



Snohomish County
*Planning and Development
 Services*

Farm Stand



AG
 Bulletin
7

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Visit us at :

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ONLINE INFORMATION
www.snohomishcountywa.gov/1190



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

Definition

A farm stand is defined as a temporary or permanent structure used for the display and sale of agricultural products, except that any retail nursery operations must meet Snohomish County requirements of SCC 30.22.130(52).

A farm stand must not be a farmers' market as defined in section SCC 30.91F.184. (SCC 30.91F.170)

Code Requirements

Smaller farm stands (up to 400 square feet) are permitted in the following zones: R-9600, R-8400, R-7200, CB, GC, LI, HI, UC, RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, MC, SA-1, RC, RU, R-20,000, R-12,500, and WFB.

Larger farm stands (from 401 to 5,000 square feet) are permitted in the following zones only: RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, and RC.

In the R-5 zone, larger farm stands are permitted when sited on land designated Riverway Commercial Farmland, Upland Commercial Farmland, or Local Commercial Farmland in the comprehensive plan. In the R-5 zone, larger farm stands require an Administrative Conditional Use permit approval when NOT sited on land designated Riverway Commercial Farmland, Upland Commercial Farmland, or Local Commercial Farmland in the comprehensive plan.

In addition, these conditions must be met:

- There may be only one farm stand on each lot.
- At least 50 percent (by farm product unit) of the products sold must be grown, raised, or harvested in Snohomish County, and 75 percent of the products sold must be grown, raised, or harvested in the state of Washington.
- The maximum size of a farm stand cannot exceed 5,000 square feet.
- A new farm stand structure must be located at least 20 feet from public and private road rights-of-way and must meet off-street parking requirements.
- Farm stand structures must meet all provisions of federal, state, and local statutes and laws, including provisions to ensure water quality and flood protection.
- Existing structures can be used as farm stands, but the total square footage cannot exceed 5,000 square feet.

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, Title 30.

PDS Pre Application Meeting

A pre-application meeting with PDS is strongly recommended prior to submitting an application for a farm stand. There is a \$480 fee for the pre-application meeting plus a 3% technology surcharge. To schedule a Pre-Application submittal appointment with staff go to www.snohomishcountywa.gov/1204 and click on “Commercial Pre-Application Review” under “Other Commercial Forms” or call 425-388-3311 ext. 2790.

Submittal Requirements

The application package for approval of a farm stand may be submitted by appointment only. Prior to submitting your application, you must review in a Pre-Submittal Conference the traffic related aspects of your development proposal to determine if a traffic study is necessary, and to ensure that the application is submitted with adequate information for the review process. You can find the Pre-Submittal Conference form online by going to: www.snohomishcountywa.gov/2564 or request one by calling (425) 388-6440.

The county has prepared a minimum submittal requirements checklist to ensure that necessary information is included within the application package for a comprehensive review of the project. You may view this checklist online or by visiting the PDS Customer Support Center, 2nd Floor Robert J. Drewel Building. (To view the checklist online for an existing structure go to www.snohomishcountywa.gov/DocumentCenter/View/7471. To view the checklist for building a new structure go to www.snohomishcountywa.gov/DocumentCenter/View/7459.) The application submittal package must be complete or the project will not be accepted for review.

The most important elements of the submittal package are the cover letter (containing a description of the project) and the site plan (depicting where the Farm Stand will be located in relation to any critical areas and property boundaries). The cover letter must contain the information requested on the minimum submittal requirements checklist, along with the percentage of the products for sale that will be grown, raised or harvested in Snohomish County and in Washington State on an average annual basis. Permit application(s), site plans, description of proposal, the minimum submittal checklist items, and applicable fees are standard submittal requirements.

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!

Contacts

For permit information:

Permitting Services (425) 388-3311.
