

1 Adopted:

2 Effective:

3 SNOHOMISH COUNTY COUNCIL  
4 SNOHOMISH COUNTY, WASHINGTON

5  
6 ORDINANCE NO. 25-044

7  
8 RELATING TO GROWTH MANAGEMENT; UPDATING REFERENCES IN TITLE 30 OF THE SNOHOMISH  
9 COUNTY CODE FOR UNIFORMITY WITH THE 2024 COMPREHENSIVE PLAN UPDATE; AMENDING  
10 SECTIONS 30.21.025, 30.27.051, 30.28.076, 30.31F.020, 30.32C.020, 30.42B.020, 30.42D.060,  
11 30.62A.710, 30.66C.055, 30.91N.020, AND 30.91R.280 OF THE SNOHOMISH COUNTY CODE  
12

13 WHEREAS, Revised Code of Washington (RCW) 36.70A.130 directs counties planning under the  
14 Growth Management Act (GMA) to consider amendments and revisions to the GMA Comprehensive  
15 Plan (GMACP) or development regulations on a regular basis; and  
16

17 WHEREAS, on December 4, 2024, the Snohomish County Council ("County Council") adopted  
18 Amended Ordinance No. 24-033 to update the policies of the County's GMACP as required in RCW  
19 36.70A.130; and  
20

21 WHEREAS, the language in Title 30 of the Snohomish County Code (SCC) must be updated to  
22 match the language adopted by County Council in Amended Ordinance No. 24-033; and  
23

24 WHEREAS, the amendments contained in this ordinance aim to align references to the  
25 comprehensive plan within Title 30 SCC with the 2024 GMACP; and  
26

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

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

34 WHEREAS, at the conclusion of the Planning Commission's public hearing, the Planning  
35 Commission deliberated on the proposed amendments and voted to recommend approval of the  
36 amendments contained in this ordinance, as shown in its recommendation letter dated April 23, 2025;  
37 and  
38

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

ORDINANCE NO. 25-044  
RELATING TO GROWTH MANAGEMENT; UPDATING REFERENCES IN TITLE 30 OF THE SNOHOMISH COUNTY CODE FOR  
UNIFORMITY WITH THE 2024 COMPREHENSIVE PLAN UPDATE; AMENDING SECTIONS 30.21.025, 30.27.051, 30.28.076,  
30.31F.020, 30.32C.020, 30.42B.020, 30.42D.060, 30.62A.710, 30.66C.055, 30.91N.020, AND 30.91R.280 OF THE SNOHOMISH COUNTY  
CODE

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 makes the following findings:

- 7  
8 A. The County Council adopts and incorporates the foregoing recitals as findings as if set forth fully  
9 herein.  
10  
11 B. This ordinance amends eleven sections of Title 30 SCC to update references for consistency with the  
12 2024 GMACP, adopted by Amended Ordinance No. 24-033. The previous 2015 GMACP included a  
13 General Policy Plan (GPP), did not organize content into elements, and maintained separate  
14 chapters for Capital Facilities and Utilities. The 2024 GMACP removed references to the GPP,  
15 renamed chapters to elements, and combined the Capital Facilities and Utilities chapters into a  
16 single element. Additionally, the 2024 GMACP removed, amended, and added policies throughout  
17 the plan.  
18  
19 C. In developing the code amendments, the County considered the goals and requirements of the GMA  
20 as follows:  
21  
22 1. RCW 36.70A.130(1)(e) specifies that any amendment of or revision to development  
23 regulations shall be consistent with and implement the comprehensive plan.

24  
25 The amendments ensure that the development regulations are consistent with the comprehensive plan.

- 26  
27 2. The amendments are consistent with the following goals of the GMA in RCW 36.70A.020:

28  
29 GMA Goal 11 – Citizen participation and coordination. Encourage the involvement of citizens in  
30 the planning process, including the participation of vulnerable populations and overburdened  
31 communities, and ensure coordination between communities and jurisdictions to reconcile  
32 conflicts

33 The amendments ensure the consistency of the 2024 Comprehensive Plan policy references and  
34 elements with Title 30 SCC. This change ensures that the public has access to the latest and correct  
35 information and policy references in the SCC.

36  
37 GMA Goal 7 – Permits. Applications for both state and local government permits should be  
38 processed in a timely and fair manner to ensure predictability.  
39

1 The amendments ensure the consistency of the 2024 Comprehensive Plan policy references and  
2 elements with Title 30 SCC. This change facilitates easier review for permits by both the staff and the  
3 public.

4  
5 D. The amendments will better achieve, comply with, and implement the goals and policies contained  
6 within the Countywide Planning Policies (CPPs), including:

- 7  
8 1. CPP- ED-16- The expeditious processing of development applications shall not result in the  
9 reduction of environmental and land use standards.

10  
11 The amendments to SCC 30.42B.020 and SCC 30.32C.020, which align those code provisions with the  
12 2024 Comprehensive Plan by revising or removing Land Use policy references for consistency with the  
13 updated 2024 Comprehensive Plan, facilitate the expeditious processing of development applications  
14 consistent with the County's land use policies.

- 15  
16 2. DP-5: "The County and cities shall adopt comprehensive plans and development regulations  
17 (RCW 36.70A.040). In Urban Growth Areas (UGAs), such plans and regulations shall: a.  
18 Achieve urban uses and densities; b. Provide for urban governmental services and capital  
19 facilities sufficient to accommodate the broad range of needs and uses that will accompany  
20 the projected urban growth; and c. Permit the urban growth that is projected to occur in the  
21 succeeding twenty-year period (RCW 36.70A.110(2))."

22  
23 The amendments to SCC 30.42D.060 and SCC 30.66C.055 reflect that the 2024 Comprehensive Plan  
24 update consolidated chapters into a single "Capital Facilities and Utilities element (CUE)," which  
25 streamlines policies designed to address the provision of government services. The amendments  
26 provide consistency with the renaming of consolidated Capital Facilities and Utilities element in the  
27 2024 Comprehensive Plan.

28  
29 E. The amendments will better achieve, comply with, and implement the goals and policies of the  
30 Puget Sound Regional Council's VISION 2050, the Multicounty Planning Policies (MPPs), including:

- 31  
32 1. MPP-RGS-1: "Implement the Regional Growth Strategy through regional policies and  
33 programs, countywide planning policies and growth targets, local plans, and  
34 development regulations."

35  
36 The amendments help create consistency between the county's development regulations and the  
37 updates brought forth with the GMACP.

38  
39 F. The amendments will better achieve, comply with, and implement the goals, objectives, and policies  
40 of the GMACP, including:

1. ED Policy 2.A.1: "Snohomish County shall work to ensure that the Snohomish County Code is an understandable, accessible, and user-friendly document."

The amendments ensure that the SCC is understandable, accessible, and a user-friendly document through updating Title 30 SCC to be consistent with the 2024 update.

G. Procedural requirements.

1. Under Snohomish County Code, this ordinance is a Type 3 legislative action pursuant to SCC 30.73.010 and 30.73.020.
2. Pursuant to RCW 36.70A.106(1), a notice of intent to adopt this ordinance was transmitted to the Washington State Department of Commerce for distribution to state agencies on April 8<sup>th</sup>, 2025.
3. This action is considered procedural and is exempt from the State Environmental Policy Act (SEPA), chapter 43.21C RCW, review pursuant to WAC 197-11-800(19)(b) and SCC 30.61.030.
4. The public participation process used in the adoption of this ordinance complies with all applicable requirements of the GMA and the SCC.
5. The Washington State Attorney General last issued an advisory memorandum, as required by RCW 36.70A.370, in October 2024 entitled "Advisory Memorandum and Recommended Process for Evaluating Proposed Regulatory or Administrative Actions to Avoid Unconstitutional Takings of Private Property" to help local governments avoid the unconstitutional taking of private property. The process outlined in the State Attorney General's 2024 advisory memorandum was used by Snohomish County in objectively evaluating the regulatory changes proposed by this ordinance.

H. This ordinance is consistent with the record:

1. The amendments consistently implement the newly updated and revised policies in the 2024 Comprehensive Update and remove previous references to the GPP that was adopted in 2015.
2. SCC 30.21.025, SCC 30.27.051, SCC 30.28.076, SCC 30.31F.020, SCC 30.32C.020, SCC 30.42D.060, SCC 30.62A.710, SCC 30.91N.020, and SCC 30.91R.280 are amended to replace reference to "GPP" or "General Policy Plan" with "GMA Comprehensive Plan."
3. SCC 30.42B.020 is amended to remove reference to the standard tied to LU policy 6.A.3 because that policy was repealed as part of the 2024 Comprehensive Plan update.

4. SCC 30.42D.060 and SCC 30.66C.055 are amended to reflect that the 2024 Comprehensive Plan update consolidated the Capital Facilities and Utilities chapters into one unified Capital Facilities and Utilities Element.
5. SCC 30.31F.020(2)(g) and (h) and SCC 30.42D.060(3)(a) will be amended to correct minor housekeeping errors.
6. SCC 30.32C.020 is amended to include the phrase “LU policies” in reference to LU policies 9.A.1- LU 9.A.13 to stay consistent with the new Land Use element and policy numbers in the 2024 Comprehensive Plan update.

Section 2. The County Council makes the following conclusions:

- A. The amendments proposed by this ordinance are consistent with the goals, policies, and objectives of the MPPs, CPPs, and GMACP.
- B. The amendments proposed by this ordinance are consistent with applicable federal, state, and local laws and regulations.
- C. The amendments proposed by this ordinance are procedural actions and are categorically exempt from the requirements of SEPA.
- D. 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 the 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) *Urban Zones*. The urban zones category consists of residential, commercial, and industrial zoning classifications in Urban Growth Areas (UGAs) located outside of cities in unincorporated Snohomish County. These areas are either already characterized by, or are planned for, urban growth consistent with the comprehensive plan.

1  
2 (a) *Single Family Residential*. The intent and function of Single Family Residential zones is to provide  
3 for predominantly single family residential development that achieves a minimum net density of  
4 four dwelling units per net acre. These zones may be used as holding zones for properties that  
5 are designated Urban Medium-Density Residential, Urban High-Density Residential, Urban  
6 Commercial, Urban Industrial, Public/Institutional use (P/IU), or Other land uses in the  
7 comprehensive plan. The official Snohomish County zoning maps prepared pursuant to SCC  
8 30.21.030 shall use the suffix "P/IU" to indicate all areas in which these zones implement the  
9 P/IU designation (e.g., R-7,200-P/IU). Single family residential zones consist of the following:

10  
11 (i) Residential 7,200 sq. ft. (R-7,200);

12  
13 (ii) Residential 8,400 sq. ft. (R-8,400); and

14  
15 (iii) Residential 9,600 sq. ft. (R-9,600).

16  
17 (b) *Multiple Family Residential*. Multiple Family Residential zones provide for predominantly  
18 apartment and townhouse development in designated medium- and high-density residential  
19 locations. Multiple Family Residential zones consist of the following:

20  
21 (i) *Townhouse (T)*. The intent and function of the Townhouse zone is to:

22  
23 (A) provide for single family dwellings, both attached and detached, or  
24 different styles, sizes, and prices at urban densities greater than those for  
25 strictly single family detached development, but less than multifamily  
26 development;

27  
28 (B) provide a flexible tool for the development of physically suitable, skipped-  
29 over, or under-used lands in urban areas without adversely affecting  
30 adjacent development; and

31  
32 (C) provide design standards and reviews which recognize the special  
33 characteristics of townhouses, to ensure the development of well-planned  
34 communities, and ensure the compatibility of such housing developments  
35 with adjacent, existing, and planned uses. Townhouses are intended to  
36 serve the housing needs of a variety of housing consumers and producers.  
37 Therefore, townhouses may be built for renter occupancy of units on a site  
38 under single ownership, owner agreements pursuant to chapters 64.32 or  
39 64.34 RCW, or owner or renter occupancy of separately conveyed units on  
40 individual lots created through formal subdivision pursuant to chapter 58.17  
41 RCW;  
42

- 1 (ii) *Low-Density Multiple Residential (LDMR)*. The intent and function of the Low-  
2 Density Multiple Residential zone is to provide a variety of low-density, multifamily  
3 housing including townhouses, multifamily structures, and attached or detached  
4 homes on small lots;  
5
- 6 (iii) *Multiple Residential (MR)*. The intent and function of the Multiple Residential zone is  
7 to provide for high-density development, including townhouses and multifamily  
8 structures, generally near other high-intensity land uses; and  
9
- 10 (iv) *Mobile Home Park (MHP)*. The intent and function of the Mobile Home Park zone is  
11 to provide and preserve high density, affordable residential development consisting  
12 of mobile homes for existing mobile home parks as a source of affordable detached  
13 single-family and senior housing. This zone is assigned to existing mobile home  
14 parks which contain rental pads, as opposed to fee simple owned lots, and as such  
15 are more susceptible to future development.  
16
- 17 (c) *Commercial*. The Commercial zones provide for neighborhood, community and urban center  
18 commercial, and mixed use developments that offer a range of retail, office, personal service,  
19 and wholesale uses. Commercial zones consist of the following:  
20
- 21 (i) *Neighborhood Business (NB)*. The intent and function of the Neighborhood Business  
22 zone is to provide for local facilities that serve the everyday needs of the  
23 surrounding neighborhood, rather than the larger surrounding community;  
24
- 25 (ii) *Planned Community Business (PCB)*. The intent and function of the Planned  
26 Community Business zone is to provide for community business enterprises in areas  
27 desirable for business but having highly sensitive elements of vehicular circulation,  
28 or natural site and environmental conditions, while minimizing impacts upon these  
29 elements through the establishment of performance criteria. Performance criteria  
30 for this zone are intended to control external as well as internal effects of  
31 commercial development. It is the goal of this zone to discourage "piecemeal" and  
32 strip development by encouraging development under unified control;  
33
- 34 (iii) *Community Business (CB)*. The intent and function of the Community Business zone  
35 is to provide for businesses and services designed to serve the needs of several  
36 neighborhoods;  
37
- 38 (iv) *General Commercial (GC)*. The intent and function of the General Commercial zone  
39 is to provide for a wide variety of retail and nonretail commercial and business uses.  
40 General commercial sites are auto-oriented as opposed to pedestrian or  
41 neighborhood oriented. Certain performance standards, subject to review and  
42 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:

- (i) a minimum of restrictions shall be placed on traditional and appropriate rural land uses;
- (ii) the rural character of these outlying areas will be protected by carefully regulating the size, location, design, and timing of large-scale, intensive land use development; and

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

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

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

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

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

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

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

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

1  
2 (a) *Forestry (F)*. The intent and function of the Forestry zone is to conserve and protect forest lands  
3 for long-term forestry and related uses. Forest lands are normally large tracts under one  
4 ownership and located in areas outside UGAs and away from residential and intense  
5 recreational use;  
6

7 (b) *Forestry and Recreation (F&R)*. The intent and function of the Forestry and Recreation zone is to  
8 provide for the development and use of forest land for the production of forest products as well  
9 as certain other compatible uses such as recreation, including recreation uses where remote  
10 locations may be required, and to protect publicly-owned parks in UGAs;  
11

12 (c) *Agriculture-10 Acre (A-10)*. The intent and function of the Agricultural-10 Acre zone is:  
13

14 (i) To implement the goals and objectives of the County (~~General Policy Plan,~~) GMA  
15 Comprehensive Plan which include the goals of protecting agricultural lands and  
16 promoting agriculture as a component of the County economy;  
17

18 (ii) To protect and promote the continuation of farming in areas where it is already  
19 established and in locations where farming has traditionally been a viable  
20 component of the local economy; and  
21

22 (iii) To permit in agricultural lands, with limited exceptions, only agricultural land uses  
23 and activities and farm-related uses that provide a support infrastructure for  
24 farming, or that support, promote or sustain agricultural operations and production  
25 including compatible accessory commercial or retail uses on designated agricultural  
26 lands.  
27

28 (iv) Allowed uses include, but are not limited to:  
29

30 (A) Storage and refrigeration of regional agricultural products;  
31

32 (B) Production, sales and marketing of value-added agricultural products  
33 derived from regional sources;  
34

35 (C) Supplemental sources of on-farm income that support and sustain on-farm  
36 agricultural operations and production;  
37

38 (D) Support services that facilitate the production, marketing and distribution  
39 of agricultural products;  
40

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

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

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

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

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

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

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

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

(b) Rural Conservation (RC);

(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 30.27.051, last amended by Amended Ordinance No. 04-074 on July 28, 2004, is amended to read:

ORDINANCE NO. 25-044

RELATING TO GROWTH MANAGEMENT; UPDATING REFERENCES IN TITLE 30 OF THE SNOHOMISH COUNTY CODE FOR UNIFORMITY WITH THE 2024 COMPREHENSIVE PLAN UPDATE; AMENDING SECTIONS 30.21.025, 30.27.051, 30.28.076, 30.31F.020, 30.32C.020, 30.42B.020, 30.42D.060, 30.62A.710, 30.66C.055, 30.91N.020, AND 30.91R.280 OF THE SNOHOMISH COUNTY CODE

PAGE 12 OF 23

**30.27.051 Permitted signs and standards in designated farmlands and land zoned A-10.**

(1) For lands designated in the Snohomish County GMA Comprehensive Plan (~~General Policy Plan~~) as riverway commercial farmland, upland commercial farmland, or local commercial farmland, and for land zoned A-10 Agriculture, signs shall be allowed as follows:

Sign Type	Number of Signs	Square feet per face	Height in Feet	Location on Farm Site	Special Setbacks from Residential Property	Seasonal Limits
Business Identification- Large		64	16	Within 200 feet of the primary driveway entrance to the farm building cluster Not limited	If sign has integrated reader board and/or is illuminated 50 feet setback required	None
Business Identification- Small	4	16	6	Not limited	If sign has integrated reader board and/or is illuminated 50 feet setback required	None
Location/ Directions	Not limited	12	Not limited	Not limited	If illuminated 50 feet setback required	Only during growing & harvesting season

Sign Type	Number of Signs	Square feet per face	Height in Feet	Location on Farm Site	Special Setbacks from Residential Property	Seasonal Limits
Reader Board-Free Standing	6	32	Not limited	Not limited	If illuminated 50 feet setback required	Only during growing & harvesting season
Product Availability	Not limited	32	Not limited	Not limited	None	Only during growing & harvesting season

(2) Signs allowed pursuant to subsection (1) of this section shall also meet the following requirements:

(a) Signs shall be stationary and shall be externally and indirectly illuminated only. Signs that are flashing, blinking, or of variable intensity are prohibited;

(b) Illuminated signs shall be located at least 50 feet from any adjacent residential property; and

(c) Signs attached to buildings shall not be placed on the roof and shall not extend beyond the roofline.

Section 6. Snohomish County Code Section 30.28.076 Recreational facility otherwise not listed, last amended by Amended Ordinance No. 15-015 on April 15, 2015, is amended to read:

**30.28.076 Recreational facility otherwise not listed.**

(1) A-10 zone. Recreational facilities not otherwise listed are allowed in A-10 zones with a conditional use permit, except within lands designated in the ~~((comprehensive plan (GPP)))~~ GMA Comprehensive Plan as local commercial farmland, upland commercial farmland, or riverway commercial farmland. New playing fields and supporting facilities within lands designated as recreational land in the comprehensive plan are allowed with an administrative conditional use permit.

(a) Permissible recreational uses shall include only non-motorized field games or sports and shall be conducted on uncovered fields under private ownership and control;

(b) Site development shall be depicted on a site development plan and shall include only the following temporary improvements: ball fields, dugouts, seating, fencing, field equipment,

1 storage structures for sports and field maintenance equipment, concession stands, parking  
2 areas, and other such temporary improvements as may be associated with the proposed  
3 recreational use;

4  
5 (c) All buildings and parking areas shall be set back a minimum of 50 feet from the property  
6 boundaries. If the recreational use produces adverse conditions that will unduly affect an  
7 adjacent agricultural use, the director may impose a larger setback in order to alleviate the  
8 effects of such adverse conditions, which include but are not limited to noise, vibration, dust,  
9 and light;

10  
11 (d) All buildings shall be less than 300 square feet in size and located in proximity to the parking  
12 areas;

13  
14 (e) A maximum of two concession stands are allowed and shall not include permanently installed  
15 food service equipment;

16  
17 (f) Parking area and perimeter landscaping are required pursuant to chapter 30.25 SCC and chapter  
18 30.26 SCC;

19  
20 (g) Unfenced playing fields shall be set back 50 feet from property boundaries. Fields with a  
21 perimeter fence, a minimum of six feet in height, may be placed within the setback subject to  
22 perimeter landscaping requirements;

23  
24 (h) No outdoor lighting is allowed;

25  
26 (i) Uses are restricted to daylight hours only; and

27  
28 (j) Structures shall meet all provisions of federal, state and local statute and laws, including  
29 provisions to assure water quality and flood protection.

30  
31 (2) Forestry (F) zone. Recreational facilities not otherwise listed are allowed in F zones with an  
32 administrative conditional use permit when all of the following conditions in subsections (2)(a) through  
33 (j) of this section are met; otherwise recreational facilities are allowed in F zones with a conditional use  
34 permit.

35  
36 (a) Permissible recreational uses shall include only non-motorized activities;

37  
38 (b) Site development shall be depicted on a site development plan and shall include only the  
39 following temporary improvements: ticketing booths, restroom facilities, storage structures for  
40 recreational and maintenance equipment, fencing, structures other than buildings, parking  
41 areas, trails, and other such temporary improvements as may be associated with the proposed  
42 recreational use;

ORDINANCE NO. 25-044

RELATING TO GROWTH MANAGEMENT; UPDATING REFERENCES IN TITLE 30 OF THE SNOHOMISH COUNTY CODE FOR  
UNIFORMITY WITH THE 2024 COMPREHENSIVE PLAN UPDATE; AMENDING SECTIONS 30.21.025, 30.27.051, 30.28.076,  
30.31F.020, 30.32C.020, 30.42B.020, 30.42D.060, 30.62A.710, 30.66C.055, 30.91N.020, AND 30.91R.280 OF THE SNOHOMISH COUNTY  
CODE

PAGE 15 OF 23

- 1
- 2 (c) Minimum setbacks for buildings and other structures depend on comprehensive plan
- 3 designation: For sites designated on the Future Land Use Map as Commercial Forest, new
- 4 buildings, structures, and parking areas shall be set back 500 feet from the property boundaries
- 5 of adjacent Commercial Forest lands; for sites not designated as Commercial Forest, the
- 6 setbacks shall be 200 feet from adjacent properties. If the recreational use produces adverse
- 7 conditions that will unduly affect an adjacent forestry use, the director may impose a larger
- 8 setback in order to alleviate the effects of such adverse conditions, which include but are not
- 9 limited to noise, vibration, dust, and light;
- 10
- 11 (d) All buildings shall be less than 600 square feet in size; most should be located in proximity to the
- 12 parking areas;
- 13
- 14 (e) Sites less than five acres may have up to two buildings; sites between five and 10 acres may
- 15 have three buildings, and one additional building is possible for each additional five acres of site;
- 16
- 17 (f) Structures other than buildings – such as open-sided structures, and towers to support
- 18 equipment – shall not have a total footprint of more than 400 square feet per acre of total site;
- 19
- 20 (g) Parking area and perimeter landscaping are required pursuant to chapter 30.25 SCC and chapter
- 21 30.26 SCC;
- 22
- 23 (h) No outdoor lighting is allowed;
- 24
- 25 (i) Uses are restricted to daylight hours unless a special events permit is obtained; and
- 26
- 27 (j) Structures shall meet all provisions of federal, state and local statute and laws, including
- 28 provisions to assure water quality and flood protection.
- 29

30 (3) Forestry and Recreation (F&R) zone. Recreational facilities not otherwise listed are allowed in F&R

31 zones with an administrative conditional use permit when all of the following conditions in subsections

32 (3)(a) through (i) of this section are met; otherwise recreational facilities are allowed in F&R zones with a

33 conditional use permit.

34

- 35 (a) Permissible recreational uses shall include only non-motorized activities;
- 36
- 37 (b) Site development shall be depicted on a site development plan and shall include only the
- 38 following temporary improvements: ticketing booths, restroom facilities, storage structures for
- 39 recreational and maintenance equipment, fencing, structures other than buildings, parking
- 40 areas, trails, and other such temporary improvements as may be associated with the proposed
- 41 recreational use;
- 42



- (c) Minimum setbacks for buildings and other structures depend on comprehensive plan designation: For sites designated on the Future Land Use Map as Commercial Forest, new buildings, structures, and parking areas shall be set back 500 feet from the property boundaries of adjacent Commercial Forest lands; for sites not designated as Commercial Forest, the setbacks shall be 50 feet from adjacent properties. If the recreational use produces adverse conditions that will unduly affect an adjacent forestry, residential, or agricultural use, the director may impose a larger setback in order to alleviate the effects of such adverse conditions, which include but are not limited to noise, vibration, dust, and light;
- (d) All buildings shall be less than 1,000 square feet in size and most should be located in proximity to the parking areas;
- (e) For sites less than five acres, a maximum of three buildings are allowed;
- (f) For sites greater than five acres, three buildings are allowed for the first five acres, and one additional building is allowed for every additional five acres;
- (g) Parking area and perimeter landscaping are required pursuant to chapter 30.25 SCC and chapter 30.26 SCC;
- (h) Uses are restricted to daylight hours unless a special events permit is obtained; and
- (i) Structures shall meet all provisions of federal, state and local statutes and laws, including provisions to assure water quality and flood protection.

Section 7. Snohomish County Code Section 30.31F.020, last amended by Amended Ord. 13-042 on July 10, 2013, is amended to read:

**30.31F.020 Minimum zoning criteria.**

(1) The RI and RFS zones shall be applied only to properties that contain the appropriate land use designation as depicted on the Future Land Use Map (FLUM) of the (~~General Policy Plan (GPP)~~) GMA Comprehensive Plan.

(2) The RB zone is a zoning classification which will be located within a rural residential land use designation. The RB zone, including expansions to the RB zone classification, shall be applied only to properties that meet all the following locational criteria, except as provided in SCC 30.31F.020(3) and (4):

- (a) A minimum of 600 residential dwelling units shall be located within a two and one-half mile radius of the proposed site;
- (b) The proposed site is located along a county road or state highway with at least 100 feet of street frontage or at an intersection of two public roads;

ORDINANCE NO. 25-044

RELATING TO GROWTH MANAGEMENT; UPDATING REFERENCES IN TITLE 30 OF THE SNOHOMISH COUNTY CODE FOR UNIFORMITY WITH THE 2024 COMPREHENSIVE PLAN UPDATE; AMENDING SECTIONS 30.21.025, 30.27.051, 30.28.076, 30.31F.020, 30.32C.020, 30.42B.020, 30.42D.060, 30.62A.710, 30.66C.055, 30.91N.020, AND 30.91R.280 OF THE SNOHOMISH COUNTY CODE

PAGE 17 OF 23

- 1
- 2 (c) The proposed new site shall be located no closer than two and one-half miles from an existing
- 3 RB, RFS, or commercial designation in the rural area;
- 4
- 5 (d) The total area zoned RB at any given location shall not include more than five acres designated
- 6 as net usable area. In calculating net usable area pursuant to this chapter, net usable area shall
- 7 be the total site area less critical areas and their required buffers, pursuant to chapters 30.62A
- 8 and 30.62B SCC, public rights-of-way, private roads, detention/retention areas, and biofiltration
- 9 swales;
- 10
- 11 (e) The proposed site shall be located outside of an urban growth area (UGA) boundary;
- 12
- 13 (f) The proposed site shall contain a rural residential designation on the ((GPP)) FLUM, and not be
- 14 designated forest lands or farmlands by the FLUM;
- 15
- 16 (g) The size and configuration of the proposed site must be capable of accommodating applicable
- 17 setbacks, buffers, and critical area protection pursuant to chapters 30.62A, 30.62B and 30.62C
- 18 SCC; and
- 19
- 20 (h) Site information required pursuant to SCC 30.31F.200(2) shall have been submitted by the
- 21 applicant. The information shall clearly demonstrate that an adequate building and
- 22 development area is located on the site outside of identified critical areas and buffers pursuant
- 23 to chapters 30.62A and 30.62B SCC((;and))
- 24
- 25 (3) Any proposed site that expands an existing RB zone shall meet the requirements of SCC
- 26 30.31F.020(2)(d) through (h) and both of the following locational criteria:
- 27
- 28 (a) The expansion area shall have a common property boundary with the existing RB zone. A
- 29 common property boundary may consist of properties separated by a public right-of-way where
- 30 the centerline of the right-of-way is used as their extended front property boundary; and
- 31
- 32 (b) The majority of rural residential lots within a one-quarter mile radius of the proposed expansion
- 33 area are not greater than one acre in size or the majority of rural residential lots that have a
- 34 common property boundary with the proposed expansion area not greater than one acre in size.
- 35
- 36 (4) For properties that contain a commercial use permitted or otherwise allowed in the RB zone that
- 37 existed on or before the effective date of this section, a rezone to RB may be approved only for that
- 38 portion of the site containing the existing use and may not expand beyond the location of the existing
- 39 commercial use unless the locational criteria of subsection (2) of this section are met with respect to the
- 40 expansion area. The locational criteria contained in subsection (2) of this section and the maximum
- 41 building footprint requirements of SCC 30.31F.110 and 30.31F.120 need not be met for that portion of
- 42 the site containing the existing use.

ORDINANCE NO. 25-044

RELATING TO GROWTH MANAGEMENT; UPDATING REFERENCES IN TITLE 30 OF THE SNOHOMISH COUNTY CODE FOR UNIFORMITY WITH THE 2024 COMPREHENSIVE PLAN UPDATE; AMENDING SECTIONS 30.21.025, 30.27.051, 30.28.076, 30.31F.020, 30.32C.020, 30.42B.020, 30.42D.060, 30.62A.710, 30.66C.055, 30.91N.020, AND 30.91R.280 OF THE SNOHOMISH COUNTY CODE

(5) Any applicant proposing a rezone to the RFS zone must:

(a) Demonstrate that the proposed site is abutting a frontage or access road of a limited access highway and is under a single ownership or unified control; and

(b) Submit a freeway interchange evaluation in accordance with the provisions of SCC 30.31B.200(3).

(6) The CRC zone shall only be applied to those properties that contain a Clearview Rural Commercial designation on the comprehensive plan future land use map.

Section 8. Snohomish County Code Section 30.32C.020, last amended by Amended Ordinance No. 21-060 on Oct. 6, 2021, is amended to read:

**30.32C.020 Relationship to comprehensive plan.**

(1) Sites are eligible for administrative conditional use permit or conditional use permit consideration if they meet the criteria in SCC 30.32C.010(3).

(2) Sites may be proposed for Mineral Resource designation (MRO) and shall be considered in accordance with the provisions in chapter 30.74 SCC using the criteria for designation set forth in the ~~((General Policy))~~ GMA Comprehensive Plan LU Policies ((LU)) 9.A.1 through ~~((LU))~~ 9.A.13.

(3) Designation as Mineral Resource Lands in the ~~((General Policy Plan))~~ GMA Comprehensive Plan signifies that the use of mineral lands has been anticipated and evaluated at an area-wide level in terms of potential environmental impacts. The Mineral Resource Lands Designation environmental documents, the Draft Supplemental EIS Snohomish County Mineral Lands Designation (November, 2001), Draft Supplemental EIS Addendum Snohomish County Mineral Lands Designation (July, 2002), and the Final Supplemental EIS Snohomish County Mineral Lands Designation (August, 2003), may be relied on when making threshold determinations, preparing site specific environmental documents, identifying mitigation measures in accordance with chapter 30.61 SCC, or developing administrative rules and procedures in accordance with chapter 30.82 SCC.

Section 9. Snohomish County Code Section 30.42B.020, last amended by Amended Ordinance No. 19-046 on Sept. 25, 2019, is amended to read:

**30.42B.020 Applicability.**

(1) A PRD is permitted only within UGAs in the R-9,600, R-8,400, R-7,200, LDMR, and MR zones.

(2) A retirement apartment or retirement housing PRD is permitted only within the LDMR, MR, NB, PCB, CB, and GC zones.

(3) A PRD is not permitted in the rural area (~~(, except in the R-5 zone when consistent with Policy LU 6.A.3 of the comprehensive plan)~~).

Section 10. Snohomish County Code Section 30.42D.060, last amended by Amended Ordinance No. 13-067 on Sept. 25, 2013, is amended to read:

**30.42D.060 Decision criteria for local essential public facilities.**

(1) The hearing examiner may impose reasonable conditions (including mitigation measures) on a proposal for a local EPF. As a condition of approval the hearing examiner may:

- (a) Increase requirements in the standards, criteria, or policies established by this title;
- (b) Stipulate the exact location of a local EPF as a means of minimizing hazards to life or limb, property damage, impacts to the environment, erosion, underground collapse, landslides, and transportation systems;
- (c) Impose reasonable conditions necessary to avoid, minimize or mitigate any adverse impacts identified as a result of the project; and
- (d) Require the posting of construction and maintenance bonds or other security as provided in chapter 30.84 SCC, sufficient to secure to the county the estimated cost of construction, installation and maintenance of required improvements.

(2) The hearing examiner may approve or approve with conditions, a conditional use permit for a local EPF when the proposal complies with the applicable requirements of chapters 30.42C and this chapter. The hearing examiner also may consider whether the proposal is consistent with the following factors:

- (a) The proposal is consistent with the objectives and policies under Goal 12 in the Capital Facilities (~~(chapter)~~) and Utilities Element of the (~~(General Policy)~~) GMA Comprehensive Plan;
- (b) The project applicant has demonstrated a need for the project, as supported by an analysis of the projected service population, an inventory of existing and planned comparable facilities, and the projected demand for the type of facility proposed;
- (c) If applicable, the project would serve a significant share of the county's population, and the proposed site will reasonably serve the project's overall service population;
- (d) The applicant has reasonably investigated alternative sites, as evidenced by a detailed explanation of site selection methodology;
- (e) The project is consistent with the applicant's own long-range plans for facilities and operations;

- 1 (f) The project will not result in a disproportionate burden on a particular geographic area;  
2  
3 (g) The applicant has provided an opportunity for public participation in the siting decision and  
4 development of mitigation measures that is appropriate in light of the project's scope,  
5 applicable requirements of the county code, and state or federal law;  
6  
7 (h) The project site meets the facility's minimum physical site requirements, including projected  
8 expansion needs. Site requirements shall be determined by the minimum size of the facility,  
9 setbacks, access, support facilities, topography, geology, and on-site mitigation;  
10  
11 (i) The proposal, as conditioned, adequately mitigates adverse impacts to life, limb, property, the  
12 environment, public health and safety, transportation systems, economic development and  
13 other identified impacts;  
14  
15 (j) The proposal incorporates specific features to ensure it responds appropriately to the existing or  
16 intended character, appearance, quality of development, and physical characteristics of the site  
17 and surrounding property; and  
18 (k) The applicant has proposed mitigation measures that provide assistance to displaced or  
19 impacted businesses including assistance in relocating within the county.  
20  
21 (3) The conditional use permit application for a proposed EPF may be denied if the hearing examiner  
22 finds that the denial does not preclude the local EPF from being sited within the county, and either:  
23  
24 (a) The proposal does not comply with the requirements of chapter 30.42C SCC or this  
25 chapter(~~or~~);  
26  
27 (b) The proposal is not consistent with the factors listed in subsection (2) of this section with the  
28 imposition of mitigation measures; or  
29  
30 (c) The imposition of reasonable mitigation measures does not adequately mitigate detrimental  
31 effects on uses or properties within the immediate vicinity of the proposal site.  
32

33 Section 11. Snohomish County Code Section 30.62A.710, last amended by Amended Ordinance  
34 No. 06-061 on Aug. 1, 2007, is amended to read:  
35

36 **30.62A.710 Monitoring and adaptive management program.**

37 The Executive shall develop and implement a monitoring and adaptive management program to  
38 establish a baseline and provide performance measures to determine whether the County is achieving  
39 no net loss through its policies and programs affecting wetlands and fish and wildlife habitat  
40 conservation areas, in conformance with the Natural Environment Element of the ~~((General Policy Plan  
41 of the comprehensive plan))~~ GMA Comprehensive Plan. The program along with a budget shall be  
42 submitted for approval to the County Council within six months of the effective date of this ordinance.

ORDINANCE NO. 25-044

RELATING TO GROWTH MANAGEMENT; UPDATING REFERENCES IN TITLE 30 OF THE SNOHOMISH COUNTY CODE FOR  
UNIFORMITY WITH THE 2024 COMPREHENSIVE PLAN UPDATE; AMENDING SECTIONS 30.21.025, 30.27.051, 30.28.076,  
30.31F.020, 30.32C.020, 30.42B.020, 30.42D.060, 30.62A.710, 30.66C.055, 30.91N.020, AND 30.91R.280 OF THE SNOHOMISH COUNTY  
CODE

Section 12. Snohomish County Code Section 30.66C.055, last amended by Amended Ordinance No. 02-064 on Dec. 9, 2002, is amended to read:

**30.66C.055 District capital facilities plan and fee adoption.**

Any school district capital facilities plan adopted by the county council shall be incorporated into the ~~((capital facilities element))~~ Capital Facilities and Utilities Element of the county's comprehensive plan. Adoption of the district capital facilities plan shall constitute adoption of the schedule of school impact fees specified in the district's capital facilities plan as modified by SCC 30.66C.100.

Section 13. Snohomish County Code Section 30.91N.020, adopted by Amended Ordinance No. 02-064 on December 9, 2002 is amended to read:

**30.91N.020 Natural resource area.**

"Natural resource area" means that portion of natural resource lands designated local commercial farmland, upland commercial farmland, riverway commercial farmland, local forest, commercial forest and commercial forest--forest transition area pursuant to the ~~((comprehensive plan General Policy Plan))~~ GMA Comprehensive Plan.

Section 14. Snohomish County Code Section 30.91R.280, last amended by Amended Ordinance No. 02-064 on Dec. 9, 2002, is amended to read:

**30.91R.280 Rural/Urban transition area.**

"Rural/Urban transition area" means the areas designated Rural Residential (RR) or Rural Residential-5 (RR-5) by the ~~((comprehensive plan,))~~ GMA Comprehensive Plan and shown on the Future Land Use Map ~~((of the GPP))~~ and on the official zoning maps.

Section 15. 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.

1  
2 PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

3  
4 SNOHOMISH COUNCIL  
5 Snohomish, Washington  
6  
7

8 \_\_\_\_\_  
9 Council Chair

10 ATTEST:  
11  
12

13 \_\_\_\_\_  
14 Asst. Clerk of the Council  
15

16 ( ) APPROVED  
17 ( ) EMERGENCY  
18 ( ) VETOED

DATE:  
19  
20

21 \_\_\_\_\_  
22 County Executive

23 ATTEST:  
24  
25

26 \_\_\_\_\_  
27 Approved as to form only:  
28

29 *Elie Steinberg*  
30 Deputy Prosecuting Attorney