



Planning and Community Development

Ryan Hembree

Council Initiated:

☐ Yes

☒ No

ECAF: 2025-3617

Ordinance: 25-084

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: Amending SCC multifamily residential parking requirements to align with RCW.

Scope: Amend Chapters 30.23A and 30.26 of the Snohomish County Code (SCC) on multifamily parking requirements to align with the updates to parking regulations in the state law within the Revised Code of Washington (RCW) 36.70A.622.

Duration: N/A

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

Authority Granted:

Ordinance 25-084 would authorize the Executive to sign into effect amendments to minimum parking regulations; Chapters 30.23a and 30.26 of the Snohomish County Code.

Background:

The County's minimum parking requirements for multifamily residential developments in chapters 30.23A and 30.26 SCC must be updated to remain consistent with recent changes within the state regulations outlined in Senate Bill 6015 (2024) and codified at RCW 36.70A.622. Several code sections within Title 30 SCC are proposed to be amended to meet these new parking standard requirements.

Amendments to chapter 30.26 SCC in this ordinance streamline the application of the required parking standards so they are simplified and easier to understand.

This ordinance will adopt new parking standards that adhere to the updated state minimum parking regulations codified in RCW 36.70A.622. This ordinance amends SCC chapters 30.23A and 30.26 to meet the minimum parking regulations, parking design standards, tandem parking, multifamily design, parking stall dimensions, parking lot surfacing, and configuration that conforms to RCW 19 36.70A.622.

This ordinance also amends SCC 30.26.030(1) to reduce the minimum number of parking spaces required from two (2) to one (1) per dwelling unit for cottage housing and multifamily dwelling units, and removes guest-parking requirements for single-family detached units to increase developer flexibility in design, which could result in more housing units.

The code amendments streamline the minimum parking requirements into simplified tables and figures. 7 These amendments also allow for higher residential densities by reducing the number of required 8 parking spaces for some types of dwellings. Reducing the number of parking spaces required supports 9 the policy of streamlining residential development standards for building more housing and increased 10 reliance on public transit use.

This ordinance amends SCC 30.26.025 Tandem parking standards to allow parking spaces in tandem to meet minimum parking requirements at the rate of one space for every 20 linear feet. SCC 30.23A.060 Multifamily design is also amended with standards for tandem parking

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spaces in front of townhouse units. SCC 30.26.032 is amended for consistency with the tandem parking standards. These changes align with RCW 36.70A.622.

Parking lot development standards, SCC 30.26.065, are amended with a new simplified table for minimum parking stall dimensions and parking configurations. It also amends SCC 30.26.070 Parking lot surfacing requirements to allow parking spaces with grass block pavers to count toward residential minimum parking requirements. These changes align with RCW 36.70A.622.

This ordinance amends SCC 30.26.010 Applicability to make definitions for dwelling units and residential uses consistent across several sections in chapter 30.26 SCC.

This ordinance amends SCC 30.26.030 Number of spaces required to reduce the minimum parking spaces for residential uses such as multifamily, and cottage housing, from 2 spaces to 1 space and removes guest parking requirements from single family detached units and cottage housing. These changes allow for higher density development by reducing the

Request: To set time and date for a public hearing. Suggested time and date Wednesday, January 7, 2026 at 10:30am.