

1 ADOPTED: March 19, 2025
2 EFFECTIVE: March 30, 2025

3 SNOHOMISH COUNTY COUNCIL
4 Snohomish County, Washington

5
6 ORDINANCE NO. 25-014
7

8 RELATING TO GROWTH MANAGEMENT; REVISING ACCESSORY DWELLING UNIT
9 REGULATIONS; AMENDING SNOHOMISH COUNTY CODE (SCC) SECTIONS
10 30.28.010, 30.28.070, AND 30.66B.057, AMENDING DEFINITIONS IN CHAPTERS
11 30.91A AND 30.91D SCC, AND ADDING A NEW DEFINITION IN CHAPTER 30.91P
12 SCC
13

14 WHEREAS, accessory dwelling units (ADUs) are a type of housing that can be
15 attached to another type of housing unit or in a separate detached structure; and
16

17 WHEREAS, the Washington State Legislature enacted in 1990 chapter 36.70A of
18 the Revised Code of Washington (RCW), known as the Growth Management Act
19 (GMA), which required counties to distinguish between urban growth areas (UGAs) and
20 rural and resource lands; and
21

22 WHEREAS, in 1992, the Snohomish County Council (“County Council”) updated
23 the Snohomish County Code (SCC) to allow attached ADUs (then called “accessory
24 apartments”) in most urban, rural and resource zones that allowed a single family
25 dwelling and adopted development and use standards for ADUs through Amended
26 Ordinance No. 92-052; and
27

28 WHEREAS, Amended Ordinance No. 92-052, also updated the SCC definition of
29 a duplex to specify a duplex does not include “a structure containing an accessory
30 apartment”; and
31

32 WHEREAS, RCW 43.185A.215(3), originally adopted in 1993 as Senate Bill
33 5584, required that Snohomish County (the “County”) incorporate Accessory Dwelling
34 Unit (ADU) regulations into local development codes, zoning regulations, or official
35 controls, but deferred to the local legislative authority for establishment of regulations,
36 conditions, procedures, and limitations related to ADUs; and
37

38 WHEREAS, in 1994, the County Council amended the SCC to allow detached
39 ADUs as a permitted use in zoning districts generally considered to be single-family
40 zoning through Amended Ordinance No. 94-029; and

1
2 WHEREAS, SCC allows duplexes in urban single-family residential zones
3 provided the minimum lot size for duplexes is be one and one-half times the minimum
4 lot size for single family dwellings; however, Amendment Ordinance 16-044 removed
5 the minimum lot size requirement for duplexes in the R-8,400, R-9,600 and R-7,200
6 zones; and
7

8 WHEREAS, Snohomish County has revised its ADU regulations several times
9 since Amendment Ordinance No. 94-029, most recently by Ordinance 23-133 on
10 December 12, 2023; and
11

12 WHEREAS, in 2020, the Washington State Legislature enacted Engrossed
13 Substitute Senate Bill 6617 (ESSB 6617) which included new definitions for Accessory
14 Dwelling Unit (ADU), Attached Accessory Dwelling Unit (AADU), and Detached
15 Accessory Dwelling Unit (DADU) in RCW 36.70A.696(1), (2), and (5), respectively, as
16 part of the GMA; and
17

18 WHEREAS, the definition of ADU enacted by ESSB 6617 is “a dwelling unit
19 located on the same lot as a single-family housing unit, duplex, triplex, townhome, or
20 other housing unit”; and
21

22 WHEREAS, ESSB 6617 was supported by findings that include Washington
23 State is experiencing a housing affordability crisis and that encouraging the creation of
24 ADUs is a means to help promote additional affordable housing options; and
25

26 WHEREAS, in 2021, the Legislature enacted Engrossed Substitute Senate Bill
27 5235 (ESSB 5235) that amended the DADU definition in RCW 36.70A.696(5) to clarify
28 DADUs must be on the same property as other units; and
29

30 WHEREAS, in 2023, the Legislature enacted House Bill 1337 (HB 1337) that
31 provided additional requirements for ADUs including a definition of “principal unit” in the
32 context of ADUs, prohibiting regulations that require a property owner to reside in or
33 occupy the principal unit or ADU, and require counties to allow ADUs in certain
34 configurations within urban zones that are not currently authorized by county code; and
35

36 WHEREAS, the County Council concurs with the findings of the Legislature that
37 Snohomish County is experiencing a housing affordability crisis and that ADUs can be
38 part of the solution; and
39

1 WHEREAS, the County Council referred potential amendments on ADU
2 regulations to the Snohomish County Planning Commission (“Planning Commission”)
3 for its consideration and recommendation; and
4

5 WHEREAS, County Council staff briefed the Planning Commission on August 27,
6 2024; and
7

8 WHEREAS, on September 24, 2024, the Planning Commission held a public
9 hearing to receive public testimony concerning the code amendments contained in this
10 ordinance and recommended adoption of the code amendments along with two
11 additional amendments described in its October 8, 2024, recommendation letter; and
12

13 WHEREAS, on March 19, 2025, the County Council held a public hearing after
14 proper notice, and considered public comment and the entire record related to the code
15 amendments contained in this ordinance; and
16

17 WHEREAS, following the public hearing, the County Council deliberated on the
18 code amendments contained in this ordinance;
19

20 NOW, THEREFORE, BE IT ORDAINED:
21

22 **Section 1.** The County Council adopts the following findings in support of this
23 ordinance:
24

25 A. The foregoing recitals are adopted as findings as if set forth in full herein.
26

27 B. This ordinance will amend provisions in title 30 SCC to update regulations related to
28 ADUs. In particular, the amendments will allow detached ADUs on lots with urban
29 zoning that contain single family dwellings, single family attached dwellings, and
30 duplexes within certain configurations. This ordinance will also update county code
31 definitions related to ADUs to reflect recent changes in the GMA.
32

33 C. In considering the proposed amendments, the County evaluated historical
34 development patterns reflective of the interaction of housing market conditions and
35 regulations at various points in time, current market conditions, and GMA and other
36 regulatory requirements.
37

- 38 1. The County is facing an affordable housing crisis and housing stock shortage.
39 The purpose of the proposed amendments is to provide additional means to
40 diversify the County’s urban housing stock.

1
2 2. Recent legislation to address state-wide housing affordability issues creates a
3 mandate for the County to update its provisions for ADUs, which include:

- 4
5 a. Rephrasing to match new state definitions [RCW 36.70A.696],
6 b. Allowing new configurations of attached and detached ADUs [RCW
7 36.70A.681(1)(c)],
8 c. Allowing for the conversion of an existing nonconforming structure on a lot
9 into an ADU [RCW 36.70A.681(1)(j)], and
10 d. Removing a requirement for owner-occupancy in the County's definition of
11 ADU [RCW 36.70A.681(1)(b)].

12
13 D. In considering the proposed amendments, the Planning Commission recommended
14 two additional changes to proposed discretionary amendments to increase the minimum
15 lot coverage and reduce setback requirements to incentivize ADU construction in SCC
16 30.28.010(2)(d)(i)-(iii), which are incorporated into this ordinance.

17
18 E. This proposed ordinance contains the following change that was not presented to
19 the Planning Commission: Removal of architectural standards specific to ADUs that are
20 currently in SCC 30.28.010(1)(f) and (g) for compliance with RCW 36.70A.681(1)(h).
21 This change is based on the recommendation from the Washington State Department of
22 Commerce, whose review of the proposed ordinance occurred after the Planning
23 Commission hearing. RCW 36.70A.681(1)(h) provides that ADUs cannot be subject to
24 aesthetic requirements that are greater than required for the principal unit.

25
26 F. In considering the proposed amendments, the County considered the goals and
27 standards of the GMA. The proposed amendments are consistent with:

- 28
29 1. GMA Goal 2 – Reduce sprawl. Reduce the inappropriate conversion of
30 undeveloped land into sprawling, low-density development.

31
32 This ordinance provides for infill development on sites with single family
33 dwellings, attached single family dwellings, and duplexes in urban areas, thereby
34 increasing urban residential capacity and reducing pressure to convert rural
35 lands to housing.

- 36
37 2. GMA Goal 4 – Housing. Encourage the availability of affordable housing to all
38 economic segments of the population of this state, promote a variety of
39 residential densities and housing types, and encourage preservation of existing
40 housing stock.

1
2 Construction of detached ADUs diversifies the housing stock. Rent for ADUs is
3 often at below-market rates. Detached ADUs serve an important niche in the
4 housing market, as they are uniquely suited to provide low-cost housing options
5 for the County’s senior population, individuals with a disability, and younger
6 adults. The expansion of opportunities to construct detached ADUs also
7 encourages the preservation of existing housing stock by granting property
8 owners the means to generate additional sources of income as a rental unit or
9 through the sale of an ADU unit as a condominium.

10
11 G. The proposed amendments will better achieve, comply with, and implement the
12 goals and policies of the Puget Sound Regional Council’s Multicounty Planning Policies
13 (MPPs), including the following goals and policies:

- 14
15 1. MPP Housing Goal – The region will preserve, improve, and expand its housing
16 stock to provide a range of affordable, healthy, and safe housing choices to every
17 resident. The region will continue to promote fair and equal access to housing for
18 all people.

19
20 The proposed amendments will help to expand and improve the diversity of the
21 housing stock by reducing regulatory barriers on the construction of ADUs.
22 Allowing ADUs in more configurations in urban areas provides more access to
23 housing for people of moderate means.

- 24
25 2. MPP-H-1 – Provide a range of housing types and choices to meet the housing
26 needs of all income levels and demographic groups within the region.

27
28 MPP-H-2 – Achieve and sustain — through preservation, rehabilitation, and new
29 development — a sufficient supply of housing to meet the needs of low-income,
30 moderate-income, middle-income, and special needs individuals and households
31 that is equitably and rationally distributed throughout the region.

32
33 The proposed amendments will support MPP-H-1 and MPP-H-2 by allowing for
34 the construction of ADUs in more configuration in urban zones. Construction of
35 detached ADUs contributes to the County’s efforts to meet the necessary supply
36 of housing units for low-income, moderate-income, middle-income, and special
37 needs individuals.

38
39 H. The proposed amendments will better achieve, comply with, and implement the
40 Housing Goal of the Countywide Planning Policies (CPPs), which provides: “Snohomish

1 County and its cities will promote an affordable lifestyle where residents have access to
2 safe, affordable, and diverse housing options near their jobs and transportation options.”
3 The proposed amendments will support the housing goal in the CPPs by reducing the
4 regulatory barriers on the construction of detached ADUs, which will help to diversify the
5 housing options in urban areas that are close to employment and transportation options.
6

7 I. In considering the proposed amendments, the county considered the goals,
8 objectives, and policies of the 2024 Snohomish County GMA Comprehensive Plan
9 (GMACP). The proposed amendments will work to support, implement, and balance the
10 following goals, objectives, and policies in the GMACP:
11

- 12 1. Goal LU 1 – Establish and maintain compact, clearly defined, well designed
13 UGAs.
14

15 Objective LU 1.A – Establish UGAs with sufficient capacity to accommodate the
16 majority of the county’s projected population, employment, and housing growth
17 over the next 20 years.
18

19 Policy LU 1.A.8 – Ensure the efficient use of urban land by adopting reasonable
20 measures to increase residential, commercial and industrial capacity within urban
21 growth areas prior to expanding urban growth boundaries. The County Council
22 will use the list of reasonable measures in accordance with the guidelines for
23 review contained in Appendix D of the Countywide Planning Policies to evaluate
24 all UGA boundary expansions.
25

26 The amendments proposed by this ordinance would reduce regulatory barriers
27 on the construction of ADUs in urban zones. This reasonable measure will
28 increase residential capacity in UGAs thereby helping to accommodate growth
29 and the maintenance of compact UGAs.
30

- 31 2. Objective HO 1.B – Ensure that a broad range of housing types and affordability
32 levels is available in urban and rural areas.
33

34 The proposed amendments reduce regulatory barriers on the development of
35 ADUs in urban areas, supporting the development of a broad range of housing
36 types and affordability. The development of ADUs provides different housing
37 types and affordability levels in areas with a lack of affordability.
38

39 J. The proposed amendments implement action item 1.B.2 of the Housing Affordability
40 Regional Taskforce (HART) 2020 Report and Five-Year Action Plan, which provides:

1 “Revise local zoning to encourage Accessory Dwelling Units (ADU).” The proposed
2 amendments will comply with action item 1.B.2 by revising Snohomish County
3 regulations to facilitate the construction of detached ADUs in urban areas.
4

5 K. Procedural requirements.
6

- 7 1. The State Environmental Policy Act (SEPA), chapter 43.21C RCW, is applicable
8 to this non-project action. Snohomish County completed an environmental
9 checklist and issued a Determination of Non-Significance (DNS) on February 13,
10 2025, for this non-project proposal to Amend SCC Title 30 Standards for ADUs.
11 Amendments necessary for compliance with RCW 36.70A.681 are exempt from
12 legal challenge under SEPA.
13
- 14 2. The proposal is a Type 3 legislative action pursuant to SCC 30.73.010.
15
- 16 3. Pursuant to RCW 36.70A.106(1), a notice of intent to adopt this ordinance was
17 transmitted to the Washington State Department of Commerce for distribution to
18 state agencies on November 22, 2024, and assigned material number 2024-S-
19 7774.
20
- 21 4. The public participation process used in the adoption of this ordinance complies
22 with all applicable requirements of the GMA and the SCC.
23
- 24 5. The Washington State Attorney General last issued an advisory memorandum,
25 as required by RCW 36.70A.370, in October of 2024 entitled “Advisory
26 Memorandum: Avoiding Unconstitutional Takings of Private Property” to help
27 local governments avoid the unconstitutional taking of private property. The
28 process outlined in the State Attorney General’s 2024 advisory memorandum
29 was used by the County in objectively evaluating the regulatory changes
30 proposed by this ordinance.
31

32 **Section 2.** The County Council makes the following conclusions:
33

- 34 1. The proposed amendments are consistent with the goals, policies, and objectives
35 of the MPPs, CPPs, and GMACP.
36
- 37 2. The proposed amendments are consistent with applicable federal, state, and
38 local laws and regulations.
39

1 3. The County has complied with all SEPA requirements with respect to this non-
2 project action.

3
4 4. The regulations proposed by this ordinance do not result in an unconstitutional
5 taking of private property for a public purpose.

6
7 **Section 3.** The County Council bases its findings and conclusions on the entire
8 legislative record, including all testimony and exhibits. Any finding which should be
9 deemed a conclusion, and any conclusion that should be a finding, is hereby adopted
10 as such.

11
12 **Section 4.** Snohomish County Code Section 30.28.010, last amended by
13 Ordinance No. 23-133 on December 12, 2023, is amended to read:

14
15 **30.28.010 Accessory dwelling units.**

16 Accessory dwelling units are allowed (~~(subordinate to a single-family dwelling in zones~~
17 ~~where single-family dwellings are permitted))~~) under SCC 30.22.100, 30.22.110, (~~(and)~~)
18 30.22.120, and this section.

19 (1) General standards. All accessory dwelling units shall comply with the following
20 standards:

21 (a) Development of accessory dwelling units shall be subject to compliance with
22 all other applicable provisions of this title;

23 (b) An accessory dwelling unit must be on the same lot as a legally-established
24 principal unit;

25 ~~((b))~~ (c) Development of accessory dwelling units shall be subject to physical
26 and legal availability of water and the applicant providing documentation that the water
27 supply is potable and of adequate flow;

28 ~~((c))~~ (d) Applicants must provide documentation that the existing or proposed
29 sewage or septic system is capable of handling the additional demand placed upon it by
30 the attached or detached accessory dwelling unit;

31 ~~((d))~~ (e) The floor area of an accessory dwelling unit shall not exceed 1,200
32 square feet. Floor areas shall be exclusive of garages, porches, unheated storage
33 areas, and unfinished basements; and

34 ~~((e))~~ (f) Accessory dwelling units shall meet the off-street parking requirements
35 in chapter 30.26 SCC(;;).

36 ~~((f) Attached accessory dwelling units shall be designed such that the~~
37 ~~architectural character of the primary dwelling is preserved. Exterior materials, roof~~
38 ~~form, window spacing, and proportions shall match that of primary dwelling; and~~

39 (g) ~~Detached accessory dwelling units shall be constructed such that exterior~~
40 ~~materials, roof form, window spacing, and proportions approximate those of the single-~~

1 ~~family dwelling. A detached accessory dwelling unit proposed for location within an~~
2 ~~existing accessory structure is not required to approximate the exterior features of the~~
3 ~~existing single family dwelling. A mobile home, where allowed as a detached accessory~~
4 ~~dwelling unit pursuant to subsection (3)(a)(ii) of this section, is not required to~~
5 ~~approximate the exterior features of the existing single family dwelling.)~~

6 (2) Urban zones. Accessory dwelling units are permitted uses in the urban zones
7 pursuant to SCC 30.22.100 on lots with a ((single family)) single family, single family
8 attached, or duplex dwelling ((pursuant to SCC 30.22.100)).

9 (a) When the principal unit is a single family dwelling, a maximum of two
10 accessory dwelling units are permitted on the lot containing the principal unit in the
11 following configurations:

12 (i) One attached accessory dwelling unit and one detached accessory
13 dwelling unit((may be established on lots that contain a legally established single family
14 dwelling.)):

15 (ii) Two attached accessory dwelling units; or

16 (iii) Two detached accessory dwelling units, which may be comprised of one
17 or two detached structures.

18 (b) When the principal unit is a single family attached dwelling, one accessory
19 dwelling unit is permitted on the lot containing the principal unit in the following
20 configurations:

21 (i) One attached accessory dwelling unit; or

22 (ii) One detached accessory dwelling unit. Two detached accessory dwelling
23 units on adjacent lots may be combined into a single detached structure provided each
24 accessory dwelling unit is configured on the same lot line as the corresponding principal
25 unit.

26 (c) When the principal unit is a duplex dwelling, a maximum of two accessory
27 dwelling units are permitted on the lot in the following configurations:

28 (i) Two attached accessory dwelling units;

29 (ii) One attached accessory dwelling unit and one detached accessory
30 dwelling unit; or

31 (iii) Two detached accessory dwelling units, which may be comprised of either
32 one or two detached structures.

33 (d) Bulk requirements of SCC 30.23.032 and 30.23.041 for the underlying zone
34 are modified as follows:

35 (i) The maximum lot coverage is increased to 55%;

36 (ii) Setbacks from private roads are reduced to five feet for new principal
37 units, accessory dwelling units, and covered parking structures;

38 (iii) Setbacks from public roads for accessory dwelling units are reduced as
39 follows:

1 (A) Five feet from public roads that are 60 feet wide and over and public
2 roads that are under 60 feet wide in a recorded subdivision, short-subdivision or binding
3 site plan, measured from the edge of the right-of-way; and

4 (B) From all other public roads under 60 feet wide described in SCC
5 30.23.049(4), the lesser of 35 feet measured from the right-of-way centerline or as
6 allowed under SCC 30.23.049(5), or an averaged setback under SCC 30.23.120(1); and

7 (iv) An existing structure that does not meet current setback or lot coverage
8 requirements may be converted into an accessory dwelling unit, provided the director
9 may impose additional conditions for approval necessary to ensure public health, safety,
10 and welfare.

11 (e) Any portion of a driveway or shared driveway providing access to three or
12 more dwelling units shall meet the fire lane requirements of SCC 30.53A.512.

13 (3) Rural, resource, and other zones. Accessory dwelling units are permitted uses in
14 the rural, resource, and other zones on lots with a single-family dwelling pursuant to
15 SCC 30.22.110 and 30.22.120 and the following standards:

16 (a) One accessory dwelling unit may be established on lots that contain a
17 legally-established single-family dwelling pursuant to the following:

18 (i) Detached accessory dwelling units are prohibited on lots that do not meet
19 the minimum required lot area, pursuant to SCC 30.23.030, in the zone in which they
20 are located. The following prohibitions also apply:

21 (A) Detached accessory dwelling units are prohibited on lots in the R-5 zone
22 that are less than five acres in size; and

23 (B) Detached accessory dwelling units are prohibited on lots in the RC zone
24 that are less than 100,000 square feet in size.

25 (ii) A mobile home that is subordinate to the single-family dwelling may be
26 allowed as a detached accessory dwelling unit on lots equal to or greater than 10 acres.

27 (b) Accessory dwelling units shall utilize the same driveway as the primary
28 single-family dwelling.

29
30 **Section 5.** Snohomish County Code Section 30.28.070, adopted by Amended
31 Ordinance No. 02-064 on December 9, 2002, is amended to read:

32
33 **30.28.070 Nonconforming structures.**

34 The following requirements apply to nonconforming structures:

35 (1) Continuance. Any legally established nonconforming structure is permitted to
36 remain in the form and location in which it existed on the effective date of the
37 nonconformance;

38 (2) Improvements. Nonconforming structures may be structurally altered or enlarged
39 only if the setback, height, lot coverage, and open space requirements of the zone in
40 which the structure is located are met; ~~except ((that repair to))~~ when to:

1 (a) Repair the existing structure including ordinary maintenance or replacement
2 of walls, fixtures, or plumbing shall be permitted so long as the exterior dimensions of
3 the structure, as it existed on the effective date of the nonconformance, are not
4 increased; or

5 (b) Convert an existing nonconforming structure into an accessory dwelling unit
6 pursuant to SCC 30.28.010(2)(d)(iv);

7 (3) Restoration. A structure that is accidentally destroyed may be fully restored only
8 if the setback and yard requirements of chapter 30.23 SCC are met unless the structure
9 is listed on the National Register of Historic Places, Washington State Cultural
10 Resource Inventory, or Snohomish County Cultural Resource Inventory, in which case,
11 the structure may be restored and located in its former location despite noncompliance
12 with the bulk regulations:

13 (a) To restore a destroyed nonconforming structure, a building permit must be
14 submitted to the department within one year of the destruction; and

15 (b) A structure shall be considered destroyed for purposes of this section if the
16 restoration costs exceed 75 percent of assessed value of record when the damage
17 occurred.

18
19 **Section 6.** Snohomish County Code Section 30.66B.057, adopted
20 by Amended Ordinance No. 02-064 on December 9, 2002, is amended to read:

21
22 **30.66B.057 Review of duplex ((residential)) building permit applications.**

23 (1) A duplex residential building permit for a lot for which necessary mitigation as
24 required by this chapter was not provided at the time of lot creation, will be issued by
25 the director only after appropriate mitigation is provided in conformance with this
26 chapter.

27 (2) The director of public works is not required to review duplex residential building
28 applications. Application forms for all duplex residential building permits shall be
29 accompanied by a statement that development of every lot in the county with a new
30 duplex residence will have an impact on the road system that must be mitigated. The
31 statement shall outline the options available to the developer for providing necessary
32 mitigation as required by this chapter. An applicant shall inform the department of the
33 applicant's mitigation choice at the time of permit issuance.

34 (3) This section does not apply to residential or commercial building permits for
35 duplex dwellings that include accessory dwelling units.

36
37 **Section 7.** Snohomish County Code Section 30.91A.035, adopted by Amended
38 Ordinance No. 21-018 on June 9, 2021, is amended to read:

39
40 **30.91A.035 Accessory dwelling unit.**

1 "Accessory dwelling unit" means a dwelling unit that is located on the same lot as(
2 ~~under the same ownership as, and subordinate to a single-family dwelling unit~~) a
3 principal unit. An accessory dwelling unit must include facilities for living, sleeping,
4 eating, cooking, and sanitation for not more than one family.
5

6 **Section 8.** Snohomish County Code Section 30.91A.040, last amended by
7 Amended Ordinance No. 21-018 on June 9, 2021, is amended to read:
8

9 **30.91A.040 Accessory dwelling unit, attached.**

10 "Accessory dwelling unit, attached" ("Attached accessory dwelling unit") means an
11 accessory dwelling unit that shares at least one common wall with and is located in the
12 same structure as the (~~primary dwelling~~) principal unit.
13

14 **Section 9.** Snohomish County Code Section 30.91A.050, last amended by
15 Amended Ordinance No. 21-018 on June 9, 2021, is amended to read:
16

17 **30.91A.050 Accessory dwelling unit, detached.**

18 "Accessory dwelling unit, detached" ("Detached accessory dwelling unit") means an
19 accessory dwelling unit that is physically separated from and located in a different
20 structure than the (~~primary dwelling~~) principal unit.
21

22 **Section 10.** Snohomish County Code Section 30.91D.210, last amended by
23 Amended Ordinance No. 21-018 on June 9, 2021, is amended to read:
24

25 **30.91D.210 Development**

26 "Development" means all applications for development activity that will generate
27 vehicular traffic except for:

- 28 (1) Single-family dwellings;
- 29 (2) Structures accessory to a single family use that are not used for commercial
30 purposes;
- 31 (3) Attached or detached accessory dwelling units;
- 32 (4) Duplex conversions and duplex dwellings with accessory dwelling units;
- 33 (5) Temporary dwellings; or
- 34 (6) Portable classrooms for public k-12 schools utilizing existing access.
35

36 *This definition applies only to the concurrency and road impact mitigation regulations in*
37 *chapter 30.66B SCC.*
38

39 **Section 11.** Snohomish County Code Section 30.91D.460, last amended by
40 Amended Ordinance No. 12-049 on October 3, 2012, is amended to read:

1
2 **30.91D.460 Driveway.**

3 "Driveway" means a road network element that provides a single access for vehicles
4 and pedestrians to one lot serving a maximum of two dwelling units or four dwelling
5 units where two of the units are accessory dwelling units.

6
7 **Section 12.** Snohomish County Code Section 30.91D.465, last amended by
8 Amended Ordinance No. 12-049, on October 3, 2012, is amended to read:

9
10 **30.91D.465, Driveway, shared.**

11 "Driveway, shared" ("shared driveway") means a road network element that provides a
12 single vehicle and pedestrian access in a private tract or easement for two lots that
13 have no more than two dwelling units, four dwelling units where two of the units are
14 accessory dwelling units, or two Group U occupancies per lot.

15
16 **Section 13.** Snohomish County Code Section 30.91D.480, last amended by
17 Amended Ordinance No. 21-018 on June 9, 2021, is amended to read:

18
19 **30.91D.480 Duplex.**

20 "Duplex" means a residential structure containing two dwelling units that have a
21 contiguous wall, which structure is located on one lot. (~~The term does not include a~~
22 ~~mobile home, or a structure containing an attached or detached accessory dwelling~~
23 ~~unit.)) A duplex may also include attached or detached accessory dwelling units.~~

24
25 **Section 14.** Snohomish County Code Section 30.91D.500, adopted by Amended
26 Ordinance No. 02-064 on December 9, 2002, is amended to read:

27
28 **30.91D.500 Dwelling, multiple family.**

29 "Dwelling, multiple family" ("Multiple family dwelling") means a dwelling containing three
30 or more dwelling units, but excluding accessory dwelling units, townhouses, and mobile
31 homes.

32
33 **Section 15.** Snohomish County Code Section 30.91D.510, last amended by
34 Amended Ordinance No. 21-018 on June 9, 2021, is amended to read:

35
36 **30.91D.510 Dwelling, single family.**

37 "Dwelling, single family" ("Single family dwelling") means a dwelling containing
38 one dwelling unit, or the dwelling unit and ~~((an))~~ any attached or detached accessory
39 dwelling ~~((unit))~~ units. This term shall also include factory built housing constructed

1 pursuant to the standards delineated in RCW 43.22.455, as amended, and rules and
2 regulations promulgated pursuant thereto.

3
4 **Section 16.** Snohomish County Code Section 30.91D.515, last amended by
5 Amended Ordinance 24-061 on August 14, 2024, is amended to read:

6
7 **30.91D.515 Dwelling, single family attached.**

8 "Dwelling, single family attached" ("Single family attached dwelling") means a single-
9 family dwelling unit constructed in a group of two attached units in which each unit
10 extends from foundation to roof and with open space on at least two sides and which is
11 configured as a zero lot line development. A single family attached dwelling may also
12 include an attached or detached accessory dwelling unit for each principal unit. This
13 term does not include duplex.

14
15 **Section 17.** A new section is added to Chapter 30.91P of the Snohomish County
16 Code to read:

17
18 **30.91P.307 Principal unit.**


19 "Principal unit" means a single family dwelling, single family attached dwelling, or duplex
20 located on the same lot as any attached or detached accessory dwelling units, where
21 the term principal unit distinguishes such dwelling unit from any accessory dwelling
22 units.

23
24 **Section 18. Severability and Savings.** If any section, sentence, clause or phrase
25 of this ordinance shall be held to be invalid by the Growth Management Hearings Board
26 (Board), or unconstitutional by a court of competent jurisdiction, such invalidity or
27 unconstitutionality shall not affect the validity or constitutionality of any other section,
28 sentence, clause or phrase of this ordinance. Provided, however, that if any section,
29 sentence, clause or phrase of this ordinance is held to be invalid by the Board or court
30 of competent jurisdiction, then the section, sentence, clause or phrase in effect prior to
31 the effective date of this ordinance shall be in full force and effect for that individual
32 section, sentence, clause or phrase as if this ordinance had never been adopted.

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PASSED this 19th day of March 2025.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington



Council Chair


ATTEST:



Asst. Clerk of the Council

(X)APPROVED
()EMERGENCY
()VETOED

DATE: March 20, 2025



County Executive

ATTEST:



Approved as to form only:

 2/12/2025

Deputy Prosecuting Attorney