



Snohomish County
Planning and Development
Services

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ONLINE INFORMATION
www.snohomishcountywa.gov/1190



This Assistance Bulletin only applies to property within unincorporated Snohomish County and does not apply to property within incorporated city limits.

Assistance Bulletin

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WWW.SNOCO.ORG

Keyword: Assistance Bulletins

Q: How do you define “kennel?”

A: As defined by the Unified Development Code, Title 30, the county differentiates between the following kinds of kennels:

“Kennel, commercial” (Commercial Kennel) means a place where

- four or more adult dogs, cats or combination thereof are kept whether or not for compensation, including facilities known and operated as animal shelters and boarding facilities; or
- the occupant of the property keeps and owns more than 10 and not more than 25 adult dogs; or
- dogs are sold, but not including small animal hospitals where pets are kept for treatment only, pet shops, private kennels, or zoological parks.
- See special requirements for commercial kennels on page three.

“Kennel, private-breeding” (Private-Breeding Kennel) means a place at or adjoining a private residence where four, but not more than 10, adult dogs, of which at least one has not been neutered or spayed, owned by the persons residing on said property, are bred or kept for the purpose of hunting, training, for field work, obedience trials, and other competition or for the enjoyment of the species. Dogs under the age of six months shall not be included for purposes of determining the total number of dogs within the private kennel.

“Kennel, Private-non-breeding” (Private-Non-Breeding Kennel) means a place at or adjoining a private residence where four, but not more than 10, adult dogs, of which all have been neutered or spayed, owned by the persons residing on said property, are kept for the purpose of hunting, training, for field work, obedience trials, and other competition or for the enjoyment of the species. Dogs under the age of six months shall not be included for purposes of determining the total number of dogs within the private kennel.

Q: Are there any other special conditions I should know about?

A: Yes.

For all types of kennels:

- All animal runs, and all buildings and structures devoted to housing animals, must be at least 30 feet from all external property lines.
- Conditional uses located in a residential zone require perimeter landscaping per SCC 30.25.020.

This bulletin is intended only as an information guide. The information may not be complete and is subject to change.
For complete legal information, refer to Snohomish County Code.

Commercial Kennels require:

- A five-acre minimum lot area, except in the R-5 and RD zones, where 200,000 square feet shall be the minimum lot area.

Private-Breeding and Non-Breeding Kennels require:

- When the animals comprising the kennel are housed within the dwelling, some portion of the yard shall be fenced. The fence shall be maintained in good repair to contain or confine the animals on the property and restrict the entrance of other animals.

Q: What zones allow kennels?

A: P=permitted uses, C=Conditional Use Permit is required (See PDS Bulletin #39).

Types of use	Urban Zones															
	R9,600	R8,400	R7,200	T	LDMR	MR	NB	PCB	CB	GC	FS	IP	BP	LI	HI	MHP
Commercial	C	C	C						P	P		P	P	P	P	
Private-Breeding	P	P	P		P	P	P		P	P		P	P	P	P	
Private Non-Breeding	P	P	P		P	P	P		P	P		P				

Types of use	Other Zones					
	SA-1	RC	RU	R20,000	R12,500	WFB
Commercial	C	C	P	C	C	C
Private-Breeding	C	P	P	P	P	P
Private Non-Breeding	P	P	P	P	P	P

Types of use	Rural Zone						
	RD	RRT-10	R-5	RB	CRC	RFS	RI
Commercial	P	P	P				
Private-Breeding	P	P	P				
Private Non-Breeding	P	P	P	P			

Types of use	Resource Zones			
	F	F&R	A-10	MC
Commercial	P		C	
Private-Breeding	P		P	
Private Non-Breeding	P		P	

Q: Do I need any special licenses?

A: Possibly. Contact the County Auditor, License Division, at 425-388-3388 or view the information at this link: www.snohomishcountywa.gov/1940/Animal-Services.

Requirements for a Commercial Kennel Occupancy

Commercial Kennels must comply with all building code requirements for Group B occupancies. A Tenant Improvement or Commercial Building Permit is required which shows how the Commercial Kennel will comply with the following:

- Buildings are required to meet Accessibility requirements per Chapter 11, 2009 International Building Code.
- The building must meet all IBC requirements for allowable area, type of construction and setbacks to property lines and other buildings.
- If the building is heated, compliance with the WA State Non-Residential code is required.
- Commercial permits are required for any Mechanical and/or Plumbing work.
- A 20 foot wide all weather surface access road to the building is required for Fire Trucks. A turn around is required for access roads that exceed 150 feet. "Turnaround" means a cul-de-sac having a driving surface with a minimum of 40' outside radii.
- If fire hydrants are not available onsite or there is low fire flow an alternative method to provide fire protection may be accomplished by providing a commercial monitored fire alarm system. Commercial alarm systems include two phone lines, full smoke and heat detectors, pull stations at exit doors, full audible and visual devices and an acceptance test.
- Prior to submitting a commercial building permit application, a pre-submittal conference with the Department of Public Works (425) 388-6440 is required to discuss and confirm your obligations pursuant to the county road impact mitigation ordinance (Chapter 30.66B) and road design requirement if a private road is proposed.
- Snohomish County Health District clearance is required.

Q: What if I have other questions?

A: Call (425) 388-3311 or submit questions online at AskPermitTech@snoco.org. Remember, asking questions first can save lots of headaches, heartaches and money!
