

1 Adopted:

2 Effective:

3 SNOHOMISH COUNTY COUNCIL

4 Snohomish County, Washington

6 ORDINANCE NO. 25-045

8 RELATING TO GROWTH MANAGEMENT; INCREASING RESIDENTIAL MINIMUM NET DENSITY IN URBAN  
9 AREAS; AMENDING SECTIONS 30.23.020, 30.21.025, 30.41B.120, and 30.41A.180 OF THE SNOHOMISH  
10 COUNTY CODE

12 WHEREAS, on December 4, 2024, the Snohomish County Council ("County Council") adopted  
13 Amended Ordinance No. 24-033 to update the policies of the County's Growth Management Act  
14 Comprehensive Plan (GMACP) as required in RCW 36.70A.130; and

16 WHEREAS, the adopted GMACP includes the Land Use Element with Land Use Goal 2 to  
17 "Establish development patterns that use urban land more efficiently"; and

19 WHEREAS, amended Land Use Policy 2.A.1 in the adopted GMACP requires that new  
20 subdivisions achieve a minimum net density of six units per acre within the Urban Growth Area (UGA) to  
21 encourage denser urban infill development; and

23 WHEREAS, the amendments in this ordinance ensure consistency between County Code and the  
24 GMACP by raising the minimum net density in Title 30 of the Snohomish County Code (SCC) to six units  
25 per acre up from four units per acre within the current code for many new urban residential  
26 developments; and

28 WHEREAS, on March 25, 2025, the Snohomish County Planning Commission ("Planning  
29 Commission") was briefed by Snohomish County Planning and Development Services (PDS) staff about  
30 the proposed code amendments contained in this ordinance; and

32 WHEREAS, the Planning Commission held a public hearing on April 22, 2025, to receive public  
33 testimony concerning the proposed code amendments contained in this ordinance; and

35 WHEREAS, at the conclusion of the Planning Commission's public hearing, the Planning  
36 Commission deliberated on the proposed amendments and voted to recommend approval of the  
37 amendments contained in this ordinance, as shown in its recommendation letter dated April 30, 2025;  
38 and

40 WHEREAS, on \_\_\_\_\_, 2025, the County Council held a public hearing after proper  
41 notice, and considered public comment and the entire record related to the code amendments  
42 contained in this ordinance; and

44 ORDINANCE NO. 25-045

RELATING TO GROWTH MANAGEMENT; INCREASING RESIDENTIAL MINIMUM NET DENSITY IN URBAN AREAS; AMENDING  
SECTIONS 30.23.020, 30.21.025, 30.41B.120, and 30.41A.180 OF THE SNOHOMISH COUNTY CODE

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

3  
4 NOW, THEREFORE, BE IT ORDAINED:

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

- 7  
8 A. The foregoing recitals are adopted as findings as if set forth in full herein.  
9  
10 B. This ordinance amends SCC 30.21.025, 30.23.020, 30.41A.180, and 30.41B.120, by raising the  
11 minimum net density from four units per acre to six units per acre for certain residential  
12 developments to be consistent with the adopted 2024 amendments to Land Use Policy 2.A.1 within  
13 the GMACP.  
14  
15 C. This ordinance provides consistency with the Snohomish County Comprehensive Plan.  
16  
17 D. In developing the proposed amendments, the County considered the Growth Management Act  
18 (GMA) goals within RCW 36.70A.020 related to urban growth and reducing sprawl. In particular, the  
19 proposed amendments are consistent with and promote:

20  
21 GMA Goal 1 – “Urban growth. Encourage development in urban areas where adequate public  
22 facilities and services exist or can be provided in an efficient manner.”

23  
24 GMA Goal 2 – “Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into  
25 sprawling, low-density development.”  
26

27 The proposed amendments support urban growth by requiring that new residential development  
28 achieve a higher net density of housing units within urban areas where facilities and services are  
29 currently available. The updates will also help reduce sprawl by requiring higher densities of  
30 development in urban areas.  
31

- 32 E. The proposed amendments ensure consistency with the GMACP by requiring a minimum net density  
33 of at least six units per acre within the UGA as stated in Land Use Policy 2.A.1:

34  
35 “Maintain development regulations that will require that new residential subdivisions achieve a  
36 minimum net density of 6 dwelling units per acre in all unincorporated UGAs...”  
37

38 The proposed amendments align the County’s development regulations with Land Use Policy 2.A.1.  
39

- 40 F. In developing the proposed amendments, the County considered the Multicounty Planning Policy  
41 (MPP) goal related to utilizing the development of urban lands to increase density and reduce  
42 sprawl:  
43

1 MPP-RGS-6: "Encourage efficient use of urban land by optimizing the development potential of  
2 existing urban lands and increasing density in the urban growth area in locations consistent with  
3 the Regional Growth Strategy."  
4

5 The proposed amendments adhere to the goals of the MPPs within the Regional Growth Strategy by  
6 encouraging efficient use of land within UGAs.  
7

8 G. The proposed amendments adhere to the Snohomish County Countywide Planning Goal HO-4:  
9

10 "The county and cities should implement policies that allow for the development of moderate  
11 density housing to help meet future housing needs, diversify the housing stock, and provide more  
12 affordable home ownership and rental opportunities. This approach should include code updates  
13 to ensure that zoning designations and allowed densities, housing capacity, and other restrictions  
14 do not preclude development of moderate density housing."  
15

16 The amendments are consistent with the Countywide Planning Policy (CPP) by allowing for a variety  
17 of housing types to provide more home ownership and rental opportunities.  
18

19 H. Procedural requirements.  
20

- 21 1. Under Snohomish County Code, this ordinance is a Type 3 legislative action pursuant to SCC  
22 30.73.010.  
23
- 24 2. Pursuant to RCW 36.70A.106(1), a notice of intent to adopt this ordinance was transmitted to  
25 the Washington State Department of Commerce on April 8, 2025.  
26
- 27 3. State Environmental Policy Act (SEPA), chapter 43.21C RCW, requirements with respect to this  
28 non-project action have been satisfied through the completion of an environmental checklist  
29 and issuance of a determination of non-significance on April 8, 2025.  
30
- 31 4. The public participation process used in the adoption of this ordinance complies with all  
32 applicable requirements of the GMA and the SCC, including but not limited to RCW 36.70A.035,  
33 RCW 36.70A.140, and chapter 30.73 SCC.  
34
- 35 5. The Washington State Attorney General last issued an advisory memorandum, as required by  
36 RCW 36.70A.370, in October of 2024 entitled "Advisory Memorandum and Recommended  
37 Process for Evaluating Proposed Regulatory or Administrative Actions to Avoid Unconstitutional  
38 Takings of Private Property" to help local governments avoid the unconstitutional taking of  
39 private property. The process outlined in the State Attorney General's 2024 advisory  
40 memorandum was used by Snohomish County in objectively evaluating the regulatory changes  
41 proposed by this ordinance.  
42

43 I. This ordinance is consistent with the record:

1. SCC 30.21.025 is amended to be consistent with Land Use Policy 2.A.1 in the Land Use section of the Snohomish County Comprehensive Plan and to encourage development in urban areas, reducing sprawl.
2. SCC 30.23.020 is amended to be consistent with Land Use Policy 2.A.1 in the Land Use section of the Snohomish County Comprehensive Plan and to encourage development in urban areas, reducing sprawl.
3. SCC 30.41A.180 is amended to be consistent with Land Use Policy 2.A.1 in the Land Use section of the Snohomish County Comprehensive Plan and to encourage development in urban areas, reducing sprawl.
4. SCC 30.41B.120 is amended to be consistent with Land Use Policy 2.A.1 in the Land Use section of the Snohomish County Comprehensive Plan and to encourage development in urban areas, reducing sprawl.
5. The code amendments are consistent with the record as set for in the PDS Staff Report dated March 7, 2025, and memo dated April 21, 2025.

Section 2. The County Council makes the following conclusions:

- A. The amendments proposed by this ordinance are consistent with all applicable federal, state, and local laws and regulations.
- B. The amendments proposed by this ordinance are consistent with the goals, objectives, and policies of the MPPs, CPPs, and the Snohomish County GMACP.
- C. The County has complied with all SEPA requirements in respect to this non-project action.
- D. The public participation process used in the adoption of this ordinance complies with all applicable requirements of the GMA and title 30 SCC.
- E. The amendments proposed by this ordinance do not result in an unconstitutional taking of private property for a public purpose.

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

Section 4. Snohomish County Code Section 30.21.025, last amended by Amended Ordinance No. 24-065 on December 4, 2024 , 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  
2 (1) *Urban Zones*. The urban zones category consists of residential, commercial, and industrial  
3 zoning classifications in Urban Growth Areas (UGAs) located outside of cities in unincorporated  
4 Snohomish County. These areas are either already characterized by, or are planned for, urban  
5 growth consistent with the comprehensive plan.  
6

7 (a) *Single Family Residential*. The intent and function of Single Family Residential zones  
8 is to provide for predominantly single family residential development that achieves a  
9 minimum net density of (~~four~~) six dwelling units per net acre. These zones may be  
10 used as holding zones for properties that are designated Urban Medium-Density  
11 Residential, Urban High-Density Residential, Urban Commercial, Urban Industrial,  
12 Public/Institutional use (P/IU), or Other land uses in the comprehensive plan. The official  
13 Snohomish County zoning maps prepared pursuant to SCC 30.21.030 shall use the suffix  
14 "P/IU" to indicate all areas in which these zones implement the P/IU designation (e.g., R-  
15 7,200-P/IU). Single family residential zones consist of the following:  
16

17 (i) Residential 7,200 sq. ft. (R-7,200);

18  
19 (ii) Residential 8,400 sq. ft. (R-8,400); and

20  
21 (iii) Residential 9,600 sq. ft. (R-9,600).  
22

23 (b) *Multiple Family Residential*. Multiple Family Residential zones provide for  
24 predominantly apartment and townhouse development in designated medium- and  
25 high-density residential locations. Multiple Family Residential zones consist of the  
26 following:  
27

28 (i) *Townhouse (T)*. The intent and function of the Townhouse zone is to:  
29

30 (A) provide for single family dwellings, both attached and detached, or  
31 different styles, sizes, and prices at urban densities greater than those  
32 for strictly single family detached development, but less than  
33 multifamily development;  
34

35 (B) provide a flexible tool for development of physically suitable,  
36 skipped-over or under-used lands in urban areas without adversely  
37 affecting adjacent development; and  
38

39 (C) provide design standards and reviews which recognize the special  
40 characteristics of townhouses, to ensure the development of well-  
41 planned communities, and ensure the compatibility of such housing  
42 developments with adjacent, existing, and planned uses. Townhouses  
43 are intended to serve the housing needs of a variety of housing  
44 consumers and producers. Therefore, townhouses may be built for

1 renter occupancy of units on a site under single ownership, owner  
2 agreements pursuant to chapters 64.32 or 64.34 RCW, or owner or  
3 renter occupancy of separately conveyed units on individual lots  
4 created through formal subdivision pursuant to chapter 58.17 RCW;  
5

6 (ii) *Low-Density Multiple Residential (LDMR)*. The intent and function of the  
7 Low-Density Multiple Residential zone is to provide a variety of low-density,  
8 multifamily housing including townhouses, multifamily structures, and attached  
9 or detached homes on small lots;  
10

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

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

24 (c) *Commercial*. The Commercial zones provide for neighborhood, community and  
25 urban center commercial, and mixed use developments that offer a range of retail,  
26 office, personal service and wholesale uses. Commercial zones consist of the following:  
27

28 (i) *Neighborhood Business (NB)*. The intent and function of the Neighborhood  
29 Business zone is to provide for local facilities that serve the everyday needs of  
30 the surrounding neighborhood, rather than the larger surrounding community;  
31

32 (ii) *Planned Community Business (PCB)*. The intent and function of the Planned  
33 Community Business zone is to provide for community business enterprises in  
34 areas desirable for business but having highly sensitive elements of vehicular  
35 circulation, or natural site and environmental conditions while minimizing  
36 impacts upon these elements through the establishment of performance  
37 criteria. Performance criteria for this zone are intended to control external as  
38 well as internal effects of commercial development. It is the goal of this zone to  
39 discourage "piecemeal" and strip development by encouraging development  
40 under unified control;  
41

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

(iv) *General Commercial (GC)*. The intent and function of the General Commercial zone is to provide for a wide variety of retail and nonretail commercial and business uses. General commercial sites are auto-oriented as opposed to pedestrian or neighborhood oriented. Certain performance standards, subject to review and approval of an official site plan, are contained in chapter 30.31B SCC;

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

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

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

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

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

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

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

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

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

(e) *Urban Center (UC)*. The intent and function of the Urban Center zone is to implement the Urban Center designation on the future land use map by providing a zone that allows a mix of high-density residential, office and retail uses with public and community facilities and pedestrian connections located within one-half mile of existing or planned stops or stations for high capacity transit routes such as light rail or commuter rail lines, regional express bus routes, or transit corridors that contain multiple bus routes or which otherwise provide access to such transportation.

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

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

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

1 (i) a minimum of restrictions shall be placed on traditional and appropriate  
2 rural land uses;

3  
4 (ii) the rural character of these outlying areas will be protected by carefully  
5 regulating the size, location, design, and timing of large-scale, intensive land use  
6 development; and

7  
8 (iii) large residential lots shall be required with the intent of preserving a  
9 desirable rural lifestyle as well as preventing intensive urban- and suburban-  
10 density development, while also protecting the quality of ground and surface  
11 water supplies and other natural resources;

12  
13 (b) *Rural Resource Transition - 10 Acre (RRT-10)*. The intent and function of the Rural  
14 Resource Transition - 10 Acre zone is to implement the Rural Residential-10 (resource  
15 transition) designation and policies in the comprehensive plan, which identify and  
16 designate rural lands with forestry resource values as a transition between designated  
17 forest lands and rural lands;

18  
19 (c) *Rural-5 Acre (R-5)*. The intent and function of the Rural-5 Acre zone is to maintain  
20 rural character in areas that lack urban services;

21  
22 (d) *Rural Business (RB)*. The intent and function of the Rural Business zone is to permit  
23 the location of small-scale commercial retail businesses and personal services which  
24 serve a limited service area and rural population outside established UGAs. This zone is  
25 to be implemented as a "floating zone" and will be located where consistent with  
26 specific locational criteria. The Rural Business zone permits small-scale retail sales and  
27 services located along county roads on small parcels that serve the immediate rural  
28 residential population, and for a new rural business, are located two and one-half miles  
29 from an existing rural business, rural freeway service zone, or commercial designation in  
30 the rural area. Rural businesses, which serve the immediate rural population, may be  
31 located at crossroads of county roads, state routes, and major arterials;

32  
33 (e) *Clearview Rural Commercial (CRC)*. The intent and function of the CRC zone is to  
34 permit the location of commercial businesses and services that primarily serve the rural  
35 population within the defined boundary established by the CRC land use designation.  
36 Uses and development are limited to those compatible with existing rural uses that do  
37 not require urban utilities and services;

38  
39 (f) *Rural Freeway Service (RFS)*. The intent and function of the Rural Freeway Service  
40 zone is to permit the location of small-scale, freeway-oriented commercial services in  
41 the vicinity of on/off ramp frontages and access roads of interstate highways in areas  
42 outside a designated UGA boundary and within rural areas of the county. Permitted  
43 uses are limited to commercial establishments dependent upon highway users; and  
44

1 (g) *Rural Industrial (RI)*. The intent and function of the Rural Industrial zone is to provide  
2 for small-scale light industrial, light manufacturing, recycling, mineral processing, and  
3 resource-based goods production uses that are compatible with rural character and do  
4 not require an urban level of utilities and services.  
5

6 (3) *Resource Zones*. The Resource zones category consists of zoning classifications that conserve  
7 and protect lands useful for agriculture, forestry, or mineral extraction or lands which have long-  
8 term commercial significance for these uses. Resource zones consist of the following:  
9

10 (a) *Forestry (F)*. The intent and function of the Forestry zone is to conserve and protect  
11 forest lands for long-term forestry and related uses. Forest lands are normally large  
12 tracts under one ownership and located in areas outside UGAs and away from  
13 residential and intense recreational use;  
14

15 (b) *Forestry and Recreation (F&R)*. The intent and function of the Forestry and  
16 Recreation zone is to provide for the development and use of forest land for the  
17 production of forest products as well as certain other compatible uses such as  
18 recreation, including recreation uses where remote locations may be required, and to  
19 protect publicly-owned parks in UGAs;  
20

21 (c) *Agriculture-10 Acre (A-10)*. The intent and function of the Agricultural-10 Acre zone  
22 is:  
23

24 (i) To implement the goals and objectives of the County GMA Comprehensive  
25 Plan, which include the goals of protecting agricultural lands and promoting  
26 agriculture as a component of the County economy;  
27

28 (ii) To protect and promote the continuation of farming in areas where it is  
29 already established and in locations where farming has traditionally been a  
30 viable component of the local economy; and  
31

32 (iii) To permit in agricultural lands, with limited exceptions, only agricultural  
33 land uses and activities and farm-related uses that provide a support  
34 infrastructure for farming, or that support, promote or sustain agricultural  
35 operations and production including compatible accessory commercial or retail  
36 uses on designated agricultural lands.  
37

38 (iv) Allowed uses include, but are not limited to:  
39

40 (A) Storage and refrigeration of regional agricultural products;  
41

42 (B) Production, sales and marketing of value-added agricultural  
43 products derived from regional sources;  
44

1 (C) Supplemental sources of on-farm income that support and sustain  
2 on-farm agricultural operations and production;  
3

4 (D) Support services that facilitate the production, marketing and  
5 distribution of agricultural products;  
6

7 (E) Off-farm and on-farm sales and marketing of predominately  
8 regional agricultural products from one or more producers,  
9 agriculturally related experiences, products derived from regional  
10 agricultural production, products including locally made arts and crafts,  
11 and ancillary sales or service activities; and  
12

13 (F) Accessory commercial or retail uses which shall be accessory to the  
14 growing of crops or raising of animals and which shall sell products  
15 predominately produced on-site, agricultural experiences, or products,  
16 including arts and crafts, produced on-site. Accessory commercial or  
17 retail sales shall offer for sale a significant amount of products or  
18 services produced on-site.  
19

20 (v) Allowed uses shall comply with all of the following standards:  
21

22 (A) The uses shall be compatible with resource land service standards.  
23

24 (B) The allowed uses shall be located, designed and operated so as not  
25 to interfere with normal agricultural practices.  
26

27 (C) The uses may operate out of existing or new buildings with parking  
28 and other supportive uses consistent with the size and scale of  
29 agricultural buildings but shall not otherwise convert agricultural land to  
30 non-agricultural uses.  
31

32 (d) Repealed by Amended Ord. 21-060.

33 (Repealed by Amended ord. 21 060, Oct 6, 2021, Eff date Oct. 22, 2021)  
34

35 (4) *Other Zones.* The Other zones category consists of existing zoning classifications that are no  
36 longer primary implementing zones but may be used in special circumstances due to  
37 topography, natural features, or the presence of extensive critical areas. Other zones consist of  
38 the following:  
39

40 (a) Suburban Agriculture-1 Acre (SA-1);  
41

42 (b) Rural Conservation (RC);  
43

44 (c) Rural Use (RU);

(d) Residential 20,000 sq. ft. (R-20,000);

(e) Residential 12,500 sq. ft. (R-12,500); and

(f) Waterfront beach (WFB).

Section 5. Snohomish County Code Section 30.23.020, last amended by Ordinance No. 22-020 on June 1, 2022, is amended to read:

**30.23.020 Minimum net density for residential development in UGAs.**

(1) Except as provided in subsection (2) of this section, a minimum net density of ~~((four))~~ six dwelling units per acre shall be required in all UGAs for:

(a) New subdivisions, short subdivisions, PRDs, townhouse and mixed townhouse developments, and mobile home parks; and

(b) New residential development in the LDMR, MR, and Townhouse zones.

(2) A minimum net density of 15 dwelling units per acre shall be required for new residential development in the MR, NB, PCB, CB and GC zones in the Southwest UGA where any portion of the site is within 2,000 feet of the western edge of the right-of-way of State Route 99 or within 800 feet of the eastern edge of the right-of-way of State Route 99; and the site is east of State Route 525. For sites that are one acre or less in size, the director may administratively approve a reduction in the minimum net density, provided that the applicant demonstrates one or more of the following:

(a) The site is constrained due to its unusual shape, topography, easements, or critical areas and the minimum net density cannot be achieved;

(b) The required setbacks do not allow the minimum net density to be achieved; or

(c) The project contains both residential and non-residential uses.

(3) Minimum net density is the density of development excluding roads, drainage detention/retention areas, biofiltration swales, areas required for public use, and critical areas and their required buffers pursuant to chapters 30.62A and 30.62B SCC.

(4) Minimum net density is determined by rounding up to the next whole unit or lot when a fraction of a unit or lot is 0.5 or greater.

(5) For new subdivisions and short subdivisions, the minimum lot size of the underlying zone may be reduced as necessary to allow a lot yield that meets the minimum density requirement. Each lot shall be at least 6,000 square feet, except as otherwise allowed by this title.

(6) The minimum net density requirement of this section shall not apply:

(a) In the Darrington, Index, and Gold Bar UGAs; and

(b) Where sewerage regulations, SCC 30.29.100, require a lesser density.

Section 6. Snohomish County Code Section 30.41A.180, adopted by Amended Ordinance No. 02-064 on December 9, 2002, is amended to read:

**30.41A.180 Decision criteria – minimum net density in urban growth areas.**

All residential subdivisions located in an urban growth area designated in the comprehensive plan shall maintain a minimum density of ~~((four))~~ six dwelling units per net acre consistent with the minimum net density provisions of SCC 30.23.020.

Section 7. Snohomish County Code Section 30.41B.120, adopted by Amended Ordinance No. 02-064 on December 9, 2002, is amended to read:

**30.41B.120 Decision Criteria: minimum net density.**

All residential short subdivisions located in an urban growth area as designated on the comprehensive plan shall maintain a minimum net density of ~~((four))~~ six dwelling units per net acre consistent with the minimum net density provisions of SCC 30.23.020.

Section 8. Severability and Savings. If any section, sentence, clause or phrase of this ordinance shall be held to be invalid by the Growth Management Hearings Board (Board), or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance. Provided, however, that if any section, sentence, clause or phrase of this ordinance is held to be invalid by the Board or court of competent jurisdiction, then the section, sentence, clause or phrase in effect prior to the effective date of this ordinance shall be in full force and effect for that individual section, sentence, clause or phrase as if this ordinance had never been adopted.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

SNOHOMISH COUNCIL  
Snohomish, Washington

Council Chair

ATTEST:

Asst. Clerk of the Council

( ) APPROVED  
( ) EMERGENCY  
( ) VETOED

DATE:

County Executive

ATTEST:

Approved as to form only:

*Elic Steinberg*  
Deputy Prosecuting Attorney