



## Snohomish County

### Planning and Development Services

#### MEMORANDUM

TO: Snohomish County Planning Commission

FROM: Shanan Bird, PDS

SUBJECT: Additional Code Section Amendments Related to Minimum Net Density

DATE: April 21, 2025

#### INTRODUCTION

The purpose of this memo is to provide information on code amendments related to minimum net density in addition to SCC 30.23.020(1) that were missed by staff during initial review. These changes address other sections in the code that mention four units per acre minimum net density and are proposed to be changed to six units per acre.

#### PROPOSAL BACKGROUND

The Snohomish County Planning Commission was briefed on 3/25/2025 on proposed code amendments to SCC 30.23.020(1) which changes the minimum net density within urban growth areas from four units per acre to six units per acre. This memo details additional sections of the Snohomish County Code that reference four units per acre minimum net density that also need to be amended to six units per acre.

#### Additional sections containing proposed amendments:

##### 30.21.025(1)(a) Intent of zones

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

##### 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.

### 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.

### 30.42E.100(1) Design Standards – mobile home parks

- (1) Minimum site size shall be five acres and density shall be a minimum of ~~((four))~~ **six** dwelling units per net acre pursuant to SCC 30.23.020 and a maximum of eight dwelling units per gross acre;

Please consider these amendments in addition to the amendment detailed in the staff report dated [March 7<sup>th</sup>, 2025](#) for the Planning Commission hearing on April 22, 2025.

If you have any questions or concerns reach out to:

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