (a) In a residential or mixed-use development, an outdoor or indoor space provided for the
35 active or passive recreation and enjoyment of the occupants of a residential development,
36 which may be for private or communal use and owned individually or in common; and

37 (b) In a non-residential development, space provided for the active or passive recreation and
38 enjoyment of the public, during the hours during which the development is open to the
39 public, which shall be owned and maintained by the owners of the development.

40 “Amenity area” does not include off-street parking, maneuvering, loading, or delivery areas.

1 Section 28. A new section is added to Chapter 30.91A of the Snohomish County Code to
2 read:

3
4 **SCC 30.91A.156 Amenity, active recreation.**

5 “Amenity, active recreation” (“Active recreation amenity”) means spaces that are used for
6 active leisure, active entertainment, and active enjoyment. Examples of outdoor active
7 recreation amenity areas may include children’s play areas, hard surface sports courts,
8 playfields, and outdoor swimming pools. Examples of indoor active recreation amenity areas
9 may include fitness centers, yoga studios, indoor sports courts, and indoor swimming pools.

10
11 Section 29. A new section is added to Chapter 30.91A of the Snohomish County Code to
12 read:

13
14 **SCC 30.91A.157 Amenity, passive recreation.**

15 “Amenity, passive recreation” (“Passive recreation amenity”) means spaces that are used for
16 passive leisure, entertainment, and enjoyment. Examples of outdoor passive recreation
17 amenity areas may include plazas, courtyards, forecourts, rooftop terraces, gardens, and picnic
18 areas. Examples of indoor passive recreation amenity areas may include libraries, meeting
19 rooms, coworking spaces, entertainment lounges, and rooms for games, music, arts, and crafts.

20
21 Section 30. A new section is added to Chapter 30.91M of the Snohomish County Code to
22 read:

23
24 **SCC 30.91M.115 Minor development activities.**

25 “*Minor development activities*” means interior alterations to an existing structure; exterior
26 alterations to an existing structure; normal or routine structure and site maintenance or repair,
27 including repaving and striping parking lots; reconstruction of a structure within the same
28 building footprint if the structure is accidentally destroyed; replacement, modification,
29 extension, installation, and construction of utility facilities, transmission wires, pipes, and
30 supports; construction of the following temporary or seasonal uses or structures: temporary
31 dwelling during construction, temporary residential sales coach, farm stands, when in operation
32 for less than nine months annually, Christmas tree sales lots, and firework stands; construction
33 of public parks or trails; home occupations that comply with SCC 30.28.050; felling or topping of
34 hazardous trees based on review by a qualified arborist; minor replacement, modification, or
35 installation of drainage; water quality or habitat enhancement projects; and sign permits. This
36 definition applies only to “Mixed Use Corridor” regulations in chapter 30.31G SCC.

37
38 Section 31. Severability and Savings. If any section, sentence, clause, or phrase of this
39 ordinance shall be held to be invalid by the Growth Management Hearings Board (Board), or
40 unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall
41 not affect the validity or constitutionality of any other section, sentence, clause, or phrase of
42 this ordinance. Provided, however, that if any section, sentence, clause, or phrase of this

1 ordinance is held to be invalid by the Board or court of competent jurisdiction, then the section,
2 sentence, clause, or phrase in effect prior to the effective date of this ordinance shall be in full
3 force and effect for that individual section, sentence, clause, or phrase as if this ordinance had
4 never been adopted.

5
6 PASSED this _____ day of _____, 2024.

7
8
9 SNOHOMISH COUNTY COUNCIL
10 Snohomish, Washington

11
12
13 _____
14 Council Chair

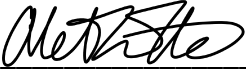
15 ATTEST:
16
17 _____

18
19 Asst. Clerk of the Council

- 20
21
22 () APPROVED
23 () EMERGENCY
24 () VETOED

25
26
27
28 _____
29 County Executive

30 ATTEST:
31

32
33 Approved as to form only:
34  July 2, 2024
35
36 Deputy Prosecuting Attorney
37

ANALYSIS OF BUILDING AND LAND USE REGULATION EFFECTS ON HOUSING AND JOBS

Title Ordinance No. 24-065,

Description This is non-project proposal to amend urban zone regulations including adoption of Mixed Use Corridor regulations.

Date: July 3, 2024

Staff Contact: Matthew Siddons, Senior Planner, Matthew.Siddons@snoco.org

	Place an "X" in the appropriate box				Comments
	Increase	Decrease	Neutral	Uncertain	
Housing					
Capacity/Targets	X				
Cost of Housing Development:		X			
• Infrastructure		X			
• Site		X			
• Building const.		X			
• Fees		X			
• Yield		X			
Timing		X			
Jobs					
Capacity/Targets	X				
Cost of Commercial or Industrial Development:		X			
• Infrastructure		X			
• Site		X			
• Building const.		X			
• Fees		X			
• Yield		X			
Time to Create Jobs		X			
# Family Wage Jobs	X				

This form is intended to provide a summary analysis of the impact changes to development regulation may have on Residential, Commercial or Industrial Development.

ANALYSIS OF BUILDING AND LAND USE REGULATION EFFECTS ON CAPITAL FACILITIES AND UTILITIES

Title Ordinance No. 24-065,

Description This is non-project proposal to amend urban zone regulations including adoption of Mixed Use Corridor regulations.

Date: July 3, 2024

Staff Contact: Matthew Siddons, Senior Planner, Matthew.Siddons@snoco.org

	Place an "X" in the appropriate box			Comments
	Increase	Decrease	Neutral	
County Provided				
• Airport	X			
• General Government	X			
• Law and Justice	X			
• Parks	X			
• Roads	X			
• Solid Waste	X			
• Surface Water	X			
Non-County Provided				
• Electric Power	X			
• Fire Suppression	X			
• Public Water Supply	X			
• Sanitary Sewer	X			
• Telecommunications	X			

This form is intended to provide a summary analysis of the impact changes to development regulation may have on county and non-county provided capital facilities and utilities.

ANALYSIS OF BUILDING AND LAND USE REGULATION EFFECTS ON LOW IMPACT DEVELOPMENT

Title	Ordinance No. 24-065,
Description	This is non-project proposal to amend urban zone regulations including adoption of Mixed Use Corridor regulations.
Date:	July 3, 2024
Staff Contact:	Matthew Siddons, Senior Planner, Matthew.Siddons@snoco.org

LID Evaluation:

Directions: In the following table, describe how the new policies or regulations support LID principles and facilities and prevent creation of barriers to LID implementation.

Low impact development (LID) principles and facilities are required to be the preferred and commonly used approach for stormwater management. **New policies and regulations must not directly or indirectly create barriers to use of LID.**

LID principles include: minimize disruption and removal of native vegetation and soils; utilize natural drainage channels and undisturbed soils to conduct and infiltrate stormwater; minimize impervious surfaces; and utilize LID facilities to replicate natural processes for stormwater management.

LID facilities include: flow dispersion and infiltration systems; rain gardens; soil amendments; bioretention; permeable pavement; tree retention and planting; vegetated roofs and walls; reverse slope sidewalks; minimum excavation foundations; rainwater harvesting; and preservation of native vegetation.

Use of LID principles and facilities requires consideration during site design and construction phases (stormwater pollution prevention plans, aka SWPPP), and special provisions for long term maintenance and inspections.

Does the new policy or regulation support Low Impact Development	Place an "X" in the appropriate box			If "yes" or "no", explain...
	Increase	Decrease	Neutral	
Retention of native vegetation	X			
Minimal disruption of native soils	X			
Preservation of natural drainage	X			
Minimization of impervious surface area	X			
Use of LID facilities	X			
Better site design – using LID principles	X			
Adherence to SWPPP and drainage plan requirements	X			
Provisions for long term maintenance	X			
Retention of native vegetation	X			
Minimal disruption of native soils	X			
Preservation of natural drainage	X			
Minimization of impervious surface area	X			

ECAF:
RECEIVED:

SNOHOMISH COUNTY COUNCIL

**ORDINANCE
INTRODUCTION SLIP**

EXHIBIT # 11.1.006

TO: Clerk of the Council

FILE Ord 24-065

TITLE OF PROPOSED ORDINANCE:

Introduced By:

N Neh
Councilmember Date

Clerk's Action:

Proposed Ordinance No. _____

Assigned to: _____ Date: _____

STANDING COMMITTEE RECOMMENDATION FORM

On _____, the Committee considered the Ordinance by ___ Consensus /
___ Yeas and ___ Nays and made the following recommendation:

___ Move to Council to schedule public hearing on: _____

___ Other _____

Regular Agenda _____ **Administrative Matters** _____

Public Hearing Date _____ **at** _____

N Neh
Committee Chair



Planning and Community Development

Ryan Countryman

Council Initiated:

Yes

No

SNOHOMISH COUNTY COUNCIL

ECAF: 2024-1461

Ordinance: 24-065

Type:

Contract

Board Appt.

Code Amendment

Budget Action

Other

Requested Handling:

Normal

Expedite

Urgent

Fund Source:

General Fund

Other

N/A

Executive Rec:

Approve

Do Not Approve

N/A

Approved as to

Form:

Yes

No

N/A

Subject: Code amendment – Mixed Use Corridor regulations.

EXHIBIT # 11.2.001

FILE Ord 24-065

Scope: Ordinance 24-065 would add Chapter 30.31G and amend Chapters 30.21, 30.22, 30.23, 30.24, 30.25, 30.26, 30.27, 30.35, 30.70, 30.73, 30.86, 30.91A, and 30.91M of the Snohomish County Code

An amendment has been proposed for discussion.

Duration: N/A

Fiscal Impact: Current Year Multi-Year **N/A**

Authority Granted:

None

Background: A major part of the Executive recommendations for the 2024 comprehensive plan update is the establishment of a new Mixed Use Corridor (MUC) zone. This zone would apply in many of the areas currently designated and zoned for commercial uses in the Southwest Urban Growth Area. The subject Ordinance 24-065 (Ord. 24-065) would adopt the development regulations for MUC zoning. Separately, Ordinance 24-033 would adopt policies including for the MUC zone and Ordinance 24-032 would update the zoning map for the plan update, including rezoning properties to MUC.

Most of the areas that would be zoned MUC already have commercial zoning. The main discretionary effects of the proposed MUC regulations are to:

1. Allow taller buildings and unlimited residential densities;
2. Require inclusionary housing where at least 15% of units in new development must be affordable to households with an income that is 60% or less of the area median (proposed SCC 30.31F.160); and
3. Apply new architectural design standards modeled after current design standards applicable in Urban Center zoning.

Ord 24-065 also updates parking requirements for consistency with [RCW 36.70A.620](#) which requires lowering minimum parking standards for multifamily development near transit.

Amendment 1: This amendment sponsored by Councilmember Nehring would make Mini Self-Storage a permitted use in the MUC zone. The proposed zoning boundaries include many existing self-storage facilities and at least two currently under permit review. Continuing to allow storage in areas that will receive MUC zoning will allow the market to meet demand for storage services generated by the anticipated new area residents.

Request:

Move to General Legislative Session on July 24 to set date and time for a hearing.

Suggested: August 19 at 6 pm.



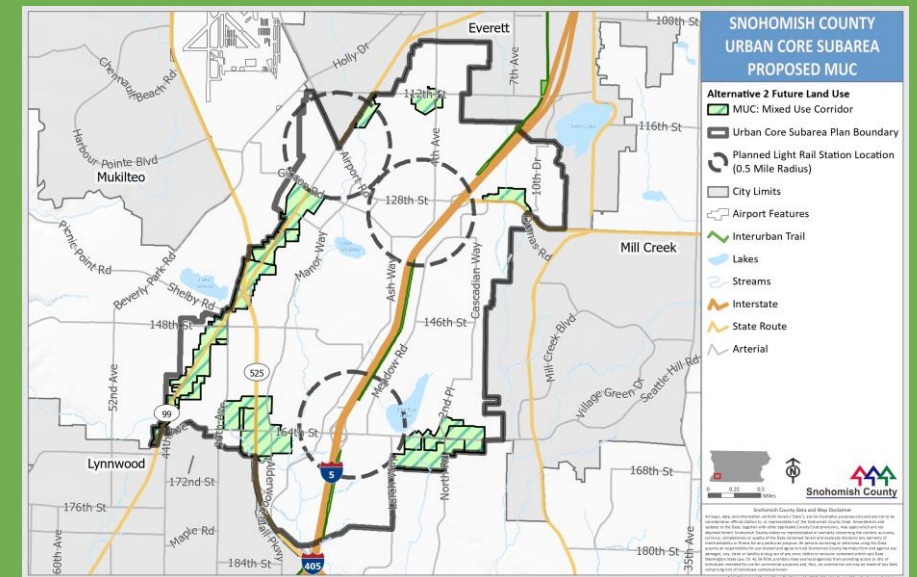
Amendments to Urban Zone Regulations including

Mixed Use Corridor Regulations

July 16, 2024

*County Council
Planning Committee Briefing*

*Matthew Siddons, Senior Planner
Matthew.Siddons@snoco.org*





Proposed Ordinance

- Amendments to Urban Zone regulations including the Urban Center (UC) and Mixed Use Corridor (MUC) zones.
- Ordinance amends 49 sections of the County’s Development Code.
- Most of the amendments are to accommodate a new Mixed Use Corridor zone.

1 Adopted:
 2 Effective:
 3 SNOHOMISH COUNTY COUNCIL
 4 Snohomish County, Washington
 5
 6 ORDINANCE NO. 24-____
 7
 8
 9 RELATING TO GROWTH MANAGEMENT; CONCERNING URBAN ZONE REGULATIONS INCLUDING
 10 ADOPTION OF MIXED USE CORRIDOR REGULATIONS; ADDING CHAPTER 30.31G; AMENDING
 11 CHAPTERS 30.21, 30.22, 30.23, 30.24, 30.25, 30.26, 30.27, 30.35, 30.70, 30.73, 30.86, 30.91A, and
 12 30.91M OF THE SNOHOMISH COUNTY CODE
 13
 14 WHEREAS, Revised Code of Washington (RCW) 36.70A.130 directs counties planning
 15 under the Growth Management Act (GMA) to consider amendments and revisions to the GMA
 16 Comprehensive Plan (GMACP) and development regulations on a regular basis; and
 17
 18 WHEREAS, the county is currently updating its GMACP with an expected adoption date
 19 of December 31, 2024; and
 20
 21 WHEREAS, pursuant to RCW 36.70A.080(2), the county may include optional elements
 22 within its GMACP including a subarea plan; and
 23
 24 WHEREAS, the County’s 2024 GMACP update adds a subarea plan titled the Urban Core
 25 Subarea Plan Element with policy direction for the unincorporated southwest urban growth
 26 area (SWUGA) of the County; and
 27
 28 WHEREAS, the GMACP directs the County’s forecasted population and employment
 29 growth to established urban areas. The Urban Core Subarea Plan guides growth and
 30 development in the SWUGA of the County that has existing capital facilities and services
 31 including transit; and
 32
 33 WHEREAS, a new Urban Core Subarea Plan Element policy UC 5.14 directs the County to
 34 create and implement a Mixed Use Corridor (MUC) future land use (FLU) designation on the
 35 FLU Map (FLUM) that supports high density residential, commercial, and mixed use
 36 developments along state routes and county arterials in the Urban Core Subarea; and
 37
 38 WHEREAS, the amended FLUM (LU Map 1) introduces a MUC FLU designation that is
 39 described within the Land Use Element of the GMACP; and
 40
 41

ORDINANCE NO. _____
 RELATING TO GROWTH MANAGEMENT; CONCERNING URBAN ZONE REGULATIONS INCLUDING ADOPTIONS OF MIXED USE CORRIDOR
 REGULATIONS; ADDING CHAPTER 30.31G; AMENDING CHAPTERS 30.21, 30.22, 30.23, 30.24, 30.25, 30.26, 30.27, 30.35, 30.70, 30.73, 30.86,
 30.91A, 30.91M, OF THE SNOHOMISH COUNTY CODE
 PAGE 1 OF 98



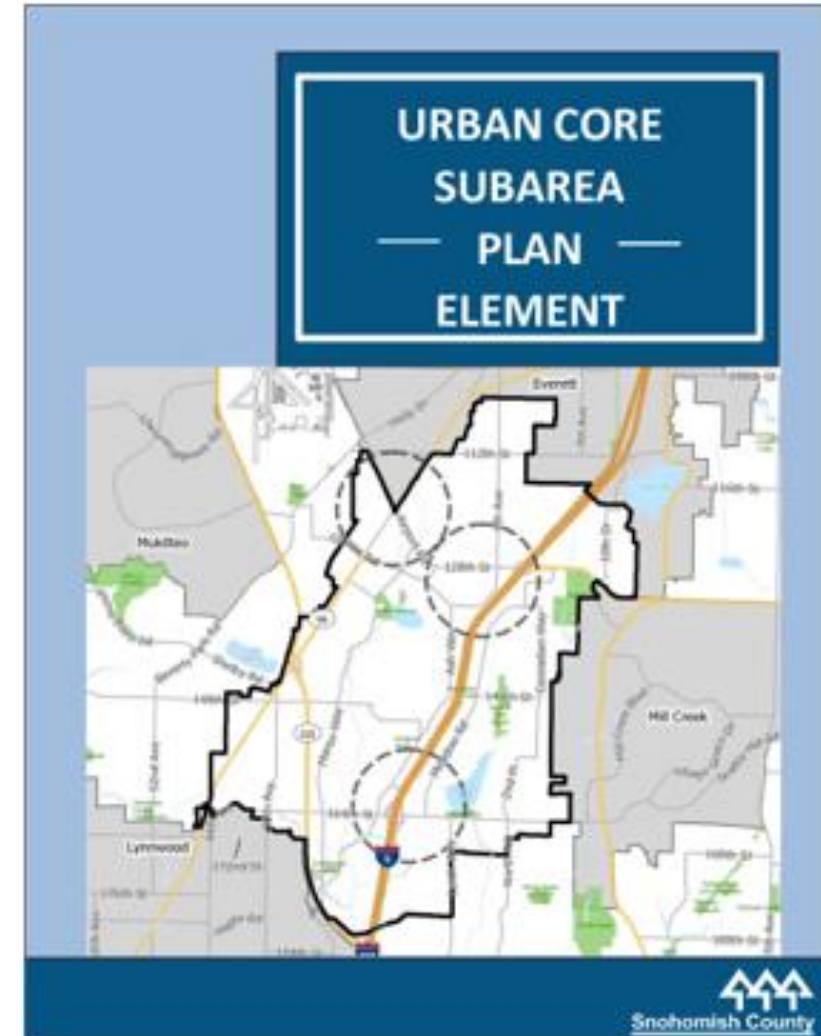
Amended Code Sections

Code Sections	Regulation Topics	Impacted Zones
SCC 30.24.070	Access and road network requirements for proposed development.	UC zone MUC zone
SCC 30.25.031	Additional landscaping requirements.	UC zone MUC zone
SCC 30.26.031	Transit service and minimum residential parking requirements for multifamily housing.	All urban zones that meet transit requirements.
Chapter 30.31G	Addition of Mixed Use Corridor development regulations	MUC zone
SCC 30.35A.100	Development allowed in TDR receiving areas with TDR credits.	MUC zone
New definitions	Amenity Area, Active Recreation, Passive Recreation, and Minor Development Activities.	Urban zones



Urban Core Subarea Plan Element

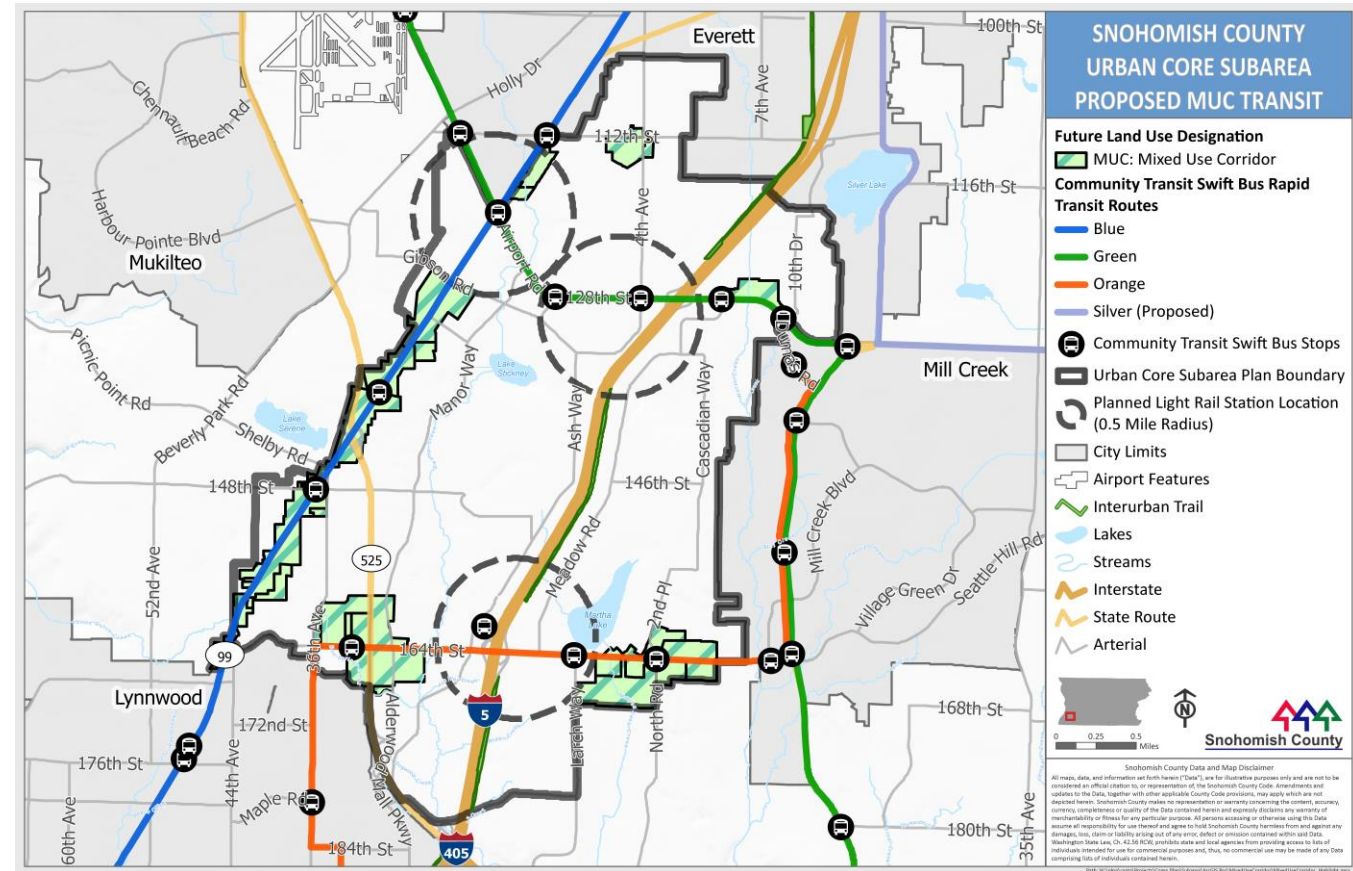
- MUC zone being brought forward with the Comp Plan Update
- The Comp Plan includes an Urban Core Subarea Plan Element.
- A subarea plan is a long-range planning document for a specific geographical area.
- The Subarea is in the southwest unincorporated urban area of Snohomish County.
- PSRC VISION 2050, 65% of region’s population growth directed to areas near high-capacity transit.
- Part of Council Districts 2, 3, and 4.





MUC Future Land Use (FLU) Designation

- The MUC Future Land Use designation shown on map.
- Includes sections of Hwy 99, 164th St, and 128th St.
- Along corridors serviced by public transit.
- MUC FLU designation to be implemented through the MUC zone.





Mixed Use Corridor (MUC) Zone

- Applied along state routes and county arterials.
- Allows a mix of high-density residential, office, and commercial uses with community facilities and pedestrian connections.
- Multi-story buildings with parking located underground and at the rear and side of buildings.
- Developments that utilizes mass transit systems such as LINK light rail and SWIFT Bus Rapid Transit.





Overview of Chapter 30.31G MUC Zone

Code Sections	Regulation Topics
SCC 30.31G.010	Purpose and applicability.
SCC 30.31G.020	Bulk regulations.
SCC 30.31G.030	Roads and access.
SCC 30.31G.040-60	Amenity area requirements.
SCC 31G.070	Signs.
SCC 31G.100	Expansion of existing structures containing a permitted use.
SCC 31G.110-155	Design standards including architectural features
SCC 31G.160-165	Inclusionary housing regulations
SCC 31G.200-240	Submittal requirements, approvals, and revisions to plans.



MUC Zone Bulk Regulations

- Standard maximum building height is 90 feet.
- Incentives to increase height up to 135 feet.
- Minimum net residential density is 20 dwelling units per acre.
- No maximum density limitations for dwelling units.
- Allows for greater flexibility in unit designs and will accommodate mandatory inclusionary housing units.



MUC Zone Design Regulations

- Amenity area requirements for residential and non-residential developments.
- Design standards for all buildings:
 - Requirements for entrances and doors at the ground level along the street to promote pedestrian activity and access.
 - Facades to include a variety of architectural features and materials.
- Design standards for buildings three stories and higher:
 - A required 10-foot stepback from R-9600, R-8400, and R-7200 zoning.
 - Vertical and horizontal architectural articulations for the façade.



Inclusionary Housing Regulations

- Mandatory inclusionary housing.
- Apply to development of 5 or more dwelling units.
- At least 15 percent of the proposed units in new residential development must be affordable.
- Defined as total housing cost not exceeding 30% of a household's gross income, to low-income households defined as households with incomes that are less than 60% of HUD Area Median Income.
- Remain affordable for a minimum of 50 years as provided in a recorded covenant running with the land.



Inclusionary Housing Regulations

- SCC 30.31G.165 is for inclusionary housing alternative compliance.
- Priority is to achieve affordable housing on-site, but the Director may consider alternative requests.
- Affordable housing units must be of the same type and tenure as the ones being constructed.
- Affordable housing units may be provided off-site but be within proximity to employment opportunities and transit services.





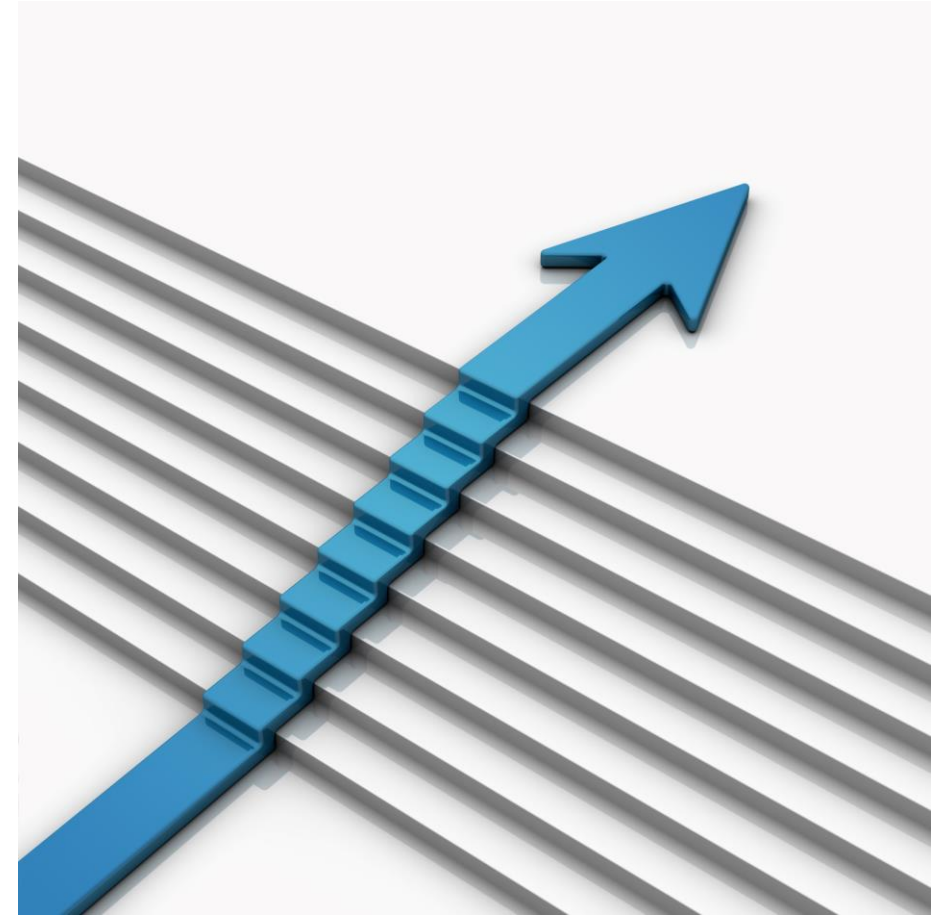
Transfer of Development Rights (TDR)

- SCC 30.35A.080- All areas zoned as MUC are designated as TDR receiving areas.
- SCC 30.35A.100- Allows one additional story of building height for developments in the MUC zone.
- The one additional story of building height is a TDR credit for receiving areas designated as farmland and non-farmland.



Next Steps

- A hearing for the ordinance is to follow the same schedule as the 2024 Comprehensive Plan Update.





Questions

❖ Website: <https://snohomishcountywa.gov/4068/Light-Rail-Communities>

Hickey, Lisa

From: Killingstad, David
Sent: Friday, September 27, 2024 9:40 AM
To: Mead, Jared; Low, Sam; Dunn, Megan; Nehring, Nate; Peterson, Strom
Cc: Countryman, Ryan; Hickey, Lisa; Teigen, Tom; Siddons, Matthew; Dobesh, Michael; Gassaway, Sabrina; Dotson, Rachel; Neunzig, Linda; Klein, Ken; McCrary, Michael; Richmond, Christina; Hart, Alethea
Subject: Ord. No. 24-065 Mixed Use Corridor Zone and Food and Farming Center

Follow Up Flag: Follow up
Flag Status: Completed

On September 11, 2024, the County Council provided direction to prepare an amendment to Ord. No. 24-065 (Mixed Use Corridor Zone) reflecting correspondence submitted by the Department of Conservation and Natural Resources (DCNR) regarding the Food and Farming Center. Upon further review and following discussions between Planning and Development Services (PDS), DCNR and the Prosecuting Attorney it's been determine that this additional amendment falls outside the scope of Ord. No. 24-065. Furthermore there are additional details regarding the Food and Farming Center that are in flux at this time and may require further code amendments prior to application submittal. As a result PDS and DNCR have agreed to pull the Council directed amendment sheet out of the 2024 Update and work on a separate code project to advance the Food and Farming Center.

This leaves the amendment allowing mini self-storage and a housekeeping amendment to account for the recently adopted Code Correction Ordinance (Ord. No. 24-055) as the only proseed amendments to Ord. No. 24-065. Please let me know if you have any questions.



David Killingstad | *Long Range Planning Manager*
[Snohomish County Planning and Development Services](#)
 3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
 425-262-2215 | david.killingstad@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 COUNCIL
Snohomish County, WashingtonNOTICE OF INTRODUCTION OF ORDINANCE
AND
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that the Snohomish County Council will hold a public hearing on Monday, August 19, 2024, at 6:00 p.m. and continuing thereafter as necessary, in the Henry M. Jackson Room, 8th Floor, Robert J. Drewel Building, 3000 Rockefeller, Everett, Washington, in conjunction with a remote meeting platform via the following Zoom link, to consider proposed Ordinance No. 24-065, titled: RELATING TO GROWTH MANAGEMENT; CONCERNING URBAN ZONE REGULATIONS INCLUDING ADOPTION OF MIXED USE CORRIDOR REGULATIONS; ADDING CHAPTER 30.31G; AMENDING CHAPTERS 30.21, 30.22, 30.23, 30.24, 30.25, 30.26, 30.27, 30.35, 30.70, 30.73, 30.86, 30.91A, and 30.91M OF THE SNOHOMISH COUNTY CODE. At the hearing, the Council may also consider alternatives and amendments to the proposed ordinance. Amendments may include but are not limited to the following: (1) making mini self-storage a permitted use in the Mixed Use Corridor zone, and (2) making farm product processing both permitted uses when located on publicly-owned property.

Zoom Webinar Information:

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or by telephone call 1-253-215-8782 or 1-301-715-8592

Background: This ordinance amends certain urban zone regulations, adds a new Mixed Use Corridor (MUC) zone chapter to the Snohomish County Code (SCC), and amends other SCC provisions to address the MUC zone and MUC zone regulations. The amendments support development under the new MUC zone. The MUC zone provides the implementing regulations for the Mixed Use Corridor (MUC) Future Land Use (FLU) designation. This is a new designation proposed as part of the Future Land Use Map and the Urban Core Subarea Plan Element in the Comprehensive Plan. Some of the amendments are to regulations that impact urban development not zoned MUC. This includes development zoned Urban Center. A summary of the proposed ordinance is as follows:

Sections 1 – 3. Adopts recitals, findings of fact, and conclusions, and states that the County Council bases its findings and conclusions on the entire record of the County Council.

Section 4. SCC 30.21.020 is amended to include the MUC zone as an urban zone category. The MUC zone implements the MUC FLU designation as described in the 2024 Snohomish County Growth Management Act Comprehensive Plan (GMACP) and shown on the Future Land Use Map (FLUM).

Section 5. SCC 30.21.025 is amended to include a description of intent for the MUC zone. Minor housekeeping amendments are made for improved readability.

Section 6. SCC 30.22.010 is amended to include a reference to the MUC zone under the urban zones category.

Section 7. SCC 30.22.030 is amended to 1) add reference to MUC and chapter 30.31G SCC to allow legal lots in the MUC zone to have more than one single family dwelling per lot, and 2) reformat this code section for readability.

Section 8. SCC 30.22.100 is amended to include the MUC zone into the urban zone use matrix and indicate the types of uses permitted in the zone. Housekeeping amendments are made for consistent capitalization.

Section 9. SCC 30.23.030 is amended to include the lot dimensions and setback requirements for the MUC zone.

Section 10. SCC 30.23.041 is amended to include the setbacks from road network elements in the MUC zone. A housekeeping amendment is made for consistent capitalization.

Section 11. SCC 30.24.070 is amended to add reference to proposed development in the MUC zone and to modify standards for access and road network requirements for proposed development in the MUC and Urban Center zones to enhance pedestrian safety and connectivity.

Section 12. SCC 30.25.016 is amended for tree canopy requirements to include MUC zone developments. Minor housekeeping amendments are made in the section for improved readability.

Section 13. SCC 30.25.031 is amended to add reference to proposed development in the MUC zone and to modify substantive standards for landscaping for proposed development in the MUC and Urban Center zones including the use of native and drought tolerant plant species.

Section 14. SCC 30.26.020 is amended to include regulations regarding the location, number, and addition of parking spaces including ADA parking to MUC zone developments. This is applicable to developments fronting state routes and county arterials. Minor housekeeping amendments are made for improved readability.

Section 15. SCC 30.26.030 is amended in Table 30.26.030(1) Number of Parking Spaces Required to include reference to the MUC zone and, under the multifamily use for all listed urban zones including MUC, to include a reference to a new code section, SCC 30.26.031, addressing transit service and minimum residential parking requirements. Minor housekeeping amendments are made for improved readability, consistent capitalization, and to correct typographical errors.

Section 16. SCC 30.26.031 is added to include regulations for transit service and minimum residential parking requirements, consistent with RCW 36.70A.620(3), which establishes minimum residential parking requirements for market rate multifamily housing near high capacity transit. In the MUC zone, the number of required parking spaces may be reduced by 100 percent as described in SCC 30.26.031(2).

Section 17. SCC 30.26.033 is added so that in the MUC zone, expansions of existing uses or buildings will not require an equivalent increase in the number of required parking spaces.

Section 18. SCC 30.27.040 is amended to include sign regulations for the MUC zone.

Section 19. Chapter 30.31G SCC Mixed Use Corridor is added to include regulations for the MUC zone consistent with policy direction in the Urban Core Subarea Plan Element. Chapter 30.31G SCC provides development regulations to implement the MUC zone. These regulations support high density residential and commercial developments that can accommodate the housing and employment growth allocated to the Urban Core Subarea. SCC 30.31G.010 adds

regulations regarding purpose and applicability. SCC 30.31G.020 adds regulations regarding bulk regulations including maximum building height and dwelling unit densities. The standard maximum building height in the MUC zone is 90 feet, although this can be increased to a maximum height of 135 feet if certain criteria are met. The minimum net residential density in the MUC zone is 20 units per acre, and there is no maximum density limitation. SCC 30.31G.030 adds regulations regarding roads and access specifying that developments in the MUC zone shall comply with vehicular and pedestrian circulation system requirements in chapters 30.24 and 30.66B SCC and the Engineering Design and Development Standards. SCC 30.31G.040 adds regulations requiring amenity area to be provided based on the number of dwelling units and, for non-residential development, percentage of gross floor area, proposed. Amenity area shall be allocated as a minimum of 50 percent outdoor and up to 50 percent for indoor. Amenity area required may be reduced by 25 percent if an additional 25 percent of tree canopy is provided beyond that required in SCC 30.25.016. SCC 30.31G.050 adds regulations regarding outdoor amenity area design requirements. SCC 30.31G.060 provides that indoor amenity areas shall be provided for active or passive recreation amenities as defined in SCC 30.91A.156 and SCC 30.91A.157. SCC 30.31G.070 adds regulations regarding signs, specifying that signs are to comply with the requirements of chapter 30.27 SCC. SCC 30.31G.100 adds regulations regarding the expansion of existing structures containing a permitted use providing that such applications shall be processed under SCC 30.31G.210 if the expansion satisfies the requirements listed in SCC 30.31G.100. SCC 30.31G.110 adds regulations regarding design standards for above grade parking structures. SCC 30.31G.120 adds regulations regarding design standards for screening trash/service areas. SCC 30.31G.130 adds regulations for design standards for drive-through facilities. SCC 30.31G.140 adds regulations regarding design standards for architectural features for all buildings. SCC 30.31G.150 adds regulations regarding design standards for architectural features for buildings three stories and higher. SCC 30.31G.155 adds regulations regarding design standards for lighting. SCC 30.31G.160 adds regulations regarding inclusionary housing that require at least 15 percent of the proposed dwelling units in a new residential or mixed use development of five dwelling units or more must be affordable, as defined by the total housing cost, including basic utilities, not exceeding 30 percent of a household's gross income, to low-income households, defined as households with incomes less than 60 percent of the HUD Area Median Income. A dwelling unit that is affordable to extremely low-income households, defined as making 30 percent or less of the HUD Area Median Income, counts as two units. Standards applicable to the affordable housing units are provided concerning 50-year duration of affordability set forth in a recorded covenant, timing of construction, location, unit characteristics, and unit mix within the development, and eligibility for impact fee exemption in SCC 30.66A.040 and SCC 30.66C.110. A one story of building height bonus is available for the construction of additional affordable housing units as set forth in SCC 30.31G.160(3). SCC 30.31G.165 adds regulations for inclusionary housing alternative compliance that requires the project proponent to demonstrate that any alternative achieves a result equal to or better than providing all affordable housing on site. SCC 30.31G.165 adopts standards applicable to units provided through alternative compliance, specifies the timing for application for alternative compliance, and requires documentation of when off-site affordable housing units will be made available. SCC 30.31G.200 adds regulations regarding submittal requirements. SCC 30.31G.210 adds regulations regarding approval requirements, and provides that if the project is phased, each phase of the proposed development must independently meet the requirements of chapter 30.31G and title 30 SCC. SCC 30.31G.220 states that expiration of applications, approvals, and permits shall be governed by SCC 30.70.140. SCC 30.31G.230 states that revisions to approved plans shall be processed pursuant to SCC 30.70.210 or SCC 30.70.220. SCC 30.31G.240 provides that an applicant with a complete development application submitted under the Urban Center (UC) zone may sign a waiver requesting the application be reviewed

under chapter 30.31G SCC, provides that all other development regulations in effect as of the date of the original application shall apply, and requires compliance with all the requirements of chapter 30.31G SCC. SCC 30.31G.240 is repealed six months from the effective date of this ordinance.

Section 20. SCC 30.35A.080 is amended to add regulations regarding TDR receiving areas so that all areas zoned as MUC are designated as receiving areas and states that certified development rights from sending areas in Snohomish County can be applied to receiving areas in the MUC zone to qualify for development bonuses in SCC 30.35A.100.

Section 21. SCC 30.35A.100 is amended to include reference to the MUC zone, specify which subsections do not apply to receiving areas in the MUC zone, and provide regulations regarding developments allowed in TDR receiving areas with TDR credits. SCC 30.35A.100(2)(e) and .100(3)(e) allow developments in the MUC zone to have an additional one story of building height be applied to one building within a development site.

Section 22. SCC 30.70.025 is amended to add the MUC zone to the zones under the “All Others” category for the permit type Official or Preliminary Site Plans.

Section 23. SCC 30.70.140 is amended to reference chapter 30.31G SCC, for the MUC zone, for permit approval type.

Section 24. SCC 30.70.300 is amended to reference chapter 30.31G SCC, for Mixed Use Corridor development, to the County’s vesting regulation.

Section 25. SCC 30.73.035 is amended to state that MUC zone receiving areas are not subject to the TDR requirements set forth in SCC 30.73.035.

Section 26. SCC 30.86.800 is amended to include an application fee for Mixed Use Corridor development.

Section 27. SCC 30.91A.155 adds a definition for amenity area. Amenity areas in residential or mixed use developments are for the active or passive recreational use of residential occupants. Amenity areas in non-residential developments are for public active or passive recreational use.

Section 28. SCC 30.91A.156 adds a definition for active recreation amenity to describe outdoor and indoor spaces that are used for active leisure, entertainment, or enjoyment.

Section 29. SCC 30.9A.157 adds a definition for passive recreation amenity to describe outdoor and indoor spaces that are used for passive leisure, entertainment, or enjoyment.

Section 30. SCC 30.91M.115 adds a definition for minor development activities applicable to chapter 30.31G SCC.

Section 31. Provides a standard severability and savings clause.

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State Environmental Policy Act: Requirements with respect to this non-project action have been satisfied through the completion of an environmental checklist and the issuance of a

determination of non-significance on February 6, 2024. Copies of all applicable SEPA documents are available at the office of the County Council.

Where to Get Copies of the Proposed Ordinance: Copies of the full ordinance and other documentation are available upon request by calling the County Council Office at (425) 388-3494, 1-(800) 562-4367x3494, TDD (425) 388-3700 or by e-mailing contact.council@snoco.org.

Website Access: This ordinance and other documents can be accessed through the Council websites at: <https://snohomish.legistar.com/Calendar.aspx> or <http://www.snohomishcountywa.gov/2134/County-Hearings-Calendar>.

Range of Possible Actions the County Council May Take on This Proposal: At the conclusion of its public hearing(s), the County Council may make one of the following decisions regarding the proposed actions: (1) adopt the proposed ordinance; (2) adopt an amended version of the proposed ordinance; (3) decline to adopt the proposed ordinance; (4) adopt such other proposals or modification of such proposals as were considered by the County Council at its own hearing; or (5) take any other action permitted by law.

Public Testimony: Anyone interested may testify concerning the above-described matter at the time and place indicated above or by remote participation in the meeting. The County Council may continue the hearing to another date to allow additional public testimony thereafter, if deemed necessary. Written testimony is encouraged and may be sent to the office of the Snohomish County Council at 3000 Rockefeller Ave M/S 609, Everett, WA 98201; faxed to (425) 388-3496 or e-mailing contact.council@snoco.org. Submitting public comments 24 hours prior to the hearing will ensure that comments are provided to the Council and appropriate staff in advance of the hearing.

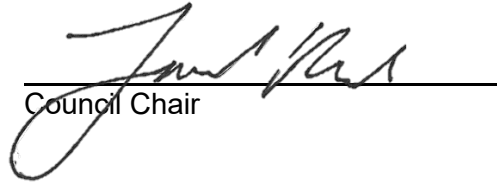
Party of Record: You may become a party of record on this matter by sending a written request to the Clerk of the County Council at the above address, testifying at the public hearing, or entering your name and address on a register provided for that purpose at the public hearing.

Americans with Disabilities Act Notice: Accommodations for persons with disabilities will be provided upon request. Please make arrangements one week prior to the hearing by calling Lisa Hickey at (425) 388-3494, 1(800) 562-4367 X3494, or TDD #1-800-877-8339, or by e-mailing lisa.hickey@snoco.org.

QUESTIONS: For additional information or specific questions on the proposed ordinance please call Matthew Siddons in the Department of Planning and Development Services at 425.262.2114.

DATED this 2nd day of August 2024.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington



Council Chair

ATTEST:



Asst. Clerk of the Council

PUBLISH: August 7, 2024

Send Affidavit to: County Council
Send Invoice to: Planning #107010

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 EDH1000415 ORD 24-065 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 08/07/2024 and ending on 08/07/2024 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is \$447.95.

[Signature]

Subscribed and sworn before me on this 7th day of August, 2024.

[Signature]



Notary Public in and for the State of Washington.
Snohomish County Planning | 14107010
LISA HICKEY

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington
NOTICE OF INTRODUCTION OF ORDINANCE
AND

NOTICE OF PUBLIC HEARING

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complete development application submitted under the Urban Center (UC) zone may sign a waiver requesting the application be reviewed under chapter 30.31G SCC, provides that all other development regulations in effect as of the date of the original application shall apply, and requires compliance with all the requirements of chapter 30.31G SCC. SCC 30.31G.240 is repealed six months from the effective date of this ordinance.

Section 20. SCC 30.35A.080 is amended to add regulations regarding TDR receiving areas so that all areas zoned as MUC are designated as receiving areas and states that certified development rights from sending areas in Snohomish County can be applied to receiving areas in the MUC zone to qualify for development bonuses in SCC 30.35A.100.

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Section 25. SCC 30.73.035 is amended to state that MUC zone receiving areas are not subject to the TDR requirements set forth in SCC 30.73.035.

Section 26. SCC 30.86.800 is amended to include an application fee for Mixed Use Corridor development.

Section 27. SCC 30.91A.155 adds a definition for amenity area. Amenity areas in residential or mixed use developments are for the active or passive recreational use of residential occupants. Amenity areas in non-residential developments are for public active or passive recreational use.

Section 28. SCC 30.91A.155 adds a definition for active recreation amenity to describe outdoor and indoor spaces that are used for active leisure, entertainment, or enjoyment.

Section 29. SCC 30.9A.157 adds a definition for passive recreation amenity to describe outdoor and indoor spaces that are used for passive leisure, entertainment, or enjoyment.

Section 30. SCC 30.91M.115 adds a definition for minor development activities applicable to chapter 30.31G SCC.

Section 31. Provides a standard severability and savings clause.

State Environmental Policy Act: Requirements with respect to this non-project action have been satisfied through the completion of an environmental checklist and the issuance of a determination of non-significance on February 6, 2024. Copies of all applicable SEPA documents are available at the office of the County Council. **Where to Get Copies of the Proposed Ordinance:** Copies of the full ordinance and other documentation are available upon request by calling the Snohomish County Council Office at (425) 388-3494, 1-(800) 562-4367x3494, TDD (425) 877-8339 or by emailing contact.council@snoco.org.

Website Access: This ordinance and other documents can be accessed through the Council websites at: <https://snohomish.legistar.com/Calendar.aspx> or <http://www.snohomishcountywa.gov/2134/County-Hearings-Calendar>.

Range of Possible Actions the County Council May Take on This Proposal: At the conclusion of its public hearing(s), the County Council may make one of the following decisions regarding the proposed actions: (1) adopt the proposed ordinance; (2) adopt an amended version of the proposed ordinance; (3) decline to adopt the proposed ordinance; (4) adopt such other proposals or modification of such proposals as were considered by the council at its own hearing; or (5) take any other action permitted by law.

Public Testimony: Anyone interested may testify concerning the above-described matter at the time and place indicated above or by remote participation in the meeting. The County Council may continue the hearing to another date to allow additional public testimony thereafter, if deemed necessary. Written testimony is encouraged and may be sent to the office of the Snohomish County Council at 3000 Rockefeller Ave MS 602, Everett, WA 98201; faxed to (425) 388-3456 or e-mailing contact.council@snoco.org. Submitting public comments 24 hours prior to the hearing will ensure that comments are provided to the Council and appropriate staff in advance of the hearing.

Party of Record: You may become a party of record on this matter by sending a written request to the Clerk of the County Council at the above address, testifying at the public hearing, or entering your name and address on a register provided for that purpose at the public hearing.

Americans with Disabilities Act Notice: Accommodations for persons with disabilities will be provided upon request. Please make arrangements one week prior to the hearing by calling Lisa Hickey at (425) 388-3494, 1(800) 562-4367 X3494, or TDD #1-800-877-8339, or by e-mailing lisa.hickey@snoco.org

QUESTIONS: For additional information or specific questions on the proposed ordinance please call Frank Slusser in the Department of Planning and Development Services at 425-262-2944.

DATED this 2nd day of August 2024.
SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington
/s/ Jared Mead
Council Chair

ATTEST:
/s/ Lisa Hickey
Asst. Clerk of the Council
107010
Published: August 7, 2024. EDH1000416

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

NOTICE OF ENACTMENT

NOTICE IS HEREBY GIVEN, that on December 4, 2024, the Snohomish County Council adopted Amended Ordinance No. 24-065, which shall be effective December 22, 2024. This notice complies with RCW 36.70A.290.

A summary of the amended ordinance is as follows:

AMENDED ORDINANCE 24-065

RELATING TO GROWTH MANAGEMENT; CONCERNING URBAN ZONE REGULATIONS INCLUDING ADOPTION OF MIXED USE CORRIDOR REGULATIONS; ADDING CHAPTER 30.31G; AMENDING CHAPTERS 30.21, 30.22, 30.23, 30.24, 30.25, 30.26, 30.27, 30.35, 30.70, 30.73, 30.86, 30.91A, and 30.91M OF THE SNOHOMISH COUNTY CODE

This ordinance amends certain urban zone regulations, adds a new Mixed Use Corridor (MUC) zone chapter to the Snohomish County Code (SCC), and amends other SCC provisions to address the MUC zone and MUC zone regulations. The amendments support development under the new MUC zone. The MUC zone provides the implementing regulations for the Mixed Use Corridor (MUC) Future Land Use (FLU) designation. This is a new designation proposed as part of the Future Land Use Map and the Urban Core Subarea Plan Element in the Comprehensive Plan. Some of the amendments are to regulations that impact urban development not zoned MUC. This includes development zoned Urban Center. A summary of the proposed ordinance is as follows:

Sections 1 – 3. Adopts recitals, findings of fact, and conclusions, and states that the County Council bases its findings and conclusions on the entire record of the County Council.

Section 4. SCC 30.21.020 is amended to include the MUC zone as an urban zone category. The MUC zone implements the MUC FLU designation as described in the 2024 Snohomish County Growth Management Act Comprehensive Plan (GMACP) and shown on the Future Land Use Map (FLUM).

Section 5. SCC 30.21.025 is amended to include a description of intent for the MUC zone. Minor housekeeping amendments are made for improved readability.

Section 6. SCC 30.22.010 is amended to include a reference to the MUC zone under the urban zones category.

Section 7. SCC 30.22.030 is amended to 1) add reference to MUC and chapter 30.31G SCC to allow legal lots in the MUC zone to have more than one single family dwelling per lot, and 2) reformat this code section for readability.

Section 8. SCC 30.22.100 is amended to include the MUC zone into the urban zone use matrix and indicate the types of uses permitted in the zone. Housekeeping amendments are made for consistent capitalization.

Section 9. SCC 30.23.030 is amended to include the lot dimensions and setback requirements for the MUC zone.

Section 10. SCC 30.23.041 is amended to include the setbacks from road network elements in the MUC zone. A housekeeping amendment is made for consistent capitalization.

Section 11. SCC 30.24.070 is amended to add reference to proposed development in the MUC zone and to modify standards for access and road network requirements for proposed development in the MUC and Urban Center zones to enhance pedestrian safety and connectivity.

Section 12. SCC 30.25.016 is amended for tree canopy requirements to include MUC zone developments. Minor housekeeping amendments are made in the section for improved readability.

Section 13. SCC 30.25.031 is amended to add reference to proposed development in the MUC zone and to modify substantive standards for landscaping for proposed development in the MUC and Urban Center zones including the use of native and drought tolerant plant species.

Section 14. SCC 30.26.020 is amended to include regulations regarding the location, number, and addition of parking spaces including ADA parking to MUC zone developments. This is applicable to developments fronting state routes and county arterials. Minor housekeeping amendments are made for improved readability.

Section 15. SCC 30.26.030 is amended in Table 30.26.030(1) Number of Parking Spaces Required to include reference to the MUC zone and, under the multifamily use for all listed urban zones including MUC, to include a reference to a new code section, SCC 30.26.031, addressing transit service and minimum residential parking requirements. Minor housekeeping amendments are made for improved readability, consistent capitalization, and to correct typographical errors.

Section 16. SCC 30.26.031 is added to include regulations for transit service and minimum residential parking requirements, consistent with RCW 36.70A.620(3), which establishes minimum residential parking requirements for market rate multifamily housing near high capacity transit. In the MUC zone, the number of required parking spaces may be reduced by 100 percent as described in SCC 30.26.031(2).

Section 17. SCC 30.26.033 is added so that in the MUC zone, expansions of existing uses or buildings will not require an equivalent increase in the number of required parking spaces.

Section 18. SCC 30.27.040 is amended to include sign regulations for the MUC zone.

Section 19. Chapter 30.31G SCC Mixed Use Corridor is added to include regulations for the MUC zone consistent with policy direction in the Urban Core Subarea Plan Element. Chapter 30.31G SCC provides development regulations to implement the MUC zone. These regulations support high density residential and commercial developments that can accommodate the housing and employment growth allocated to the Urban Core Subarea. SCC 30.31G.010 adds regulations regarding purpose and applicability. SCC 30.31G.020 adds regulations regarding bulk regulations including maximum building height and dwelling unit densities. The standard maximum building height in the MUC zone is 90 feet, although this can be increased to a maximum height of 135 feet if certain criteria are met. The minimum net residential density in

the MUC zone is 20 units per acre, and there is no maximum density limitation. SCC 30.31G.030 adds regulations regarding roads and access specifying that developments in the MUC zone shall comply with vehicular and pedestrian circulation system requirements in chapters 30.24 and 30.66B SCC and the Engineering Design and Development Standards. SCC 30.31G.040 adds regulations requiring amenity area to be provided based on the number of dwelling units and, for non-residential development, percentage of gross floor area, proposed. Amenity area shall be allocated as a minimum of 50 percent outdoor and up to 50 percent for indoor. Amenity area required may be reduced by 25 percent if an additional 25 percent of tree canopy is provided beyond that required in SCC 30.25.016. SCC 30.31G.050 adds regulations regarding outdoor amenity area design requirements. SCC 30.31G.060 provides that indoor amenity areas shall be provided for active or passive recreation amenities as defined in SCC 30.91A.156 and SCC 30.91A.157. SCC 30.31G.070 adds regulations regarding signs, specifying that signs are to comply with the requirements of chapter 30.27 SCC. SCC 30.31G.100 adds regulations regarding the expansion of existing structures containing a permitted use providing that such applications shall be processed under SCC 30.31G.210 if the expansion satisfies the requirements listed in SCC 30.31G.100. SCC 30.31G.110 adds regulations regarding design standards for above grade parking structures. SCC 30.31G.120 adds regulations regarding design standards for screening trash/service areas. SCC 30.31G.130 adds regulations for design standards for drive-through facilities. SCC 30.31G.140 adds regulations regarding design standards for architectural features for all buildings. SCC 30.31G.150 adds regulations regarding design standards for architectural features for buildings three stories and higher. SCC 30.31G.155 adds regulations regarding design standards for lighting. SCC 30.31G.160 adds regulations regarding inclusionary housing that require at least 15 percent of the proposed dwelling units in a new residential or mixed use development of five dwelling units or more must be affordable, as defined by the total housing cost, including basic utilities, not exceeding 30 percent of a household's gross income, to low-income households, defined as households with incomes less than 60 percent of the HUD Area Median Income. A dwelling unit that is affordable to extremely low-income households, defined as making 30 percent or less of the HUD Area Median Income, counts as two units. Standards applicable to the affordable housing units are provided concerning 50-year duration of affordability set forth in a recorded covenant, timing of construction, location, unit characteristics, and unit mix within the development, and eligibility for impact fee exemption in SCC 30.66A.040 and SCC 30.66C.110. A one story of building height bonus is available for the construction of additional affordable housing units as set forth in SCC 30.31G.160(3). SCC 30.31G.165 adds regulations for inclusionary housing alternative compliance that requires the project proponent to demonstrate that any alternative achieves a result equal to or better than providing all affordable housing on site. SCC 30.31G.165 adopts standards applicable to units provided through alternative compliance, specifies the timing for application for alternative compliance, and requires documentation of when off-site affordable housing units will be made available. SCC 30.31G.170 exempts Mixed Use Corridor zone development from chapter 30.23A SCC Urban Residential Design Standards. SCC 30.31G.200 adds regulations regarding submittal requirements. SCC 30.31G.210 adds regulations regarding approval requirements, and provides that if the project is phased, each phase of the proposed development must independently meet the requirements of chapter 30.31G and title 30 SCC. SCC 30.31G.220 states that expiration of applications, approvals, and permits shall be governed by SCC 30.70.140. SCC 30.31G.230 states that revisions to approved plans shall be processed pursuant to SCC 30.70.210 or SCC 30.70.220. SCC 30.31G.240 provides that an applicant with a complete development application submitted under the Urban Center (UC) zone may sign a waiver requesting the application be reviewed under chapter 30.31G SCC, provides that all other development regulations in effect as of the date of the original application shall apply, and

requires compliance with all the requirements of chapter 30.31G SCC. SCC 30.31G.240 is repealed six months from the effective date of this ordinance.

Section 20. SCC 30.35A.080 is amended to add regulations regarding TDR receiving areas so that all areas zoned as MUC are designated as receiving areas and states that certified development rights from sending areas in Snohomish County can be applied to receiving areas in the MUC zone to qualify for development bonuses in SCC 30.35A.100.

Section 21. SCC 30.35A.100 is amended to include reference to the MUC zone, specify which subsections do not apply to receiving areas in the MUC zone, and provide regulations regarding developments allowed in TDR receiving areas with TDR credits. SCC 30.35A.100(2)(e) and .100(3)(e) allow developments in the MUC zone to have an additional one story of building height be applied to one building within a development site.

Section 22. SCC 30.70.025 is amended to add the MUC zone to the zones under the “All Others” category for the permit type Official or Preliminary Site Plans.

Section 23. SCC 30.70.140 is amended to reference chapter 30.31G SCC, for the MUC zone, for permit approval type.

Section 24. SCC 30.70.300 is amended to reference chapter 30.31G SCC, for Mixed Use Corridor development, to the County’s vesting regulation.

Section 25. SCC 30.73.035 is amended to state that MUC zone receiving areas are not subject to the TDR requirements set forth in SCC 30.73.035.

Section 26. SCC 30.86.800 is amended to include an application fee for Mixed Use Corridor development.

Section 27. SCC 30.91A.155 adds a definition for amenity area. Amenity areas in residential or mixed use developments are for the active or passive recreational use of residential occupants. Amenity areas in non-residential developments are for public active or passive recreational use.

Section 28. SCC 30.91A.156 adds a definition for active recreation amenity to describe outdoor and indoor spaces that are used for active leisure, entertainment, or enjoyment.

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Section 30. SCC 30.91M.115 adds a definition for minor development activities applicable to chapter 30.31G SCC.

Section 31. Provides a standard severability and savings clause.

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State Environmental Policy Act: Requirements with respect to this non-project action have been satisfied through the completion of an environmental checklist and the issuance of a determination of non-significance on February 6, 2024. Copies of all applicable SEPA documents are available at the office of the County Council.

Where to Get Copies of the Amended Ordinance: Copies of the full ordinance and other documentation are available upon request by calling the County Council Office at (425) 388-3494, 1-(800) 562-4367x3494, TDD (425) 388-3700 or by e-mailing contact.council@snoco.org.

Website Access: This ordinance and other documents can be accessed through the Council websites at: <https://snohomish.legistar.com/Calendar.aspx> or <http://www.snohomishcountywa.gov/2134/County-Hearings-Calendar>.

DATED this 27th day of January 2025.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

/s/Lisa Hickey
Asst. Clerk of the Council

PUBLISH: January 29, 2025

Send Affidavit to: County Council
Send Invoice to: Planning #107010

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 EDH1008421 NOE ORD 24-065 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 01/29/2025 and ending on 01/29/2025 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is \$375.10. [Signature]

Subscribed and sworn before me on this 29th day of January, 2025.

[Signature: Randie Pospical]

Notary Public in and for the State of Washington.



SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

NOTICE OF ENACTMENT

NOTICE IS HEREBY GIVEN, that on December 4, 2024, the Snohomish County Council adopted Amended Ordinance No. 24-065, which shall be effective December 22, 2024. This notice complies with RCW 36.70A.290.

A summary of the ordinance is as follows:

AMENDED ORDINANCE 24-065

RELATING TO GROWTH MANAGEMENT; CONCERNING URBAN ZONE REGULATIONS INCLUDING ADOPTION OF MIXED USE CORRIDOR REGULATIONS; ADDING CHAPTER 30.31G; AMENDING CHAPTERS 30.21, 30.22, 30.23, 30.24, 30.25, 30.26, 30.27, 30.35, 30.70, 30.73, 30.86, 30.91A, and 30.91M OF THE SNOHOMISH COUNTY CODE

This ordinance amends certain urban zone regulations, adds a new Mixed Use Corridor (MUC) zone chapter to the Snohomish County Code (SCC), and amends other SCC provisions to address the MUC zone and MUC zone regulations. The amendments support development under the new MUC zone. The MUC zone provides the implementing regulations for the Mixed Use Corridor (MUC) Future Land Use (FLU) designation. This is a new designation proposed as part of the Future Land Use Map and the Urban Core Subarea Plan Element in the Comprehensive Plan. Some of the amendments are to regulations that impact urban development not zoned MUC. This includes development zoned Urban Center. A summary of the proposed ordinance is as follows:

Sections 1 – 3. Adopts recitals, findings of fact, and conclusions, and states that the County Council bases its findings and conclusions on the entire record of the County Council.

Section 4. SCC 30.21.020 is amended to include the MUC zone as an urban zone category. The MUC zone implements the MUC FLU designation as described in the 2024 Snohomish County Growth Management Act Comprehensive Plan (GMACP) and shown on the Future Land Use Map (FLUM).

Section 5. SCC 30.21.025 is amended to include a description of intent for the MUC zone. Minor housekeeping amendments are made for improved readability.

Section 6. SCC 30.22.010 is amended to include a reference to the MUC zone under the urban zones category.

Section 7. SCC 30.22.030 is amended to 1) add reference to MUC and chapter 30.31G SCC to allow legal lots in the MUC zone to have more than one single family dwelling per lot, and 2) reformat this code section for readability.

Section 8. SCC 30.22.100 is amended to include the MUC zone into the urban zone use matrix and indicate the types of uses permitted in the zone. Housekeeping amendments are made for consistent capitalization.

Section 9. SCC 30.23.030 is amended to include the lot dimensions and setback requirements for the MUC zone.

Section 10. SCC 30.23.041 is amended to include the setbacks from road network elements in the MUC zone. A housekeeping amendment is made for consistent capitalization.

Section 11. SCC 30.24.070 is amended to add reference to proposed development in the MUC zone and to modify standards for access and road network requirements for proposed development in the MUC and Urban Center zones to enhance pedestrian safety and connectivity.

Section 12. SCC 30.25.016 is amended for tree canopy requirements to include MUC zone developments. Minor housekeeping amendments are made in the section for improved readability.

Section 13. SCC 30.25.031 is amended to add reference to proposed development in the MUC zone and to modify substantive standards for landscaping for proposed development in the MUC and Urban Center zones including the use of native and drought tolerant plant species.

Section 14. SCC 30.26.020 is amended to include regulations regarding the location, number, and addition of parking spaces including ADA parking to MUC zone developments. This is applicable to developments fronting state routes and county

arterials. Minor housekeeping amendments are made for improved readability.

Section 15. SCC 30.26.030 is amended in Table 30.26.030(1) Number of Parking Spaces Required to include reference to the MUC zone and, under the multifamily use for all listed urban zones including MUC, to include a reference to a new code section, SCC 30.26.031, addressing transit service and minimum residential parking requirements. Minor housekeeping amendments are made for improved readability, consistent capitalization, and to correct typographical errors.

Section 16. SCC 30.26.031 is added to include regulations for transit service and minimum residential parking requirements, consistent with RCW 36.70A.620(3), which establishes minimum residential parking requirements for market rate multifamily housing near high capacity transit. In the MUC zone, the number of required parking spaces may be reduced by 100 percent as described in SCC 30.26.031(2).

Section 17. SCC 30.26.033 is added so that in the MUC zone, expansions of existing uses or buildings will not require an equivalent increase in the number of required parking spaces.

Section 18. SCC 30.27.040 is amended to include sign regulations for the MUC zone.

Section 19. Chapter 30.31G SCC Mixed Use Corridor is added to include regulations for the MUC zone consistent with policy direction in the Urban Core Subarea Plan Element. Chapter 30.31G SCC provides development regulations to implement the MUC zone. These regulations support high density residential and commercial developments that can accommodate the housing and employment growth allocated to the Urban Core Subarea. SCC 30.31G.010 adds regulations regarding bulk regulations including maximum building height and dwelling unit densities. The standard maximum building height in the MUC zone is 90 feet, although this can be increased to a maximum height of 135 feet if certain criteria are met. The minimum net residential density in the MUC zone is 20 units per acre, and there is no maximum density limitation. SCC 30.31G.030 adds regulations regarding roads and access specifying that developments in the MUC zone shall comply with vehicular and pedestrian circulation system requirements in chapters 30.24 and 30.66B. SCC and the Engineering Design and Development Standards. SCC 30.31G.040 adds regulations requiring amenity area to be provided based on the number of dwelling units and, for non-residential development, percentage of gross floor area, proposed. Amenity area shall be allocated as a minimum of 50 percent outdoor and up to 50 percent for indoor. Amenity area required may be reduced by 25 percent if an additional 25 percent of tree canopy is provided beyond that required in SCC 30.25.016. SCC 30.31G.050 adds regulations regarding outdoor amenity area design requirements. SCC 30.31G.060 provides that indoor amenity areas shall be provided for active or passive recreation amenities as defined in SCC 30.91A.156 and SCC 30.91A.157. SCC 30.31G.070 adds regulations regarding signs, specifying that signs are to comply with the requirements of chapter 30.27. SCC 30.31G.100 adds regulations regarding the expansion of existing structures containing a permitted use providing that such applications shall be processed under SCC 30.31G.210 if the expansion satisfies the requirements listed in SCC 30.31G.100. SCC 30.31G.110 adds regulations regarding design standards for above grade parking structures. SCC 30.31G.120 adds regulations regarding design standards for screening trash/service areas. SCC 30.31G.130 adds regulations for design standards for drive-through facilities. SCC 30.31G.140 adds regulations regarding design standards for architectural features for all buildings. SCC 30.31G.150 adds regulations regarding design standards for architectural features for buildings three stories and higher. SCC 30.31G.155 adds regulations regarding design standards for lighting. SCC 30.31G.160 adds regulations regarding inclusionary housing that require at least 15 percent of the proposed dwelling units in a new residential or mixed use development of five dwelling units or more must be affordable, as defined by the total housing cost, including basic utilities, not exceeding 30 percent of a household's gross income, to low-income households, defined as households with incomes less than 60 percent of the HUD Area Median Income. A dwelling unit that is affordable to extremely low-income households, defined as making 30 percent or less of the HUD Area Median Income, counts as two units. Standards applicable to the affordable housing units are provided concerning 50-year duration of affordability set forth in a recorded covenant, timing of construction, location, unit characteristics, and unit mix within the development, and eligibility for impact fee exemption in SCC 30.66A.040 and SCC 30.66C.110. A one story of building height bonus is available for the construction of additional affordable housing units as set forth in SCC 30.31G.160(3). SCC 30.31G.165 adds regulations for inclusionary housing alternative compliance that requires the project proponent to demonstrate that any alternative achieves a result equal to or better than providing all affordable housing on site. SCC 30.31G.165 adopts standards applicable to units provided through alternative compliance, and specifies the timing for application for alternative compliance, and requires documentation of when off-site affordable housing units will be made available. SCC 30.31G.170 exempts Mixed Use Corridor zone development from chapter 30.23A SCC Urban Residential Design Standards. SCC 30.31G.200 adds regulations regarding submission requirements. SCC 30.31G.210 adds regulations regarding approval requirements, and provides that if the project is phased, each phase of the proposed development must independently meet the requirements of chapter 30.31G and title 30 SCC. SCC 30.31G.220 states that expiration of applications, approvals, and permits shall be governed by SCC 30.70.140. SCC 30.31G.230 states that revisions to approved plans shall be processed pursuant to SCC 30.70.210 or SCC 30.70.220. SCC 30.31G.240 provides that an applicant with a complete development application submitted under the Urban Center (UC) zone may sign a waiver requesting the application be reviewed under chapter 30.31G SCC, provides that all other development regulations in effect as of the date of the original application shall apply, and requires compliance with all the requirements of chapter 30.31G SCC. SCC 30.31G.240 is repeated six months from the effective date of this ordinance.

Section 20. SCC 30.35A.080 is amended to add regulations regarding TDR receiving areas so that all areas zoned as MUC are designated as receiving areas and states that certified

development rights from sending areas in Snohomish County can be applied to receiving areas in the MUC zone to qualify for development bonuses in SCC 30.35A.100.

Section 21. SCC 30.35A.100 is amended to include reference to the MUC zone, specify which subsections do not apply to receiving areas in the MUC zone, and provide regulations regarding developments allowed in TDR receiving areas with TDR credits. SCC 30.35A.100(2)(e) and 100(3)(e) allow developments in the MUC zone to have an additional one story of building height be applied to one building within a development site.

Section 22. SCC 30.70.025 is amended to add the MUC zone to the zones under the "All Others" category for the permit type Official or Preliminary Site Plans.

Section 23. SCC 30.70.140 is amended to reference chapter 30.31G SCC, for the MUC zone, for permit approval type.

Section 24. SCC 30.70.300 is amended to reference chapter 30.31G SCC, for Mixed Use Corridor development, to the County's vesting regulation.

Section 25. SCC 30.73.035 is amended to state that MUC zone receiving areas are not subject to the TDR requirements set forth in SCC 30.73.035.

Section 26. SCC 30.86.800 is amended to include an application fee for Mixed Use Corridor development.

Section 27. SCC 30.91A.155 adds a definition for amenity area. Amenity areas in residential or mixed use developments are for the active or passive recreational use of residential occupants. Amenity areas in non-residential developments are for public active or passive recreational use.

Section 28. SCC 30.91A.156 adds a definition for active recreation amenity to describe outdoor and indoor spaces that are used for active leisure, entertainment, or enjoyment.

Section 29. SCC 30.9A.157 adds a definition for passive recreation amenity to describe outdoor and indoor spaces that are used for passive leisure, entertainment, or enjoyment.

Section 30. SCC 30.91A.115 adds a definition for minor development activities applicable to chapter 30.31G SCC.

Section 31. Provides a standard severability and savings clause. State Environmental Policy Act: Requirements with respect to this non-project action have been satisfied through the completion of a Draft Environmental Impact Statement (EIS) issued on September 6, 2023, and a Final EIS issued on August 27, 2024. Copies of all applicable SEPA documents are available at the office of the County Council.

Where to Get Copies of the Ordinance: Copies of the full ordinance and other documentation are available upon request by calling the County Council Office at (425) 388-3494, 1-(800) 562-4367x3494, TDD (425) 388-3700 or by e-mailing contact.council@snoco.org.

Website Access: This ordinance and other documents can be accessed through the Council websites at: <https://snohomish.legistar.com/Calendar.aspx>.

DATED this 27th day of January 2025.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington
/s/Lisa Hickey
Asst. Clerk of the Council

107010
Published: January 29, 2025.

EDH1008421

**AMENDMENT SHEET 1
ORDINANCE NO. 24-065**

Amendment Name: Permitting Mini Self-Storage in Mixed Use Corridor

Brief Description: This amendment would make Mini Self-Storage a permitted use in the Mixed Use Corridor zone

Affected Code Sections: SCC 30.22.100

Existing Ordinance Recitals, Findings, Conclusions or Sections to Delete or Modify:

In the table on page 34, in the Mini Self-Storage row, add a “P” in the MUC column.

Council Disposition: Withdrawn by Vice-Chair Nehring

Date: 12/04/24

AMENDMENT NO. 2 TO ORDINANCE NO. 24-065

RELATING TO GROWTH MANAGEMENT; CONCERNING URBAN ZONE REGULATIONS INCLUDING ADOPTION OF MIXED USE CORRIDOR REGULATIONS; ADDING CHAPTER 30.31G; AMENDING CHAPTERS 30.21, 30.22, 30.23, 30.24, 30.25, 30.26, 30.27, 30.35, 30.70, 30.73, 30.86, 30.91A, and 30.91M OF THE SNOHOMISH COUNTY CODE

Brief Title: *Permitting Farm Product Processing and Farm Stands 401 to 5,000 square feet on publicly owned lands in the MUC zone*

Proposed by: County Executive Dave Somers

Existing Ordinance Recitals, Findings, or Sections to Delete or Modify:

Page 12, Line 1, delete:

5. SCC 30.22.100 is amended to include the Mixed Use Corridor zone and the types of uses permitted in the zone. This section is in following with Comprehensive Plan LU Policy 3.B.2(k) to plan and zone for a balance of residential, commercial, retail, and recreational uses. The uses are compatible with the intent of the Mixed Use Corridor zone being for high density residential and commercial development. In addition, housekeeping amendments are made for consistent capitalization.

And replace with:

5. SCC 30.22.100 is amended to include the Mixed Use Corridor zone and the types of uses permitted in the zone. This section is in following with Comprehensive Plan LU Policy 3.B.2(k) to plan and zone for a balance of residential, commercial, retail, and recreational uses. The uses are compatible with the intent of the Mixed Use Corridor zone being for high density residential and commercial development. Farm Product Processing, and Farm Stands 401 to 5,000 sq ft have been included as permitted uses on publicly owned lands to accommodate the proposed Snohomish County Food & Farming Center. In addition, housekeeping amendments are made for consistent capitalization.

In the table on Page 31 for the SCC 30.22.100 Urban Zone Categories Use Matrix, in the Farm Product Processing, Up to 5,000 sq ft row, add "P¹³⁹" in the MUC zone column.

In the table on Page 31 for the SCC 30.22.100 Urban Zone Categories Use Matrix, in the Farm Product Processing, Over 5,000 sq ft row, add "P¹³⁹" in the MUC zone column.

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In the table on Page 31 for the SCC 30.22.100 Urban Zone Categories Use Matrix, in the Farm Stand, 401 to 5,000 sq ft row, add "p¹³⁹" in the MUC zone column.

New Ordinance Recitals, Findings, or Sections to Add:

Page 12, line 8, insert a new finding as follows and renumber remaining findings under Section 1.J:

6. SCC 30.22.130 is amended to add a new reference note 139 that is applied to Farm Product Processing and Farm Stands 401 to 5,000 sq ft indicating they are only permitted on publicly owned land in the MUC zone. This is to accommodate the proposed Snohomish County Food & Farming Center at McCollum Park that is described in the Urban Core Subarea Plan Element of the Comprehensive Plan. The Food & Farming Center would be a county owned facility located on county owned land. Farm Product Processing and Farm Stands 401 to 5,000 sq ft are facilities that require large amounts of land. They are being limited to publicly owned sites to reduce potential operational impacts on adjacent private properties.

Page 38, line 2 add a new Section as follows and renumber remaining sections:

Section 9. Snohomish County Code Section 30.22.130, last amended by Amended Ordinance 22-062 on October 26, 2022, is amended to read:

30.22.130 Reference notes for use matrices.

(1) *Airport, Stage 1 Utility.*

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

(2) *Day Care Center.*

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- (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.* The following standards apply outside of shoreline jurisdiction only. If located within shoreline jurisdiction, the standards in SCC 30.67.517 apply instead.

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

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

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

(6) *Dwelling, Mobile Home.*

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

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

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

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

(ii) a perimeter masonry foundation;

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

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

(7) RESERVED for future use.

(8) *Family Day Care Home.*

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

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

(9) *Farm Stand.*

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

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

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(10) *Farm Worker Dwelling.*

- (a) At least one person residing in each farm worker dwelling shall be employed full time in the farm operation;
- (b) An applicant for a building permit for a farm worker dwelling shall provide a declaration of farm worker occupancy on a form available from the department to the department for review and approval. The applicant shall record the declaration with the county auditor and provide a copy of the recorded declaration to the department prior to issuance of the building permit for the farm worker dwelling. Within 30 days of a sale or transfer of the property, the new property owner(s) shall record a declaration of farm worker occupancy with the county auditor and provide the department with a copy of the recorded declaration;
- (c) The number of farm worker dwellings shall be limited to one per each 20 acres under single contiguous ownership to a maximum of six total farm worker dwellings, with no rounding provisions applied. Construction of the maximum number of farm worker dwellings permitted shall be interpreted as exhausting all farm worker dwelling potential of the land until such time as the property is legally subdivided; and
- (d) All farm worker dwellings must be built within a farm building cluster which includes a farmhouse; and
- (e) The floor area for an attached or detached farm worker dwelling, exclusive of garages and porches, shall be a maximum of 1,200 square feet.

(11) *Home Occupation.* See SCC 30.28.050.

(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.

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(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) RESERVED for future use (Social Service Center – DELETED by Amended Ord. 04-010 effective March 15, 2004)

(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;

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- (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 pursuant to SCC 30.25.028 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 dwelling unit is located.

(19) *Recreational Vehicle.*

- (a) There shall be no more than one per lot;
- (b) Shall not be placed on a single site for more than 180 days in any 12-month period; and
- (c) Shall be limited in the floodways to day use only (dawn to dusk) during the flood season (October 1st through March 30th) with the following exceptions:
 - (i) Recreational vehicle use associated with a legally occupied dwelling to accommodate overnight guests for no more than a 21-day period;

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

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

(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.

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- (21) RESERVED for future use.
- (22) *General Retail*. In the FS zone, there shall be a 5,000-square foot floor area limitation.
- (23) *Vehicle, Vessel and Equipment Sales and Rental*. In the CB and CRC zone, all display, storage, and sales activities shall be conducted within a structure enclosed by walls on at least two sides.
- (24) *Race Track*. The track shall be operated in such a manner so as not to cause offense by reason of noise or vibration beyond the boundaries of the subject property.
- (25) *Rural Industry*.
- (a) The number of employees shall not exceed 10;
 - (b) All operations shall be carried out in a manner so as to avoid the emission or creation of smoke, dust, fumes, odors, heat, glare, vibration, noise, traffic, surface water drainage, sewage, water pollution, or other emissions which are unduly or unreasonably offensive or injurious to properties, residents, or improvements in the vicinity;
 - (c) The owner of the rural industry must reside on the same premises as the rural industry and, in the RD zone, the residence shall be considered as a caretaker's quarters; and
 - (d) Outside storage, loading or employee parking in the RD zone shall provide 15-foot wide Type A landscaping as defined in SCC 30.25.017.
- (26) See SCC 30.31F.110 for performance standards specific to the Rural Business zone.
- (27) *Government Structures and Facilities, Utility Structures and Facilities, and Personal Wireless Service Facilities*. Special lot area requirements for these uses are contained in SCC 30.23.200.
- (28) *Excavation and Processing of Minerals*.

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(a) This use, as described in SCC 30.32C.010(2), is allowed in the identified zones only where these zones coincide with the mineral lands designation in the comprehensive plan (mineral resource overlay or MRO).

(b) An Administrative Conditional Use Permit or a Conditional Use Permit is required pursuant to SCC 30.32C.030.

(c) Excavation and processing of minerals exclusively in conjunction with forest practices regulated pursuant to chapter 76.09 RCW is permitted outright in the Forestry zone.

(29) *Medical Clinic, Licensed Practitioner.* A prescription pharmacy may be permitted when located within the main building containing licensed practitioner(s).

(30) Forest Industry Storage & Maintenance Facility (except harvesting) adjacent to property lines in the RU zone shall provide 15-foot wide Type A landscaping as defined in SCC 30.25.017.

(31) *Boat Launch Facilities, Commercial or Non-commercial.*

(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

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(f) All site improvements for boat launch facilities shall comply with all other requirements of the zone in which it is located.

(32) *Campground.*

(a) The maximum overall density shall be seven camp or tent sites per acre in Forestry and Recreation (F&R) zoning and two camp or tent sites per acre in Forestry (F) zoning;

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

(c) Campgrounds in Forestry (F) zoning may not provide utility hookups (e.g., water, electric, sewage) to individual campsites; such hookups are allowed in campgrounds with Forestry and Recreation (F&R) zoning.

(33) *Commercial Vehicle Home Basing.*

(a) The vehicles may be parked and maintained only on the property wherein resides a person who uses them in their business;

(b) Two or more vehicles may be so based; and

(c) The vehicles shall be in operable condition.

(34) *Distillation of Alcohol.*

(a) The distillation shall be from plant products, for the purpose of sale as fuel, and for the production of methane from animal waste produced on the premises;

(b) Such distillation shall be only one of several products of normal agricultural activities occurring on the premises; and

(c) By-products created in this process shall be used for fuel or fertilizer on the premises.

(35) RESERVED for future use (Group Care Facility – DELETED by Amended Ord. 04-010 effective March 15, 2004)

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- (36) Churches are exempt from the Rural Business zone performance standards in SCC 30.31F.110(1) and (2).
- (37) *Small Animal Husbandry*. There shall be a five-acre minimum site size.
- (38) *Mobile Home Park*. Such development must fulfill the requirements of chapter 30.42E SCC.
- (39) *Sludge Utilization*. See SCC 30.28.085.
- (40) *Homestead Parcel*. See SCC 30.28.055.
- (41) Special Setback Requirements for this use are contained in SCC 30.23.110(26) or SCC 30.67.595 if within shoreline jurisdiction.
- (42) In the R-12,500 and WFB zones, the minimum lot size for duplexes shall be one and one-half times the minimum lot size for single-family dwellings.
- (43) *Petroleum Products and Gas, Bulk Storage*.
- (a) All above ground storage tanks shall be set back from all property lines in accordance with requirements in the International Fire Code (IFC); and
 - (b) Storage tanks below ground shall be set back no closer to the property line than a distance equal to the greatest dimensions (diameter, length or height) of the buried tank.
- (44) *Auto Wrecking Yards and Junkyards*. A sight-obscuring fence a minimum of seven feet high shall be established and maintained to the interior side of the required perimeter landscaping area in the LI and RI zones. For perimeter landscaping requirements for this use in all zones, see SCC 30.25.020.
- (45) *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.
- (46) *Billboards*. See SCC 30.27.080 for specific requirements.

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- (47) RESERVED for future use.
- (48) *Stockyard and Livestock Auction Facility*. The minimum lot size is 10 acres.
- (49) *Restaurants and Personal Service Shops*. Located to service principally the constructed industrial park uses.
- (50) *Sludge Utilization*. A conditional use permit is required for manufacture of materials by a non-governmental agency containing stabilized or digested sludge for a public utilization.
- (51) See SCC 30.31A.140.
- (52) RESERVED for future use.
- (53) *Retail Store*. See SCC 30.31A.120 for specific requirements for retail stores in the BP zone.
- (54) Retail Sales of Hay, Grain, and Other Livestock Feed are permitted on site in conjunction with a livestock auction facility.
- (55) 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.
- (56) *Sludge Utilization*. Only at a completed sanitary landfill or on a completed cell within a sanitary landfill, subject to the provision of SCC 30.28.085.
- (57) *Woodwaste Recycling and Woodwaste Storage Facility*. See SCC 30.28.095.
- (58) *Bed and Breakfast Guesthouses and Bed and Breakfast Inns*. See SCC 30.28.020.
- (59) *Detached Accessory or Non-Accessory Private Garages and Storage Structures*. Subject to the following requirements:
- (a) Special setback requirements for these uses are contained in SCC 30.23.110(20);
 - (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;

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(c) The following compatibility standards shall apply:

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

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

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

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

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

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

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

(60) The cumulative square footage of all detached accessory and non-accessory private garages and storage structures shall not exceed 6,000 square feet on any lot less than five acres, except this provision shall not apply in the LDMR, MR, T, NB, GC, PCB, CB, FS, BP, IP, LI, HI, RB, RFS, CRC and RI zones.

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

(62) *Accessory Dwelling Units.* See SCC 30.28.010.

(63) *Temporary Woodwaste Recycling and Temporary Woodwaste Storage Facilities.* See SCC 30.28.090.

(64) RESERVED for future use.

(65) *On-Site Hazardous Waste Treatment and Storage Facilities.* 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.

(66) 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.

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- (67) *Adult Entertainment Uses*. See SCC 30.28.015.
- (68) Special Building Height provisions for this use are contained in SCC 30.23.050(2)(d).
- (69) RESERVED for future use.
- (70) *Equestrian Centers*. 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.
- (71) 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.
- (72) 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 8:00 a.m. and 9:00 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

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

(73) *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 land disturbing activity, drainage, utilities infrastructure, and native growth protection areas are not adversely affected.

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

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

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(76) *Commercial Retail Uses*. 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.

(77) *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 30.25.017.

(78) RESERVED for future use.

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

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

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

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

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

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

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

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

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

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

(84) RESERVED for future use.

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

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

(87) *Wedding Facility.*

(a) A wedding facility is permitted only:

(i) on vacant and undeveloped land;

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- (ii) on developed land, but entirely outside of any permanent structure;
- (iii) partially outside of permanent structures and partially inside of one or more permanent structures which were legally existing no less than eight years prior to the date of the submittal of a permit application for the wedding facility; or
- (iv) entirely inside of one or more permanent structures which were legally existing no less than eight years prior to the date of the submittal of a permit application for the wedding facility;

(b) A wedding facility, including any structures and adjacent outdoor space used in conjunction with the wedding facility business, shall comply with the following:

- (i) noise control provisions of chapter 10.01 SCC;
- (ii) adequate vehicular sight distance and safe turning movements exist at the access to the site consistent with county engineering design and development standards (EDDS);
- (iii) adequate sanitation facilities are provided on site pursuant to chapter 30.50 SCC and applicable board of health code provisions;
- (iv) adequate on-site parking shall be provided for the use pursuant to SCC 30.26.035; and
- (v) all other applicable regulations in Title 30 SCC including, but not limited to, flood hazard regulations in hazard regulations in chapter 30.65 SCC;

(c) A certificate of occupancy shall be obtained pursuant to chapter 30.52A SCC for the use of any existing structure. The certificate of occupancy shall be subject to an annual inspection and renewal pursuant to SCC 30.53A.361 to ensure building and fire code compliance.

(88) *Public/Institutional Use Designation (P/IU)*. When applied to land that is (a) included in an Urban Growth Area and (b) designated P/IU on the Snohomish County Future Land Use Map

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concurrent with or prior to its inclusion in a UGA, the R-7,200, R-8,400 and R-9,600 zones shall allow only the following permitted or conditional uses: churches, and school instructional facilities. All other uses are prohibited within areas that meet criteria (a) and (b), unless the P/IU designation is changed.

(89) *Hotel/Motel Uses*. Permitted in the Light Industrial zone when the following criteria are met:

- (a) The Light Industrial zone is located within a municipal airport boundary;
- (b) The municipal airport boundary includes no less than 1,000 acres of land zoned light industrial; and
- (c) The hotel/motel use is served by both public water and sewer.

(90) Health and Social Service Facilities regulated under this title do not include secure community transition facilities (SCTFs) proposed pursuant to chapter 71.09 RCW. See SCC 30.91H.095.

- (a) Snohomish County is preempted from regulation of SCTFs. In accordance with the requirements of state law the county shall take all reasonable steps permitted by chapter 71.09 RCW to ensure that SCTFs comply with applicable siting criteria of state law. Every effort shall be made by the county through the available state procedures to ensure strict compliance with all relevant public safety concerns, such as emergency response time, minimum distances to be maintained by the SCTF from "risk potential" locations, electronic monitoring of individual residents, household security measures and program staffing.
- (b) Nothing herein shall be interpreted as to prohibit or otherwise limit the county from evaluating, commenting on, or proposing public safety measures to the state of Washington in response to a proposed siting of a SCTF in Snohomish County.
- (c) Nothing herein shall be interpreted to require or authorize the siting of more beds or facilities in Snohomish County than the county is otherwise required to site for its SCTFs pursuant to the requirements of state law.

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

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

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

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

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

(96) *Public Events/Assemblies on Farmland*. Such event or assembly shall:

(a) Comply with the requirements of SCC 30.53A.800; and

(b) Not exceed two events per year. No event shall exceed two weeks in duration.

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

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

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

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

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

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designated riverway commercial farmland, upland commercial farmland or local commercial farmland in the comprehensive plan.

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

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

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

(105) RESERVED for future use.

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

(107) *Agricultural Composting Requirements.*

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

- (i) The composting operation shall be limited to 10 percent of the total farm site area;
- (ii) At least 50 percent of the composted materials shall be agricultural waste;
- (iii) At least 10 percent of the agricultural wastes must be generated on the farm site;

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

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

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

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

(109) Privately operated off-road vehicle (ORV) use areas shall be allowed by conditional use permit on Forestry and Recreation (F&R) zoned property designated Forest on the comprehensive plan future land use map. These areas shall be identified by an F&R ORV suffix on the zoning map. Privately operated ORV use areas are regulated pursuant to SCC 30.28.080 and 30.28.086 and other applicable county codes.

(110) RESERVED for future use.

(111) RESERVED for future use.

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

(113) *Privately Operated Motocross Racetracks*. Allowed by conditional use permit, and are regulated pursuant to SCC 30.28.100 and 30.28.105, and other applicable county codes.

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Motocross racetracks are allowed in the Forestry and Recreation (F&R) zone only on commercial forest lands.

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

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

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

(117) RESERVED for future use.

(118) RESERVED for future use.

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

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

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

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

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

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

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

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

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

(126) RESERVED for future use.

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

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

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

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

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

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- (b) the use must be located, designed, and operated so as to not interfere with, and to support the continuation of, the overall agricultural use of the property and neighboring properties;
- (c) the use and all activities and structures related to the use must be consistent with the size, scale, and intensity of the existing agricultural use of the property and the existing buildings on the site;
- (d) the use and all activities and structures related to the use must be located within the general area of the property that is already developed for buildings and residential uses;
- (e) where the property is less than 10 acres in size, the use and all structures and activities related to the use shall not convert more than 10 percent of agricultural land to nonagricultural uses;
- (f) where the property is 10 acres in size or more, the use and all structures and activities related to the use shall not convert more than one acre of agricultural land to nonagricultural uses; and
- (g) any land disturbing activity required to support the use shall be limited to preserve prime farmland.

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

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

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

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

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

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

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

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

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

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

(139) Use is only permitted on publicly owned land in the MUC zone.

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Council Disposition:

Date:

Withdrawn by Executive

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AMENDMENT SHEET NO. 3

ORDINANCE NO. 24-065

Brief Description: *Amending Ord. No. 24-065 to reflect the amendment made to SCC 30.22.010 in Ord. No. 24-055, adopted on September 25, 2024, to remove reference to the Freeway Service (FS) zone.*

Proposed by: County Executive Dave Somers

Existing Ordinance Recitals, Findings, or Sections to Delete or Modify:

Page 27, lines 16-17, delete:

(1) Urban Zones – R-9,600, R-8,400, R-7,200, T, LDMR, MR, NB, PCB, CB, GC, FS, IP, BP, LI, HI, MHP, UC, MUC;

And replace with:

(1) Urban Zones – R-9,600, R-8,400, R-7,200, T, LDMR, MR, NB, PCB, CB, GC, IP, BP, LI, HI, MHP, UC, MUC;

Council Disposition: Vice-Chair Nehring – CM Low approved by five

Date: 12/04/24

AMENDMENT NO. 4
ORDINANCE NO. 24-065

RELATING TO GROWTH MANAGEMENT; CONCERNING URBAN ZONE REGULATIONS INCLUDING ADOPTION OF MIXED USE CORRIDOR REGULATIONS; ADDING CHAPTER 30.31G; AMENDING CHAPTERS 30.21, 30.22, 30.23, 30.24, 30.25, 30.26, 30.27, 30.35, 30.70, 30.73, 30.86, 30.91A, and 30.91M OF THE SNOHOMISH COUNTY CODE

Brief Description: *Amending Ord. No. 24-065 to add a provision within the new chapter 30.31G SCC to exempt development within the MUC zone from the Urban Residential Design Standards of chapter 30.23A SCC.*

Proposed by: County Executive Dave Somers

New Ordinance Recitals, Findings, or Sections to Add:

Page 16, starting at line 23, insert a new finding as follows and renumber remaining findings under Section 1.J:

34. SCC 30.31G.170 adds regulations that exempt Mixed Use Corridor zone development from chapter 30.23A SCC Urban Residential Design Standards (URDS). The new Mixed Use Corridor chapter contains specific design regulations for new development in the zone that support a mix of high-density residential, office, and commercial developments. The design standards of chapter 30.31G SCC are more specific than URDS, and more tailored to MUC development.

Page 76, line 20, insert the following reference to a new section in chapter 30.31G SCC as follows:

30.31G.170 Urban Residential Design Standards

Page 83, starting at line 38, add a new section to chapter 30.31G SCC as follows:

30.31G.170 Urban Residential Design Standards

Notwithstanding SCC 30.23A.020, chapter 30.23A does not apply to development in the Mixed Use Corridor zone.

Council Disposition: Vice-Chair Nehring – CM Dunn approved by 5 Date: 12/04/24