

1 Adopted:

2 Effective:

3 SNOHOMISH COUNTY COUNCIL

4 Snohomish County, Washington

5  
6 ORDINANCE NO. 25-033

7  
8 RELATING TO GROWTH MANAGEMENT; SUPPORTING THE DEVELOPMENT OF CO-LIVING HOUSING;  
9 AMENDING CHAPTERS 30.22, 30.23, 30.26, 30.67, AND 30.91 OF THE SNOHOMISH COUNTY CODE

10  
11 WHEREAS, the Growth Management Act (GMA), chapter 36.70A of the Revised Code of  
12 Washington (RCW) requires Snohomish County (the "County") to plan for and accommodate housing  
13 affordable to all economic segments of the community, promote a variety of residential densities and  
14 housing types, and encourage preservation of existing housing stock; and

15  
16 WHEREAS, co-living housing is a type of housing where sleeping/living units are independently  
17 rented and in which residents share kitchen facilities; and

18  
19 WHEREAS, RCW 36.70A.535, adopted in 2024 as Engrossed Substitute House Bill 1998, requires  
20 that the County allow co-living housing on any lot within an urban growth area that allows at least six  
21 multifamily residential units; and

22  
23 WHEREAS, the Snohomish County Code does not currently address co-living housing; and

24  
25 WHEREAS, the Snohomish County Code does have the use "Boarding House" where lodging or  
26 lodging and meals are provided to non-transient people, however this use does not encompass co-living  
27 housing which is more similar to micro apartments; and

28  
29 WHEREAS, on November 19, 2024, the Snohomish County Planning Commission (the "Planning  
30 Commission") was briefed by PDS staff about the proposed code amendments contained in this  
31 ordinance; and

32  
33 WHEREAS, the Planning Commission held a public hearing on December 17, 2024, to receive  
34 public testimony concerning the proposed code amendments contained in this ordinance; and

35  
36 WHEREAS, at the conclusion of the Planning Commission's public hearing, the Planning  
37 Commission deliberated on the proposed code amendments and voted to recommend approval of the  
38 code amendments relating to co-living housing as shown in its recommendation letter dated December  
39 18, 2024; and

40  
41 WHEREAS, subsequent to the deliberations by the Planning Commission, the proposed code  
42 amendments were revised to retain boarding house as a separate use from co-living housing in response

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1 to comments received from the Washington State Department of Commerce in a comment letter dated  
2 March 18, 2025; and  
3

4 WHEREAS, on \_\_\_\_\_, 2025, the County Council held a public hearing after proper  
5 notice and considered public comment and the entire record related to the code amendments  
6 contained in this ordinance; and  
7

8 WHEREAS, following the public hearing, the County Council deliberated on the code  
9 amendments contained in this ordinance.  
10

11 NOW, THEREFORE, BE IT ORDAINED:  
12

13 Section 1. The County Council adopts the following findings in support of this ordinance:  
14

- 15 A. The foregoing recitals are adopted as findings as if set forth in full herein.  
16  
17 B. This ordinance amends SCC 30.22.100, the Urban Zone Categories Use Matrix, to establish a new  
18 use Dwelling, Co-Living. With the amendment, Co-Living Dwelling is a permitted use everywhere  
19 that multifamily is allowed. This is in line with the requirements of RCW 36.70A.535 that co-living  
20 housing be allowed everywhere multifamily is allowed in urban growth areas.  
21  
22 C. This ordinance amends chapter 30.23 SCC in the following manner:  
23  
24 1. This ordinance amends SCC 30.23.032, the Urban Residential Zone categories – bulk matrix, to  
25 add a new reference note 68 to all zones in which Co-Living Dwelling is allowed.  
26  
27 2. This ordinance amends SCC 30.23.040 to add a new reference note 68 that clarifies that density  
28 for Co-Living Dwelling is calculated at ¼ of a dwelling unit per sleeping unit. This is consistent  
29 with RCW 36.70A.535.  
30  
31 D. This ordinance amends SCC 30.26.030(1), the Number of Parking Spaces Required table, to add  
32 Dwelling, Co-Living. The parking requirements for co-living dwellings are consistent with the parking  
33 requirements in RCW 36.70A.535.  
34  
35 E. This ordinance amends SCC 30.67.570 to add co-living dwellings in the definition of residential use  
36 within the Shoreline Management Program.  
37  
38 F. This ordinance adds a new section to SCC 30.91D to provide a definition of Co-Living Dwelling. This  
39 definition is in line with RCW 36.70A.535.  
40  
41 G. In developing the proposed amendments, the County considered the GMA goal related to housing.  
42 In particular, the proposed amendments are consistent with and promote:

1 GMA Goal 4 – “Housing. Plan for and accommodate housing affordable to all economic  
2 segments of the population of this state, promote a variety of residential densities and housing  
3 types, and encourage preservation of existing housing stock.”  
4

5 The proposed code amendments would support the housing goal by encouraging the development  
6 of co-living housing. This housing type is generally more affordable than market rate multifamily  
7 apartments and has the potential to provide housing to households with moderate to low incomes  
8 with or without public subsidy.  
9

- 10 H. The proposed amendments support the achievement of the housing goal in the Multicounty  
11 Planning Policies (MPP) from the Puget Sound Regional Council VISION 2050 and maintain  
12 consistency with the following MPP:  
13

14 “MPP-H-3 – Achieve and sustain – through preservation, rehabilitation, and new development –  
15 a sufficient supply of housing to meet the needs of low-income, moderate-income, middle-  
16 income, and special needs individuals and households that is equitably and rationally distributed  
17 throughout the region.”  
18

19 The proposed amendments would support the development of co-living housing. This housing type  
20 is generally more affordable than market rate multifamily apartments and has the potential to  
21 provide housing to households with moderate to low incomes with or without public subsidy which  
22 supports the multicounty policy to achieve and sustain a sufficient supply of housing to meet the  
23 needs of low- and moderate-income households.  
24

- 25 I. The proposed amendments are consistent with Countywide Planning Policy HO-14, which provides:  
26

27 The county and cities should incentivize and promote the development and  
28 preservation of long-term affordable housing through the use of zoning, taxation, and  
29 other tools, including height or density bonuses, property tax incentives and parking  
30 requirement reductions. The incentives should apply where feasible to encourage  
31 affordable housing.  
32

33 The proposed code amendments would support the development of co-living housing. Co-living  
34 housing is generally more affordable than market rate multifamily apartments and has the potential  
35 to provide housing to households with moderate to low incomes with or without public subsidy  
36 which supports the countywide planning policy to promote the development of long-term  
37 affordable housing.  
38

- 39 J. The proposed amendments maintain consistency with the Snohomish County Growth Management  
40 Act Comprehensive Plan (GMACP). The following policies apply to the proposed code amendments:  
41

42 Objective HO 1.B Ensure that a broad range of housing types and affordability levels is available  
43 in urban and rural areas.

1  
2 HO 1.B.4. the county shall encourage and support the development of innovative housing types  
3 that make efficient use of the county land supply such as residential units in mixed-used  
4 developments, accessory dwelling units, cottage housing, co-housing and live/work units.  
5

6 HO 1.C.12 The county should encourage developments that include units affordable to a  
7 spectrum of incomes, including low and moderate-income households.  
8

9 The proposed code amendments support the development of co-living housing, which is specifically  
10 called out in Policy HO 1.B.4 as a housing type that makes an efficient use of the county land supply.  
11 Additionally, co-living housing is generally more affordable than market rate multifamily apartments  
12 and has the potential to provide housing to households with moderate to low incomes with or  
13 without public subsidy, supporting the county's policy of encouraging housing units affordable to a  
14 spectrum of incomes.  
15

16 K. Procedural requirements.  
17

- 18 1. Under Snohomish County Code, this ordinance is a Type 3 legislative action pursuant to SCC  
19 30.73.010.  
20
- 21 2. Pursuant to RCW 36.70A.106(1), a notice of intent to adopt this ordinance was transmitted to  
22 the Washington State Department of Commerce on October 25, 2024.  
23
- 24 3. State Environmental Policy Act (SEPA), chapter 43.21C RCW, requirements with respect to this  
25 non-project action have been satisfied through the completion of an environmental checklist  
26 and issuance of a determination of non-significance on October 25, 2024.  
27
- 28 4. The public participation process used in the adoption of this ordinance complies with all  
29 applicable requirements of the GMA and the SCC, including but not limited to, RCW 36.70A.035,  
30 RCW 36.70A.140, and chapter 30.73 SCC.  
31
- 32 5. The Planning Commission was briefed on the proposed amendments at its November 19, 2024,  
33 meeting and conducted a public hearing on the proposed amendments at its December 17,  
34 2024, meeting, resulting in its letter of December 18, 2025, recommending approval.  
35
- 36 6. The Washington State Attorney General last issued an advisory memorandum, as required by  
37 RCW 36.70A.370, in October of 2024 entitled "Advisory Memorandum and Recommended  
38 Process for Evaluating Proposed Regulatory or Administrative Actions to Avoid Unconstitutional  
39 Takings of Private Property" to help local governments avoid the unconstitutional taking of  
40 private property. The process outlined in the State Attorney General's 2024 advisory  
41 memorandum was used by Snohomish County in objectively evaluating the regulatory changes  
42 proposed by this ordinance.  
43

1 L. This ordinance is consistent with the record.

2  
3 1. Co-living housing can provide housing to moderate and low-income households without  
4 public funding. State law now requires the County to allow co-living housing everywhere  
5 that multifamily dwellings are allowed. The amendments proposed by this ordinance would  
6 create a new use "Dwelling, Co- Living," which would be allowed everywhere multifamily is  
7 allowed, consistent with RCW 36.70A.535.

8  
9 2. Co-living housing dwellings are a multi-family dwelling type, and the use is not meant to  
10 capture the leasing of rooms in single family dwellings or townhomes, which are permitted  
11 in code under the use Boarding House. Defining Co-Living Dwellings as a distinct use from  
12 the existing Boarding House use is in line with comments received from the Washington  
13 State Department of Commerce.

14  
15 Section 2. The County Council makes the following conclusions:

16  
17 A. The amendments proposed by this ordinance comply with the GMA, Washington State law, and the  
18 SCC.

19  
20 B. The amendments proposed by this ordinance comply with the MPPs and the CPPs.

21  
22 C. The amendments proposed by this ordinance comply with the Snohomish County GMACP.

23  
24 D. The County has complied with all SEPA requirements in respect to this non-project action.

25  
26 E. The public participation process used in the adoption of this ordinance complies with all applicable  
27 requirements of the GMA and title 30 SCC.

28  
29 F. The amendments proposed by this ordinance do not result in an unconstitutional taking of private  
30 property for a public purpose.

31  
32 Section 3. The Snohomish County Council bases its findings and conclusions on the entire record  
33 of the County Council, including all testimony and exhibits. Any finding, which should be deemed a  
34 conclusion, and any conclusion which should be deemed a finding, is hereby adopted as such.

Section 4. Snohomish County Code Section 30.22.100, last amended by Ordinance No. 25-016 on March 19, 2025, is amended to read:

**30.22.100 Urban Zone Categories Use Matrix.**

TYPE OF USE	R-9,600 <sup>88</sup>	R-8,400 <sup>88</sup>	R-7,200 <sup>88</sup>	T	LDM R	MR	N B	PC B	CB <sub>128</sub>	GC <sub>128</sub>	IP <sub>76</sub>	BP	LI <sub>55, 76</sub>	HI <sub>55</sub>	MH <sub>114</sub>	UC <sub>122</sub>	MU <sub>C122</sub>
<b>Accessory Dwelling Unit</b> <sup>62</sup>	P	P	P	P	P	P											
<b>Adult Entertainment Business/Use</b> <sup>67</sup>											P		P	P			
<b>Agriculture</b> <sup>41, 107</sup>	P	P	P		P	P	P		P	P	P	P	P	P	P		
<b>Airport, Stage 1 Utility</b> <sup>1</sup>	C	C	C						P	P	P	P	P	P			
<b>Airport-All Others</b>											P	P	P	P			
<b>Amusement Facility</b> <sup>41, 129</sup>								P	P	P	P		P	P		P	P
<b>Antique Shop</b>							P	P	P	P			P	P		P	P
<b>Art Gallery</b> <sup>41</sup>	C	C	C		C	C	P	P	P	P	P	P	P	P		P	P
<b>Auto Repair, Major</b>								P	P <sub>6</sub> <sup>8</sup>	P	P	P	P	P		P	P
<b>Auto Repair, Minor</b>							P	P	P <sub>6</sub> <sup>8</sup>	P	P	P	P	P		P	P
<b>Auto Towing</b>													P	P			
<b>Automobile Wrecking and Junkyards</b>													C <sub>4</sub> <sup>4</sup>	P <sub>4</sub> <sup>4</sup>			
<b>Bed and Breakfast Guesthouse</b> <sup>58</sup>	A	A	A	A	A	A									A		
<b>Billboards</b> <sup>46</sup>																	

TYPE OF USE	R- 9,60 0 <sup>88</sup>	R- 8,40 0 <sup>88</sup>	R- 7,20 0 <sup>88</sup>	T	LDM R	MR	N B	PC B	CB 128	GC 128	IP 76	BP	LI <sup>55</sup> , 76	HI 55	MH p <sup>114</sup>	UC 122	MU c <sup>122</sup>
<b>Non-digital</b>										P			P	P			
<b>Digital</b>										P			P	P			
<b>Boarding House</b>	p <sup>15</sup>	p <sup>15</sup>	p <sup>15</sup>		P	P	P		P	P					P	P	P
<b>Boat Launch Facility, Commercial</b> <sup>31</sup>									C	C			C	C		P	
<b>Boat Launch Facility, Non-commercial</b> <sup>31</sup>	C	C	C		C	C			C	C			C	C			
<b>Caretaker's Quarters</b>							P	P	P	P	P	P	P	P			
<b>Cemetery and Funeral Home</b>	C	C	C		C	C	P	P	P	P	P	P	P	P		P	
<b>Church</b> <sup>41, 129</sup>	C	C	C		P	P	P	P	P	P	P	P	P	P		P	P
<b>Clubhouse</b>	C	C	C		C	C	P	P	P	P	P	P	P	P	P	P	P
<b>Commercial Vehicle Storage Facility</b>										P	P	P	P	P			
<b>Community Facilities for Juveniles</b> <sup>103</sup>																	
<b>1 to 8 Resident Facility</b>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
<b>9 to 24 Resident Facility</b>	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P
<b>Construction Contracting</b>										P	P	P	P	P		p <sup>1</sup> 23	
<b>Day Care Center</b> <sup>2, 129</sup>																	

TYPE OF USE	R-9,600 <sup>88</sup>	R-8,400 <sup>88</sup>	R-7,200 <sup>88</sup>	T	LDMR	MR	NB	PCB	CB <sub>128</sub>	GC <sub>128</sub>	IP <sub>76</sub>	BP	LI <sub>55,76</sub>	HI <sub>55</sub>	MHP <sub>114</sub>	UC <sub>122</sub>	MUC <sub>122</sub>
Up to 8,000 sq ft	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	P	P
Over 8,000 sq ft	C	C	C	C	P	P	P	P	P	P	P	P	P	P	A	P	P
Distillation of Alcohol											P	P	P	P		P	P
Dock & Boathouse, Private, Non-commercial <sup>3, 41</sup>	P	P	P	P	P	P	P		P	P	P	P	P	P			
Dwelling, Attached Single Family <sup>140</sup>	P	P	P	P	P	P						P <sub>51</sub>					
<u>Dwelling, Co-Living</u> <sup>140</sup>					<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u> <sub>51</sub>				<u>P</u>	<u>P</u>
Dwelling, Cottage Housing <sup>140</sup>	P	P	P	P	P							P <sub>51</sub>					
Dwelling, Duplex <sup>140</sup>	P	P	P	P	P	P						P <sub>51</sub>					
Dwelling, Mobile Home <sup>140</sup>	P <sup>6</sup>	P <sup>6</sup>	P <sup>6</sup>	P <sup>6</sup>	P	P									P		
Dwelling, Multiple Family <sup>140</sup>					P	P	P	P	P	P		P <sub>51</sub>				P	P
Dwelling, Single Family <sup>140</sup>	P	P	P	P	P	P						P <sub>51</sub>			P <sup>4</sup>		
Dwelling, Townhouse <sup>5, 140</sup>			P	P	P	P	P	P	P	P		P <sub>51</sub>				P	
Electric Vehicle Infrastructure																	



TYPE OF USE	R- 9,60 0 <sup>88</sup>	R- 8,40 0 <sup>88</sup>	R- 7,20 0 <sup>88</sup>	T	LDM R	MR	N B	PC B	CB 128	GC 128	IP 76	BP	LI <sup>55</sup> ,76	HI 55	MH p <sup>114</sup>	UC 122	MU C <sup>122</sup>
Electric Vehicle Charging Station - Restricted, Level 1, and Level 2 <sup>121</sup>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Electric Vehicle Charging Station - Public, Level 1 and Level 2							P	P	P	P	P	P	P			P	P
Electric Vehicle Charging Station, Level 3	C <sup>120</sup>	C <sup>120</sup>	C <sup>120</sup>	C <sup>120</sup>	C <sup>120</sup>	C <sup>120</sup>	P	P	P	P	P	P	P	P		P	P
Battery Exchange Stations	C <sup>120</sup>	C <sup>120</sup>	C <sup>120</sup>	C <sup>120</sup>	C <sup>120</sup>	C <sup>120</sup>	P	P	P	P	P	P	P	P		P	P
Explosives, Storage											P			P			
Fairgrounds										P	P	P	P	P			
Emergency Shelter, Religious-Owned Property <sup>141</sup>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Family Day Care Home <sup>8</sup>	P	P	P	P	P	P	P		P	P					P		P
Farm Product Processing																	
Up to 5,000 sq ft									P	P			P	P			
Over 5,000 sq ft <sup>94</sup>									A	P			P	P			

TYPE OF USE	R- 9,60 0 <sup>88</sup>	R- 8,40 0 <sup>88</sup>	R- 7,20 0 <sup>88</sup>	T	LDM R	MR	N B	PC B	CB 128	GC 128	IP 76	BP	LI <sup>55</sup> , 76	HI 55	MH p <sup>114</sup>	UC 122	MU c <sup>122</sup>
<b>Farm Stand</b>																	
<b>Up to 400 sq ft <sup>9</sup></b>	P	P	P						P	P			P	P		P	P
<b>401 to 5,000 sq ft <sup>99</sup></b>																	
<b>Farmers Market <sup>93</sup></b>							P	P	P	P		P	P	P		P	P
<b>Fish Farm</b>											P	P	P	P			
<b>Forestry</b>											P		P	P			
<b>Foster Home</b>	P	P	P	P	P	P	P		P	P					P		
<b>Fuel Yard</b>										P	P	P	P	P			
<b>Garage, Detached Private Accessory <sup>60</sup></b>																	
<b>Up to 2,400 sq ft</b>	P	P	P	P	P	P					P	P	P	P	P		
<b>2,401 - 4,000 sq ft on More than 3 Acres <sup>41, 59</sup></b>	P	P	P	P	P	P					P	P	P	P			
<b>2,401 - 4,000 sq ft on Less than 3 Acres <sup>41, 59</sup></b>	A	A	A	A	A	A					A	A	A	A			
<b>4,001 sq ft and Greater <sup>41, 59</sup></b>	C	C	C	C	C	C					C	C	C	C			
<b>Garage, Detached Private Non- accessory <sup>60</sup></b>																	
<b>Up to 2,400 sq ft</b>	P	P	P	P	P	P					P	P	P	P			

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<b>2,401 sq ft and greater</b> <sup>41, 59</sup>	C	C	C	C	C	C					C	C	C	C			
<b>Golf Course, Driving Range and Country Club</b>	C	C	C														
<b>Government Structures &amp; Facilities</b> <sup>27, 41</sup>	C	C	C	C	C	C	C	P	P	P	P	P	P	P		P	P
<b>Greenhouse, Lath House, &amp; Nurseries</b>							P	P	P	P	P	P	P	P			
<b>Guest House</b> <sup>85</sup>	P	P	P		P	P									P		
<b>Hazardous Waste Storage &amp; Treatment Facilities, Offsite</b> <sup>66</sup>											C	C	C	C			
<b>Hazardous Waste Storage &amp; Treatment Facilities, Onsite</b> <sup>65</sup>							P	P	P	P	P	P	P	P			
<b>Health and Social Service Facilities</b> <sup>90</sup>																	
<b>Level I</b>	P	P	P	P	P	P	P	P	P	P		P			P	P	P
<b>Level II</b> <sup>41, 129</sup>	C	C	C		C	C	C	P	P	P		P			C	P	P
<b>Level III</b> <sup>139</sup>						C	p <sup>1</sup> <sub>36</sub>	P	P	P	P		P	P	C	P	P
<b>Home Occupation</b> <sup>11</sup>	P	P	P	P	P	P	P		P	P					P	P	P

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Hotel/Motel					C	C	P <sub>36</sub> <sup>1</sup>	P	P	P			P <sub>9</sub> <sup>8</sup>			P	P
Kennel, <sup>41</sup> Commercial <sup>12</sup>	C	C	C						P	P	P	P	P	P			
Kennel, <sup>41</sup> Private-Breeding <sup>13</sup>	P	P	P		P	P	P		P	P	P	P	P	P			
Kennel, <sup>41</sup> Private-Non-Breeding <sup>13</sup>	P	P	P		P	P	P		P	P	P						
Laboratory							P	P	P	P	P	P	P	P		P	P
Library <sup>41</sup>	C	C	C		C	C	C	P	P	P	P	P	P	P		P	P
Lumber Mill											P	P	P	P			
Lumberyard										P	P	P	P	P			
Manufacturing , Heavy <sup>82</sup>											P			P			
Manufacturing -All Other Forms Not Specifically Listed <sup>83</sup>											P	P	P	P		P <sub>23</sub> <sup>1</sup>	
Marijuana Processing <sup>125, 131</sup>											P	P	P	P			
Marijuana Production <sup>125, 131</sup>											P	P	P	P			
Marijuana Retail <sup>131, 132</sup>							P	P	P	P		P	P	P		P	P
Massage Parlor									P	P	P	P	P	P		P	P
Material Recovery Facility <sup>134</sup>											C		C	C			
Mini Self- Storage								P	P	P	P	P	P	P			

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Mobile Home Park <sup>38</sup>					C	C			C	C					P		
Model Hobby Park <sup>75</sup>												A	A	A			
Model House/Sales Office	P	P	P	P	P	P											
Motocross Racetrack <sup>129</sup>										C <sup>1</sup> <sub>13</sub>	C <sup>1</sup> <sub>13</sub>	C <sup>1</sup> <sub>13</sub>	C <sup>1</sup> <sub>13</sub>	C <sup>1</sup> <sub>13</sub>			
Museum <sup>41</sup>	C	C	C		C	C	C	P	P	P	P	P	P	P		P	P
Neighborhood Services					A, C <sup>86</sup> , 138	A, C <sup>86</sup> , 138	P	P	p <sup>8</sup> <sub>6</sub>	P	P	P	P	P		P	P
Office and Banking							P	P	P	P	P	P	P	P		P	P
Park, Public <sup>14</sup>	P	P	P		P	P	P	P	P	P	P	P	P	P		P	P
Park-and-Pool Lot	C	C	C	C	C	P	P	P	P	P	P	P	P	P		P	P
Park-and-Ride Lot	C	C	C	C	C	P	P	P	P	P	P	P	P	P		P	P
Personal Wireless Service Facilities <sup>27, 41, 104, 106</sup>	C	C	C	C	C	C	C	C	C	C	P	P	P	P	C	p <sup>1</sup> <sub>19</sub>	P
Printing Plant								P		P	P	P	P	P		p <sup>1</sup> <sub>23</sub>	
Race Track <sup>24, 41, 129</sup>										C	P	P	P	P			
Railroad Right-of-way	C	C	C	C	C	C	P	P	P	P	P	P	P	P		P	P
Recreational Facility Not	C	C	C		C	C	P	P	P	P	P	P	P	P		P	P

TYPE OF USE	R- 9,60 0 <sup>88</sup>	R- 8,40 0 <sup>88</sup>	R- 7,20 0 <sup>88</sup>	T	LDM R	MR	N B	PC B	CB 128	GC 128	IP 76	BP	LI <sup>55</sup> , 76	HI 55	MH p <sup>114</sup>	UC 122	MU C <sup>122</sup>
Otherwise Listed																	
Recreational Vehicle Park									C	C					C		
Recycling Facility <sup>137</sup>										C	C		C	C			
Rendering of Fat, Tallow, or Lard <sup>129</sup>											P			P			
Restaurant							P	P	P	P	P <sup>4</sup> <sub>9</sub>	P <sup>4</sup> <sub>9</sub>	P	P		P	P
Retail, General						A <sup>13</sup> <sub>5</sub>	P	P	P	P		P <sup>5</sup> <sub>3</sub>	P	P		P	P
Retirement Apartments				P	P	P	P	P	P	P					P	P	P
Retirement Housing				P	P	P	P	P	P	P					P	P	P
Sanitary Landfill <sup>129</sup>	C	C	C						C	C	C	C	C	C			
Schools																	
K-12 & Preschool <sup>41, 68, 129</sup>	C	C	C		C	C	C <sup>1</sup> <sub>36</sub>		P	P	P	P	P	P		P	P
College <sup>41, 68</sup>	C	C	C		C	C	C <sup>1</sup> <sub>36</sub>		P	P	P	P	P	P		P	P
Other <sup>41, 68</sup>					C	C	C <sup>1</sup> <sub>36</sub>		P	P	P	P	P	P		P	P
Service Station <sup>41</sup>							P	P	P <sup>8</sup> <sub>6</sub>	P			P	P		P	P
Shooting Range <sup>92</sup>											P	P	P	P			
	C <sup>56</sup>	C <sup>56</sup>	C <sup>56</sup>		C <sup>56</sup>	C <sup>56</sup>								P			

TYPE OF USE	R- 9,60 0 <sup>88</sup>	R- 8,40 0 <sup>88</sup>	R- 7,20 0 <sup>88</sup>	T	LDM R	MR	N B	PC B	CB 128	GC 128	IP 76	BP	LI <sup>55</sup> , 76	HI 55	MH p <sup>114</sup>	UC 122	MU C <sup>122</sup>
Sludge Utilization <sup>39</sup>									C <sup>5</sup> <sub>6</sub>	C <sup>5</sup> <sub>6</sub>	C <sup>5</sup> <sub>6</sub>		C <sup>5</sup> <sub>6</sub>	C <sup>5</sup> <sub>0</sub>			
Small Animal Husbandry <sup>41</sup>	C <sup>37</sup>	C <sup>37</sup>	C <sup>37</sup>				P		P	P	P	P	P	P			
Small Workshop									P <sup>8</sup> <sub>6</sub>	P	P	P	P	P		P	P
Stables	P	P	P		P	P	P	P	P	P	P	P	P	P			
Stockyard or Slaughter House <sup>129</sup>											P			P			
Storage, Retail Sales Livestock Feed									P	P			P	P			
Storage Structure, Accessory <sup>60</sup>																	
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 <sup>41, 59</sup>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
2,401 - 4,000 on Less than 3 acres <sup>41, 59</sup>	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
4,001 sq ft and Greater <sup>41, 59</sup>	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
Storage Structure, Non-accessory <sup>60</sup>																	
Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

TYPE OF USE	R-9,600 <sup>88</sup>	R-8,400 <sup>88</sup>	R-7,200 <sup>88</sup>	T	LDM R	MR	N B	PC B	CB <sub>128</sub>	GC <sub>128</sub>	IP <sub>76</sub>	BP	LI <sup>55</sup> , <sub>76</sub>	HI <sub>55</sub>	MH <sub>p114</sub>	UC <sub>122</sub>	MU <sub>C122</sub>
<b>2,401 sq ft and greater</b> <sup>41, 59</sup>	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
<b>Studio</b> <sup>41</sup>	C <sup>77</sup>	C <sup>77</sup>	C <sup>77</sup>		C <sup>77</sup>	C <sup>77</sup>	P	P	P <sub>6</sub> <sup>8</sup>	P	P	P	P	P		P	P
<b>Supervised Drug Consumption Facility</b>																	
<b>Swimming/Wading Pool</b> <sup>17, 41</sup>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
<b>Television/Radio Stations</b>													P	P			
<b>Temporary Dwelling During Construction</b>	A	A	A	A	A	A	A	A	A	A						A	
<b>Temporary Dwelling For Relative</b> <sup>18</sup>	A	A	A	A	A	A	A	A	A	A							
<b>Temporary Residential Sales Coach</b> <sup>73</sup>	A	A	A													A	
<b>Transit Center</b>	C	C	C	C	C	P	P	P	P	P	P	P	P	P		P	P
<b>Ultralight Airpark</b> <sup>20</sup>											P						
<b>Utility Facilities , Electromagnetic Transmission &amp; Receiving Facilities</b> <sup>27, 129</sup>	C	C	C	C	C	C	C	P	P <sub>6</sub> <sup>8</sup>	P	P	P	P	P			



TYPE OF USE	R-9,60 <sup>88</sup>	R-8,40 <sup>88</sup>	R-7,20 <sup>88</sup>	T	LDM <sub>R</sub>	MR	N <sub>B</sub>	PC <sub>B</sub>	CB <sub>128</sub>	GC <sub>128</sub>	IP <sub>76</sub>	BP	LI <sub>55,76</sub>	HI <sub>55</sub>	MH <sub>114</sub>	UC <sub>122</sub>	MU <sub>C122</sub>
Utility Facilities , Transmission Wires, Pipes & Supports <sup>27</sup>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Utility Facilities -All Other Structures <sup>27, 41</sup>	C	C	C	C	C	C	C	P	P <sub>6</sub> <sup>8</sup>	P	P	P	P	P	C	P	P
Vehicle, Vessel and Equipment Sales and Rental									P <sub>3</sub> <sup>2</sup>	P			P	P			
Veterinary Clinic					C	C	P	P	P <sub>6</sub> <sup>8</sup>	P	P	P	P	P		P	P
Warehouse								P <sub>142</sub>		P	P	P	P	P		P <sub>23</sub> <sup>1</sup>	
Wholesale Establishment								P	P <sub>6</sub> <sup>8</sup>	P	P	P	P	P		P <sub>23</sub> <sup>1</sup>	
Woodwaste Recycling and Woodwaste Storage											A <sub>63</sub>		A <sub>3</sub> <sup>6</sup>	A <sub>63</sub>			
All other uses not otherwise mentioned											P	P	P	P			

1

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

2

Section 5. Snohomish County Code Section 30.23.032, last amended by Ordinance No. 24-060 on August 14, 2024, is amended to read:

**30.23.032 Urban Residential Zone categories – bulk matrix.**

**Table 30.23.032 Urban Residential Zones Bulk Matrix**

Category	Zone	Lot Dimension (feet) <sup>54</sup>			Minimum Setback Requirements From (feet) <sup>11,33</sup>							Maximum Lot Coverage <sup>8</sup>
		Minimum Lot Area <sup>29</sup> (square feet)	Minimum Lot Width	Maximum Building Height (feet) 16,27,64	Side and Rear Lot Lines Adjacent to:				Resource Lands		Seismic Hazards	
					Commercial and Industrial Zones	R-9,600, R-8,400, and R 7,200 Zones	Other Urban Residential Zones	Rural Zones	Agriculture	Forest		
Urban Residential	R-9,600	9,600 <sup>23</sup>	70	30	10	5	5	5	See SCC 30.32B.130	See SCC 30.32A.110	See chapters 30.51A and 30.62B SCC	35%
	R-8,400	8,400 <sup>23</sup>	65	30	10	5	5	5				35%
	R-7,200 (buildings ≤ 30 feet high)	7,200 <sup>23, 65</sup>	60	35	10	5	5	5				35%
	R-7,200 (buildings > 30 feet high) <sup>67</sup>					10	10	10				
	T (buildings ≤ 20 feet high) <sup>59</sup>	See SCC 30.31E.050		35	10	10	5	25				See SCC 30.31E.050
	T (buildings > 20 feet high) <sup>59</sup>				15	20	10					
	LDMR (buildings ≤ 20 feet high) <sup>15, 59, 61, 62, 68</sup>	4,000 <sup>4,65</sup>	60	45	10	10	5	25				50% <sup>66</sup>
	LDMR (buildings 20 - 30 feet high) <sup>15, 59, 61, 62, 68</sup>				10	20	10					
	LDMR (buildings > 30 feet high) <sup>15, 59, 61, 62, 68</sup>				15	25	15					
	MR (buildings ≤ 20 feet high) <sup>5, 15, 59, 61, 62, 68</sup>	2,000 <sup>5,9,65</sup>	60 <sup>9</sup>	45 <sup>14</sup>	10	10	5	25				50% <sup>9,66</sup>
	MR (buildings 20 - 30 feet high) <sup>5, 15, 59, 61, 62, 68</sup>				10	20	10					
	MR (buildings > 30 feet high) <sup>5, 15, 59,61, 62, 68</sup>				15	25 <sup>60</sup>	15					
	MHP	<sup>55</sup>	None	25	See SCC 30.42E.100(5)(a)							50%

Category	Zone	Lot Dimension (feet) <sup>54</sup>			Minimum Setback Requirements From (feet) <sup>11,33</sup>							Maximum Lot Coverage <sup>8</sup>
		Minimum Lot Area <sup>29</sup> (square feet)	Minimum Lot Width	Maximum Building Height (feet) <small>16,27,64</small>	Side and Rear Lot Lines Adjacent to:				Resource Lands		Seismic Hazards	
					Commercial and Industrial Zones	R-9,600, R-8,400, and R 7,200 Zones	Other Urban Residential Zones	Rural Zones	Agriculture	Forest		
Urban Residential	R-9,600	9,600 <sup>23</sup>	70	30	10	5	5	5	See SCC 30.32B.130	See SCC 30.32A.110	See chapters 30.51A and 30.62B SCC	35%
	R-8,400	8,400 <sup>23</sup>	65	30	10	5	5	5				35%
	R-7,200 (buildings ≤ 30 feet high)	7,200 <sup>23, 65</sup>	60	35	10	5	5	5				35%
	R-7,200 (buildings > 30 feet high) <sup>67</sup>					10	10	10				
	T (buildings ≤ 20 feet high) <sup>59</sup>	See SCC 30.31E.050		35	10	10	5	25				See SCC 30.31E.050
	T (buildings > 20 feet high) <sup>59</sup>				15	20	10					
	LDMR (buildings ≤ 20 feet high) <small>15, 59, 61, 62, 68</small> —	4,000 <sup>4,65</sup>	60	45	10	10	5	25				50% <sup>66</sup>
	LDMR (buildings 20 - 30 feet high) <small>15, 59, 61, 62, 68</small> —				10	20	10					
	LDMR (buildings > 30 feet high) <small>15, 59, 61, 62, 68</small> —				15	25	15					
	MR (buildings ≤ 20 feet high) <sup>5</sup> , <small>15, 59, 61, 62, 68</small> —	2,000 <sup>5,9,65</sup>	60 <sup>9</sup>	45 <sup>14</sup>	10	10	5	25				50% <sup>9,66</sup>
	MR (buildings 20 - 30 feet high) <sup>5</sup> , <small>15, 59, 61, 62, 68</small> —				10	20	10					
	MR (buildings > 30 feet high) <sup>5</sup> , <small>15, 59,61, 62, 68</small> —				15	25 <sup>60</sup>	15					
	MHP	<sup>55</sup>	None	25	See SCC 30.42E.100(5)(a)							

See SCC 30.23.040 for reference notes listed in Table 30.23.032.

Section 6. Snohomish County Code Section 30.23.040, last amended by Amended Ordinance No. 24-028 on December 4, 2024, is amended to read:

**30.23.040 Reference notes for SCC Tables 30.23.030 and 30.23.032.**

(1) MR bulk requirements shall apply for all residential development permitted in the NB, PCB, CB, GC and BP zones.

- (2) When subdivisionally described, the minimum lot area shall be 1/128th of a section.
- (3) When subdivisionally described, the minimum lot area shall be 1/32nd of a section.
- (4) In the LDMR zone, the maximum density shall be calculated based on 4,000 square feet of land per dwelling unit, except that existing dwelling units may be retained as part of new development in the LDMR zone without counting towards the maximum density.
- (5) In the MR zone the maximum density shall be calculated based on 2,000 square feet of land per dwelling unit, except that:
- (a) Existing dwelling units may be retained as part of new development in the MR zone without counting towards the maximum density.
  - (b) For sites zoned MR, NB, PCB, CB, or GC in the Southwest UGA where any portion of the site is within 2,000 feet of the edge of the right-of-way of State Route 99 there is no maximum density, provided that either:
    - (i) One or more transfer of development rights (TDR) credits must be used to realize the additional density under subsection (5)(b) of this section according to the requirements of chapter 30.35A SCC; or
    - (ii) Developments for which the applicant provides documentation to the director showing that the entire project has been granted a property tax exemption by the Washington State Department of Revenue under RCW 84.36.041, 84.36.042, 84.36.043, or 84.36.560 shall be exempt from the requirements of chapter 30.35A SCC.
- (6) Commercial forestry structures shall not exceed 65 feet in height.
- (7) Non-residential structures shall not exceed 45 feet in height.
- (8) Lot coverage includes all buildings on the given lot.
- (9) Sites zoned MR, NB, PCB, CB, or GC in the Southwest UGA where any portion of the site is within 2,000 feet of the edge of the right-of-way of State Route 99 are exempt from minimum lot area, minimum lot width, and maximum lot coverage requirements.
- (10) RESERVED for future use.
- (11) These setbacks shall be measured from the property line.

1 (12) Greater setbacks than those listed may apply to areas subject to Shoreline Management  
2 Program jurisdiction or critical areas regulations in chapters 30.62A, 30.62B, 30.62C and 30.67 SCC.  
3 Some uses have special setbacks identified in SCC 30.23.110.  
4

5 (13) The listed setbacks apply where the adjacent property is zoned F. In all other cases, setbacks  
6 are the same as in the R-8,400 zone. In the F zone, the setbacks for residential structures on 10 acres  
7 or less which were legally created prior to being zoned to F shall be the same as in the R-8,400 zone.  
8

9 (14) The maximum building height is 75 feet for multifamily structures on sites zoned MR, NB, PCB,  
10 CB and GC that are in the Southwest UGA where any portion of the site is within 2,000 feet of the  
11 edge of the right-of-way of State Route 99. Subject to the requirements in SCC 30.22.100, non-  
12 residential uses are allowed on the first floor of multifamily structures on sites zoned NB, PCB, CB,  
13 and GC that are in the Southwest UGA where any portion of the site is within 2,000 feet of the edge  
14 of the right-of-way of State Route 99.  
15

16 (15) See SCC 30.23.300.  
17

18 (16) The maximum building height is increased an additional five feet when the building includes a  
19 daylight basement, except under conditions that would violate any other applicable requirements of  
20 Title 30 SCC, including the height limit requirements of the Shoreline Management Program (SCC  
21 30.67.460), airport compatibility regulations (SCC 30.32E.060), and urban residential design  
22 standards (chapter 30.23A SCC).  
23

24 (17) In the IP zone there shall be an additional one foot setback for every one foot of building  
25 height over 45 feet.  
26

27 (18) RESERVED for future use.  
28

29 (19) See SCC 30.31A.020(1) and (2) which specify the minimum area of a tract of land necessary for  
30 PCB or BP zoning.  
31

32 (20) See additional setback provisions for dwellings located along the boundaries of designated  
33 farmland contained in SCC 30.32B.130.  
34

35 (21) See additional setback provisions for structures located adjacent to forest lands, and/or on  
36 lands designated local forest or commercial forest contained in SCC 30.32A.110.  
37

38 (22) The minimum lot size for properties designated Rural Residential (RR)--10 (Resource Transition)  
39 on the comprehensive plan shall be 10 acres.  
40

41 (23) Minimum lot area requirements may be modified within UGAs in accordance with SCC  
42 30.23.020.  
43

(24) In rural cluster subdivisions approved in accordance with the provisions of chapter 30.41C SCC, the minimum lot area shall be as provided in SCC 30.23.220. The maximum lot area shall be 20,000 square feet or less when located in rural/urban transition areas.

(25) RESERVED for future use.

(26) RESERVED for future use.

(27) See SCC 30.23.050 for height limit exceptions. See also SCC 30.67.460 for height limit requirements within shoreline jurisdiction.

(28) RESERVED for future use.

(29) See SCC 30.23.200 et seq. for additional lot area requirements and exceptions.

(30) SCC 30.32A.120 (Siting of new structures: Commercial forest land) requires an application for a new structure on parcels designated commercial forest, but not within a designated commercial forest--forest transition area, to provide a minimum 500-foot setback, which shall be a resource protection area, from the property boundaries of adjacent commercial forest lands except that if the size, shape, and/or physical site constraints of an existing legal lot do not allow a setback of 500 feet, the new structure shall maintain the maximum setback possible, as determined by the department.

(31) Setback requirements for mineral excavation and processing are in SCC 30.23.110(27). Performance standards and permit requirements are in chapter 30.32C SCC.

(32) For mineral excavation and processing: The site shall be a contiguous geographic area and have a size of not less than 10 acres, except in the case of subsurface shaft excavations, no minimum acreage is required, pursuant to SCC 30.32C.020(1).

(33) See SCC Table 30.28.050(4)(i) for setback requirements for structures containing a home occupation.

(34) RESERVED for future use.

(35) See chapter 30.31E SCC, for more complete information on the Townhouse Zone height, setback, and lot coverage requirements.

(36) RESERVED for future use (MR and LDMR setbacks--DELETED by Ord. 05-094, effective September 29, 2005).

(37) Agriculture. All structures used for housing or feeding animals, not including household pets, shall be located at least 30 feet from all property lines.

1 (38) There shall be no subdivision of land designated commercial forest in the comprehensive plan  
2 except to allow installation of communication and utility facilities if all the following requirements  
3 are met:  
4

5 (a) The facility cannot suitably be located on undesignated land;

6 (b) The installation cannot be accomplished without subdivision;

7 (c) The facility is to be located on the lowest feasible grade of forest land; and

8 (d) The facility removes as little land as possible from timber production.

9 (39) On parcels designated commercial forest, but not within a designated commercial forest--  
10 forest transition area, establish and maintain a minimum 500-foot setback, which shall be a resource  
11 protection area, from the property boundaries of adjacent commercial forest lands except when the  
12 size, shape, and/or physical site constraints of an existing legal lot do not allow a setback of 500 feet,  
13 the new structure shall maintain the maximum setback possible as provided in SCC 30.32A.120.  
14

15 (40) Land designated local commercial farmland shall not be divided into lots of less than 10 acres  
16 unless a properly executed deed restriction which runs with the land and which provides that the  
17 land divided is to be used exclusively for agricultural purposes and specifically not for a dwelling(s) is  
18 recorded with the Snohomish County auditor.  
19

20 (41) Minimum lot area in the rural use zone shall be the minimum allowed by the zone identified as  
21 the implementing zone by the comprehensive plan for the plan designation applied to the subject  
22 property. Where more than one implementing zone is identified for the same designation, the  
23 minimum lot size shall be that of the zone allowing the smallest lot size.  
24

25 (42) RESERVED for future use.  
26

27 (43) Additional bulk requirements may apply. Refer to SCC 30.31F.100 and 30.31F.140.  
28

29 (44) The 50 percent maximum lot coverage limitation applies solely to the portion of the area  
30 within the CRC comprehensive plan designation and zone that is centered at 180th Street SE and SR  
31 9, generally extending between the intersection of 172nd Street/SR 9 to just south of 184th  
32 Street/SR 9, as indicated on the county's FLUM and zoning map.  
33

34 (45) The 30 percent maximum lot coverage limitation applies solely to the portion area located  
35 within the CRC comprehensive plan designation and zone that is centered at State Route (SR) 9 and  
36 164th Street SE, as indicated on the county's Future Land Use Map (FLUM) and zoning map.  
37

38 (46) Additional setbacks may apply to development within a rural cluster subdivision. Refer to  
39 chapter 30.41C SCC. Residential subdivision is restricted pursuant to SCC 30.32C.050. Uses are  
40 restricted where the R-5 zone coincides with the Mineral Resource Overlay (MRO) to prevent  
41 development which would preclude future access to the mineral resources.

1  
2 (47) RESERVED for future use.

3  
4 (48) RESERVED for future use.

5  
6 (49) RESERVED for future use.

7  
8 (50) RESERVED for future use.

9  
10 (51) RESERVED for future use.

11  
12 (52) RESERVED for future use.

13  
14 (53) RESERVED for future use.

15  
16 (54) A split parcel may be subdivided along the UGA boundary line using one of three methods.  
17 First, a split parcel may be subdivided along the UGA boundary line into two lots, whereby one lot  
18 remains within the UGA and the other lot remains outside the UGA, pursuant to SCC 30.41B.010(5).  
19 Second, a split parcel may be subdivided as part of a short plat application, pursuant to SCC  
20 30.41B.010(8). Finally, a split parcel may be subdivided as part of a plat application, pursuant to SCC  
21 30.41A.010(3).

22  
23 (55) See SCC 30.42E.100(9)(c).

24  
25 (56) RESERVED for future use.

26  
27 (57) RESERVED for future use.

28  
29 (58) RESERVED for future use.

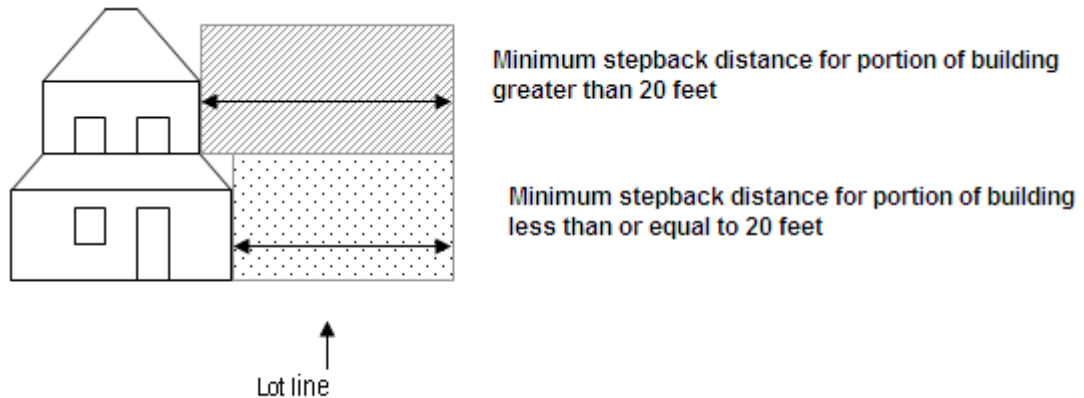
30  
31 (59) Relationship of setback to building height: The minimum setback requirements are dependent  
32 on the heights of the building as specified in this column. To meet the setback requirements,  
33 buildings over 20 feet in height must either:

34  
35 (a) Set the entire building back the minimum setback distance; or

36 (b) Stepback those portions of the building exceeding 20 feet in height to the minimum  
37 setback distance, as illustrated in Figure 30.23.040(59).



**Figure 30.23.040(59). Example of relationship of building height to setback**



(60) Stepback those portions of the building exceeding 45 feet in height from the minimum side and rear yard setbacks by one additional foot for each additional two feet of building height.

(61) Single-family detached, single-family attached and duplex structures shall comply with the minimum setbacks required in the R-8,400 zone.

(62) Fencing between single-family detached, single-family attached and duplex structures shall be:

(a) Prohibited in the area that is within five feet of a third story ingress/egress window so ladder access to the third floor window is not impeded; or

(b) Limited to either vegetative, wood, block, concrete or metal that does not exceed 42 inches in height.

(63) Additional building height up to a maximum of 125 feet may be allowed under certain circumstances as provided for in SCC 30.34A.040(1).

(64) If located within an airport compatibility area, building height is subject to the requirements of SCC 30.32E.060.

(65) Townhouse and mixed townhouse development may achieve the following density:

(a) For the R-7,200 zone, the maximum density shall be calculated based on 7,200 square feet of land per dwelling unit, but the maximum density may be increased up to 50 percent. Existing dwelling units may be retained as part of new development without counting towards the maximum density.

(b) For the LDMR and MR zones, the maximum density established under subsections (4) and (5) of this section may be increased up to 50 percent.

(c) Maximum density shall be determined by rounding up to the next whole unit when a fraction of a unit is equal to five-tenths or greater.

(66) The maximum lot coverage in townhouse and mixed townhouse developments is 50 percent in the LDMR zone and 50 percent in the MR zone except sites zoned MR 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 are exempt from maximum lot coverage requirements consistent with SCC 30.23.040(9).

(67) See SCC 30.23.310.

(68) Co-living dwelling density is calculated at the rate of ¼ of a dwelling unit per sleeping unit.

Section 7. Snohomish County Code Section 30.26.030, last amended by Ordinance No. 25-015 on March 19, 2025, is amended to read:

**30.26.030 Number of spaces required.**

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

(a) Effective alternatives to automobile access (SCC 30.26.040);

(b) Joint uses (SCC 30.26.050 and 30.26.055); and

(c) Accessible routes of travel (SCC 30.26.065(7)).

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

(a) "GFA" means gross floor area;

(b) "GLA" means gross leasable area; and

(c) "SF" means square feet.

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

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

**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, MUC, 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	

<b>USE</b>	<b>Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, MUC, MHP, HI, LI, BP, and IP</b>	<b>Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&amp;R, A-10, SA-1, RC, RU, R-20,000, R-12,500</b>	<b>NOTES</b>
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 commercial recreation	10 per 1,000 SF assembly area plus 2 per court	15 per 1,000 SF assembly area plus 2 per court	
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 <sup>41</sup>	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	

<b>USE</b>	<b>Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, MUC, MHP, HI, LI, BP, and IP</b>	<b>Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&amp;R, A-10, SA-1, RC, RU, R-20,000, R-12,500</b>	<b>NOTES</b>
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.
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)	
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	

<b>USE</b>	<b>Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, MUC, MHP, HI, LI, BP, and IP</b>	<b>Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&amp;R, A-10, SA-1, RC, RU, R-20,000, R-12,500</b>	<b>NOTES</b>
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	
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	2.5 per 1,000 GFA	2.5 per 1,000 GFA	An off-street load and unload area is also required. This area shall provide the greater of two spaces or one space for every 2,000 square feet of day care center with fractional spaces rounded up.

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, MUC, 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
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.
Dock & Boathouse, Private, Non-Commercial	No Parking Requirement	No Parking Requirement	
Dwelling			
<u>Co-Living</u>	<u>.25 per sleeping unit</u>	<u>.25 per sleeping unit</u>	<u>Off-street parking is not required if a co-living dwelling is located within 0.5-mile walking distance from a light rail stop, bus rapid transit stop, or bus stop that provides service at 15-minute intervals for at least five hours a day on weekdays.</u>

<b>USE</b>	<b>Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, MUC, MHP, HI, LI, BP, and IP</b>	<b>Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&amp;R, A-10, SA-1, RC, RU, R-20,000, R-12,500</b>	<b>NOTES</b>
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	Note 1:  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 See SCC 30.26.031	2 per dwelling; see note 1	
Single Family	2 per dwelling; see note 1	2 per dwelling; see note 1	Note 2:
Townhouse	2 per dwelling; see note 1	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, MUC, 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 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 parking of only 1 car; see notes 1 & 2.	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.
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	



<b>USE</b>	<b>Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, MUC, MHP, HI, LI, BP, and IP</b>	<b>Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&amp;R, A-10, SA-1, RC, RU, R-20,000, R-12,500</b>	<b>NOTES</b>
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.
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	
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)	

<b>USE</b>	<b>Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, MUC, MHP, HI, LI, BP, and IP</b>	<b>Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&amp;R, A-10, SA-1, RC, RU, R-20,000, R-12,500</b>	<b>NOTES</b>
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	
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	
Homestead Parcel	See dwelling, single family requirements	See dwelling, single family requirements	

<b>USE</b>	<b>Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, MUC, MHP, HI, LI, BP, and IP</b>	<b>Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&amp;R, A-10, SA-1, RC, RU, R-20,000, R-12,500</b>	<b>NOTES</b>
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	
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	

USE	Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, MUC, 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
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 employee to SF GFA ratio for the proposed use is less than the typical requirement for this use in this zone.

<b>USE</b>	<b>Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, MUC, MHP, HI, LI, BP, and IP</b>	<b>Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&amp;R, A-10, SA-1, RC, RU, R-20,000, R-12,500</b>	<b>NOTES</b>
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 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	

<b>USE</b>	<b>Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, MUC, MHP, HI, LI, BP, and IP</b>	<b>Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&amp;R, A-10, SA-1, RC, RU, R-20,000, R-12,500</b>	<b>NOTES</b>
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 30.42ESC C.
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	

<b>USE</b>	<b>Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, MUC, MHP, HI, LI, BP, and IP</b>	<b>Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&amp;R, A-10, SA-1, RC, RU, R-20,000, R-12,500</b>	<b>NOTES</b>
Office and Banking	2.5 per 1,000 GFA	3 per 1,000 GFA	A minimum of 5 spaces is 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.
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 vary 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	

<b>USE</b>	<b>Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, MUC, MHP, HI, LI, BP, and IP</b>	<b>Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&amp;R, A-10, SA-1, RC, RU, R-20,000, R-12,500</b>	<b>NOTES</b>
Public Events/Assemblies on Farmland	See SCC 30.26.035	See SCC 30.26.035	
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.
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).



<b>USE</b>	<b>Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, MUC, MHP, HI, LI, BP, and IP</b>	<b>Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&amp;R, A-10, SA-1, RC, RU, R-20,000, R-12,500</b>	<b>NOTES</b>
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			
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.

<b>USE</b>	<b>Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, MUC, MHP, HI, LI, BP, and IP</b>	<b>Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&amp;R, A-10, SA-1, RC, RU, R-20,000, R-12,500</b>	<b>NOTES</b>
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.
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.	
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	

<b>USE</b>	<b>Number of Spaces Required in R-9,600, R-8,400, R-7,200, WFB, T, MR, LDMR, GC, CB, NB, PCB, MUC, MHP, HI, LI, BP, and IP</b>	<b>Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&amp;R, A-10, SA-1, RC, RU, R-20,000, R-12,500</b>	<b>NOTES</b>
Temporary Dwelling During Construction	1 per dwelling	1 per dwelling	
Temporary Dwelling for 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 <sup>73</sup>	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 Transmission & Receiving Facility	1 space	1 space	
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, MUC, 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	

Section 8. Snohomish County Code Section 30.67.570, last amended by Amended Ordinance No. 19-020 on July 3, 2019, is amended to read:

**30.67.570 Residential.**

Residential use includes single-family and multifamily dwellings and uses and other structures that are typically appurtenant or incidental to a residence. Residential uses also include those limited commercial and institutional uses that occur within or are incidental to a residence, such as bed and breakfast inns, guest houses, home occupations, family daycare, foster homes, retirement apartments, retirement housing (~~and~~), boarding houses, and co-living dwellings. Residential uses also include houseboats, live-aboard vessels, and floating homes.

(1) The following general regulations apply to residential uses in shorelines:

(a) Clustered development, with the open space area preserving and providing access to the water, is required for subdivisions or short subdivisions, except that alternative site designs may be considered by the department provided that the applicant demonstrates that the alternative site design will provide equivalent or better protection for shoreline ecological functions.

(b) Residential subdivisions, short subdivisions, or residential structures shall not be approved when structural flood protection or shoreline stabilization measures will be necessary to protect lots or subsequent development on the lots.

1 (c) All utility lines shall be located underground.

2  
3 (d) Accessory structures that are not appurtenances must be proportional in size and  
4 purpose to the primary structure, and compatible with onsite and adjacent structures, uses  
5 and natural features.

6  
7 (e) All residential subdivisions, short subdivisions, single-family detached units, duplexes,  
8 townhouses or condominiums creating more than four parcels or dwelling units, and multi-  
9 family developments of more than four lots or dwelling units, shall be required to provide  
10 public access under SCC 30.67.330.

11  
12 (f) Beach or water access using new stairways and trams is allowed, provided the applicant  
13 demonstrates that:

14  
15 (i) Existing shared, public or community facilities are not adequate or available for  
16 use;

17  
18 (ii) The possibility of a multiple-owner or multiple-user facility has been thoroughly  
19 investigated and is not feasible; and

20  
21 (iii) The stairway or tram is designed and located such that:

22  
23 (A) Subsequent shoreline modification, including the installation of  
24 shoreline stabilization, solely for the purpose of protecting the structure, is  
25 not necessary;

26  
27 (B) Removal or modification of existing shoreline vegetation is the  
28 minimum necessary to construct the structure, and will be replaced with  
29 appropriate native species within the next growing season; and

30  
31 (C) No fill or other modification water-ward of the ordinary high water  
32 mark is necessary to construct or use the structure.

33  
34 (g) Residential subdivisions and short subdivisions shall be limited to a maximum of 10  
35 percent total effective impervious surface area within designated shorelands.

36 (2) In addition to the general regulations contained in subsection (1) of this section, the following  
37 shoreline environment designation-specific regulations for residential uses apply:

38  
39 (a) The following residential uses and appurtenant structures are permitted in the Urban  
40 environment: single-family residential, mobile and manufactured homes, duplex,  
41 multifamily, townhouse, and mobile home parks.

1  
2 (b) *Urban Conservancy.*  
3

4 (i) The following residential uses are permitted: single-family residential, mobile  
5 and manufactured homes;  
6

7 (ii) Duplex and mobile home parks are conditionally permitted; and  
8

9 (iii) Multifamily and townhouses are prohibited.  
10

11 (c) *Rural Conservancy.*  
12

13 (i) The following residential uses are permitted: single-family residential, mobile  
14 and manufactured homes, and duplex;  
15

16 (ii) Mobile home parks are conditionally permitted; and  
17

18 (iii) Multifamily and townhouses are prohibited.  
19

20 (d) *Resource.*  
21

22 (i) The following residential uses are permitted: single-family residential, mobile  
23 and manufactured homes, and duplex;  
24

25 (ii) Mobile home parks are conditionally permitted; and  
26

27 (iii) Multifamily and townhouses are prohibited.  
28

29 (e) All residential uses are prohibited in the Municipal Watershed Utility environment.  
30

31 (f) *Natural.*  
32

33 (i) The following residential uses are conditionally permitted: single-family  
34 residential, mobile and manufactured homes;  
35

36 (ii) All other residential uses are prohibited; and  
37

38 (iii) Alteration of the natural topographic features or flora of the site shall be  
39 restricted to that necessary for the placement of the residence and appurtenances.  
40 Additional grading or clearing, as for lawns, is prohibited.  
41

42 (g) *Aquatic.*  
43

- (i) New over-water residences and floating homes are prohibited.
- (ii) Normal maintenance or repair of floating homes permitted or legally established prior to January 1, 2011, is allowed.
- (iii) Houseboats used as a residence and live-aboard vessels may be permitted within marinas or in waters of the state subject to a lease or permission from the state Department of Natural Resources.

Section 9. A new section is added to Chapter 30.91D of the Snohomish County Code to read:

**SCC 30.91D.492 Dwelling, co-living.**

"Dwelling, co-living" ("Co-living dwelling") means a dwelling with sleeping units that are independently rented and lockable and that provide living and sleeping space. Residents must share kitchen facilities with other sleeping units in the building.

Section 10. 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

1 ( ) APPROVED  
2 ( ) EMERGENCY  
3 ( ) VETOED

DATE:

\_\_\_\_\_  
County Executive

8 ATTEST:

\_\_\_\_\_  
10

12 Approved as to form only:

13   
14 \_\_\_\_\_ 6/4/25  
15 Deputy Prosecuting Attorney