

1 Adopted: 12/21/16  
2 Effective:

3  
4 SNOHOMISH COUNTY COUNCIL  
5 Snohomish County, Washington

6  
7 AMENDED ORDINANCE NO. 16-073  
8

9 RELATING TO GROWTH MANAGEMENT; REVISING REGULATIONS FOR COTTAGE  
10 HOUSING; AMENDING CHAPTERS 30.22, 30.24, 30.25, 30.26, 30.31E, 30.35A, 30.41A,  
11 30.41B, 30.41G, 30.70, 30.71, 30.86, 30.91C, 30.91D, AND 30.91O OF THE SNOHOMISH  
12 COUNTY CODE  
13

14 WHEREAS, the Growth Management Act, chapter 36.70A RCW (GMA), requires  
15 Snohomish County (the "County") to regulate land use and development within the County's  
16 jurisdiction; and  
17

18 WHEREAS, the GMA, Vision 2040, Countywide Planning Policies (CPPs) and the  
19 Snohomish County GMA Comprehensive Plan (GMACP) direct the majority of new population  
20 into urban growth areas (UGAs) to reduce sprawl and use land more efficiently; and  
21

22 WHEREAS, the Introduction to the General Policy Plan (GPP), last amended in June  
23 2015, documents that over the next 20 years the population of the County will be aging in place  
24 with a majority of residents being 65 and older. According to recent data, this population  
25 segment has a preference for smaller residential living spaces that provide a sense of  
26 community or closeness; and  
27

28 WHEREAS, residential development in unincorporated urban growth areas since the  
29 adoption of the GMA has primarily been larger detached single family dwellings or low and mid-  
30 rise multiple family dwellings; and  
31

32 WHEREAS, the GPP encourages a variety of housing types and densities within UGAs,  
33 including cottage housing and bungalow courts, which are part of the Missing Middle. The  
34 Missing Middle is a range of multi-unit or clustered housing types compatible in scale with  
35 single-family homes that help meet the growing demand for walkable urban living; and  
36

37 WHEREAS, the GPP encourages and supports the development of innovative housing  
38 types that make efficient use of the county land supply such as cottage housing; and  
39

40 WHEREAS, the Snohomish County Council, through Amended Ordinance No. 08-101,  
41 adopted regulations in 2009 allowing cottage housing development within unincorporated urban  
42 residential zones; and  
43

44 WHEREAS, since 2009, the County has not received any applications for cottage  
45 housing development; and  
46

47 WHEREAS, PDS met with stakeholders, including developers, realtors and  
48 environmentalists, to better understand the market for cottage housing and the regulatory  
49 changes needed to encourage more developments; and  
50

1 WHEREAS, the Snohomish County Planning Commission (“Planning Commission”) held  
2 briefings on December, 15, 2015, and January 26, 2016, concerning the code amendments  
3 contained in this ordinance; and  
4

5 WHEREAS, the Planning Commission held a public hearing on February, 23, 2016, to  
6 receive public testimony concerning the code amendments contained in this ordinance; and  
7

8 WHEREAS, at the conclusion of the Planning Commission’s public hearing, the Planning  
9 Commission deliberated on the proposed ordinance and voted to recommend amendments to  
10 the Snohomish County Code (SCC) relating to cottage housing as shown in its recommendation  
11 letter dated May 19, 2016; and  
12

13 WHEREAS, on December 21, 2016, the Snohomish County Council (“County Council”)  
14 held a public hearing after proper notice, and considered public comment and the entire record  
15 related to the code amendments contained in this ordinance; and  
16

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

20 NOW, THEREFORE, BE IT ORDAINED:  
21

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

- 24 A. The foregoing recitals are adopted as findings as if set forth in full herein.  
25
- 26 B. This ordinance will amend title 30 SCC to update regulations related to cottage housing.  
27 The proposed amendments seek to improve predictability, streamline the code, allow  
28 cottage housing on fee simple lots, encourage high quality design and ensure that new  
29 development is compatible with surrounding neighborhoods.  
30
- 31 C. In developing the proposed code amendments, the County considered the goals of the GMA,  
32 specifically those goals related to urban growth, reducing sprawl, housing, open space and  
33 recreation, and the environment. The proposed amendments are consistent with:  
34
- 35 1. GMA Goal 1 – “Urban growth. Encourage development in urban areas where adequate  
36 public facilities and services exist or can be provided in an efficient manner.” The  
37 proposed amendments allow cottage housing development only within unincorporated  
38 urban growth areas.  
39
  - 40 2. GMA Goal 2 – “Reduce sprawl. Reduce the inappropriate conversion of undeveloped  
41 land into sprawling, low-density development.” The proposed amendments are intended  
42 to encourage cottage housing which is a form of infill development designed to use land  
43 more efficiently and provide additional capacity for future population growth within  
44 UGAs, thereby reducing the need to expand UGAs.  
45
  - 46 3. GMA Goal 4 – “Housing. Encourage the availability of affordable housing to all  
47 economic segments of the population of this state, promote a variety of residential  
48 densities and housing types, and encourage preservation of existing housing stock.”

1 The proposed amendments encourage the development of cottage housing to promote  
2 a variety of housing types.  
3

4 4. GMA Goal 9 – “Open space and recreation. Retain open space, enhance recreational  
5 opportunities, conserve fish and wildlife habitat, increase access to natural resource  
6 lands and water, and develop parks and recreation facilities.” The proposed  
7 amendments encourage a form of housing which is designed around common open  
8 space and is required to provide 15-20 percent tree canopy coverage.  
9

10 5. GMA Goal 10 – “Environment. Protect the environment and enhance the state's high  
11 quality of life, including air and water quality, and the availability of water.” The proposed  
12 amendments will protect the environment by encouraging residential development to  
13 use land more efficiently.  
14

15 D. The proposed code amendments will better achieve, comply with, and implement the Puget  
16 Sound Regional Council’s (PSRC) Multi-County Planning Policies (MPPs) which set forth  
17 the following policies related to the proposed regulations:  
18

19 1. Environmental Stewardship Policy MPP-EN-3 “Maintain and, where possible, improve air  
20 and water quality, soils, and natural systems to ensure the health and well-being of  
21 people, animals, and plants. Reduce the impacts of transportation on air and water  
22 quality, and climate change.” The proposed amendments encourage a form of housing  
23 which is designed to use land more efficiently, provide common and private open space,  
24 is better suited to manage stormwater limit impervious surfaces, and is required to  
25 provide 15-20 percent tree canopy coverage.  
26

27 2. Environmental Stewardship Policy MPP-EN-5 “Locate development in a manner that  
28 minimizes impacts to natural features. Promote the use of innovative environmentally  
29 sensitive development practices, including design, materials, construction, and on-going  
30 maintenance.” The proposed amendments encourage a form of housing which is  
31 designed around common open space and is required to provide 15-20 percent tree  
32 canopy coverage.  
33

34 3. Urban Lands Policy MPP-DP-2 “Encourage efficient use of urban land by maximizing the  
35 development potential of existing urban lands, such as advancing development that  
36 achieves zoned density.” The proposed amendments encourage a form of housing  
37 which is designed to use land more efficiently and achieves a higher density within low  
38 and medium density residential areas.  
39

40 4. Urban Lands Policy MPP-DP-4 “Accommodate the region’s growth first and foremost in  
41 the urban growth area. Ensure that development in rural areas is consistent with the  
42 regional vision.” The proposed amendments are intended to encourage cottage housing  
43 which is a form of infill development designed to use land more efficiently and provide  
44 additional capacity for future population growth within UGAs, thereby reducing the need  
45 to expand UGAs.  
46

47 5. Urban Lands Policy MPP-DP-15 “Support the transformation of key underutilized lands,  
48 such as brownfields and greyfields, to higher density, mixed-use areas to complement  
49 the development of centers and the enhancement of existing neighborhoods.” The  
50 proposed amendments are intended to encourage cottage housing which is a form of

1 infill development that is well suited to smaller parcels that may not achieve desired  
2 densities through traditional forms of single family residential development.  
3

4 6. Urban Lands Policy MPP-DP-33 “Identify, protect and enhance those elements and  
5 characteristics that give the central Puget Sound region its identity, especially the natural  
6 visual resources and positive urban form elements.” The proposed amendments are  
7 intended to encourage cottage housing, which can be of a higher quality design and is a  
8 form of infill development that may be more compatible with existing residential  
9 development.

10  
11 7. Urban Lands Policy MPP-DP-49 “Support and provide incentives to increase the  
12 percentage of new development and redevelopment — both public and private — to be  
13 built at higher performing energy and environmental standards.” The proposed  
14 amendments limit dwelling size to lower energy and long-term maintenance costs.  
15

16 8. Housing Policy MPP-H-1 “Provide a range of housing types and choices to meet the  
17 housing needs of all income levels and demographic groups within the region.” The  
18 proposal encourages the development of cottage housing to provide a broader range of  
19 housing types.  
20

21 E. The proposed code amendments will better achieve, comply with, and implement the  
22 Snohomish County Countywide Planning Policies (CPP) which set forth the following  
23 policies related to the proposed regulations:  
24

25 1. Development Pattern Policy DP-11 “The County and cities should revise development  
26 regulations and incentives, as appropriate, to encourage higher residential densities and  
27 greater employment concentrations in Urban Growth Areas.” The proposed amendments  
28 are intended to encourage cottage housing, which is a form of infill development  
29 designed to use land more efficiently and provide additional capacity for future  
30 population growth within UGAs, thereby reducing the need to expand UGAs.  
31

32 2. Development Pattern Policy DP-15 “The County and cities should adopt policies,  
33 development regulations, and design guidelines that allow for infill and redevelopment of  
34 appropriate areas as identified in their comprehensive plans.” The proposed  
35 amendments encourage a form of housing which is designed to use land more efficiently  
36 and achieve a higher density within low and medium density residential areas.  
37

38 3. Development Pattern Policy DP-16 “Jurisdictions should encourage the use of innovative  
39 development standards, design guidelines, regulatory incentives, and applicable low  
40 impact development measures to provide compact, high quality communities.” The  
41 proposed amendments encourage cottage housing, which provides an alternative to  
42 standard forms of single family residential development.  
43

44 4. Development Pattern Policy DP-33 “Jurisdictions should develop high quality, compact  
45 urban communities that impart a sense of place, preserve local character, provide for  
46 mixed uses and choices in housing types, and encourage walking, bicycling, and transit  
47 use.” The proposed amendments encourage cottage housing, which imparts a high  
48 quality design, preserved open space, and sense of community.  
49

1 5. Housing Policy HO-10 “Jurisdictions should encourage the use of environmentally  
2 sensitive housing development practices in order to minimize the impacts of growth on  
3 the county’s natural resource systems.” The proposed amendments encourage cottage  
4 housing, which is clustered around a common open space to better minimize impacts on  
5 the natural environment.  
6

7 F. The proposed amendments will better achieve, comply with, and implement the following  
8 goals, objectives, and policies contained in the county’s GMA Comprehensive Plan  
9 (GMACP) - General Policy Plan (GPP) by using land more efficiently, clustering to minimize  
10 impacts to the natural environment, encouraging a high quality design, adding variety to  
11 residential housing stock, improving compatibility of new residential development with  
12 existing residential development, preserving open space and urban tree canopy, and  
13 providing regulations that are predictable:  
14

- 15 1. Land Use Objective 2.A “Increase residential densities within UGAs by concentrating  
16 and intensifying development in appropriate locations, particularly within designated  
17 centers and along identified transit emphasis corridors.”  
18
- 19 2. Land Use Policy 2.A.5 “Within UGAs, alternatives to standard single family designs such  
20 as zero lot line housing and cottages on small lots around a central courtyard, shall be  
21 considered in development regulations for residential areas.”  
22
- 23 3. Land Use Objective 4.A “Improve the quality of residential, commercial, and industrial  
24 development through comprehensive design standards and a design review process.”  
25
- 26 4. Land Use Policy 5.A.8 “Natural features, open space and critical areas shall be  
27 preserved to enhance neighborhood identity.”  
28
- 29 5. Land Use Policy 10.B.7 “The county shall consider development of code and site design  
30 standards that encourage the preservation of natural and scenic resources.”  
31
- 32 6. Housing Objective 1.B “Ensure that a broad range of housing types is available in urban  
33 and rural areas.”  
34
- 35 7. Housing Policy 1.B.4 “The county shall encourage and support the development of  
36 innovative housing types that make efficient use of the county land supply such as  
37 residential units in mixed-use developments, accessory dwelling units, cottage housing,  
38 co-housing, and live/work units.”  
39
- 40 8. Housing Objective 2.B “Encourage the use of innovative urban design techniques and  
41 development standards to foster broad community acceptance of a variety of housing  
42 types affordable to all economic segments of the population.”  
43
- 44 9. Housing Objective 2.B.1 “The county shall encourage a variety of housing types and  
45 densities in residential neighborhoods.”  
46
- 47 10. Housing Objective 2.B.4 “The county shall encourage the integration of a variety of  
48 dwelling types and intensities in residential neighborhoods.”  
49

1 11. Natural Environment Objective 1.A “Balance the protection of the natural environment with  
2 economic growth, housing needs and the protection of property rights.”

3  
4 12. Economic Development Objective 2.A “Develop and maintain a regulatory system that is  
5 fair, understandable, coordinated and timely.”

6  
7 G. Procedural requirements.

- 8  
9 1. The proposal is a Type 3 legislative action under SCC 30.73.010.  
10  
11 2. Pursuant to RCW 36.70A.106(1), a notice of intent to adopt the proposed amendments  
12 was transmitted to the Washington State Department of Commerce for distribution to  
13 state agencies on January 14, 2016.  
14  
15 3. State Environmental Policy Act (SEPA) requirements with respect to this non-project  
16 action have been satisfied through the completion of an environmental checklist and the  
17 issuance of a determination of non-significance on February 9, 2016.  
18  
19 4. The public participation process used in the adoption of the proposed amendments has  
20 complied with all applicable requirements of the GMA and the SCC.  
21  
22 5. As required by RCW 36.70A.370, the Washington State Attorney General last issued an  
23 advisory memorandum in December of 2015 entitled “Advisory Memorandum: Avoiding  
24 Unconstitutional Takings of Private Property” to help local governments avoid the  
25 unconstitutional taking of private property. The process outlined in the State Attorney  
26 General’s 2015 advisory memorandum was used by the County in objectively evaluating  
27 the regulatory changes by this ordinance.  
28

29 H. The proposed amendments are consistent with the record.

- 30  
31 1. This ordinance will amend SCC 30.22.100 to change “dwelling, cottage housing” from an  
32 administrative conditional use to a permitted use. Additional design standards are  
33 proposed to be added to chapter 30.41G SCC, eliminating the need for the  
34 administrative conditional use process.  
35  
36 2. This ordinance will amend SCC 30.24.055 to remove the word “townhouse” to be  
37 consistent with changes to SCC 30.41A.205 and SCC 30.41B.205 which are being  
38 broadened to apply to both townhouses and cottage housing.  
39  
40 3. This ordinance will amend SCC 30.24.090 to remove the word “townhouse” to be  
41 consistent with changes to SCC 30.41A.205 and SCC 30.41B.205 which are being  
42 broadened to apply to both townhouses and cottage housing.  
43  
44 4. This ordinance will amend SCC 30.25.020 to remove the requirement for a 10-foot Type  
45 B landscape buffer when the zoning classification of the adjacent property is R-9600 or  
46 R-8400. Additional design standards for site layout, building orientation and cottage  
47 dwellings ensure that cottage housing developments will be more compatible with  
48 surrounding residential development.  
49

- 1 5. This ordinance will amend SCC 30.31E.040 to remove the word “townhouse” to be  
2 consistent with changes to SCC 30.41A.205 and SCC 30.41B.205 which are being  
3 broadened to apply to both townhouses and cottage housing.  
4
- 5 6. This ordinance will amend SCC 30.35A.015 to remove the word “townhouse” to be  
6 consistent with changes to SCC 30.41A.205 and SCC 30.41B.205 which are being  
7 broadened to apply to both townhouses and cottage housing.  
8
- 9 7. This ordinance will amend SCC 30.41A.205 to: 1) expand applicability to cottage  
10 housing developments and allow fee-simple ownership, 2) delete provisions related to  
11 density, lot coverage and setbacks which would be in conflict with proposed changes to  
12 the cottage housing regulations and do not affect townhouse development as these  
13 requirements are set by the approved site plan, 3) remove extraneous language  
14 covered by other subsections or chapters in title 30 SCC to improve readability and  
15 implementation, and 4) remove and modify language to allow the regulations to be  
16 applied to cottage housing.  
17
- 18 8. This ordinance will amend SCC 30.41B.205 to: 1) expand applicability to cottage  
19 housing developments and allow fee-simple ownership, 2) delete provisions related to  
20 density, lot coverage and setbacks which would be in conflict with proposed changes to  
21 the cottage housing regulations and do not affect townhouse development as these  
22 requirements are set by the approved site plan, 3) remove extraneous language  
23 covered by other subsections or chapters in title 30 SCC to improve readability and  
24 implementation, and 4) remove and modify language to allow the regulations to be  
25 applied to cottage housing.  
26
- 27 9. This ordinance will amend SCC 30.41G.010 to replace the phrase “sizes and ages” with  
28 “demographics and desired types of housing” in subsection (1). An additional  
29 amendment to subsection (4) adds “open space” consistent with other changes in  
30 chapter 30.41G SCC.  
31
- 32 10. This ordinance will amend SCC 30.41G.015 to: 1) link applicability to zones rather than  
33 to the definition of cottage dwelling, 2) allow an existing single family dwelling to remain  
34 part of a cottage housing development, 3) prohibit new detached and attached  
35 accessory apartments, and 4) establish a regulation to address conflict between chapter  
36 30.41G and other sections in Title 30 SCC.  
37
- 38 11. This ordinance will amend SCC 30.41G.020 to establish a maximum density  
39 requirement for cottage housing developments of two times the underlying zone to  
40 provide additional economic incentives for developing this housing type. An additional  
41 amendment would retitle the section from “procedures” to “density.”  
42
- 43 12. This ordinance will amend SCC 30.41G.030 to: 1) move certain bulk regulations to new  
44 sections SCC 30.41G.032, SCC 30.41G.035, SCC 30.41G.037, and SCC 30.41G.040,  
45 2) adjust the maximum cottage dwelling size from 1,200 square feet to 1.5 times the  
46 maximum ground or first floor to provide additional design flexibility, more useable  
47 habitable space and better market cottage housing development to a broader population  
48 base, 3) add an allowance for cottage dwellings over a shared garage for added  
49 flexibility and set a maximum size of 800 square feet to ensure compatibility within the  
50 development, 4) remove front, side and rear setbacks due to the addition of design

standards for cottage dwellings, 5) increase the maximum building height from 18 and 25 feet depending on roof pitch to 30 feet regardless of roof pitch to provide additional design flexibility to create habitable space above the main or first floor, and 6) increase the lot coverage to 40% to provide greater flexibility in design and layout and more efficient land utilization.

13. This ordinance will add a new section SCC 30.41G.032 to establish standards for site layout and building orientation to maintain a high quality design and to ensure compatibility of cottage housing developments with existing residential development. To reduce the amount of impervious surface within a cottage housing development there shall be no cap on the maximum number of dwellings in a cluster.
14. This ordinance will add a new section SCC 30.41G.035 to establish design standards for cottage housing dwellings and community buildings to ensure high quality design, a variety of housing types, and compatibility with existing residential development.
15. This ordinance will add a new section SCC 30.41G.037 to establish: 1) preferred locations within the cottage housing development for parking areas and shared and individual garages, and 2) design standards for parking areas and garages.
16. This ordinance will amend SCC 30.41G.040 to: 1) retitle the section for clarity, 2) add standards for amounts of common open space and private open space which were previously located in SCC 30.41G.030 and should be grouped with the design standards for easier implementation, and 3) add additional design standards to ensure high quality cottage housing developments.
17. This ordinance will add a new section SCC 30.41G.045 to provide a cross-reference to circulation and access requirements in chapter 30.24 SCC. An additional amendment would add language requiring additional internal pedestrian facilities when a cottage housing development abuts a public or private road.
18. This ordinance will add a new section SCC 30.41G.047 to provide a cross-reference to landscaping requirements in chapter 30.25 SCC.
19. This ordinance amends SCC 30.41G.050 to include additional sections in chapter 30.41G SCC for which an applicant may request a modification and give greater flexibility in making a cottage housing development viable.
20. This ordinance amends SCC 30.41G.060 to: 1) retitle the section from “bonus density” to “approval process and decision criteria,” 2) remove bonus density language which is unnecessary with the change proposed in SCC 30.41G.020 to increase the maximum density, and 3) establish cottage housing as Type 1 site plan approval approved by the director in an effort to streamline the process and improve predictability.
21. This ordinance will add a new section SCC 30.41G.047 to provide regulations for the final inspection of occupancy of a cottage housing development and ensure that conditions of approval have been satisfied.
22. This ordinance amends SCC 30.70.140 to provide expiration periods for permit applications and approvals for cottage housing consistent with other types of site plans.



23. This ordinance amends SCC 30.70.300 to include cottage housing in the County’s vesting provisions consistent with other types of site plans.
24. This ordinance amends SCC 30.71.020 to add cottage housing to the list of Type 1 approvals.
25. This ordinance amends SCC 30.86.115 to allow the application fees for single family detached unit (SFDU) development to be charged for the review of cottage housing development. The review and approval of a cottage housing development is changing to a site plan approval process consistent with that used to approve an SFDU development. The amount of time to review an SFDU would be similar to that required for a cottage housing development.
26. This ordinance will add a new section SCC 30.91C.198 which adds a definition of “Community building” to define a term used in chapter 30.41G SCC.
27. This ordinance amends SCC 30.91D.455 to remove the word “townhouse” to be consistent with changes to SCC 30.41A.205 and SCC 30.41B.205 which are being broadened to apply to both townhouses and cottage housing.
28. This ordinance amends SCC 30.91D.495 to remove language which is standard and already incorporated in chapter 30.41G SCC, resulting in a more streamlined and easier to interpret definition of “Dwelling, cottage housing.”
29. This ordinance amends SCC 30.91L.205 to remove the phrase “for the exclusive use of townhouses” to be consistent with changes to SCC 30.41A.205 and SCC 30.41B.205 which are being broadened to apply to both townhouses and cottage housing.
30. This ordinance will add a new section SCC 30.91O.015 which adds a definition of “Open space, common” to define a term used in chapter 30.41G SCC.
31. This ordinance will add a new section SCC 30.91O.016 which adds a definition of “Open space, private” to define a term used in chapter 30.41G SCC.

I. The proposed amendments are consistent with the record as set forth in the PDS Staff Report dated February 11, 2016.

Section 2. The County Council makes the following conclusions:

1. The proposal is consistent with the goals, objectives, and policies of the GPP.
2. The proposal is consistent with Washington State law and the SCC.
3. The County has complied with all SEPA requirements with respect to this non-project action.
4. The regulations proposed by this ordinance do not result in an unconstitutional taking of private property for a public purpose.

1 Section 3. The County Council bases its findings and conclusions on the entire record of  
 2 the County Council, including all testimony and exhibits. Any finding, which should be deemed a  
 3 conclusion, and any conclusion which should be deemed a finding, is hereby adopted as such.  
 4

5 Section 4. Snohomish County Code Section 30.22.100, last amended by Amended  
 6 Ordinance No. 16-039 on June 22, 2016, is amended to read:  
 7  
 8

**30.22.100 Urban Zone Categories: Use Matrix**

TYPE OF USE	R9,600 <sup>88</sup>	R8,400 <sup>88</sup>	R7,200 <sup>88</sup>	T	LDMR	MR	NB	PCB	CB <sup>128</sup>	GC <sup>128</sup>	FS	IP <sup>76</sup>	BP	LI <sup>55,76</sup>	HI <sup>55</sup>	MHP <sup>114</sup>	UC <sup>122</sup>
Accessory Apartment <sup>62</sup>	A	A	A	A	A	A	A		A	A							
Adult Entertainment Business/Use <sup>67</sup>												P		P	P		
Agriculture <sup>41, 107</sup>	P	P	P		P	P	P		P	P		P	P	P	P	P	
Airport, Stage 1 Utility <sup>1</sup>	C	C	C						P	P		P	P	P	P		
Airport, All Others												P	P	P	P		
Amusement Facility <sup>41, 129</sup>								P	P	P		P		P	P		P
Antique Shop							P		P	P				P	P		P
Art Gallery <sup>41</sup>	C	C	C		C	C	P	P	P	P		P	P	P	P		P
Asphalt Batch Plant & Continuous Mix Asphalt Plant												P			P		
Auto Repair, Major										P		P	P	P	P		P
Auto Repair, Minor							P	P	P <sup>86</sup>	P	P	P	P	P	P		P
Auto Towing														P	P		
Auto Wrecking Yard														C <sup>44</sup>	P <sup>44</sup>		
Bakery							P <sup>69</sup>	P	P	P		P	P	P	P		P
Bed and Breakfast Guesthouse <sup>58</sup>	C	C	C	C	C	C										C	
Billboards <sup>46</sup>																	
Non-digital										P				P	P		
Digital										P				P	P		
Boarding House	P <sup>15</sup>	P <sup>15</sup>	P <sup>15</sup>		P	P	P		P	P						P	P
Boat Launch, Commercial <sup>31</sup>									C	C				C	C		P
Boat Launch, Non-commercial <sup>31</sup>	C	C	C		C	C			C	C				C	C		
Boat Sales										P				P	P		

TYPE OF USE	R9,600 <sup>88</sup>	R8,400 <sup>88</sup>	R7,200 <sup>88</sup>	T	LDMR	MR	NB	PCB	CB <sup>128</sup>	GC <sup>128</sup>	FS	IP <sup>76</sup>	BP	LJ <sup>65, 76</sup>	HJ <sup>65</sup>	MHP <sup>114</sup>	UC <sup>122</sup>
Caretaker's Quarters												P	P	P	P		
Cemetery, Columbarium, Crematorium, Mausoleum <sup>41</sup>	C	C	C		C	C			P	P		P	P	P	P		P
Church <sup>41, 129</sup>	C	C	C		P	P	P	P	P	P		P	P	P	P		P
Cleaning Establishment							P	P	P	P		P	P	P	P		P
Clubhouse					C	C	C	P	P	P		P	P	P	P	P	P
Cold Storage										P		P	P	P	P		
Commercial Vehicle Storage Facility										P		P	P	P	P		
Community Club	C	C	C		C	C	C		P	P		P	P	P	P	P	P
Community Facilities for Juveniles <sup>103</sup>																	
1 to 8 Resident Facility	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P
9 to 24 Resident Facility	S	S	S	S	S	P	P	P	P	P		P	P	P	P	P	P
Construction Contracting										P		P	P	P	P		P <sup>123</sup>
Country Club	C	C	C									P	P	P	P		P
Craft Shop <sup>21</sup>									P <sup>86</sup>	P		P	P	P	P		P
Day Care Center <sup>2, 129</sup>	C	C	C		C	C	P	P	P	P	P	P	P	P	P	A	P
Department Store								P	P <sup>86</sup>	P				P	P		P
Distillation of Alcohol												P	P	P	P		P
Distillation of Wood, Coal, Bones or Manufacturing of their By-products												P			P		
Dock & Boathouse, Private, Non-commercial <sup>3, 41</sup>	P	P	P	P	P	P	P		P	P		P	P	P	P		
Drug Store							P	P	P	P	P <sup>22</sup>			P	P		P
Dwelling, Attached Single Family	P	P	P	P	P	P	P	P	P	P							
Dwelling, Cottage Housing <sup>116</sup>	((A))P	((A))P	((A))P	((A))P	((A))P												
Dwelling, Duplex	P <sup>42</sup>	P <sup>42</sup>	P <sup>42</sup>	P	P	P	P		P	P							

TYPE OF USE	R9,600 <sup>88</sup>	R8,400 <sup>88</sup>	R7,200 <sup>88</sup>	T	LDMR	MR	NB	PCB	CB <sup>128</sup>	GC <sup>128</sup>	FS	IP <sup>76</sup>	BP	LJ <sup>65, 76</sup>	HJ <sup>65</sup>	MHP <sup>114</sup>	UC <sup>122</sup>
Dwelling, Mobile Home	P <sup>6</sup>	P <sup>6</sup>	P <sup>6</sup>	P <sup>6</sup>	P	P	P <sup>6</sup>		P <sup>6</sup>	P <sup>6</sup>						P	
Dwelling, Multifamily					P	P	P	P	P	P			P <sup>51</sup>				P
Dwelling, Single Family	P	P	P	P	P	P	P	P <sup>4</sup>	P	P			P <sup>51</sup>			P <sup>4</sup>	
Dwelling, Townhouse <sup>5</sup>			A	P	P	P	P	P	P	P							P
<b>Electric Vehicle Infrastructure</b>																	
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		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, Manufacturing												P			P		
Explosives, Storage												P			P		
Extraction of Animal or Fish Fat or Oil												P			P		
Fabrication Shop										P		P	P	P	P		P <sup>123</sup>
Fairgrounds										P		P	P	P	P		
Fallout Shelter, Individual	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P
Fallout Shelter, Joint <sup>7</sup>	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	
<b>Farm Product Processing</b>																	
Up to 5,000 sq ft									P	P				P	P		
Over 5,000 sq ft <sup>94</sup>									A	P				P	P		
<b>Farm Stand</b>																	
Up to 400 sq ft <sup>9</sup>	P	P	P						P	P				P	P		P

TYPE OF USE	R9,600 <sup>88</sup>	R8,400 <sup>88</sup>	R7,200 <sup>88</sup>	T	LDMR	MR	NB	PCB	CB <sup>128</sup>	GC <sup>128</sup>	FS	IP <sup>76</sup>	BP	LI <sup>65, 76</sup>	HI <sup>65</sup>	MHP <sup>114</sup>	UC <sup>122</sup>
401 to 5,000 sq ft <sup>99</sup>																	
Farmers Market <sup>93</sup>										P			P	P	P		P
Financial Institutions							P	P	P	P		P	P	P	P		P
Fish Farm												P	P	P	P		
Fix-it Shop								P	P <sup>86</sup>	P		P	P	P	P		P
Forestry												P		P	P		
Forge, Foundry, Blast Furnace for Melting of Ore															P		
Foster Home	P	P	P	P	P	P	P		P	P						P	
Fuel & Coal Yard										P		P	P	P	P		
Garage, Detached Private 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	
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		
2,401 - 4,000 sq ft on Less than 3 Acres <sup>41, 59</sup>	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		
Garage, Detached Private 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		
2,401 sq ft and greater <sup>41, 59</sup>	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
Golf Course and Driving Range	C	C	C						P	P		P	P	P	P		
Government Structures & Facilities <sup>27, 41</sup>	C	C	C	C	C	C	C	P	P	P		P	P	P	P		P
Greenhouse, Lath House, & Nurseries: <sup>52</sup> Retail							P	P	P	P				P	P		
Greenhouse, Lath House, & Nurseries: <sup>52</sup> Wholesale							P	P	P	P		P	P	P	P		
Grocery Store							P	P	P <sup>86</sup>	P	P <sup>22</sup>			P	P		P
Grooming Parlor							P	P	P	P			P <sup>53</sup>	P	P		P

TYPE OF USE	R9,600 <sup>88</sup>	R8,400 <sup>88</sup>	R7,200 <sup>88</sup>	T	LDMR	MR	NB	PCB	CB <sup>128</sup>	GC <sup>128</sup>	FS	IP <sup>76</sup>	BP	LI <sup>65, 76</sup>	HI <sup>65</sup>	MHP <sup>114</sup>	UC <sup>122</sup>
Guesthouse <sup>85</sup>	P	P	P		P	P	P	P	P	P						P	
Gymnasium								P	P	P		P	P	P	P		P
Hardware Store							P	P	P	P				P	P		P
Hazardous Waste Storage & Treatment Facilities, Offsite <sup>66</sup>												C	C	C	C		
Hazardous Waste Storage & Treatment Facilities, Onsite <sup>65</sup>							P	P	P	P	P	P	P	P			
Health and Social Service Facility <sup>90</sup>																	
Level I	P	P	P	P	P	P	P	P	P	P			P			P	P
Level II <sup>41, 129</sup>	C	C	C		C	C	C	P	P	P			P			C	P
Level III						C	C	P	P	P		P		P	P	C	P
Home Improvement Center							P	P	P <sup>86</sup>	P				P	P		P
Home Occupation <sup>11</sup>	P	P	P	P	P	P	P		P	P						P	P
Hotel/Motel					C	C		P	P	P	P			P <sup>89</sup>			P
Junkyard														C <sup>44</sup>	P <sup>44</sup>		
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
Library <sup>41</sup>	C	C	C		C	C	C	P	P	P		P	P	P	P		P
Licensed Practitioner <sup>29, 41</sup>					C	C	P	P	P	P		P	P	P	P		P
Livestock Auction Facility												P		P	P		
Locksmith							P	P	P <sup>86</sup>	P		P	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 <sup>123</sup>
Marijuana Processing <sup>125, 131</sup>												P	P	P	P		

TYPE OF USE	R9,600 <sup>88</sup>	R8,400 <sup>88</sup>	R7,200 <sup>88</sup>	T	LDMR	MR	NB	PCB	CB <sup>128</sup>	GC <sup>128</sup>	FS	IP <sup>76</sup>	BP	LI <sup>65, 76</sup>	HI <sup>65</sup>	MHP <sup>114</sup>	UC <sup>122</sup>
Marijuana Production <sup>125, 131</sup>												P	P	P	P		
Marijuana Retail <sup>131</sup>																	
Massage Parlor									P	P		P	P	P	P		P
Medical Clinic <sup>29</sup>					C	C	P	P	P	P		P	P	P	P		P
Mini Self-Storage								P		P		P	P	P	P		
Mobile Home Park <sup>38</sup>					C	C			C	C							P
Mobile Home & Travel Trailer Sales										P		C <sup>36</sup>		P	P		
Model Hobby Park <sup>75</sup>													A	A	A		
Model House/Sales Office	P	P	P	P	P	P	P	P	P	P							P
Mortuary					C	C			P	P		P	P	P	P		P
Motocross Racetrack <sup>129</sup>										C <sup>113</sup>		C <sup>113</sup>	C <sup>113</sup>	C <sup>113</sup>	C <sup>113</sup>		
Motor Vehicle & Equipment Sales									P <sup>23</sup>	P				P	P		
Museum <sup>41</sup>	C	C	C		C	C	C	P	P	P		P	P	P	P		P
Office, General							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
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 Services Shop							P	P	P <sup>86</sup>	P		P <sup>49</sup>	P <sup>49</sup>	P	P		P
Personal Wireless Communications Facilities <sup>27, 41, 104, 105, 106</sup>	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	C	P <sup>119</sup>
Pet Shop							P	P	P	P			P <sup>53</sup>	P	P		P
Petroleum Products & Gas Storage - Bulk <sup>43</sup>										P		P	P	P	P		
Petroleum Refining <sup>43</sup>												P					
Print Shop									P <sup>86</sup>	P		P	P	P	P		P
Printing Plant								P		P		P	P	P	P		P <sup>123</sup>
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

TYPE OF USE	R9,600 <sup>88</sup>	R8,400 <sup>88</sup>	R7,200 <sup>88</sup>	T	LDMR	MR	NB	PCB	CB <sup>128</sup>	GC <sup>128</sup>	FS	IP <sup>76</sup>	BP	LJ <sup>65, 76</sup>	HJ <sup>65</sup>	MHP <sup>114</sup>	UC <sup>122</sup>
Recreational Facility Not Otherwise Listed	C	C	C		C	C	P	P	P	P		P	P	P	P		P
Recreational Vehicle Park									C	C	P					C	
Rendering of Fat, Tallow, or Lard <sup>129</sup>												P			P		
Restaurant							P	P	P	P	P	P <sup>49</sup>	P <sup>49</sup>	P	P		P
Retail Store							P	P	P <sup>86</sup>	P			P <sup>53</sup>	P	P		P
Retirement Apartments				P	P	P	P	P	P	P						P	P
Retirement Housing				P	P	P	P	P	P	P						P	P
Rolling or Blooming Mills												P			P		
Sanitary Landfill <sup>129</sup>	C	C	C						C	C		C	C	C	C		
Sawmill										P		P	P	P	P		
Schools																	
K-12 & Preschool <sup>41, 68, 129</sup>	C	C	C		C	C			P	P		P	P	P	P		P
College <sup>41, 68</sup>	C	C	C		C	C			P	P		P	P	P	P		P
Other <sup>41, 68</sup>					C	C			P	P		P	P	P	P		P
Second Hand Store									P <sup>86</sup>	P				P	P		P
Service Station <sup>41</sup>							P	P	P <sup>86</sup>	P	P			P	P		P
Shake & Shingle Mill										P		P	P	P	P		
Shooting Range <sup>92</sup>												P	P	P	P		
Sludge Utilization <sup>39</sup>	C <sup>56</sup>	C <sup>56</sup>	C <sup>56</sup>		C <sup>56</sup>	C <sup>56</sup>			C <sup>56</sup>	C <sup>56</sup>		C <sup>56</sup>		C <sup>56</sup>	P		C <sup>50</sup>
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		
Specialty Store							P	P	P <sup>86</sup>	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>																	



TYPE OF USE	R9,600 <sup>88</sup>	R8,400 <sup>88</sup>	R7,200 <sup>88</sup>	T	LDMR	MR	NB	PCB	CB <sup>128</sup>	GC <sup>128</sup>	FS	IP <sup>76</sup>	BP	LI <sup>65, 76</sup>	HI <sup>65</sup>	MHP <sup>114</sup>	UC <sup>122</sup>
Up to 2,400 sq ft	P	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	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	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	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	P
2,401 sq ft and Greater <sup>41, 59</sup>	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Studio <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 <sup>86</sup>	P		P	P	P	P		P
Swimming/Wading Pool <sup>17, 41</sup>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Tannery												P			P		
Tar Distillation or Manufacturing												P			P		
Tavern <sup>41</sup>								P	P	P				P	P		P
Television/Radio Stations														P	P		
Temporary Dwelling During Construction	A	A	A	A	A	A	A	A	A	A	A						A
Temporary Dwelling for Relative <sup>18</sup>	A	A	A	A	A	A	A	A	A	A	A						
Temporary Residential Sales Coach <sup>73</sup>	A	A	A														A
Temporary Woodwaste Recycling <sup>63</sup>														A	A		
Temporary Woodwaste Storage <sup>63</sup>														A	A		
Tire Store							P	P	P <sup>86</sup>	P				P	P		P
Tool Sales & Rental									P <sup>86</sup>	P				P	P		P
Transit Center	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P		P
Ultralight Airpark <sup>20</sup>												P					
Utility Facilities, Electromagnetic Transmission &	C	C	C	C	C	C	C	P	P <sup>86</sup>	P	C	P	P	P	P		

TYPE OF USE	R9,600 <sup>88</sup>	R8,400 <sup>88</sup>	R7,200 <sup>88</sup>	T	LDMR	MR	NB	PCB	CB <sup>128</sup>	GC <sup>128</sup>	FS	IP <sup>76</sup>	BP	LI <sup>65, 76</sup>	HI <sup>65</sup>	MHP <sup>114</sup>	UC <sup>122</sup>
Receiving Facilities <small>27, 129</small>																	
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 <sup>86</sup>	P	C	P	P	P	P	C	P
Veterinary Clinic					C	C	P	P	P <sup>86</sup>	P		P	P	P	P		P
Warehousing										P		P	P	P	P		P <sup>123</sup>
Wholesale Establishment								P	P <sup>86</sup>	P		P	P	P	P		P <sup>123</sup>
Woodwaste Recycling <sup>57</sup>														C	C		
Woodwaste Storage <sup>57</sup>														C	C		
Yacht/Boat Club												P	P	P	P		P
All other uses not otherwise mentioned												P	P	P	P		

1

<b>P - Permitted Use</b>	<p>A blank box indicates 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

3

Section 5. Snohomish County Code Section 30.24.055, last amended by Amended Ordinance No. 13-075 on October 23, 2013, is amended to read:

4

5

**30.24.055 Access and road network requirements to individual lots within a proposed subdivision, short subdivision or binding site plan development or to proposed SFDU units.**

6

7

Access to lots within a proposed subdivision, short subdivision or binding site plan development or to proposed SFDU units shall meet the requirements of this section.

8

9

(1) Access to individual lots, tracts or easements within a proposed subdivision or short subdivision in the urban area shall be by a public road, except a private road network element:

10

11

(a) May be allowed for ((townhouse)) unit lot subdivisions pursuant to SCC

12

30.41A.205(8), except when the county engineer, in accordance with chapter 30.66B

13

SCC, determines that a public road is required to provide for the public health, safety and welfare or connectivity of the public road system;

14

(b) May be allowed if serving nine lots or fewer with traffic generation of 90 average daily

15

trips or less, except when the county engineer, in accordance with chapter 30.66B SCC,

16

1 determines that a public road is required to provide for the public health, safety and  
2 welfare or connectivity of the public road system; and  
3 (c) May be requested as a variance pursuant to chapter 30.43B SCC if unique  
4 circumstances of the site, such as topography, the surrounding road network, soils,  
5 hydrology or maintenance requirements make the extension of the public road within the  
6 development impractical or infeasible.

7 (2) Access to individual lots, tracts or easements, within a proposed subdivision, short  
8 subdivision, or binding site plan development in the rural area may be provided by a private  
9 road network element as provided for in this chapter, except when the county engineer, in  
10 accordance with chapter 30.66B SCC, determines that a public road is required to provide for  
11 the public health, safety and welfare or connectivity of the public road system.

12 (3) Access to individual dwelling units within a SFDU shall be provided by a drive aisle,  
13 unless the county engineer, in accordance with chapter 30.66B SCC, determines a public road  
14 is required to provide for the public health, safety and welfare or connectivity of the public road  
15 system.

16 (4) Where access by a private road network element is permitted, and the private road  
17 network element has the potential for serving more than nine lots or 90 average daily trips, the  
18 county engineer may require the private road to be designed to enable future conversion to a  
19 public road and the final subdivision, short plat or binding site plan shall contain a provision that  
20 the conversion to a public road may not be protested.

21  
22 Section 6. Snohomish County Code Section 30.24.020, last amended by Amended  
23 Ordinance No. 12-115 on January 30, 2013, is amended to read:

24  
25 **30.24.090 Drive aisle requirements.**

26  
27 Drive aisles are permitted subject to the following requirements.

28 (1) Connection of a drive aisle to an element of the road network shall be allowed according  
29 to SCC 30.24.020.

30 (2) A drive aisle designated as a fire lane shall meet the requirements of SCC 30.24.100  
31 and 30.53A.512.

32 (3) Drive aisles shall be:

33 (a) Owned in common by all the property owners utilizing the drive aisle;

34 (b) Not located within a tract or easement, except when located within a ((townhouse))  
35 unit lot subdivision or short subdivision; and

36 (c) Designated an alley if the drive aisle provides access to the rear of a structure, lot or use.  
37

38 Section 7. Snohomish County Code Section 30.25.020, last amended by Amended  
39 Ordinance No. 10-011 on March 24, 2010, is amended to read:

40  
41 **30.25.020 Perimeter landscaping requirements.**

42  
43 (1) To reduce incompatible characteristics of abutting properties with different zoning  
44 classifications, the minimum designated landscape width and type shall be required as a buffer  
45 between uses pursuant to SCC Table 30.25.020(1) or as required in SCC 30.25.030(3), unless  
46 exempted pursuant to SCC 30.25.020(4). For properties within urban zones that are separated  
47 from properties in rural zones only by public or private roads or road right-of-way, the minimum  
48 landscape requirements of SCC Table 30.25.020(1) shall also be required unless exempted  
49 pursuant to SCC 30.25.020(4). When a development proposal has multiple uses or dwelling

types, the most intensive use or dwelling type within 100 feet of the property line shall determine which perimeter landscaping requirements shall apply.

(2) Properties zoned RFS, CRC and RB shall provide a 50 foot Type A perimeter landscape buffer when adjacent to R-5, RD, RRT-10, A-10, F, F and R and Mineral Conservation. Properties zoned RI shall provide a 100 foot Type A perimeter landscape buffer when adjacent to R-5, RD, RRT-10, A-10, F, F and R and Mineral Conservation.

**Table 30.25.020(1)  
PERIMETER LANDSCAPING REQUIREMENT**

	Zoning Classification of Adjacent Property																				
	R-9600, R-8400		R-7200		T, LDMR, MR		FS, NB, CB, PCB		GC		LI, HI		BP, IP		RB, RFS, RI		CRC		ALL OTHER ZONES		
	Width (in feet)	Type	Width (in feet)	Type	Width (in feet)	Type	Width (in feet)	Type	Width (in feet)	Type	Width (in feet)	Type	Width (in feet)	Type	Width (in feet)	Type	Width (in feet)	Type	Width (in feet)	Type	
<b>Proposed Use</b>	Conditional Uses <sup>4</sup>	20	A	20	A	20	A												20	A	
	Retail/Office and other Commercial uses	15	A	15	A	15	B												25	A	
	Business Park	25	A	25	A	15	B	10	B										25	A	
	Light Industrial <sup>1</sup>	25	A	25	A	15	B												25	A	
	Heavy Industrial <sup>2</sup>	25	A	25	A	25	A												25	A	
	Single Family/Duplex/ Single Family Attached <sup>5</sup>																		15	A	
	Cottage Housing <sup>5</sup>	((40))	((B))																15	A	
	Multi-Family/Townhouse <sup>5</sup>	15	B	10	B														25	A	
	Parking Lot	10	A	10	A	10	A												25	A	
	Cell Towers <sup>3</sup>	20	A	20	A	20	A	20	A	20	A	20	A	20	A	20	A	20	A	20	A
	Stormwater Detention Facility	See SCC 30.25.023																			
	Outside Storage and Waste Areas	See SCC 30.25.024																			
	Large Detached Garages and Storage Structures	See SCC 30.25.029																			
	Minerals Excavation and Processing	See SCC 30.25.027																			
Accessory Apartments and Temporary Dwellings	See SCC 30.25.028																				

Footnote 1: As defined by the Light Industrial zone in SCC 30.22.100.

Footnote 2: As defined by the Heavy Industrial zone in SCC 30.22.100.

Footnote 3: Cell towers means personal wireless telecommunications services facilities.

1 Footnote 4: Conditional uses located in a residential zone according to SCC 30.22.100, SCC  
2 30.22.110 and SCC 30.22.120.

3 Footnote 5: Where residential development locates adjacent to existing commercial or industrial  
4 development and where no existing perimeter landscaping or buffer is located on adjacent  
5 commercial or industrial properties, the residential development shall provide a 10 foot wide  
6 Type A perimeter landscape area adjacent to the commercial or industrial properties.  
7

8 (3) If a property abuts more than one zoning classification, the standards of that portion  
9 which abuts each zone of the property shall be utilized.

10 (4) Exceptions to SCC Table 30.25.020(1) shall be as follows:

11 (a) Where a development abuts a public road that is not on the boundary between a  
12 rural zone and an urban zone, the perimeter landscaping along the road frontage shall  
13 be 10 feet in width and contain Type B landscaping, except no perimeter landscaping is  
14 required in areas for required driveways, storm drainage facility maintenance roads,  
15 pedestrian trail connections, or where encumbered by utility crossings or other  
16 easements subject to permanent access and maintenance;

17 (b) When any portion of a project site is developed as usable open space or used as a  
18 permanently protected resource protection area, critical area protection area, or  
19 equivalent, the perimeter landscaping shall consist of Type B landscaping; and

20 (c) Where a perimeter lot abuts a utility or drainage easement greater than 15 feet in  
21 width that is not on the boundary between a rural zone and an urban zone, no perimeter  
22 landscaping will be required.

23 (5) All perimeter landscape areas shall be located within private easements to be  
24 maintained pursuant to SCC 30.25.045.  
25

26 Section 8. Snohomish County Code Section 30.26.030, last amended by Amended  
27 Ordinance No. 10-102 on January 19, 2011, is amended to read:  
28

29 **30.26.030 Number of spaces required.**  
30

31 (1) The required number of off-street parking spaces shall be as set forth in SCC Table  
32 30.26.030(1) subject to provisions, where applicable, regarding:

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

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

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

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

37 (a) "gfa" means gross floor area;

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

39 (c) "sf" means square feet.

40 (3) Any off-street parking spaces that are devoted to electrical vehicle charging shall be  
41 counted toward the minimum number of parking spaces required.  
42

43 **Table 30.26.030(1)**  
44 **NUMBER OF SPACES REQUIRED**  
45

<b>USE</b>	<b>NO. OF SPACES REQUIRED</b>	<b>NOTES</b>
Single family, duplex, attached single-family,	2 per dwelling; see note	Driveways at least 19' long between garage doors and roads, private roads,

USE	NO. OF SPACES REQUIRED	NOTES
mobile home, multifamily, townhouse		or designated fire lanes or access aisles may be counted as one parking space. Garages shall have a minimum interior length of 19 feet.
Single family detached units (pursuant to chapter 30.41F SCC)	2 per dwelling plus guest parking at 1 per 4 dwellings where driveway aprons meeting the minimum dimension requirements for 2 cars are provided (driveway aprons meeting minimum dimension standards may be counted toward meeting this requirement), or 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 note.	A driveway apron must be at least 19' long and 8.5' wide between garage doors and designated fire lanes, drive aisles or pedestrian facility to be counted as a parking space (and a driveway apron that is at least 19' long and 17' wide may be counted as two parking spaces). 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. See SCC 30.41F.100.
Cottage Housing	2 ((spaces)) per dwelling unit plus guest parking at 1 ((space)) per 4 dwellings	<u>See SCC 30.41G.037.</u>
Mobile home parks	2 per dwelling plus guest parking at 1 per 4 dwellings	See chapter 30.42E SCC.
Retirement apartments	1 per dwelling plus guest parking at 1 per 4 dwellings	See SCC 30.26.040(1).
Retirement housing	1 per dwelling or 1/3 per dwelling	See SCC 30.26.040(2).
Bed and breakfast guesthouses and inns	2 plus 1 per guest room	
Motels and hotels	1 per unit or room; see note	Additional parking required in accordance with this schedule for

USE	NO. OF SPACES REQUIRED	NOTES
		restaurants, conference or convention facilities and other businesses, facilities, or uses associated with the motel or hotel.
Boarding houses, including fraternities and sororities	1 per sleeping room	
Correctional institutions	Determined by the department on a case by case basis	See SCC 30.26.035.
Day care centers	1 per employee plus load/unload space; see note	An off street load and unload area equivalent to one space for each 10 children is also required.
Health and social service facilities, Level II and Level III	Determined by the department on a case by case basis	See SCC 30.26.035.
Auto repair, machinery repair	5 : 1,000 sf gfa; see note	Note: service bays and work areas inside repair facilities do not count as parking spaces.
Financial institutions, office buildings, public utility and governmental buildings, real estate offices, excluding health and social service facilities	3 : 1,000 sf gfa; see note	A minimum of 5 spaces 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.
Medical and dental clinics	5 : 1,000 sf gfa	
Personal service shops or uses	4.5 : 1,000 sf GLA	
Drive-in restaurants and similar uses primarily for auto-borne customers	13.3 : 1,000 sf gfa; see note	Clear queuing space, not interfering with the parking areas, for at least five vehicles is required in front of any drive up window.
Mobile home and RV sales	1 : 3,000 sf of outdoor display area	
Motor vehicle sales or sales and service	1 : 1,000 sf gfa plus 1 : 1,500 sf of outdoor display area	
Restaurants, taverns or bars for on-premises consumption	10 : 1,000 sf gfa; see note	Minimum of five spaces required.
Retail stores	4.5 : 1,000 sf GLA	

USE	NO. OF SPACES REQUIRED	NOTES
Shopping centers	4.5 : 1,000 sf GLA; see note	Where two or more permitted tenant uses share employee and customer parking.
Athletic clubs, gymnasiums, health clubs	4 : 1,000 sf gfa	
Bowling alleys	5 per lane	
Churches, clubs, and lodges	Determined by the department on a case by case basis	See SCC 30.26.035.
Colleges, commercial or technical schools for adults	Determined by the department on a case by case basis	See SCC 30.26.035.
Equestrian centers and mini-equestrian centers	1 : 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.
Funeral parlors, mortuaries, cemeteries	1 : 4 seats or 8 feet of bench, or 25 : 1,000 sf of assembly room with no fixed seats	
Libraries, art galleries, museums	4 : 1,000 sf gfa	
Passenger terminals (bus, rail, air)	10 : 1,000 sf gfa of waiting areas	
Schools, elementary and junior high, public and private	1 space for each 12 seats in the auditorium or assembly room; see note.	Sufficient off-street space for safe loading and unloading of students from school buses and cars is also required.
Schools, senior high, public and private	Determined by the department on a case by case basis; see note	See SCC 30.26.035. Sufficient off-street space for safe loading and unloading of students from school buses and cars is also required.
Stadiums, sports arenas, auditoriums, and other assembly areas with fixed seats	1 : 4 seats or 8 feet of bench	
Swimming pools, indoor and outdoor	1 : 10 swimmers, based on pool capacity as defined by the State Dept. of Health.	



USE	NO. OF SPACES REQUIRED	NOTES
Tennis courts, racquet or handball clubs, and similar commercial recreation	25 : 1,000 sf assembly area plus 2 per court	
Theaters, cinemas	1 : 4 seats or 8 feet of bench	
All other places of assembly without fixed seats including dance halls and skating rinks.	13.3 : 1,000 sf gfa	
Wholesale distribution facilities	1 : 1,000 sf gfa	
Manufacturing uses	3 : 1,000 sf 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 3 : 1,000
Industrial uses except warehousing and storage	1 : 1,000 sf gfa	
Warehouse and storage except mini-self-storage	.5 : 1,000 sf gfa	
Mini-self-storage	2 : 50 storage units; see note	Half the spaces to be distributed equally around the site, half to be located at the project office.
Utility and communication uses without regular employment	1 space	
Auto wrecking yards	15 spaces for yards less than 10 acres in size; 25 spaces for yards 10 acres or larger	
Community Facilities for Juveniles	1 per employee to accommodate the maximum number of employees for any given work shift plus 1 visitor space per every 6 residential beds. A loading area must also be provided for those facilities that receive regular commercial deliveries	The approval authority may reduce the number of required spaces when the applicant can demonstrate that the reduction of spaces will be adequate

1  
2 Section 9. Snohomish County Code Section 30.31E.040, last amended by Amended  
3 Ordinance No. 13-042 on July 10, 2013, is amended to read:

4  
5 **30.31E.040 Uses, height and setback requirements.**

6  
7 Development within the Townhouse zone shall meet the following standards and regulations:

8 (1) Slopes. Placement of buildings shall not severely alter the natural topography and shall  
9 conform to limitations set forth in chapter 30.62B SCC. Building setbacks and limit of clearing  
10 lines shall be displayed on the site plan for projects with slopes regulated by chapter 30.62B SCC.

11 (2) Uses allowed in the Townhouse zone are set forth in SCC 30.22.100.

12 (3) The bulk standards in SCC 30.23.030 shall apply, except:

13 (a) The setbacks from side and rear lot lines may be reduced to allow for zero lot line  
14 development of townhouses and attached single family dwellings; and

15 (b) The setbacks from the front lot line may be reduced by up to 10 feet in order to  
16 create variety, as long as the average of all such setbacks is at least 15 feet and each  
17 townhouse has a combined total of 25 feet of front and rear setbacks.

18 (c) If a ~~((townhouse))~~ unit lot subdivision or short subdivision is proposed pursuant to  
19 SCC 30.41A.205 or 30.41B.205, the setback provisions of those sections shall apply,  
20 and the provisions of subsections (3)(a) and (b) of this section shall not apply.

21 (4) Where multiple buildings are located on the same lot, a minimum separation of at least  
22 10 feet shall be maintained between buildings as measured from the outer walls of each  
23 building.

24  
25 Section 10. Snohomish County Code Section 30.35A.015, added by Ordinance No. 16-  
26 015 on March 2, 2016, is amended to read:

27  
28 **30.35A.015 Exemptions.**

29  
30 The following types of development are exempt from the provisions of this chapter when located  
31 in a TDR receiving area:

32 (1) Single family, duplex, or ~~((townhouse))~~ unit lot subdivisions submitted under chapters  
33 30.41A or 30.42B SCC;

34 (2) Single family, duplex, or ~~((townhouse))~~ unit lot short subdivisions submitted under  
35 chapters 30.41B or 30.42B SCC;

36 (3) Single family detached units or duplexes submitted under chapter 30.41F SCC; and

37 (4) Cottage housing submitted under chapter 30.41G SCC.  
38

39 Section 11. Snohomish County Code Section 30.41A.205, added by Amended  
40 Ordinance No. 12-115 on January 30, 2013, is amended to read:

41  
42 **30.41A.205 Design standards – ~~((townhouse))~~ unit lot subdivision.**

43  
44 (1) Applicability and purpose. The provisions of this section apply exclusively to the unit lot  
45 subdivision of land for townhouse ~~((development))~~ or cottage housing developments in zones  
46 ~~((in which townhouse dwellings are a))~~ where such uses are permitted ~~((use, and that have~~  
47 ~~either received or have applied for approval of an administrative site development plan pursuant~~  
48 ~~to SCC 30.23A.100. The purpose of these provisions is to allow for the creation of lots for~~  
49 ~~townhouse dwellings, while applying only those site development standards applicable to the~~  
50 ~~parent site as a whole;))~~.

1 (2) Townhouse and cottage housing developments may be subdivided into individual unit  
2 lots. The ~~((townhouse unit lot subdivision as a whole shall meet))~~ development as a whole shall  
3 meet the development standards applicable to the underlying site development plan ~~((and the~~  
4 ~~provisions of this section))~~. As a result of the ~~((townhouse unit lot))~~ subdivision, development on  
5 individual unit lots may be nonconforming as to some or all of the development standards of this  
6 title based on analysis of the individual unit lot, except that any private open space for each  
7 dwelling unit shall be provided on the same lot as the dwelling unit. ~~((So long as the parent site~~  
8 ~~meets the criteria of the underlying site development plan, each unit lot will be deemed to be in~~  
9 ~~conformance. The bulk requirements applicable to the MR zone shall apply to the parent site of~~  
10 ~~those unit lot subdivisions within the Urban Commercial zones pursuant to SCC 30.23.040(1);))~~

11 ~~((3) Townhouse unit lot subdivisions shall be subject to all applicable requirements of this~~  
12 ~~title except as otherwise modified by this section;))~~

13 ~~((4))~~ (3) Unit lot area and width per unit for purposes of subdivision may be as small as the  
14 coverage of the individual unit. ~~((In no case shall the density achieved be greater than the~~  
15 ~~density allowed in the underlying zone. The maximum density for unit lot subdivisions within~~  
16 ~~Urban Commercial zones shall be the same as permitted in the MR zone pursuant to SCC~~  
17 ~~30.23.040(5);))~~

18 ~~((5))~~ (4) Portions of the parent site not subdivided for individual unit lots shall be owned in  
19 common by the owners of the individual unit lots, or by a homeowners association comprised of  
20 the owners of the individual unit lots located within the parent site pursuant to SCC  
21 30.41A.675(;;).

22 ~~((6) Maximum lot coverage of the aggregate buildings located upon the parent site shall not~~  
23 ~~exceed the maximum lot coverage permitted by the underlying zone;))~~

24 ~~((7) Building setbacks shall be as required for the ((zone as applied to the)) underlying~~  
25 ~~parent site as a whole. There shall be no setback required from individual unit lot lines which are~~  
26 ~~interior to the perimeter of the parent site; provided, however, that any structure located upon a~~  
27 ~~unit lot created hereunder shall comply with the setbacks applicable to the underlying site~~  
28 ~~development plan;))~~

29 ~~((8) Internal drive aisles providing vehicular access to unit lots shall not be considered~~  
30 ~~public or private roads when utilizing the provisions of this section;))~~

31 ~~((9))~~ (5) Access easements, joint use and maintenance agreements, and covenants,  
32 conditions and restrictions identifying the rights and responsibilities of property owners and/or  
33 the homeowners association shall be executed for use and maintenance of common garage,  
34 parking and vehicle access areas; on-site recreation areas; landscaping; underground utilities;  
35 common open space; exterior building facades and roofs; and other similar features, and shall  
36 be recorded with the county auditor's office. Each ~~((townhouse))~~ unit lot subdivision shall make  
37 adequate provisions for ingress, egress and utilities access to and from each unit lot created by  
38 reserving such common areas or other easements over and across the parent site as deemed  
39 necessary to comply with all other design and development standards generally applicable to  
40 the underlying site development plan(;;).

41 ~~((10))~~ (6) Notes shall be placed on the plat recorded with the county auditor's office to  
42 acknowledge the following:

43 (a) Approval of the design and layout of the development was granted by the review of  
44 the development, as a whole, on the parent site by the site development plan approval  
45 (stating the subject project file number);

46 (b) Subsequent platting actions, additions or modifications to the structure(s) may not  
47 create or increase any nonconformity of the parent site as a whole, and shall conform to  
48 the approved site development plan;

1 (c) If a structure or portion of a structure has been damaged or destroyed, any repair,  
2 reconstruction or replacement of the structure(s) shall conform to the approved site  
3 development plan; and

4 (d) The individual unit lots are not separate buildable lots and additional development of  
5 the individual unit lots may be limited as a result of the application of development  
6 standards to the parent site.

7 ~~((14))~~ (7) Site development and building construction may commence upon approval of a  
8 site development plan ~~((in accordance with SCC 30.23A.100,))~~ but prior to final subdivision  
9 approval and recording ~~((; provided, that))~~ when all applicable permits and approvals have been  
10 obtained by the applicant. No ~~((; provided, however, no such townhouse))~~ unit lot may be sold,  
11 transferred or conveyed prior to final subdivision approval and recording. The model home  
12 provisions of SCC 30.41A.500 through 30.41A.550 shall not apply to ~~((townhouse))~~ unit lot  
13 subdivisions ~~((subjected))~~ subject to this section.

14  
15 Section 12. Snohomish County Code Section 30.41B.205, added by Amended  
16 Ordinance No. 12-115 on January 30, 2013, is amended to read:

17  
18 **30.41B.205 Design standards – ~~((townhouse))~~ unit lot short subdivision.**

19  
20 (1) Applicability and purpose. The provisions of this section apply exclusively to the unit lot  
21 subdivision of land for townhouse ~~((development))~~ or cottage housing developments in zones  
22 ~~((in which townhouse dwellings are a))~~ where such uses are permitted ~~((use, and that have~~  
23 ~~either received or have applied for approval of an administrative site development plan pursuant~~  
24 ~~to SCC 30.23A.100. The purpose of these provisions is to allow for the creation of lots for~~  
25 ~~townhouse dwellings, while applying only those site development standards applicable to the~~  
26 ~~parent site as a whole;))~~.

27 (2) Townhouse and cottage housing developments may be subdivided into individual unit  
28 lots. The ~~((townhouse unit lot subdivision as a whole shall meet))~~ development as a whole shall  
29 meet the development standards applicable to the underlying site development plan ~~((and the~~  
30 ~~provisions of this section))~~. As a result of the ~~((townhouse unit lot))~~ subdivision, development on  
31 individual unit lots may be nonconforming as to some or all of the development standards of this  
32 title based on analysis of the individual unit lot ~~((So long as the parent site meets the criteria of~~  
33 ~~the underlying site development plan, each unit lot will be deemed to be in conformance. The~~  
34 ~~bulk requirements applicable to the MR zone shall apply to the parent site of those unit lot~~  
35 ~~subdivisions within the Urban Commercial zones pursuant to SCC 30.23.040(1))~~, except that  
36 any private open space for each dwelling unit shall be provided on the same lot as the dwelling  
37 unit~~((;))~~.

38 ~~((3) Townhouse unit lot subdivisions shall be subject to all applicable requirements of this~~  
39 ~~title except as otherwise modified by this section;))~~

40 ~~((4))~~ (3) Unit lot area and width per unit for purposes of subdivision may be as small as the  
41 coverage of the individual unit. ~~((In no case shall the density achieved be greater than the~~  
42 ~~density allowed in the underlying zone. The maximum density for unit lot subdivisions within~~  
43 ~~Urban Commercial zones shall be the same as permitted in the MR zone pursuant to SCC~~  
44 ~~30.23.040(5;))~~

45 ~~((5))~~ (4) Portions of the parent site not subdivided for individual unit lots shall be owned in  
46 common by the owners of the individual unit lots, or by a homeowners association comprised of  
47 the owners of the individual unit lots located within the parent site pursuant to SCC  
48 30.41B.650~~((;))~~.

49 ~~((6) Maximum lot coverage of the aggregate buildings located upon the parent site shall not~~  
50 ~~exceed the maximum lot coverage permitted by the underlying zone;))~~

1 ~~((7) Building setbacks shall be as required for the zone as applied to the underlying parent~~  
2 ~~site as a whole. There shall be no setback required from individual unit lot lines which are~~  
3 ~~interior to the perimeter of the parent site; provided, however, that any structure located upon a~~  
4 ~~unit lot created hereunder shall comply with the setbacks applicable to the underlying site~~  
5 ~~development plan;))~~

6 ~~((8) Internal drive aisles providing vehicular access to unit lots shall not be considered~~  
7 ~~public or private roads when utilizing the provisions of this section;))~~

8 ~~((9))~~ (5) Access easements, joint use and maintenance agreements, and covenants,  
9 conditions and restrictions identifying the rights and responsibilities of property owners and/or  
10 the homeowners association shall be executed for use and maintenance of common garage,  
11 parking and vehicle access areas; on-site recreation areas; landscaping; underground utilities;  
12 common open space; exterior building facades and roofs; and other similar features, and shall  
13 be recorded with the county auditor's office. Each ~~((townhouse))~~ unit lot subdivision shall make  
14 adequate provisions for ingress, egress and utilities access to and from each unit lot created by  
15 reserving such common areas or other easements over and across the parent site as deemed  
16 necessary to comply with all other design and development standards generally applicable to  
17 the underlying site development plan~~((;))~~.

18 ~~((10))~~ (6) Notes shall be placed on the plat recorded with the county auditor's office to  
19 acknowledge the following:

20 (a) Approval of the design and layout of the development was granted by the review of  
21 the development, as a whole, on the parent site by the site development plan approval  
22 (stating the subject project file number);

23 (b) Subsequent platting actions, additions or modifications to the structure(s) may not  
24 create or increase any nonconformity of the parent site as a whole, and shall conform to  
25 the approved site development plan;

26 (c) If a structure or portion of a structure has been damaged or destroyed, any repair,  
27 reconstruction or replacement of the structure(s) shall conform to the approved site  
28 development plan; and

29 (d) The individual unit lots are not separate buildable lots and additional development of  
30 the individual unit lots may be limited as a result of the application of development  
31 standards to the parent site.

32 ~~((11))~~ (7) Site development and building construction may commence upon approval of a  
33 site development plan ~~((in accordance with SCC 30.23A.100))~~ but prior to final subdivision  
34 approval and recording when ~~((; provided, that))~~ all applicable permits and approvals have been  
35 obtained by the applicant. No ~~((; provided, however, no such townhouse))~~ unit lot may be sold,  
36 transferred or conveyed prior to final subdivision approval and recording.

37  
38 Section 13. Snohomish County Code Section 30.41G.010, added by Amended  
39 Ordinance No. 08-101 on January 21, 2009, is amended to read:

40  
41 **31.41G.010 Purpose.**

42  
43 The purpose of this chapter is to:

44 (1) Provide development regulations for cottage housing, which respond to changing  
45 household ~~((sizes and ages))~~ demographics and desired types of housing;

46 (2) Encourage creation of more usable open space for residents of cottage housing  
47 development through flexibility in lot standards;

48 (3) Ensure that the overall size, including bulk and mass of cottage structures and cottage  
49 housing developments, remains smaller and incurs less visual impact than standard sized  
50 single-family dwellings, particularly given the allowed intensity of cottage dwellings;

1 (4) Provide a centrally located and functional common open space area that fosters a sense  
2 of community and a sense of openness in cottage housing developments;

3 (5) Provide private areas around the individual dwellings to enable diversity in landscape  
4 design and foster a sense of ownership; and

5 (6) Ensure minimal visual impact from vehicular use and storage areas for residents of the  
6 cottage housing development as well as adjacent properties, and to maintain a detached single-  
7 family character along public streets.  
8

9 Section 14. Snohomish County Code Section 30.41G.015, added by Amended  
10 Ordinance No. 08-101 on January 21, 2009, is amended to read:  
11

12 **30.41G.015 Applicability.**

13  
14 (1) The regulations in this section apply to cottage housing (~~(projects meeting the definition~~  
15 ~~in SCC 30.91D.495)) in zones where such use is permitted.~~

16 (2) Existing single family detached dwellings may be retained as part of a cottage housing  
17 development and do not count towards density calculations.

18 (3) Detached and attached accessory apartments are prohibited within a cottage housing  
19 development unless the detached or attached accessory apartment was constructed as part of  
20 an existing single family detached dwelling that is proposed to remain pursuant to subsection (2)  
21 of this section.

22 (4) Where there is a conflict between a provision of this chapter and a provision in another  
23 chapter in title 30 SCC, the requirements of this chapter shall apply.  
24

25 Section 15. Snohomish County Code Section 30.41G.020, added by Amended  
26 Ordinance No. 08-101 on January 21, 2009, is amended to read:  
27

28 **30.41G.020 ((Procedures)) Density.**

29  
30 (~~Cottage housing development shall be processed as an administrative conditional use permit~~  
31 ~~pursuant to chapter 30.43A SCC and shall include a site plan meeting the requirements in SCC~~  
32 ~~30.23A.100(3).)) The maximum allowed density of a cottage housing development shall be two  
33 times the maximum number of dwelling units allowed in the underlying zone. If the number  
34 computed is a fractional equivalent of 0.5 or more, the fraction shall be rounded up to the next  
35 whole number. Fractions of less than 0.5 shall be rounded down.  
36~~

37 Section 16. Snohomish County Code Section 30.41G.030, added by Amended  
38 Ordinance No. 08-101 on January 21, 2009, is amended to read:  
39

40 **30.41G.030 Cottage housing ((design standards)) bulk requirements.**

41  
42 (1) The bulk requirements for a cottage housing development shall be pursuant to SCC  
43 Table 30.41G.030(1).

44 (2) The bulk regulations in SCC 30.23.032 and 30.23.041 shall not apply to development  
45 regulated under this chapter.

46 (3) Building separation shall be pursuant to the requirements in subtitle 30.5 SCC.

47 (4) The calculation of gross floor area shall not include porches or detached or attached  
48 garages.  
49

1  
2  
3

**Table 30.41G.030(1)  
COTTAGE HOUSING BULK REQUIREMENTS**

<b>Standard</b>	<b>Requirement</b>
<del>((Maximum gross floor area)) Cottage dwelling unit size</del>	<u>The maximum dwelling size shall be no greater than 1.5 times the maximum gross floor area of the ground or first floor.</u>  <u>The calculation of gross floor area shall not include porches or detached or attached garages</u>
<u>Cottage dwellings located above a shared covered parking structure</u>	<u>Maximum 800 square feet per dwelling</u>
Maximum gross floor area <del>((A))</del> of ground or main <del>((Floor))</del> floor	1,600 square feet per dwelling
<del>((Minimum common outdoor space))</del>	<del>((400 square feet per dwelling))</del>
<del>((Minimum private open space))</del>	<del>((200 square feet per dwelling))</del>
Maximum height for cottages <del>((with minimum roof slope of 6:12))</del> , <u>community buildings, shared garages and accessory structures</u>	<del>((25))</del> <u>30 feet</u> <del>((, subject to all parts of the roof above 18 feet shall be pitched))</del>
<del>((Maximum height for cottages without roof slope of 6:12 and all accessory structures))</del>	<del>((18 feet))</del>
Setbacks for all structures from adjacent property lines along the perimeter of the site <del>((-))</del>	<del>((Same as the underlying zone))</del> <u>5 feet</u>
Front lot line setback from interior roads within the development	<del>((15 feet))</del> <u>5 feet</u>
<u>Front lot line setback from public or private road</u>	<u>5 feet</u>
<del>((Minimum distance separating structures (including accessory structures))</del>	<del>((10 feet))</del>
<del>((Minimum parking spaces))</del>	<del>((See SCC 30.26.030(1))</del>
<del>((Number of dwellings within a cluster groups))</del>	<del>((Developments shall contain a minimum of 4 and a maximum of 12 dwellings located in a cluster group. A development site may contain more than one group))</del>
<u>Maximum lot coverage</u>	<u>40%</u>

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~~((2) Cottage housing dwellings shall have a porch or covered entry at least 60 square feet in size with a minimum dimension of six feet on any side.~~  
~~(3) Parking shall be:~~  
~~(a) Clustered and separated from the common area by a landscaping screen. Fencing shall not be substituted for the landscape screen;~~

- ~~—(b) Screened from public streets and adjacent residential uses by a landscaping or architectural screen;~~
- ~~—(c) Include a means for parking bicycles, such as racks or lockers; and~~
- ~~—(d) Prohibited in yard setback areas except rear yards.~~
- ~~—(4) A pitched roof design is required for all detached parking structures.~~
- ~~—(5) All fences on the interior of a lot or property line shall be no more than three feet in height.~~
- ~~—(6) Internal pedestrian circulation shall be provided through paved paths.~~
- ~~—(7) All cottage housing dwellings shall meet the requirements of SCC 30.53A.518.))~~

Section 17. A new section is added to chapter 30.41G of the Snohomish County Code to read:

**30.41G.032 Site layout and building orientation.**

A cottage housing development shall meet the requirements in SCC Table 30.41G.032(1) and SCC 30.53A.518.

**Table 30.41G.032(1)  
COTTAGE HOUSING SITE LAYOUT AND BUILDING ORIENTATION**

Standard	Requirement
Number of cottage dwellings within a cluster	a) A cluster must contain a minimum of 4 dwellings. b) A development may contain more than one cluster. c) Clusters shall be separated by landscaping, common open space, critical areas or a community building.
Building orientation	a) Cottage dwellings abutting a public street (not including alleys) shall include one or more of the following facing a public street: <ul style="list-style-type: none"> <li>i) Secondary entrance to the cottage dwelling;</li> <li>ii) Porch;</li> <li>iii) Bay window; or</li> <li>iv) Building modulation with a depth measuring at least one foot.</li> </ul> b) Corner lot cottage dwellings shall be designed to provide modulation and detail on both frontages.

Section 18. A new section is added to chapter 30.41G of the Snohomish County Code to read:

**30.41G.035 Design standards-cottage dwellings and community buildings.**

A cottage housing development shall meet the requirements in SCC Table 30.41G.035(1).



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**Table 30.41G.035(1)**  
**DESIGN STANDARDS**

<b>Standard</b>	<b>Requirement</b>
Cottage dwellings	a) A diversity of cottage dwellings shall be achieved by incorporating at least two of the following features: i) Alternating porch styles; ii) Alternating siding details on facades; iii) Alternating siding detail on roof gables; or iv) Other architectural features which make adjacent cottage dwellings different from each other. b) All cottage dwellings shall have a pitched roof. c) No blank walls over 20 feet in length and height are allowed.
Cottage dwellings located above a covered parking structure	a) Roof pitch, architecture, materials and colors shall be similar to that of the dwelling units within the cottage housing development. b) Dwellings shall have a separate entrance in addition to the garage access. c) The entrance to the dwelling shall have direct access to a street, lane or alley via a pedestrian path or driveway.
Community buildings	a) A community building, not exceeding 2,000 square feet, may be provided for the residents of the cottage housing development. b) Roof pitch, architecture, materials and colors of a community building shall be similar to that of the dwelling units within the cottage housing development. c) A community building may not be converted into residential living space or used for commercial purposes. d) The community building shall be located within the cottage housing development and owned in common.
Porches	a) Cottage dwellings shall have a porch or covered entry at least 60 square feet in size with a minimum dimension of six feet on any side. b) Porches shall not be required for cottage dwellings over a shared garage.

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1 Section 19. A new section is added to chapter 30.41G of the Snohomish County Code  
 2 to read:

3  
 4 **30.41G.037 Design standards-parking and garages.**

5  
 6 A cottage housing development shall meet the requirements in chapter 30.26 SCC and SCC  
 7 Table 30.41G.037(1).

8  
 9 **Table 30.41G.037(1)**  
 10 **COTTAGE PARKING AND GARAGE REQUIREMENTS**  
 11

Standard	Requirement
Maximum garage size	200 square feet per dwelling unit
Location of parking and garages	a) The order of priorities for locating parking or garages shall be in descending order of preference as follows (the applicant shall demonstrate in writing that all other locations within a higher priority are not feasible): <ul style="list-style-type: none"> <li>i) On the periphery of the development as surface spaces in clusters of not more than six adjoining spaces (clusters must be separated by a distance of at least 20 feet) or in a shared garage structure of not more than six adjoining garage doors per building (maximum gross floor area of 1,200 square feet per shared garage structure).</li> <li>ii) To the rear of cottage units as a detached or attached one-car garage accessed by an alley.</li> <li>iii) To the side of cottage units as a detached or attached one-car garage accessed by a shared or private driveway or parking pad from the rear.</li> </ul> b) Parking shall not be located between the common open space and the dwelling units.
Design of parking and garages	a) Parking and garages shall be screened from public streets and adjacent residential uses by garage doors, landscaping, or other architectural features. b) The design of garage structures shall be similar and compatible to that of the dwelling units within the development and have a pitched roof. c) Garage doors shall feature windows, recesses, or moldings to help blend the doors with the character of the cottage dwelling.

12

1 Section 20. Snohomish County Code Section 30.41G.040, added by Amended  
 2 Ordinance No. 08-101 on January 21, 2009, is amended to read:

3  
 4 **30.41G.040 ((Common outdoor)) Design standards-common open space and private**  
 5 **open space ((requirements))**.

6 ((Common outdoor space shall be made available to the residents in cottage housing  
 7 developments as follows:

8 —(1) ~~The amount of common outdoor space shall be provided pursuant to SCC Table~~  
 9 ~~30.41G.030(1);~~

10 —(2) ~~The common outdoor space shall abut at least 50 percent of the cottage dwellings in a~~  
 11 ~~cottage housing development;~~

12 —(3) ~~The common outdoor space shall abut cottage dwellings on at least two sides of the~~  
 13 ~~common outdoor space;~~

14 —(4) ~~Cottage dwellings shall be oriented around and have the main entry facing the common~~  
 15 ~~outdoor space;~~

16 —(5) ~~Cottage dwellings shall be within 60 feet walking distance of the common outdoor space;~~  
 17 ~~and~~

18 —(6) ~~Private open space shall be provided pursuant to SCC Table 30.41G.030(1) and located~~  
 19 ~~adjacent to each dwelling. Private open space shall be for the exclusive use of the cottage~~  
 20 ~~resident(s). The private space shall:~~

21 —(a) ~~Be oriented towards the common outdoor space as much as possible; and~~

22 ~~(b) Not contain a dimension less than 10 feet.)~~ A cottage housing development shall meet the  
 23 requirements of SCC Table 30.41G.040(1).

24  
 25 **Table 30.41G.040(1)**  
 26 **COTTAGE HOUSING OPEN SPACE REQUIREMENTS**  
 27

<u>Standard</u>	<u>Requirement</u>
<u>Minimum common open space</u>	<u>400 square feet per dwelling unit</u>
<u>Minimum private open space</u>	<u>200 square feet per dwelling unit</u>
<u>Common open space design</u>	<u>a) Common open space shall not include community buildings, parking areas, yard setbacks, spaces between buildings of 10 feet or less in width, private open space or driveways.</u> <u>b) The common open space shall abut at least 50 percent of the cottage dwellings in a cottage housing development.</u> <u>c) The common open space shall abut cottage dwellings on</u>

	<p><u>at least two sides of the common open space.</u></p> <p><u>d) Cottage dwellings shall be oriented around and have the main entry facing the common open space.</u></p> <p><u>e) Cottage dwellings shall be within 60 feet walking distance of the common open space.</u></p> <p><u>f) The minimum horizontal dimension of common open space shall be at least 10 feet.</u></p> <p><u>g) A separate common open space area is required for each cluster of cottage dwellings.</u></p>
<u>Private open space design</u>	<p><u>a) Private open space for each individual cottage dwelling shall be for the exclusive use of that cottage's residents.</u></p> <p><u>b) The private open space shall be oriented towards the common open space as much as possible.</u></p> <p><u>c) Private open space shall not contain a dimension less than 10 feet.</u></p> <p><u>d) A fence, hedge or other similar visual separation not to exceed three feet in height may separate the private open space from the common open space to create a sense of separate ownership.</u></p>

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Section 21. A new section is added to chapter 30.41G of the Snohomish County Code to read:

**30.41G.045 Circulation and access.**

In addition to the requirements in chapters 30.24 and 30.66B SCC, a cottage housing development abutting a public or private road shall provide a pedestrian connection between the interior pedestrian facilities and the exterior or frontage pedestrian facilities.

Section 22. A new section is added to chapter 30.41G of the Snohomish County Code to read:

**30.41G.047 Landscaping.**

A cottage housing development shall meet the landscaping requirements in chapter 30.25 SCC.

1  
2 Section 23. Snohomish County Code Section 30.41G.050, added by Amended  
3 Ordinance No. 08-101 on January 21, 2009, is amended to read:

4  
5 **30.41G.050 Modifications to the design standards, ~~((outdoor))~~ common open space,**  
6 **and private open space.**

7  
8 The director may modify the requirements in SCC 30.41G.030, SCC 30.41G.032, SCC  
9 30.41G.035, SCC 30.41G.037, and SCC 30.41G.040 (~~(, provided that)~~) when the applicant  
10 demonstrates all of the following:

- 11 (1) The site is constrained due to unusual shape, topography, easements or critical areas;  
12 (2) The modification is consistent with the purpose statements in SCC 30.41G.010; and  
13 (3) The modification will not result in a project design that is less compatible with adjacent  
14 neighboring development.

15  
16 Section 24. Snohomish County Code Section 30.41G.060, last amended by Amended  
17 Ordinance No. 12-049 on October 3, 2012, is amended to read:

18  
19 **30.41G.060 ~~((Bonus density))~~ Review Process.**

20  
21 ~~((1) The maximum number of dwelling units permitted in a cottage housing development shall~~  
22 ~~be 120 percent of the maximum number of units permitted by the underlying zone as~~  
23 ~~determined in SCC 30.41G.060(2), unless adjusted per the provisions of SCC~~  
24 ~~30.41G.060(2)(b).~~

25 ~~—(2) The maximum number of dwelling units permitted shall be computed as follows:~~

26 ~~—(a) The gross area of the site shall be divided by the minimum lot area of the underlying zone~~  
27 ~~set forth in SCC Table 30.23.032, except in the LDMR zone where a lot area of 4,000 square~~  
28 ~~feet shall be used. The resulting number shall be multiplied by 1.2; and~~

29 ~~—(b) If the number computed in subsection (a) of this section is a fractional equivalent of 0.5 or~~  
30 ~~more, the fraction shall be rounded up to the next whole number. Fractions of less than 0.5 shall~~  
31 ~~be rounded down.)) This section establishes the review process to be utilized for any~~

32 development application subject to the requirements of this chapter:

33 (1) An applicant for a cottage housing development shall submit a site plan meeting the  
34 submittal requirements established and implemented pursuant to SCC 30.70.030.

35 (2) Site plan applications shall be processed as a Type 1 administrative decision under  
36 chapter 30.71 SCC.

37 (3) Public notice of the site plan application shall be provided under chapter 30.70 SCC for  
38 Type 1 applications.

39 (4) At the request of the applicant, the site plan application may be combined with other  
40 required permits or be processed concurrently with other required permits under SCC  
41 30.70.120, including applications for unit lot subdivision or unit lot short subdivision approvals.

42 (5) Specifications for development access onto county right-of-way shall be subject to the  
43 county's Engineering Design and Development Standards (EDDS).

44 (6) Frontage improvements required within the public right-of-way shall be determined by the  
45 department pursuant to chapter 30.66B SCC and the county's Engineering Design and  
46 Development Standards (EDDS).

47 (7) A complete application for a cottage housing development meeting the requirements of  
48 this section shall vest pursuant to SCC 30.70.300.

1 Section 25. A new section is added to chapter 30.41G of the Snohomish County Code  
2 to read:

3  
4 **30.41G.070 Final Inspection and Occupancy.**

5  
6 Final inspection and occupancy of a cottage housing development shall not be completed until  
7 the following requirements are met for those units included in the inspection:

- 8 (1) Fire lane signs and/or striping are completed for all access ways to the units;  
9 (2) Address signs, street signs, and unit addressing is completed; and  
10 (3) All landscaping, site amenities, fencing, pedestrian facilities, lighting, and other  
11 requirements for the units are installed and approved.

12  
13 Section 26. Snohomish County Code Section 30.70.140, last amended by Amended  
14 Ordinance No. 16-004 on March 16, 2016, is amended to read:

15  
16 **30.70.140 Expiration of applications, approvals, and permits.**

- 17  
18 (1) This section shall apply to:  
19 (a) New applications, approvals, and permits set forth in SCC Table 30.70.140(1); and  
20 (b) Existing applications set forth in SCC Table 30.70.140(1) that were deemed complete  
21 but that were not approved or denied prior to [insert effective date of this ordinance],  
22 provided that the department shall provide notice to the applicant one year prior to the  
23 expiration date of the application.  
24 (2) SCC Table 30.70.140(1) establishes the expiration period for applications, approvals,  
25 and permits, except that:  
26 (a) When an EIS is required, the expiration period of an application will be suspended  
27 until the FEIS is issued. The suspension of the expiration period for an application shall  
28 not exceed 18 months unless approved by the director; and  
29 (b) When otherwise modified by the hearing examiner.  
30 (3) The applicant is responsible for monitoring the expiration periods for an application,  
31 approval, or permit. The county is not required to inform an applicant when an application,  
32 approval, or permit will expire or has expired.  
33 (4) For minor revisions under SCC 30.70.210 and major revisions under SCC 30.70.220, the  
34 term of expiration for an application shall be 12 months and shall not extend the term of the  
35 corresponding development application approval or concurrency determination.

36  
37 **SCC Table 30.70.140(1)**

38

Approval Type	Expiration of application	Expiration of approval or permit
Administrative Conditional Use Permit	36 months	5 years to commence construction or use
Administrative Conditional Use Permit – Temporary Dwelling During Construction	12 months	As determined in decision
Administrative Conditional Use Permit - Temporary Dwelling For Relative	12 months	Shall be subject to annual renewal

Administrative Conditional Use Permit - Other Temporary Uses	12 months	As determined in decision
Administrative Site Plan (pursuant to chapter 30.23A SCC)	36 months	5 years to commence construction or use
Binding Site Plan	36 months	6 months to record
Boundary Line Adjustment	12 months	12 months to record. The department may grant up to one 12-month extension.
Building Permit	Per subtitle 30.5 SCC	Per subtitle 30.5 SCC
Conditional Use Permit	36 months	5 years to commence construction or use
<u>Cottage Housing (pursuant to chapter 30.41G SCC)</u>	<u>36 months</u>	<u>5 years to commence construction or use</u>
Flood Hazard Permit & Flood Hazard Variance	18 months	18 months from the date of issuance. Start of construction, as defined in SCC 30.91S.570, must commence within 180 days.
Forest Practices (Class IV-General)	18 months	36 months
Land Disturbing Activity	18 months	36 months
Official Site Plan and Site Plans (pursuant to chapters 30.31A and 30.31B)	36 months	5 years to commence construction or use
Planned Residential Development	36 months	5 years to commence construction or use
Pre-application Concurrency Determination	6 months	Per SCC 30.66B.155
Rezoning	36 months	Not applicable
Shoreline Conditional Use Permit	36 months	Per chapter 30.44 SCC
Shoreline Substantial Development Permit	36 months	Per chapter 30.44 SCC

Single Family Detached Units	36 months	5 years to commence construction or use
Special Use Permit (pursuant to chapter 30.42F SCC)	36 months	5 years to commence construction or use
Subdivisions	48 months	<p>Per RCW 58.17.140 , except that:</p> <ul style="list-style-type: none"> <li>• For preliminary subdivisions that were approved on or after January 1, 2008, one or more extensions not to exceed a total extension time of two years may be granted by the department. Such request must be received by the director at least 30 days prior to the expiration of the preliminary subdivision approval or prior extension. The applicant shall pay a fee for each extension pursuant to SCC 30.86.100.</li> <li>• For preliminary subdivisions that were approved on or before December 31, 2007, one or more extensions up to a total term of twelve years may be granted by the department. Such request must be received by the director at least 30 days prior to the expiration of the preliminary subdivision approval or prior extension. The applicant shall pay a fee for each extension pursuant to SCC 30.86.100.</li> </ul>
Short Subdivisions	48 months	<p>60 months, except that:</p> <ul style="list-style-type: none"> <li>• For preliminary short subdivisions that were approved on or after January 1, 2008, one or more extensions not to exceed a total extension time of two years may be granted by the department. Such request must be received by the director at least 30 days prior to the expiration of the preliminary short subdivision approval or prior extension. The</li> </ul>



		<p>applicant shall pay a fee for each extension pursuant to SCC 30.86.110.</p> <ul style="list-style-type: none"> <li>For preliminary short subdivisions that were approved on or before December 31, 2007, one or more extensions up to a total term of twelve years may be granted by the department. Such request must be received by the director at least 30 days prior to the expiration of the preliminary short subdivision approval or prior extension. The applicant shall pay a fee for each extension pursuant to SCC 30.86.110.</li> </ul>
Urban Center Development	36 months	5 years to commence construction or use
Variance	36 months	Not applicable

Section 27. Snohomish County Code Section 30.70.300, added by Amended Ordinance No. 16-004 on March 16, 2016, is amended to read:

**30.70.300 Vesting of applications.**

The purpose of this section is to implement local vesting regulations that are best suited to the needs of the county and consistent with state law. This section is intended to provide property owners, permit applicants, and the general public assurance that the regulations for project development will remain consistent during the life of an application.

(1) Except for rezones, an application for a permit or approval type set forth in SCC Table 30.70.140(1) shall be considered under the development regulations in effect on the date a complete application is filed, pursuant to SCC 30.70.040. Provided, that projects under the authority of the director of the department of public works or the county engineer pursuant to SCC 30.63B.100 shall vest as of the date the county engineer approves a design report or memorandum for the project.

(2) Building permit or land disturbing activity permit applications that are subsequent and related to the development identified in an application listed in SCC 30.70.300(2)(a)-~~((m))~~ (n), shall vest to the development regulations in effect at the time a complete application listed in SCC 30.70.300(2)(a)-~~((m))~~ (n) is filed pursuant to SCC 30.70.040.

- (a) Administrative conditional use permit;
- (b) Administrative site plan (pursuant to chapter 30.23A SCC);
- (c) Binding site plan;
- (d) Conditional use permit;
- (e) Official site plan and site plan (pursuant to chapters 30.31A and 31.31B SCC);
- (f) Planned residential development;
- (g) Shoreline conditional use permit;
- (h) Shoreline substantial development permit;

- 1 (i) Single family detached units;
- 2 (j) Special use permits (pursuant to chapter 30.42F SCC);
- 3 (k) Short subdivision;
- 4 (l) Subdivision; (~~and~~)
- 5 (m) Urban center development ((-));
- 6 (n) Cottage housing (pursuant to chapter 30.41G SCC).

7 However, a complete application for any subsequent application must be submitted prior to the  
8 expiration date of the permit(s) or approval(s) applied for in the application types listed in this  
9 subsection.

10 (3) For the purpose of this section, “development regulation” means those provisions of title  
11 30 SCC that exercise a restraining or directing influence over land, including provisions that  
12 control or affect the type, degree, or physical attributes of land development or use. For the  
13 purpose of this section, “development regulation” does not include fees listed in title 30 SCC or  
14 procedural regulations.

15 (4) A complete building permit application shall always be subject to that version of subtitle  
16 30.5 SCC in effect at the time the building permit application is submitted.

17 (5) Notwithstanding any other provision in this section, any application dependent on  
18 approval of a rezone application shall not vest until the underlying rezone is approved.

19  
20 Section 28. Snohomish County Code Section 30.71.020, last amended by Amended  
21 Ordinance No. 15-033 on June 3, 2015, is amended to read:

22  
23 **30.71.020 Type 1 permits and decisions.**

24  
25 The following are processed as Type 1 administrative decisions:

- 26 (1) Administrative conditional use permit;
- 27 (2) Binding site plan approval;
- 28 (3) Boundary line adjustment, except as provided in SCC 30.41E.020;
- 29 (4) Building and land disturbing activity permits subject to SEPA review pursuant to chapter  
30 30.61 SCC, or subject to conditions imposed pursuant to chapter 30.32D SCC;
- 31 (5) Free standing signs in the FS and RFS zones;
- 32 (6) Code interpretations;
- 33 (7) Flood hazard permit, except as provided in SCC 30.43C.020;
- 34 (8) Flood hazard variance;
- 35 (9) Freeway service zone official site plan (existing FS zone);
- 36 (10) Shoreline substantial development permit, shoreline conditional use, and shoreline  
37 variance, except when processed as a Type 2 decision pursuant to SCC 30.44.210;
- 38 (11) Short subdivision approval with no dedication of a new public road right-of-way;
- 39 (12) Variance;
- 40 (13) Single-family detached units applications pursuant to chapter 30.41F SCC;
- 41 (14) Administrative site plan pursuant to SCC 30.23A.100;
- 42 (15) Minor development activities and the expansion of an existing structure containing a  
43 permitted use in the UC zone as provided in SCC 30.34A.180(1) that require a permit or land  
44 use approval application and are subject to SEPA review pursuant to chapter 30.61 SCC, or  
45 subject to conditions imposed pursuant to chapter 30.32D SCC;
- 46 (16) Class IV-General forest practices permit, except when processed as a Type 2 decision  
47 pursuant to SCC 30.43F.100; (~~and~~)
- 48 (17) Application to lift a six-year development moratorium, except when processed as a  
49 Type 2 decision pursuant to SCC 30.43F.230 ((-)); and
- 50 (18) Cottage housing development pursuant to chapter 30.41G SCC.

1  
2 Section 29. Snohomish County Code Section 30.86.115, last amended by Amended  
3 Ordinance No. 07-108 on November 19, 2007, is amended to read:

4  
5 **30.86.115 Administrative site plan fees for single family detached units and cottage**  
6 **housing development**

7  
8 **Table 30.86.115**  
9 **ADMINISTRATIVE SITE PLAN FEES FOR SINGLE FAMILY DETACHED UNITS AND**  
10 **COTTAGE HOUSING DEVELOPMENT**

11  
12 *OTHER FEES: All necessary fees for single family detached units and cottage housing*  
13 *development approval/recording are not listed here. Examples of fees by the department*  
14 *include: (1) critical areas review; (2) drainage review, etc. Examples of fees not collected by the*  
15 *department include: (1) Applicable private well and septic system approvals (Snohomish Health*  
16 *District) and (2) recording fees (auditor).*

17

	FEES
<b>PRE-APPLICATION CONFERENCE</b>	\$480
<b>ADMINISTRATIVE SITE PLAN</b>	
Application fee	\$1,440
Minor revision request <sup>(1)</sup>	\$780
<b>Reference notes:</b>	
(1) Subsequent to initial approval of the administrative site plan.	

18  
19 Section 30. A new section is added to chapter 30.91C of the Snohomish County Code  
20 to read:

21  
22 **30.91C.198 Community building.**

23  
24 "Community building" means a structure serving the occupants of a residential or mixed use  
25 development where cultural, recreational, or social activities may take place. This definition  
26 shall not include places of religious worship.

27  
28 Section 31. Snohomish County Code Section 30.91D.455, last amended by Amended  
29 Ordinance No. 12-115 on January 30, 2013, is amended to read:

30  
31 **30.91D.455 Drive aisle.**

32  
33 "Drive aisle" means a road network element that is owned in common by all the property owners  
34 of a development and that, except when located within a ((townhouse)) unit lot subdivision or  
35 short subdivision, is not located in a tract or easement. A drive aisle that provides access to the  
36 rear of the structure, lot, or use is an alley.

1 Section 32. Snohomish County Code Section 30.91D.495, last amended by Amended  
2 Ordinance No. 08-101 on January 29, 2009, is amended to read:

3  
4 **30.91D.495 Dwelling, cottage housing.**

5  
6 "Dwelling, Cottage housing" ("Cottage housing dwelling") means a single family detached  
7 dwelling unit (~~((constructed in groups of four to twelve units located on a commonly owned piece~~  
8 ~~of property with each unit no larger than 1,200 square feet. The units are built))~~ within a cottage  
9 housing development and clustered around common open space (~~(, with minimal private~~  
10 ~~yards)). ((Units do not have individual garages; parking is located in separate areas or in~~  
11 ~~structures on the periphery of the site in order to minimize space taken up by driveways.))~~)

12  
13 Section 33. Snohomish County Code Section 30.91L.205, added by Amended  
14 Ordinance No. 12-115 on January 30, 2013, is amended to read:

15  
16 **30.91L.205 Lot, unit (Unit lot).**

17  
18 "Lot, unit" ("Unit lot") means one of the individual lots created from the subdivision of a parent  
19 site (~~(for the exclusive use of townhouses))~~) pursuant to SCC 30.41A.205 or 30.41B.205.

20  
21 Section 34. A new section is added to chapter 30.91O of the Snohomish County Code  
22 to read:

23  
24 **30.91O.015 Open space, common.**

25  
26 "Open space, common" ("Common open space") means the central space within a residential or  
27 mixed use development reserved for exclusive use by the occupants and their guests. Examples  
28 include critical areas and buffers, lawn, gardens, plazas, or scenic viewing areas. Common open  
29 space does not include off-street parking, maneuvering, loading, or delivery areas.

30  
31 Section 35. A new section is added to chapter 30.91O of the Snohomish County Code  
32 to read:

33  
34 **30.91O.016 Open space, private.**

35  
36 "Open space, private" ("Private open space") means a useable open space adjoining and  
37 directly accessible by a dwelling unit, reserved for the exclusive use of the occupants of the  
38 dwelling unit and their guests. Private open spaces may include patios and landscaped areas  
39 but does not include off-street parking, maneuvering, loading, or delivery areas.

40  
41 Section 36. Effective date, implementation. This ordinance shall take effect 60 days  
42 following adoption by the County Council. The Department of Planning and Development  
43 Services is authorized to take such actions as may be necessary to implement this ordinance on  
44 its effective date.

45  
46 Section 37. Severability and Savings. If any section, sentence, clause or phrase of this  
47 ordinance shall be held to be invalid by the Growth Management Hearings Board (Board), or  
48 unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not  
49 affect the validity or constitutionality of any other section, sentence, clause or phrase of this  
50 ordinance. Provided, however, that if any section, sentence, clause or phrase of this ordinance is

1 held to be invalid by the Board or court of competent jurisdiction, then the section, sentence,  
2 clause or phrase in effect prior to the effective date of this ordinance shall be in full force and effect  
3 for that individual section, sentence, clause or phrase as if this ordinance had never been adopted.  
4

5  
6 PASSED this 21<sup>st</sup> day of December, 2016.  
7

8  
9 SNOHOMISH COUNCIL  
10 Snohomish, Washington

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12  
13  
14 \_\_\_\_\_  
15 Council Chair

16 ATTEST:

17  
18 \_\_\_\_\_  
19 Asst. Clerk of the Council

- 20  
21 ( ) APPROVED  
22 ( ) EMERGENCY  
23 ( ) VETOED

24 DATE: \_\_\_\_\_  
25

26  
27 \_\_\_\_\_  
28 County Executive

29 ATTEST:

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31 \_\_\_\_\_  
32  
33  
34 Approved as to form only:

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36  
37  
38 \_\_\_\_\_  
39 Deputy Prosecuting Attorney  
40  
41  
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