This document contains the Commercial & Industrial Standards Part 2 preliminary draft proposed code amendments. The proposed code amendments shown in strikethrough/underline. The comment boxes in the right margin provide a short explanation of the proposed changes.
30.21.025 Intent of zones.

This section describes the intent of each use zone. Snohomish County’s use zones are categorized and implemented consistent with the comprehensive plan. The comprehensive plan establishes guidelines to determine compatibility and location of use zones. The intent of each zone is established pursuant to SCC Table 30.21.020 and is set forth below in SCC 30.21.025(1) through 30.21.025(4).

1. Urban Zones. The urban zones category consists of residential, commercial, and industrial zoning classifications in Urban Growth Areas (UGAs) located outside of cities in unincorporated Snohomish County. These areas are either already characterized by, or are planned for, urban growth consistent with the comprehensive plan.

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

      i. Residential 7,200 sq. ft. (R-7,200);
      ii. Residential 8,400 sq. ft. (R-8,400); and
      iii. Residential 9,600 sq. ft. (R-9,600).

   b. Multiple Family Residential. Multiple Family Residential zones provide for predominantly apartment and townhouse development in designated medium- and high-density residential locations. Multiple Family Residential zones consist of the following:

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

         A. Provide for single family dwellings, both attached and detached, or different styles, sizes, and prices at urban densities greater than those for strictly single family detached development, but less than multifamily development;

         B. Provide a flexible tool for development of physically suitable, skipped-over or under-used lands in urban areas without adversely affecting adjacent development; and

         C. Provide design standards and review which recognize the special characteristics of townhouses, to ensure the development of well-planned communities, and to ensure the compatibility of such housing developments with adjacent, existing, and planned uses. Townhouses are intended to serve the housing needs of a variety of housing consumers and producers. Therefore, townhouses may be built for renter occupancy of units on a site under single ownership, owner agreements pursuant to chapters 64.32 or 64.34 RCW, or owner or renter occupancy of separately conveyed units on individual lots created through formal subdivision pursuant to chapter 58.17 RCW;

         ii. Low-Density Multiple Residential (LDMR). The intent and function of the Low-Density Multiple Residential zone is to provide a variety of low-density, multifamily housing including townhouses, multifamily structures, and attached or detached homes on small lots;

         iii. Multiple Residential (MR). The intent and function of the Multiple Residential zone is to provide for high-density development, including townhouses and multifamily structures generally near other high-intensity land uses; and
(iv) Mobile Home Park (MHP). The intent and function of the Mobile Home Park zone is to provide and preserve high density, affordable residential development consisting of mobile homes for existing mobile home parks as a source of affordable detached single-family and senior housing. This zone is assigned to existing mobile home parks which contain rental pads, as opposed to fee simple owned lots, and as such are more susceptible to future development.

(c) Commercial. The Commercial zones provide for neighborhood, community and urban center (commercial), and mixed use developments that offer a range of retail, office, personal service and wholesale uses and can include townhouse and multiple family residential. Commercial zones consist of the following:

(i) Neighborhood Business (NB). The intent and function of the Neighborhood Business zone is to provide for local facilities that serve the everyday needs of the surrounding neighborhood, rather than the larger surrounding community, and can include townhouse and multiple family residential;

(ii) Planned Community Business (PCB). The intent and function of the Planned Community Business zone is to provide for community business enterprises (in areas desirable for business), multiple family residential, or both, but having highly sensitive elements of vehicular circulation, or natural site and environmental conditions while minimizing impacts upon these elements through the establishment of performance (criteria) standards. Performance criteria for this zone are intended to control external as well as internal effects of commercial and townhouse and multiple family residential development. It is the goal of this zone to discourage “piecemeal” and strip development by encouraging development under unified control;

(iii) Community Business (CB). The intent and function of the Community Business zone is to provide for businesses and services, townhouse and multiple family residential, or both, designed to serve the needs of several neighborhoods;

(iv) General Commercial (GC). The intent and function of the General Commercial zone is to provide for a wide variety of retail and nonretail commercial and business uses, townhouse and multiple family residential or both. General commercial sites are auto-oriented as opposed to pedestrian or neighborhood oriented. Certain performance standards, subject to review and approval of an official site plan, are contained in chapter (30.31B) 30.31A SCC;

(v) Freeway Service (FS). The intent and function of the Freeway Service zone is to provide for needed freeway commercial facilities in the vicinity of on/off ramp frontages and access roads of limited access highways with a minimum of traffic congestion in the vicinity of the ramp. Allowed uses are limited to commercial establishments dependent upon highway users. Certain performance standards, subject to review and approval of an official site plan, are contained in chapter 30.31B SCC to protect freeway design;

(vi) Business Park (BP). The intent and function of the Business Park zone is to provide for those business/industrial uses of a professional office, wholesale and manufacturing nature which are capable of being constructed, maintained, and operated in a manner uniquely designed to be compatible with adjoining residential, retail commercial, or other less intensive land uses, existing or planned. Strict zoning controls must be applied in conjunction with private covenants and unified control of land; many business/industrial uses otherwise provided for in the zoning code will not be suited to the BP zone due to an inability to comply with its provisions and achieve compatibility with surrounding uses (The BP zone, under limited circumstances, may also provide for residential development where sites are large and where compatibility can be assured for on-site mixed uses and for uses on adjacent properties).
(vii) Light Industrial (LI). The intent and function of the Light Industrial zone is to promote, protect, and provide for light industrial uses where the primary use involves the manufacture, predominately from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution of such products. This zone is intended to protect the light industrial area from uses which may interfere with efficient industrial operations, while also maintaining compatibility with adjacent nonindustrial areas;

(viii) Heavy Industrial (HI). The intent and function of the Heavy Industrial zone is to promote, protect, and provide for heavy industrial uses where the primary use involves fabrication, manufacturing, assembly, processing or which pose significant risks due to the involvement of explosives, radioactive materials, poisons, pesticides, herbicides, or other hazardous materials in the manufacturing or other process. Heavy industrial uses may generate noise, smoke, dust, odors, toxic gases, vibration, glare, heat and other environmental pollutants in conformance with applicable regulations. This zone is intended to protect the heavy industrial area from uses which may interfere with efficient industrial operations, while also maintaining compatibility with adjacent nonindustrial areas; and

(ix) Industrial Park (IP/PIP). The intent and function of the Industrial Park and Planned Industrial Park zones is to provide for heavy and light industrial uses while also maintaining compatibility with adjacent nonindustrial areas. The IP and remaining Planned Industrial Park (PIP) zones are designed to ensure compatibility between industrial uses in industrial centers and thereby maintain the attractiveness of such centers for both existing and potential users and the surrounding community. Vacant/undeveloped land which is currently zoned PIP shall be developed pursuant to industrial park zone regulations (chapter 30.31A SCC).

(d) Industrial Zones. The Industrial zones provide for a range of industrial and manufacturing uses and limited commercial and other nonindustrial uses necessary for the convenience of industrial activities. Industrial zones consist of the following:

(i) Business Park (BP). See description under SCC 30.21.025(1)(c)(vi);

(ii) Light Industrial (LI). See description under SCC 30.21.025(1)(c)(vii);

(iii) Heavy Industrial (HI). See description under SCC 30.21.025(1)(c)(viii); and


(e) Urban Center (UC). The intent and function of the Urban Center zone is to implement the Urban Center designation on the future land use map by providing a zone that allows a mix of high-density residential, office and retail uses with public and community facilities and pedestrian connections located within one-half mile of existing or planned stops or stations for high capacity transit routes such as light rail or commuter rail lines, regional express bus routes, or transit corridors that contain multiple bus routes (for which otherwise access to such transportation as set forth in SCC 30.34A.085).]

(2) Rural Zones. The Rural zones category consists of zoning classifications applied to lands located outside UGAs that are not designated as agricultural or forest lands of long-term commercial significance. These lands have existing or planned rural services and facilities, and rural fire and police protection services. Rural zones may be used as holding zones for properties that are primarily a transition area within UGAs on steep slopes adjacent to non-UGA lands designated rural or agriculture by the comprehensive plan. Rural zones consist of the following:

(a) Rural Diversification (RD). The intent and function of the Rural Diversification zone is to provide for the orderly use and development of the most isolated, outlying rural areas of the county and at the same time allow sufficient flexibility so that traditional rural land uses and

Commented [KD3]: Subsection (vii) is proposed to be amended to provide a clearer distinction between the purpose of the Light Industrial zone and the Heavy Industrial zone.

Commented [KD4]: Subsection (viii) is proposed to be amended to provide a clearer distinction between the purpose of the Heavy Industrial zone and the Light Industrial zone.

Commented [KD5]: Subsection (ix) is proposed to be amended to be consistent with changes to the LI and HI zones.

Commented [KD6]: Subsection (e) is proposed to be removed as the reference code section was repealed in 2012.
activities can continue. These areas characteristically have only rudimentary public services and facilities, steep slopes and other natural conditions, which discourage intense development, and a resident population, which forms an extremely rural and undeveloped environment. The resident population of these areas is small and highly dispersed. The zone is intended to protect, maintain, and encourage traditional and appropriate rural land uses, particularly those which allow residents to earn a satisfactory living on their own land. The following guidelines apply:

(i) A minimum of restrictions shall be placed on traditional and appropriate rural land uses;
(ii) The rural character of these outlying areas will be protected by carefully regulating the size, location, design, and timing of large-scale, intensive land use development; and
(iii) Large residential lots shall be required with the intent of preserving a desirable rural lifestyle as well as preventing intensive urban- and suburban-density development, while also protecting the quality of ground and surface water supplies and other natural resources;

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

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

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

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

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

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

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

(a) Forestry (F). The intent and function of the Forestry zone is to conserve and protect forest lands for long-term forestry and related uses. Forest lands are normally large tracts under one ownership and located in areas outside UGAs and away from residential and intense recreational use;
(b) Forestry and Recreation (F&R). The intent and function of the Forestry and Recreation zone is to provide for the development and use of forest land for the production of forest products as well as certain other compatible uses such as recreation, including recreation uses where remote locations may be required, and to protect publicly-owned parks in UGAs;

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

(i) To implement the goals and objectives of the County General Policy Plan, which include the goals of protecting agricultural lands and promoting agriculture as a component of the County economy;

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

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

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

(A) Storage and refrigeration of regional agricultural products;

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

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

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

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

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

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

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

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

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

(d) Mineral Conservation (MC). The intent and function of the Mineral Conservation zone is to comprehensively regulate excavations within Snohomish County. The zone is designed to accomplish the following:

(i) Preserve certain areas of the county which contain minerals of commercial quality and quantity for mineral conservation purposes and to prevent incompatible land use development prior to the extraction of such minerals and materials and to prevent loss forever of such natural resources;

(ii) Preserve the goals and objectives of the comprehensive plan by setting certain guidelines and standards for location of zones and under temporary, small-scale conditions to permit other locations by conditional use permit;
(iii) Permit the necessary processing and conversion of such material and minerals to marketable products;
(iv) Provide for protection of the surrounding neighborhood, ecological and aesthetic values, by enforcing controls for buffering
and for manner and method of operation; and
(v) Preserve the ultimate suitability of the land from which natural deposits are extracted for rezones and land usages consistent
with the goals and objectives of the comprehensive plan.

(4) Other Zones: The Other zones category consists of existing zoning classifications that are no longer primary implementing zones but may be
used in special circumstances due to topography, natural features, or the presence of extensive critical areas. Other zones consist of the
following:
(a) Suburban Agriculture-1 Acre (SA-1);
(b) Rural Conservation (RC);
(c) Rural Use (RU);
(d) Residential 20,000 sq. ft. (R-20,000);
(e) Residential 12,500 sq. ft. (R-12,500); and
(f) Waterfront beach (WFB).

30.22.040 Interpretation of matrices.

The following rules apply to interpretation of the use matrices:
(1) Uses listed in SCC 30.22.100, 30.22.110, and 30.22.120 are defined in subtitle 30.91 SCC
(2) Specific regulations or requirements shall supersede general or implied regulations;
(3) If a use is listed in one category matrix but not in another, the use is prohibited where not listed; and
(4) If a proposed use is not specifically mentioned in any of the category matrices, the department shall determine whether it closely fits
or matches another listed use.

(a) Any use which is determined not to closely fit or match a listed use shall not be permitted (except as allowed by default in the industrial
zoning classifications for urban zones).
(b) Determinations regarding unlisted uses shall be considered code interpretations as prescribed under chapter 30.83 SCC.

30.22.130 Reference notes for use matrices.

(1) Airport, Stage 1 Utility:
(a) Not for commercial use and for use of small private planes;
(b) In the RU zone, they shall be primarily for the use of the resident property owner; and
(c) When the airport is included in an airpark, the disclosure requirements of SCC 30.28.005 shall apply.
(2) Day Care Center:

Commented [KD7]: A new subsection (1) is proposed to be added to include language noting that nearly all of the
uses listed in the use matrices are defined in the code.
(a) In WFB, R-7,200, R-8,400, R-9,600, R-12,500, R-20,000, and SA-1 zones, shall only be permitted in connection with and secondary to a school facility or place of worship; and
(b) Outdoor play areas shall be fenced or otherwise controlled, and noise buffering provided to protect adjoining residences.
(3) Dock and Boathouse, Private, Non-commercial: The following standards apply outside of shoreline jurisdiction only. If located within shoreline jurisdiction, the standards in SCC 30.67.515 apply instead.
(a) The height of any covered over-water structure shall not exceed 12 feet as measured from the line of ordinary high water;
(b) The total roof area of covered, over-water structures shall not exceed 1,000 square feet;
(c) The entirety of such structures shall have a width no greater than 50 percent of the width of the lot at the natural shoreline upon which it is located;
(d) No over-water structure shall extend beyond the mean low water mark a distance greater than the average length of all preexisting over-water structures along the same shoreline within 300 feet of either side of the parcel on which the structure is proposed. Where no such preexisting structures exist within 300 feet, the pier length shall not exceed 50 feet;
(e) Structures permitted hereunder shall not be used as a dwelling, nor shall any boat moored at any wharf be used as a dwelling while so moored; and
(f) Covered structures are subject to a minimum setback of three feet from any side lot line or extension thereof. No side yard setback shall be required for uncovered structures. No rear yard setback shall be required for any structure permitted hereunder.
(4) Dwelling, Single family: In the MHP zone, single family detached dwellings are limited to one per existing single legal lot of record.
(5) See chapter 30.31E SCC for rezoning to Townhouse zone, and chapter 30.23A SCC for design standards applicable to single-family dwelling attached, mixed townhouse, and townhouse development.
(6) Dwelling, Mobile Home:
(a) Shall be multi-sectioned by original design, with a width of 20 feet or greater along its entire body length;
(b) Shall be constructed with a non-metallic type, pitched roof;
(c) Except where the base of the mobile home is flush to ground level, shall be installed either with:
   (i) skirting material which is compatible with the siding of the mobile home; or
   (ii) a perimeter masonry foundation;
(d) Shall have the wheels and tongue removed; and
(e) In the RU zone the above only applies if the permitted lot size is less than 20,000 square feet.
(7) RESERVED for future use.
(8) Family Day Care Home:
(a) No play yards or equipment shall be located in any required setback from a street; and
(b) Outdoor play areas shall be fenced or otherwise controlled.
(9) Farm Stand:
(a) There shall be only one stand on each lot; and
(b) At least 50 percent by farm product unit of the products sold shall be grown, raised or harvested in Snohomish County, and 75 percent by farm product unit of the products sold shall be grown, raised or harvested in the State of Washington.

10) Farm Worker Dwelling:
   (a) At least one person residing in each farm worker dwelling unit shall be employed full time in the farm operation;
   (b) An agricultural farm worker dwelling unit affidavit must be signed and recorded with the county attesting to the need for such dwellings to continue the farm operation;
   (c) The number of farm worker dwellings shall be limited to one per each 40 acres under single contiguous ownership to a maximum of six total dwellings, with 40 acres being required to construct the first accessory dwelling unit. Construction of the maximum number of dwelling units permitted shall be interpreted as exhausting all residential potential of the land until such time as the property is legally subdivided; and
   (d) All farm worker dwellings must be clustered on the farm within a 10-acre farmstead which includes the main dwelling. The farmstead’s boundaries shall be designated with a legal description by the property owner with the intent of allowing maximum flexibility while minimizing interference with productive farm operation. Farm worker dwellings may be located other than as provided for in this subsection only if environmental or physical constraints preclude meeting these conditions.


12) Kennel, Commercial: There shall be 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.

13) Kennel, Private-breeding, and Kennel, Private Non-breeding: Where the animals comprising the kennel are housed within the dwelling, the yard or some portion thereof shall be fenced and maintained in good repair or to contain or to confine the animals upon the property and restrict the entrance of other animals.

14) Parks, Publicly-owned and Operated:
   (a) No bleachers are permitted if the site is less than five acres in size;
   (b) All lighting shall be shielded to protect adjacent properties; and
   (c) No amusement devices for hire are permitted.

15) Boarding House: There shall be accommodations for no more than two persons.

16) RESERVED for future use (Social Service Center - DELETED by Amended Ord. 04-010 effective March 15, 2004)

17) Swimming/Wading Pool (not to include hot tubs and spas): For the sole use of occupants and guests:
   (a) No part of the pool shall project more than one foot above the adjoining ground level in a required setback; and
   (b) The pool shall be enclosed with a fence not less than four feet high, of sufficient design and strength to keep out children.

18) Temporary Dwelling for a Relative:
   (a) The dwelling shall be occupied only by a relative, by blood or marriage, of the occupant(s) of the permanent dwelling;
   (b) The relative must receive from, or administer to, the occupant of the other dwelling continuous care and assistance necessitated by advanced age or infirmity;
   (c) The need for such continuous care and assistance shall be attested to in writing by a licensed physician;
   (d) The temporary dwelling shall be occupied by not more than two persons;
(e) Use as a commercial rental unit shall be prohibited;

(f) The temporary dwelling shall be situated not less than 20 feet from the permanent dwelling on the same lot and shall not be located in any required yard of the principal dwelling;

(g) A land use permit binder shall be executed by the landowner, recorded with the Snohomish County auditor and a copy of the recorded document submitted to the department for inclusion in the permit file;

(h) Adequate screening, landscaping, or other measures shall be provided pursuant to SCC 30.25.028 to protect surrounding property values and ensure compatibility with the immediate neighborhood;

(i) An annual renewal of the temporary dwelling permit, together with recertification of need, shall be accomplished by the applicant through the department in the same month of each year in which the initial mobile home/building permit was issued;

(j) An agreement to terminate such temporary use at such time as the need no longer exists shall be executed by the applicant and recorded with the Snohomish County auditor; and

(k) Only one temporary dwelling may be established on a lot. The temporary dwelling shall not be located on a lot on which a detached accessory apartment is located.

(19) Recreational Vehicle:

(a) There shall be no more than one per lot;

(b) Shall not be placed on a single site for more than 180 days in any 12-month period; and

(c) Shall be limited in the floodways to day use only (dawn to dusk) during the flood season (October 1st through March 30th) with the following exceptions:

(i) Recreational vehicle use associated with a legally occupied dwelling to accommodate overnight guests for no more than a 21-day period;

(ii) Temporary overnight use by farm workers on the farm where they are employed subject to subsections (19)(a) and (b) of this section; and

(iii) Subject to subsections (19)(a) and (b) of this section and SCC 30.22.120(7)(B), temporary overnight use in a mobile home park, which has been in existence continuously since 1970 or before, that provides septic or sewer service, water and other utilities, and that has an RV flood evacuation plan that has been approved and is on file with the department of emergency management and department of planning and development services.

(20) Ultralight Airpark:

(a) Applicant shall submit a plan for the ultralight airpark showing the location of all buildings, ground circulation, and parking areas, common flight patterns, and arrival and departure routes;

(b) Applicant shall describe in writing the types of activities, events, and flight operations which are expected to occur at the airpark; and

(c) Approval shall be dependent upon a determination by the county decision maker that all potential impacts such as noise, safety hazards, sanitation, traffic, and parking are compatible with the site and neighboring land uses, particularly those involving residential uses or livestock or small animal husbandry; and further that the proposed use can comply with Federal Aviation Administration regulations (FAR Part 103), which state that ultralight vehicle operations will not:

(i) create a hazard for other persons or property;
(ii) occur between sunset and sunrise;
(iii) occur over any substantially developed area of a city, town, or settlement, particularly over residential areas or over any open air assembly of people; or
(iv) occur in an airport traffic area, control zone, terminal control area, or positive control area without prior authorization of the airport manager with jurisdiction.

21) RESERVED for future use.

22) [General Retail: In the FS zone, there shall be a 5,000-square foot floor area limitation.) See SCC 30.31B.100.

23) Vehicle, Vessel and Equipment Sales and Rental: In the ((CB and)) CRC zone, all display, storage, and sales activities shall be conducted within a structure enclosed by walls on at least two sides.

24) Race Track: The track shall be operated in such a manner so as not to cause offense by reason of noise or vibration beyond the boundaries of the subject property.

25) Rural Industry:
(a) The number of employees shall not exceed 10;
(b) All operations shall be carried out in a manner so as to avoid the emission or creation of smoke, dust, fumes, odors, heat, glare, vibration, noise, traffic, surface water drainage, sewage, water pollution, or other emissions which are unduly or unreasonably offensive or injurious to properties, residents, or improvements in the vicinity;
(c) The owner of the rural industry must reside on the same premises as the rural industry and, in the RD zone, the residence shall be considered as a caretaker’s quarters; and
d) Outside storage, loading or employee parking in the RD zone shall provide 15-foot wide Type A landscaping as defined in SCC 30.25.017.

26) RESERVED for future use.

27) Governmental and Utility Structures and Facilities: Special lot area requirements for this use are contained in SCC 30.23.200.

28) Excavation and Processing of Minerals:
(a) This use, as described in SCC 30.31D.010(2), is allowed in the identified zones only where these zones coincide with the mineral lands designation in the comprehensive plan (mineral resource overlay or MRO), except for the MC zone where mineral lands designation is not required.
(b) An Administrative Conditional Use Permit or a Conditional Use Permit is required pursuant to SCC 30.31D.030.
(c) Excavation and processing of minerals exclusively in conjunction with forest practices regulated pursuant to chapter 76.09 RCW is permitted outright in the Forestry zone.

29) Medical Clinic, Licensed Practitioner: A prescription pharmacy may be permitted when located within the main building containing licensed practitioner(s).

30) Forest Industry Storage & Maintenance Facility (except harvesting) adjacent to property lines in the RU zone shall provide 15-foot wide Type A landscaping as defined in SCC 30.25.017.

31) Boat Launch Facilities, Commercial or Non-commercial:
(a) The hearing examiner may regulate, among other factors, required launching depth, lengths of existing docks and piers;

Commented [KD8]: Reference note (22) is proposed to be amended as the language in the reference note is more logically located in Chapter 30.31B SCC which pertains to the FS zone.

Commented [KD9]: Reference note (23) as it pertains to the CB zone is proposed to be moved to chapter 30.31A SCC where it is more logically located.
(b) Off-street parking shall be provided in an amount suitable to the expected usage of the facility. When used by the general public, the guideline should be 32 to 40 spaces capable of accommodating both a car and boat trailer for each ramp lane of boat access to the water;
(c) A level vehicle-maneuvering space measuring at least 50 feet square shall be provided;
(d) Pedestrian access to the water separate from the boat launching lane or lanes may be required where it is deemed necessary in the interest of public safety;
(e) Safety buoys shall be installed and maintained separating boating activities from other water-oriented recreation and uses where this is reasonably required for public safety, welfare, and health; and
(f) All site improvements for boat launch facilities shall comply with all other requirements of the zone in which it is located.

32 Campground:
(a) The maximum overall density shall be seven camp or tent sites per acre in Forestry and Recreation (F&R) zoning and two camp or tent sites per acre in Forestry (F) zoning;
(b) The minimum site size shall be 10 acres; and
(c) Campgrounds in Forestry (F) zoning may not provide utility hookups (e.g. water, electric, sewage) to individual campsites; such hookups are allowed in campgrounds with Forestry and Recreation (F&R) zoning.

33 Commercial Vehicle Home Basing:
(a) The vehicles may be parked and maintained only on the property wherein resides a person who uses them in their business;
(b) Two or more vehicles may be so based; and
(c) The vehicles shall be in operable conditions.

34 Distillation of Alcohol:
(a) The distillation shall be from plant products, for the purpose of sale as fuel, and for the production of methane from animal waste produced on the premises;
(b) Such distillation shall be only one of several products of normal agricultural activities occurring on the premises; and
(c) By-products created in this process shall be used for fuel or fertilizer on the premises.

35 RESERVED for future use (Group Care Facility - DELETED by Amended Ord. 04-010 effective March 15, 2004)
36 RESERVED for future use.

37 Small Animal Husbandry: There shall be a five-acre minimum site size.

38 Mobile Home Park: Such development must fulfill the requirements of chapter 30.42E SCC.

39 Sludge Utilization: See SCC 30.28.085.

40 Homestead Parcel: See SCC 30.28.055.

41 Special Setback Requirements for this use are contained in SCC 30.23.110 or 30.67.515 if within shoreline jurisdiction.

42 In the R-12,500 and WFB zones, the minimum lot size for duplexes shall be one and one-half times the minimum lot size for single family dwellings.

43 Petroleum Products and Gas, Bulk Storage:
(a) All above ground storage tanks shall be set back from all property lines in accordance with requirements in the International Fire Code (IFC); and
(b) Storage tanks below ground shall be set back no closer to the property line than a distance equal to the greatest dimensions (diameter, length or height) of the buried tank.

44 Auto Wrecking Yards and Junkyards: A sight-obscuring fence a minimum of seven feet high shall be established and maintained to the interior side of the required perimeter landscaping area in the LI and RI zones. For perimeter landscaping requirements for this use in all zones, see SCC 30.25.020.

45 Antique Shops: When established as a home occupation as regulated by SCC 30.28.050(1); provided further that all merchandise sold or offered for sale shall be predominantly “antique” and antique-related objects.

46 Billboards: See SCC 30.27.080 for specific requirements.

47 RESERVED for future use.

48 Stockyard and Livestock Auction Facility: The minimum lot size is 10 acres.

49 Restaurants and Personal Service Shops: Located to service principally the constructed industrial park uses.

50 Sludge Utilization: A conditional use permit is required for manufacture of materials by a non-governmental agency containing stabilized or digested sludge for a public utilization.

51 RESERVED for future use.

52 RESERVED for future use.

53 Retail Store: See SCC 30.31A.120 for specific requirements for retail stores in the BP zone.

54 Retail Sales of Hay, Grain, and Other Livestock Feed are permitted on site in conjunction with a livestock auction facility.

55 (Noise of Machines and Operations in the LI and HI zones shall comply with chapter 10.01 SCC and machines and operations shall be muffled so as not to become objectionable due to intermittence, beat frequency, or shrillness)) See SCC 30.31A.100(4).

56 Sludge Utilization: Only at a completed sanitary landfill or on a completed cell within a sanitary landfill, subject to the provision of SCC 30.28.085.

57 Woodwaste Recycling and Woodwaste Storage Facility: See SCC 30.28.095.

58 Bed and Breakfast Guesthouses and Bed and Breakfast Inns: See SCC 30.28.020.

59 Detached Accessory or Non-Accessory Private Garages and Storage Structures: Subject to the following requirements:
   (a) Special setback requirements for these uses are contained in SCC 30.23.110(20);
   (b) Artificial lighting shall be hooded or shaded so that direct outside lighting, if any, will not result in glare when viewed from the surrounding property or rights-of-way;
   (c) The following compatibility standards shall apply:
       (i) proposals for development in existing neighborhoods with a well-defined character should be compatible with or complement the highest quality features, architectural character and siting pattern of neighboring buildings. Where there is no discernable pattern, the buildings shall complement the neighborhood. Development of detached private garages and storage structures shall not interrupt the streetscape or dwarf

Commented [KD10]: Reference note (55) is proposed to be amended as the language in the reference note is more logically located in Chapter 30.31A SCC which pertains to the LI and HI zones.
the scale of existing buildings of existing neighborhoods. Applicants may refer to the Residential Development Handbook for Snohomish County Communities to review techniques recommended to achieve neighborhood compatibility;

(ii) building plans for all proposals larger than 2,400 square feet in the Waterfront Beach, R-7,200, R-8,400, R-9,600 and R-12,500 zones and rural cluster subdivisions shall document the use of building materials compatible and consistent with existing on-site residential development exterior finishes;

(iii) in the Waterfront Beach, R-7,200, R-8,400, R-9,600 and R-12,500 zones and rural cluster subdivisions, no portion of a detached accessory private garage or storage structure shall extend beyond the building front of the existing single family dwelling, unless screening, landscaping, or other measures are provided to ensure compatibility with adjacent properties; and

(iv) in the Waterfront Beach, R-7,200, R-8,400, R-9,600 and R-12,500 zones and rural cluster subdivisions, no portion of a detached non-accessory private garage or storage structure shall extend beyond the building front of existing single family dwellings on adjacent lots where the adjacent dwellings are located within 10 feet of the subject property line. When a detached non-accessory private garage or storage structure is proposed, the location of existing dwellings on adjacent properties located within 10 feet of the subject site property lines shall be shown on the site plan;

(d) All detached accessory or non-accessory private garages and storage structures proposed with building footprints larger than 2,400 square feet shall provide screening or landscaping from adjacent properties pursuant to chapter 30.25 SCC;

(e) On lots less than 10 acres in size having no established residential use, only one non-accessory private garage and one storage structure shall be allowed. On lots 10 acres or larger without a residence where the cumulative square footage of all existing and proposed non-accessory private garages and storage structures is 6,000 square feet or larger, a conditional use permit shall be required.

(f) Where permitted, separation between multiple private garages or storage structures shall be regulated pursuant to subtitle 30.5 SCC.

(60) The cumulative square footage of all detached accessory and non-accessory private garages and storage structures shall not exceed 6,000 square feet on any lot less than five acres, except this provision shall not apply in the LDMR, MR, T, NB, GC, PCB, CB, FS, BP, IP, LI, HI, RB, RFS, CRC and RI zones.

(61) Museums: Museums within the agriculture A-10 zone are permitted only in structures which were legally existing on October 31, 1991.

(62) Accessory Apartments: See SCC 30.28.010.

(63) Temporary Woodwaste Recycling and Temporary Woodwaste Storage Facilities: See SCC 30.28.090.

(64) RESERVED for future use.

(65) On-Site Hazardous Waste Treatment and Storage Facilities: Allowed only as an incidental use to any use generating hazardous waste which is otherwise allowed; provided that such facilities demonstrate compliance with the state siting criteria for dangerous waste management facilities pursuant to RCW 70.105.210 and WAC 173-303-282 as now written or hereafter amended.

(66) An application for a conditional use permit to allow an off-site hazardous waste treatment and storage facility shall demonstrate compliance with the state siting criteria for dangerous waste management facilities pursuant to RCW 70.105.210 and WAC 173-303-282 as now written or hereafter amended.

(67) Adult Entertainment Uses: See SCC 30.28.015.

(68) Special Building Height provisions for this use are contained in SCC 30.23.050(2)(d).
(69) RESERVED for future use.

(70) Equestrian Centers: Allowed with a conditional use permit on all lands zoned A-10 except in that portion of the special flood hazard area of the lower Snohomish and Stillaguamish rivers designated density fringe as described in chapter 30.65 SCC.

(71) Mini-Equestrian Centers are allowed as a permitted use on all lands zoned A-10 except in that portion of the special flood hazard area of the lower Snohomish and Stillaguamish rivers designated density fringe as described in chapter 30.65 SCC.

(72) Equestrian Centers and Mini-equestrian Centers require the following:
   (a) Five-acre minimum site size for a mini-equestrian center;
   (b) Covered riding arenas shall not exceed 15,000 square feet for a mini-equestrian center; provided that stabling areas, whether attached or detached, shall not be included in this calculation;
   (c) Any lighting of an outdoor or covered arena shall be shielded so as not to glare on surrounding properties or rights-of-way;
   (d) On sites located in RC and R-5 zones, Type A landscaping as defined in SCC 30.25.017 is required to screen any outside storage, including animal waste storage, and parking areas from adjacent properties;
   (e) Riding lessons, rentals, or shows shall only occur between 8:00 a.m. and 9:00 p.m.;
   (f) Outside storage, including animal waste storage, and parking areas shall be set back at least 30 feet from any adjacent property line. All structures shall be set back as required in SCC 30.23.110(8); and
   (g) The facility shall comply with all applicable county building, health, and fire code requirements.

(73) Temporary Residential Sales Coach (TRSC):
   (a) The commercial coach shall be installed in accordance with all applicable provisions within chapter 30.54A SCC;
   (b) The TRSC shall be set back a minimum of 20 feet from all existing and proposed road rights-of-way and five feet from proposed and existing property lines;
   (c) Vehicular access to the temporary residential sales coach shall be approved by the county or state; and
   (d) Temporary residential sales coaches may be permitted in approved preliminary plats, prior to final plat approval, when the following additional conditions have been met:
      (i) plat construction plans have been approved;
      (ii) the fire marshal has approved the TRSC proposal;
      (iii) proposed lot lines for the subject lot are marked on site; and
      (iv) the site has been inspected for TRSC installation to verify compliance with all applicable regulations and plat conditions, and to assure that land disturbing activity, drainage, utilities infrastructure, and native growth protection areas are not adversely affected.

(74) Golf Course and Driving Range: In the A-10 zone, artificial lighting of the golf course or driving range shall not be allowed. Land disturbing activity shall be limited in order to preserve prime farmland. At least 75 percent of prime farmland on site shall remain undisturbed.

(75) Model Hobby Park: SCC 30.28.060.

(76) [(Commercial Retail Uses: Not allowed in the Light Industrial and Industrial Park zones when said zones are located in the Maltby UGA of the comprehensive plan, and where such properties are, or can be served by railway spur lines)] See SCC 30.31A.130
(77) Studio: Studio uses may require the imposition of special conditions to ensure compatibility with adjacent residential, multiple family, or rural-zoned properties. The hearing examiner may impose such conditions when deemed necessary pursuant to the provisions of chapter 30.42C SCC. The following criteria are provided for hearing examiner consideration when specific circumstances necessitate the imposition of conditions:
   (a) The number of nonresident artists and professionals permitted to use a studio at the same time may be limited to no more than 10 for any lot 200,000 square feet or larger in size, and limited to five for any lot less than 200,000 square feet in size;
   (b) The hours of facility operation may be limited; and
   (c) Landscape buffers may be required to visually screen facility structures or outdoor storage areas when the structures or outdoor storage areas are proposed within 100 feet of adjacent residential, multiple family, and rural-zoned properties. The buffer shall be an effective site obscuring screen consistent with Type A landscaping as defined in SCC 30.25.017.

(78) RESERVED for future use.

(79) The gross floor area of the use shall not exceed 2,000 square feet.

(80) The gross floor area of the use shall not exceed 4,000 square feet.

(81) The construction contracting use in the Rural Business zone shall be subject to the following requirements:
   (a) The use complies with all of the performance standards required by SCC 30.31F.100 and 30.31F.110;
   (b) Not more than 1,000 square feet of outdoor storage of materials shall be allowed and shall be screened in accordance with SCC 30.25.024;
   (c) In addition to the provisions of subsection (81)(b) of this section, not more than five commercial vehicles or construction machines shall be stored outdoors and shall be screened in accordance with SCC 30.25.020 and 30.25.032;
   (d) The on-site fueling of vehicles shall be prohibited; and
   (e) The storage of inoperable vehicles and hazardous or earth materials shall be prohibited.

(82) Manufacturing, Heavy includes the following uses: Distillation of wood, coal, bones, or the manufacture of their by-products; explosives manufacturing; manufacture of fertilizer; extraction of animal or fish fat or oil; forge, foundry, blast furnace or melting of ore; manufacturing of acid, animal black/black bone, cement or lime, chlorine, creosote, fertilizer, glue or gelatin, potash, pulp; rendering of fat, tallow and lard, rolling or booming mills; tannery; or tar distillation and manufacturing. See SCC 30.91M.028.

(83) "All other forms of manufacture not specifically listed" is a category which uses manufacturing workers, as described under the Dictionary of Occupational Titles, published by the US Department of Labor, to produce, assemble or create products and which the director finds consistent with generally accepted practices and performance standards for the industrial zone where the use is proposed. See SCC 30.91M.024 and 30.91M.026.

(84) RESERVED for future use.

(85) A single family dwelling may have only one guesthouse.

(86) Outdoor display or storage of goods and products is prohibited on site.

(87) Wedding Facility:
   (a) Such use is permitted only:
      (i) on vacant and undeveloped land;
(ii) on developed land, but entirely outside of any permanent structure;
(iii) partially outside of permanent structures and partially inside of one or more permanent structures which were legally existing on January 1, 2001; or
(iv) entirely inside of one or more permanent structures which were legally existing on January 1, 2001;
(b) The applicant shall demonstrate that the following criteria are met with respect to the activities related to the use:
(i) compliance with the noise control provisions of chapter 10.01 SCC;
(ii) adequate vehicular site distance and safe turning movements exist at the access to the site consistent with the EDDS as defined in Title 13 SCC; and
(iii) adequate sanitation facilities are provided on site pursuant to chapter 30.50 SCC and applicable Snohomish Health District provisions;
(c) Adequate on-site parking shall be provided for the use pursuant to SCC 30.26.035; and
(d) A certificate of occupancy shall be obtained pursuant to chapter 30.52A SCC for the use of any existing structure. The certificate of occupancy shall be subject to an annual inspection and renewal pursuant to SCC 30.53A.060 to ensure building and fire code compliance.
(88) Public/Institutional Use Designation (P/IU): When applied to land that is (a) included in an Urban Growth Area and (b) designated P/IU on the Snohomish County Future Land Use Map concurrent with or prior to its inclusion in a UGA, the R-7,200, R-8,400 and R-9,600 zones shall allow only the following permitted or conditional uses: churches, and school instructional facilities. All other uses are prohibited within areas that meet criteria (a) and (b), unless the P/IU designation is changed.
(89) ((Hotel/Motel Uses: Permitted in the Light Industrial zone when the following criteria are met:
(a) The Light Industrial zone is located within a municipal airport boundary;
(b) The municipal airport boundary includes no less than 1,000 acres of land zoned light industrial; and
(c) The hotel/motel use is served by both public water and sewer)) See SCC 30.31A.130(2).
(90) Health and Social Service Facilities regulated under this title do not include secure community transition facilities (SCTFs) proposed pursuant to chapter 71.09 RCW. See SCC 30.91H.095.
(a) Snohomish County is preempted from regulation of SCTFs. In accordance with the requirements of state law the county shall take all reasonable steps permitted by chapter 71.09 RCW to ensure that SCTFs comply with applicable siting criteria of state law. Every effort shall be made by the county through the available state procedures to ensure strict compliance with all relevant public safety concerns, such as emergency response time, minimum distances to be maintained by the SCTF from “risk potential” locations, electronic monitoring of individual residents, household security measures and program staffing.
(b) Nothing herein shall be interpreted as to prohibit or otherwise limit the county from evaluating, commenting on, or proposing public safety measures to the state of Washington in response to a proposed siting of a SCTF in Snohomish County.
(c) Nothing herein shall be interpreted to require or authorize the siting of more beds or facilities in Snohomish County than the county is otherwise required to site for its SCTFs pursuant to the requirements of state law.
(91) Level II Health and Social Service Uses: Allowed outside the UGA only when the use is not served by public sewer.
(92) The area of the shooting range devoted to retail sales of guns, bows, and related equipment shall not exceed one-third of the gross floor area of the shooting range and shall be located within a building or structure.
(93) Farmers Market: See SCC 30.28.036.
(94) Farm Product Processing and Farm Support Business: See SCC 30.28.038.
(95) Farmland Enterprise: See SCC 30.28.037.
(96) Public Events/Assemblies on Farmland: Such event or assembly shall:
   (a) Comply with the requirements of SCC 30.53A.800; and
   (b) Not exceed two events per year. No event shall exceed two weeks in duration.
(97) Bakery, Farm: The gross floor area of the use shall not exceed 1,000 square feet.
(98) Recreational Facility Not Otherwise Listed in Ag-10 zone: See SCC 30.28.076.
(99) Farm Stand: See SCC 30.28.039.
(100) Farm Stand: Allowed as a Permitted Use (P) when sited on land designated riverway commercial farmland, upland commercial farmland or local commercial farmland in the comprehensive plan. Allowed as an Administrative Conditional Use (A) when sited on land not designated riverway commercial farmland, upland commercial farmland or local commercial farmland in the comprehensive plan.
(101) Farmers Market: Allowed as a Permitted Use (P) when sited on land designated riverway commercial farmland, upland commercial farmland or local commercial farmland in the comprehensive plan. Allowed as an Administrative Conditional Use (A) when sited on land not designated riverway commercial farmland, upland commercial farmland or local commercial farmland in the comprehensive plan.
(102) Community Facilities for Juveniles in R-5 zones must be located within one mile of an active public transportation route at the time of permitting.
(103) All community facilities for juveniles shall meet the performance standards set forth in SCC 30.28.025.
(105) Personal wireless telecommunications service facilities are subject to a building permit pursuant to SCC 30.28A.030 and the development standards set forth in chapter 30.28A SCC and landscaping standards in SCC 30.25.025.
(106) A building permit only is required for facilities co-locating on existing utility poles, towers, and/or antennas unless otherwise specified in chapter 30.28A SCC.
(107) Agricultural Composting Requirements:
   (a) On-farm site agricultural composting operations that comply with the requirements established in this section are allowed in the A-10 zone. These composting facilities and operations shall be constructed and operated in compliance with all applicable federal, state and local laws, statutes, rules and regulations. The Nutrient Management Plan portion of the farm’s Snohomish Conservation District Farm Plan or any other established nutrient management plan must be on file with the department when any application for a land use permit or approval is submitted to the department for the development of an agricultural composting facility. Farm site agricultural composting operations shall also comply with the following criteria:
      (i) The composting operation shall be limited to 10 percent of the total farm site area;
      (ii) At least 50 percent of the composted materials shall be agricultural waste;
      (iii) At least 10 percent of the agricultural wastes must be generated on the farm site;
(iv) A maximum of 500 cubic yards of unsuitable incidental materials accumulated in the agricultural waste such as rock, asphalt, or concrete over three inches in size may be stored at the farm composting facility until its proper removal. All incidental materials must be removed from the site yearly; and

(v) A minimum of 10 percent of the total volume of the finished compost produced annually shall be spread on the farm site annually.

(b) In all other zones except A-10 where agriculture is a permitted use, incidental agricultural composting of agricultural waste generated on a farm site is permitted. The agricultural composting facility shall be constructed and operated in compliance with all applicable federal, state and local laws, statutes, rules and regulations. The Nutrient Management Plan portion of the farm's Snohomish Conservation District Farm Plan or any other established nutrient management plan must be on file with the department when any permit application is submitted to the department for the development of an agricultural composting facility.

(108) RESERVED for future use. (Urban Center Demonstration Program projects - DELETED by Ord. 09-079)

(109) Privately operated off-road vehicle (ORV) use areas shall be allowed by conditional use permit on Forestry and Recreation (F&R) zoned property designated Forest on the comprehensive plan future land use map. These areas shall be identified by an F&R ORV suffix on the zoning map. Privately operated ORV use areas are regulated pursuant to SCC 30.28.080 and 30.28.086 and other applicable county codes.

(110) RESERVED for future use.

(111) RESERVED for future use.

(112) RESERVED for future use. (Transfer of Development Rights receiving area overlay - DELETED by Amended Ord. 13-064)

(113) Privately Operated Motocross Racetracks: Allowed by conditional use permit, and are regulated pursuant to SCC 30.28.100 and 30.28.105, and other applicable county codes. Motocross racetracks are allowed in the Forestry and Recreation (F&R) zone only on commercial forest lands.

(114) New AM Radio Towers are prohibited. AM radio towers either constructed before October 13, 2010, or with complete applications for all permits and approvals required for construction before October 13, 2010, shall not be considered nonconforming uses and they may be repaired, replaced, and reconfigured as to the number and dimensions of towers so long as the repair, replacement, or reconfiguration occurs on the parcel where the tower was originally constructed or permitted and it does not increase the number of AM radio towers constructed on the parcel.

(115) This use is prohibited in the R-5 zone with the Mineral Resource Overlay (MRO). Public park is a permitted use on reclaimed portions of mineral excavation sites with the MRO.

(116) See cottage housing design standard requirements in chapter 30.41G SCC.

(117) RESERVED for future use.

(118) RESERVED for future use.

(119) Only building mounted personal wireless communications facilities shall be permitted.

(120) Allowed as a conditional use only with a Park-and-Pool Lot or a Park-and-Ride Lot.

(121) Permitted as an incidental use with a permitted use, conditional use or administrative conditional use.

(122) Products or merchandise offered for sale or storage by a business may be located outdoors; provided, that:

(a) The area occupied by the display shall not exceed 500 square feet; and
(b) Public sidewalks shall not be enclosed as space for sales or storage by fencing or other means that effectively limits public use of the sidewalk.

(123) Such uses, except those as provided for in SCC 30.34A.010(4)(d), are permitted only in structures which are legally existing on May 29, 2010. Such uses, except those as provided for in SCC 30.34A.010(4)(d), shall also comply with subsection (122) of this section.

(124) The minimum lot size for marijuana related facilities is 100,000 square feet. Marijuana production and marijuana processing are allowed indoors and outdoors, including in greenhouses and other structures pursuant to chapter 314-55 WAC. In the A-10 zone, marijuana uses shall be subject to the same regulations that apply to agricultural uses and not subject to any more restrictive regulations except as specifically provided in this title and in state law. Marijuana processing is only allowed when there is a marijuana production facility on site. Marijuana facilities are subject to special setbacks pursuant to SCC 30.23.110(28).

(125) Marijuana production and processing is permitted indoors only; no outdoor production or processing is allowed.

(126) RESERVED for future use.

(127) Campgrounds and Recreational Facilities Not Otherwise Listed are not allowed on land designated Local Forest in the comprehensive plan.

(128) Development applications for all non-tribally owned, fee-simple properties designated Reservation Commercial on the Snohomish County Future Land Use Map must include an archaeology site report pursuant to SCC 30.32D.200(3)(b) or relocate the project to avoid impacts to any archaeological resources.

(129) Development within an airport compatibility area is subject to the requirements of chapter 30.32E SCC.

(130) On land designated as riverway commercial farmland, upland commercial farmland or local commercial farmland or land zoned A-10 the following additional requirements apply:

(a) the applicant must demonstrate that the use is incidental to the primary use of the site for agricultural purposes and supports, promotes or sustains agricultural operations and production;

(b) the use must be located, designed, and operated so as to not interfere with, and to support the continuation of, the overall agricultural use of the property and neighboring properties;

(c) the use and all activities and structures related to the use must be consistent with the size, scale, and intensity of the existing agricultural use of the property and the existing buildings on the site;

(d) the use and all activities and structures related to the use must be located within the general area of the property that is already developed for buildings and residential uses;

(e) where the property is less than 10 acres in size, the use and all structures and activities related to the use shall not convert more than 10 percent of agricultural land to nonagricultural uses;

(f) where the property is 10 acres in size or more, the use and all structures and activities related to the use shall not convert more than one acre of agricultural land to nonagricultural uses; and

(g) any land disturbing activity required to support the use shall be limited to preserve prime farmland.

The provisions of subsections (130)(a) through (f) of this section do not apply to any land under ownership or acquired before May 24, 2015, by any local, county, regional, or state agency for recreation, public park and/or trail purposes. Any new development, alterations or reconstruction
on these properties shall meet subsection (130)(g) of this section and the requirements of the A-10 zone. All buildings and parking areas shall be set back a minimum of 50 feet from the property boundaries. If the park or trail use produces adverse conditions that will unduly affect an adjacent agricultural use, the director may impose a larger setback to alleviate the effects of such adverse conditions, which include but are not limited to noise, vibration, dust, and light.

(131) Marijuana-related facilities are prohibited within the exterior boundaries of the Tulalip Indian Reservation.

(132) Marijuana Retail: See SCC 30.28.120.

(133) Only the following uses are permitted in the CRC zone: clubhouses, grooming parlors, personal service shops, offices, tool sales and rental, locksmith, home improvement centers, retail bakeries, drug stores, grocery stores, hardware stores, general retail, second hand stores, specialty stores, and tire stores.


(135) Retail, general uses may be allowed with an administrative conditional use permit only when part of a new mixed-use development that includes residential dwellings or when occupying a former residential structure (or portion of a residential structure). The proposed retail use in the MR zone must meet the following criteria:

(a) The retail use has frontage on an arterial road as shown on the Countywide Arterial Circulation Map;

(b) The gross leasable area of retail space may not exceed 6,000 square feet; and

(c) Products or merchandise offered for sale or storage by a business may be located outdoors except that the area occupied by the display may not exceed 500 square feet and public sidewalks may not be enclosed as space for sales or storage by fencing or other means that effectively limits public use of the sidewalk.

(136) Within the NB zone, this use is only permitted when the Future Land Use Map in the comprehensive plan designates the site as Urban Village.

(137) Recycling Facility: See SCC 30.28.112.

(138) Licensed practitioners and medical clinics may be conditionally permitted as the sole use on a site. Cleaning establishments, grooming parlors, and personal service shops may only be conditionally permitted when part of a development that includes residential dwellings or when occupying a former residential structure (or portion of a residential structure).

Chapter 30.23
GENERAL DEVELOPMENT STANDARDS - BULK REGULATIONS

30.23.030 Rural, Resource, Urban (Non-Residential), and (other) Other Zones (zone categories) – (bulk) bulk matrix.
Table 30.23.030
(RURAL, RESOURCE, URBAN (NON-RESIDENTIAL) AND OTHER ZONE CATEGORIES BULK MATRIX) Rural, Resource, Urban (Non-Residential), and Other Zones

<table>
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### Table 30.23.030

(RURAL, RESOURCE, URBAN (NON-RESIDENTIAL) AND OTHER ZONE CATEGORIES BULK MATRIX) Rural, Resource, Urban (Non-Residential), and Other Zones

<table>
<thead>
<tr>
<th>Lot Dimension (((ft)))(feet)(^{54})</th>
<th>Setback Requirements From: (((ft)))(feet)(^{11})</th>
</tr>
</thead>
<tbody>
<tr>
<td>Category</td>
<td>Zone</td>
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<tr>
<td>-----------------------------------------</td>
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</tr>
<tr>
<td>Urban (Non-Residential)</td>
<td>FS</td>
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<tr>
<td></td>
<td>NB(((1)))</td>
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<tr>
<td></td>
<td>PCB(((1)))</td>
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<tr>
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<td>CB(((1)))</td>
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</table>

**Commented [KD13]:** The maximum building height is proposed to be increased for the NB, PCB, CB, BP and LI zones: 1) to be consistent with the IP and HI zones, 2) to align with neighboring jurisdictions which have similar height limits, and 3) to meet the goal of using land more efficiently.

**Commented [KD14]:** The minimum lot area for the PCB and BP zones is proposed to be amended to remove a restriction which limits maximum utilization of a site.

**Commented [KD15]:** The PCB, IP, LI and HI zone setbacks from residential, multifamily and rural zones are proposed to be amended to more closely align with the perimeter landscaping requirements.
Table 30.23.030
((RURAL, RESOURCE, URBAN (NON-RESIDENTIAL) AND OTHER ZONE CATEGORIES BULK MATRIX)) Rural, Resource, Urban (Non-Residential), and Other Zones Bulk Matrix

<table>
<thead>
<tr>
<th>Category</th>
<th>Lon Dimension ((feet))^14</th>
<th>Setback Requirements From: ((feet))^11</th>
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</thead>
<tbody>
<tr>
<td>GC^1</td>
<td>(45) 25</td>
<td>none</td>
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<tr>
<td>IP</td>
<td>65</td>
<td>none</td>
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<tr>
<td>BP^4</td>
<td>(50) 65</td>
<td>None(10)</td>
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<tr>
<td>LI</td>
<td>(50) 65</td>
<td>none</td>
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<tr>
<td>HI</td>
<td>65</td>
<td>None</td>
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<tr>
<td>UC^2</td>
<td>90</td>
<td>None</td>
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</tbody>
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Notes: (1) See SCC 30.23.040 for reference notes listed in SCC Table 30.23.030. (2) For the purposes of this table, “sf” means “square feet” and “ac” means “acres.”

Commented [KD16]: The IP zone setback from other commercial and industrial zones is proposed to be amended to be consistent with other changes to setbacks and better alignment with perimeter landscaping requirements.

Commented [KD17]: The maximum lot coverage for NB, CB, GC, IP and BP are proposed to be increased to “100%” to be consistent with other commercial and industrial zones and meet the goal of using land more efficiently.
See SCC 30.23.040 for reference notes listed in Table 30.23.030.

30.23.040 Reference notes for SCC Tables 30.23.030 and 30.23.032.

(1) (MR bulk requirements shall apply for all residential development permitted in urban commercial zones.) RESERVED for future use.
(2) When subdivisionally described, the minimum lot area shall be 1/128th of a section.
(3) When subdivisionally described, the minimum lot area shall be 1/32nd of a section.
(4) In the LDMR zone, the maximum density shall be calculated based on 4,000 square feet of land per dwelling unit.
(5) In the MR zone, the maximum density shall be calculated based on 2,000 square feet of land per dwelling unit.
(6) Commercial forestry structures shall not exceed 65 feet in height.
(7) Non-residential structures shall not exceed 45 feet in height.
(8) Lot coverage includes all buildings on the given lot.
(9) RESERVED for future use.
(10) RESERVED for future use.
(11) These setbacks shall be measured from the property line.
(12) Greater setbacks than those listed may apply to areas subject to Shoreline Management Program jurisdiction or critical areas regulations in chapters 30.62A, 30.62B, 30.62C and 30.67 SCC. Some uses have special setbacks identified in SCC 30.23.110.
(13) The listed setbacks apply where the adjacent property is zoned F. In all other cases, setbacks are the same as in the R-8,400 zone. In the F zone, the setbacks for residential structures on 10 acres or less which were legally created prior to being zoned to F shall be the same as in the R-8,400 zone.
(14) RESERVED for future use.
(15) See SCC 30.23.300.
(16) In the Fs zone, the setback from non-residential property shall be five feet for side setbacks and 15 feet for rear setbacks.
(17) In the IP zone there shall be an additional one foot setback for every one foot of building height over 45 feet.)
(18) RESERVED for future use.
(19) See SCC 30.31A.020(1) and (2) which specify the minimum area of a tract of land necessary for PCB or BP zoning.
(20) See additional setback provisions for dwellings located along the boundaries of designated farmland contained in SCC 30.32B.130.
(21) See additional setback provisions for structures located adjacent to forest lands, and/or on lands designated local forest or commercial forest contained in SCC 30.32A.110.
(22) The minimum lot size for properties designated Rural Residential (RR)–10 (Resource Transition) on the comprehensive plan shall be 10 acres.
(23) Minimum lot area requirements may be modified within UGAs in accordance with SCC 30.23.020.
(24) In rural cluster subdivisions approved in accordance with the provisions of chapter 30.41C SCC, the minimum lot area shall be as provided in SCC 30.23.220. The maximum lot area shall be 20,000 square feet or less when located in rural/urban transition areas.
(25) RESERVED for future use.
(26) RESERVED for future use.
(27) See SCC 30.23.050 for height limit exceptions. See also SCC 30.67.460 for height limit requirements within shoreline jurisdiction.
(28) RESERVED for future use.
(29) See SCC 30.23.200 et seq. for additional lot area requirements and exceptions.
(30) SCC 30.32A.120 (Siting of new structures--Commercial forest land) requires an application for a new structure on parcels designated commercial forest, but not within a designated commercial forest--forest transition area, to provide a minimum 500-foot setback, which shall be a resource protection area, from the property boundaries of adjacent commercial forest lands except that if the size, shape, and/or physical site constraints of an existing legal lot do not allow a setback of 500 feet, the new structure shall maintain the maximum setback possible, as determined by the department.
(31) Setback requirements for mineral excavation and processing are in SCC 30.23.110(27). Performance standards and permit requirements are in chapter 30.31D SCC.
(32) The site shall be a contiguous geographic area and have a size of not less than 10 acres, except in the case of subsurface shaft excavations, no minimum acreage is required, pursuant to SCC 30.31D.020(1).
(33) See SCC Table 30.28.050(4)(i) for setback requirements for structures containing a home occupation.
(34) RESERVED for future use.
(35) See chapter 30.31E SCC, for more complete information on the Townhouse Zone height, setback, and lot coverage requirements.
(36) RESERVED for future use (MR and LDMR setbacks--DELETED by Ord. 05-094, effective September 29, 2005).
(37) Agriculture: All structures used for housing or feeding animals, not including household pets, shall be located at least 30 feet from all property lines.
(38) There shall be no subdivision of land designated commercial forest in the comprehensive plan except to allow installation of communication and utility facilities if all the following requirements are met:
   (a) The facility cannot suitably be located on undesignated land;
   (b) The installation cannot be accomplished without subdivision;
   (c) The facility is to be located on the lowest feasible grade of forest land; and
   (d) The facility removes as little land as possible from timber production.
(39) On parcels designated commercial forest, but not within a designated commercial forest--forest transition area, establish and maintain a minimum 500-foot setback, which shall be a resource protection area, from the property boundaries of adjacent commercial forest lands except when the size, shape, and/or physical site constraints of an existing legal lot do not allow a setback of 500 feet, the new structure shall maintain the maximum setback possible as provided in SCC 30.32A.120.
(40) Land designated local commercial farmland shall not be divided into lots of less than 10 acres unless a properly executed deed restriction which runs with the land and which provides that the land divided is to be used exclusively for agricultural purposes and specifically not for a dwelling(s) is recorded with the Snohomish County auditor.
(41) Minimum lot area in the rural use zone shall be the minimum allowed by the zone identified as the implementing zone by the comprehensive plan for the plan designation applied to the subject property. Where more than one implementing zone is identified for the same designation, the minimum lot size shall be that of the zone allowing the smallest lot size.

(42) RESERVED for future use.

(43) Additional bulk requirements may apply. Refer to SCC 30.31F.100 and 30.31F.140.

(44) The 50 percent maximum lot coverage limitation applies solely to the portion of the area within the CRC comprehensive plan designation and zone that is centered at 180th Street SE and SR 9, generally extending between the intersection of 172nd Street/SR 9 to just south of 184th Street/SR 9, as indicated on the County’s FLUM and zoning map.

(45) The 30 percent maximum lot coverage limitation applies solely to the portion area located within the CRC comprehensive plan designation and zone that is centered at State Route (SR) 9 and 164th Street SE, as indicated on the County’s Future Land Use Map (FLUM) and zoning map.

(46) Additional setbacks may apply to development within a rural cluster subdivision. Refer to chapter 30.41C SCC. Residential subdivision is restricted pursuant to SCC 30.32C.150. Uses are restricted where the R-5 zone coincides with the Mineral Resource Overlay (MRO) to prevent development which would preclude future access to the mineral resources.

(47) RESERVED for future use.

(48) RESERVED for future use.

(49) RESERVED for future use.

(50) RESERVED for future use.

(51) RESERVED for future use.

(52) See SCC 30.33B.020 for bulk regulations related to existing playing fields on designated recreational land.

(53) RESERVED for future use.

(54) A split parcel may be subdivided along the UGA boundary line using one of three methods. First, a split parcel may be subdivided along the UGA boundary line into two lots, whereby one lot remains within the UGA and the other lot remains outside the UGA, pursuant to SCC 30.41B.010(7). Second, a split parcel may be subdivided as part of a short plat application, pursuant to SCC 30.41B.010(8). Finally, a split parcel may be subdivided as part of a plat application, pursuant to SCC 30.41A.010(3).

(55) See SCC 30.42E.100(9)(c).

(56) RESERVED for future use.

(57) RESERVED for future use.

(58) RESERVED for future use.

(59) Relationship of setback to building height:

The minimum setback requirements are dependent on the heights of the building as specified in this column. To meet the setback requirements, buildings over 20 feet in height must either:

(a) Set the entire building back the minimum setback distance; or

(b) Stepback those portions of the building exceeding 20 feet in height to the minimum setback distance, as illustrated in Figure 30.23.040(59).
(60) RESERVED for future use.

(61) Single-family detached, single-family attached and duplex structures shall comply with the minimum setbacks required in the R-8,400 zone.

(62) Fencing between single-family detached, single-family attached and duplex structures shall be:
   (a) Prohibited in the area that is within five feet of a third story ingress/egress window so ladder access to the third floor window is not impeded; or
   (b) Limited to either vegetative, wood, block, concrete or metal that does not exceed 42 inches in height.

(63) Additional building height up to a maximum of 125 feet may be allowed under certain circumstances as provided for in SCC 30.34A.040(1).

(64) If located within an airport compatibility area, building height is subject to the requirements of SCC 30.32E.060.

(65) Townhouse and mixed townhouse development may achieve the following density:
   (a) For the R-7,200 zone, the maximum density shall be calculated based on 7,200 square feet of land per dwelling unit, but the maximum density may be increased up to 20 percent.
   (b) For the LDMR and MR zones, the maximum density established under SCC 30.23.040(4) and 30.23.040(5) may be increased up to 20 percent.
   (c) Maximum density shall be determined by rounding up to the next whole unit when a fraction of a unit is equal to five-tenths or greater.

(66) The maximum lot coverage in townhouse and mixed townhouse developments is 40 percent in the LDMR zone and 50 percent in the MR zone.
*Code Reviser Note: The text shown in 30.23.040(46) above, in *italic* font, was added by Amended Ord. 12-018 but the "C" was not shown with addition marks. This material is included pursuant to SCC 1.02.020(2)(g).
30.23.041 Setbacks from road network elements in Urban Zones.

Table 30.23.041
Setbacks from Road Network Elements in Urban Zones$^{10}$

<table>
<thead>
<tr>
<th>Category</th>
<th>Zone</th>
<th>Minimum Setback For Structure</th>
<th>Minimum Setback to the Entrance of a Covered Parking Structure</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Public Road 60 Feet and Over and Under 60 Feet in a Recorded Subdivision, Short Subdivision or Binding Site Plan$^3$</td>
<td>Private$^1$, 2 Drive Aisle, Shared Court and Shared Driveway</td>
<td>Private$^1$, 2 Drive Aisle, Shared Court and Shared Driveway</td>
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<td>Under 60 Feet$^4$</td>
<td>Public Road 60 Feet and Over and Under 60 Feet in a Recorded Subdivision, Short Subdivision or Binding Site Plan$^3$</td>
<td>Private$^1$, 2 Drive Aisle, Shared Court and Shared Driveway</td>
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<td>Public Road</td>
<td>Private$^1$, 2 Private Road</td>
<td>Public Road 60 Feet and Over and Under 60 Feet in a Recorded Subdivision, Short Subdivision or Binding Site Plan$^3$</td>
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<td>Private Road</td>
<td>Alley</td>
<td>Private$^1$, 2 Drive Aisle, Shared Court and Shared Driveway</td>
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<td>R-7,200</td>
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<td>T (buildings &gt; 20 feet high)$^{12}$</td>
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<td>LDMR (buildings ≤ 20 feet high)$^{6, 7, 12}$</td>
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<td>15$^{13}$</td>
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<tr>
<td>Column</td>
<td>60 Feet and Over and Under 60 Feet in a Recorded Subdivision, Short Subdivision or Binding Site Plan(^a), (^b), (^c)</td>
<td>Under 60 Feet(^a), (^b)</td>
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<td>LDMR (buildings &gt; 20 feet high)</td>
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<td>MR (buildings ≤ 20 feet high)</td>
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</table>

Note: All minimum setbacks are measured in feet.

Commented [KD21]: The front setbacks for all urban commercial, urban industrial and urban center zones are proposed to be removed from SCC Table 30.23.041 and moved to a new table for readability.
### Table 30.23.042
Setbacks from Road Network Elements in Urban Commercial, Urban Industrial, and Urban Center Zones\(^{16}\)

<table>
<thead>
<tr>
<th>Category</th>
<th>Zone</th>
<th>Minimum Setback For Structure</th>
<th>Minimum Setback to the Entrance of a Covered Parking Structure(^{15})</th>
<th>Alley</th>
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</tr>
<tr>
<td></td>
<td>79</td>
<td>5</td>
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</tr>
<tr>
<td></td>
<td>80</td>
<td>5</td>
<td>5</td>
<td>0</td>
</tr>
</tbody>
</table>

**Note:** All minimum setbacks are measured in feet.

---

Commented [KD22]: A new table is proposed to be added to the chapter which contains all of the front setbacks for urban commercial, urban industrial and urban center zones. The new table reduces the front setbacks from a range of 18 to 85 feet depending on the zone to five feet. A goal of the project is to bring buildings closer to the street to allow a more inviting streetscape. The proposed reduction in the front setback also allows greater utilization of the property.
30.23.049 Reference notes for SCC Tables 30.23.041 through 30.23.047.

(1) The setback shall be measured from the edge of the tract or easement. Where no tract or easement is established, the measurement shall be made from the edge of the road network element.

(2) The setback may be reduced to the setback required for a structure if a vehicle entering the covered parking structure can turn around inside the covered parking structure and exit without having to back out.

(3) These setbacks shall be measured from the edge of the right-of-way.

(4) Applies to public rights-of-way under 60 feet that are not included in development subject to the recorded subdivision, short subdivision or binding site plan. These setbacks shall be measured from the centerline of the right-of-way.

(5) The county engineer may require the front lot line setback from a public right-of-way be measured from a right-of-way reservation line established in accordance with SCC 30.24.140(1), when:
   (a) The right-of-way width is less than 60 feet in width and determined inadequate by the county engineer based on:
      (i) The comprehensive plan arterial circulation map; or
      (ii) An adopted design report, roadway design or right-of-way plan; and
   (b) The right-of-way is not located in a recorded subdivision, short subdivision or binding site plan.

(6) Single-family detached, single-family attached and duplex structures constructed in the LDMR and MR zones shall use the minimum setbacks required in the R-8,400 zone.

(7) Structures over two stories, other than single-family detached structures, shall increase the setbacks by three feet; provided, that the additional setback shall only be required as an upper floor stepback for portions of residential structures above 20 feet in height in the same manner as SCC 30.23.040(59).

(8) In the IP zone there shall be an additional one foot setback for every one foot of building height over 45 feet.]

(9) In the F zone, the setbacks for residential structures on lots 10 acres or less, where the lot was legally created prior to being zoned to F, shall be the same as in the R-5 zone.

(10) See SCC 30.23.120 for front setback exceptions from road network elements.

(11) See SCC 30.41C.130 and 30.41C.140 for additional front setback requirements for lots created through the rural cluster subdivision provisions of chapter 30.41C SCC.

(12) See SCC 30.23.040(59).

(13) In a townhouse or mixed townhouse development, setbacks for residential structures may be reduced to a minimum of five feet from a public or private road.

(14) In a townhouse or mixed townhouse development, setbacks for entrances to covered parking structures may be reduced under subsections (a) and (b), except that such entrances to covered parking structures shall be restricted under subsection (c):
   (a) A minimum of five feet from a public or private road
   (b) A minimum of zero feet from a drive aisle, shared court, shared driveway, or alley.
(c) The vehicular entrance to a covered parking structure shall not be located between nine and 19 feet from an abutting road network element. An entrance to a covered parking structure that is located at least 19 feet from the abutting road network element may have upper-story floors project up to four feet horizontally into the area where an entrance to a covered parking structure is prohibited, and except as otherwise allowed under SCC 30.23.115 for minor architectural features.

(15) The vehicular entrance to a covered parking structure for a townhouse development in the NB, PCB, CB and GC zones shall not be located between nine and 19 feet from an abutting road network element. An entrance to a covered parking structure that is located at least 19 feet from the abutting road network element may have upper-story floors project up to four feet horizontally into the area where an entrance to a covered parking structure is prohibited, and except as otherwise allowed under SCC 30.23.115 for minor architectural features.

30.23.050 Height requirements, exceptions and measuring height.

(1) The maximum height of buildings and structures shall be pursuant to the height standards in SCC Tables 30.23.030 and 30.23.032, except as provided in subsection (2) of this section.

(2) The following shall be exempt from the maximum height standards, except structures and uses located in an airport compatibility area are subject to the height review requirements of SCC 30.32E.060:

(a) Tanks and bunkers, turrets, church spires, belfries, domes, monuments, chimneys, water towers, fire and hose towers, observation towers, stadiums, smokestacks, flag poles, towers and masts used to support commercial radio and television antennas, bulkheads, water tanks, scenery lofts, cooling towers, grain elevators, gravel and cement tanks and bunkers, and drive-in theater projection screens, provided they are set back at least 50 feet from any adjoining lot line;

(b) Towers and masts used to support private antennas, provided they meet the minimum setback of the zoning district in which they are located, and the horizontal array of the antennas does not intersect the vertical plane of the property line;

(c) Towers, masts or poles supporting electric utility, telephone or other communication lines;

(d) Schools and educational institutions; provided, that:
(i) The use was approved as part of a conditional use permit;
(ii) A maximum building height of 45 feet is not exceeded; and

(iii) Any portion of any building exceeding the underlying zoning maximum height standard is set back at least 50 feet from all of the site’s perimeter lot lines; and

(e) Aircraft hangars and structures containing aerospace related uses located within any industrial zone; provided, that the hangar (i.e.) and structures containing aerospace related uses are set back at least 100 feet from any non-industrial zone.

(3) Building height shall be measured as the vertical distance from the average final grade to the highest point of a flat roof, or to the deck line of a mansard roof, or to the average height of the highest gable of a pitch or hip roof.

(4) Calculation of the average final grade shall be made by drawing the smallest rectangle possible that encompasses the entire building area as shown in SCC Figure 30.23.050(1) and averaging the elevations at the midpoint of each side of the rectangle. When a structure that is to be

Commented [KD24]: The height exception for aircraft hangers is proposed to be modified to also include structures containing aerospace related uses which provides flexibility for an employment category the county has made a priority to encourage.
fully partitioned with internal dividing walls separating individual dwelling units from each other from ground to sky, the applicant may request a modification of the measurement by evaluating maximum height based upon individual sections to respond to topography of the site as follows:

(a) Drawing the smallest rectangle possible that encompasses the entire building area;
(b) Dividing one side of the rectangle, as chosen by the applicant, into sections equal to the internal dividing walls that fully separate individual dwelling units from each other using lines that are perpendicular to the chosen side of the rectangle;
(c) The sections delineated in SCC 30.23.050(4)(b) must extend vertically from ground to sky; and
(d) The maximum height for each section of the structure is measured from the average final grade for that section of the structure, which is calculated as the average elevation at the midpoints of each side of the rectangle for each section of the structure, as illustrated in SCC Figure 30.23.050(2).

(5) Fill shall not be used to raise the average final grade more than five feet above the existing grade of any dwelling located within 50 feet on adjoining properties, as illustrated in SCC Figure 30.23.050(3); provided, that the provisions of SCC 30.23.050(5) shall not apply to residential development subject to chapters 30.23A and 30.41G SCC.
Figure 30.23.050(1)
Calculating Average Final Grade and Determining Height

Diagram A: A through D represent the elevation midpoints for each side of the building.

Diagram B: X represents the average final grade. Y represents the highest measurable point pursuant to SCC 30.23.050(3)—in this case the midpoint of the highest pitched roof. Z represents total building height, which is measured from X to Y.

Note: To determine the average final grade, take the sum of each elevation midpoint, as illustrated in Diagram A, and divide by four; this will provide the average final grade elevation. The computation works as follows:

\[
\text{Average Final Grade Elevation} = \frac{(A + B + C + D)}{4}
\]

Figure 30.23.050(2)
Calculating Average Final Grade and Determining Height for Portions of a Fully Partitioned Attached Single-Family Structure
Diagram A: Points A through D represent the elevation midpoints for each side of an individual dwelling unit.

Diagram B: X represents the average final grade of a chosen building section. Y represents the highest measurable point of the chosen building section, pursuant to SDC 16.21.05.030. Z is the midpoint of the highest pitched roof. Z represents total building height of the chosen building section, which is measured from X to Y.

Note: To determine the average final grade, take the sum of each elevation midpoint of a chosen building section, as illustrated in Diagram A, and divide by four; this will provide the average final grade elevation. The computation works as follows:

Final Elevation at the Midpoint of A + B + C + D = E = Average Final Grade Elevation
Figure 30.23.050(3)
Restrictions on Using Fill to Alter Average Final Grade

(6) The measurement of height under this section does not apply to buildings regulated by the Snohomish County Shoreline Management Program, nor does it replace the definitions of height in the construction codes, which are specific to the provisions in those chapters.

(7) Rooftop heating, ventilation and air conditioning (HVAC) and similar systems, when located on commercial, industrial or multifamily structures. The system shall not exceed the maximum building height of the underlying zone by more than 30 percent or 15 feet, whichever is less. Sight-obscuring screening shall be required unless otherwise approved by the director of the department.
Chapter 30.25  
GENERAL DEVELOPMENT STANDARDS - Landscaping

30.25.015 General landscaping requirements.

(1) All residential developments located within urban growth areas are required to landscape a minimum of 10 percent of the total gross area of the site to the standards set forth in this chapter unless exempted otherwise. The 10 percent requirement may include perimeter landscaping, parking lot and detention facility landscaping, tree canopy areas and street trees not in a public right-of-way.

(2) No building permit shall be issued when landscaping is required until a landscaping plan has been submitted and approved by the department, if applicable. Landscaping plan requirements shall be defined by the department in a submittal requirements checklist, as authorized by SCC 30.70.030. The landscaping plan shall be prepared by a qualified landscape designer.

(3) Planting areas outside of the right-of-way may include landscape features such as decorative paving, sculptures, fountains, rock features, benches, picnic tables, and other amenities; provided that the area devoted to such features may count toward no more than 20 percent of the total required perimeter and parking lot landscaping area. Use of bark, mulch, gravel, and similar non-vegetative material shall be minimized and used only to assist plant growth and maintenance or to visually complement plant material.

(4) An accessible route of travel meeting construction code barrier free requirements may cross a required landscape area at a 90 degree angle or as close to a 90 degree angle to the road right-of-way as conditions allow. The area devoted to an accessible route of travel in a required perimeter area may be included to satisfy the requirements of SCC 30.25.020.

(5) The following minimum planting standards apply, except that street trees required pursuant to subsection (8) of this section shall comply with planting standards in the EDDS:

(a) Evergreen and deciduous trees shall be at least six feet high at the time of planting;

(b) Deciduous trees shall have a minimum diameter of one and one-half inches caliper at the time of planting; provided that the combined diameter measurements of groupings of under-story trees, such as vine maples, may be used to meet this requirement;

(c) Evergreen and deciduous shrubs shall be at least 18 inches high at the time of planting;

(d) Trees shall be of a size and type projected to reach a height of at least 20 feet in 10 years, except where under-story or low-growing trees are specifically approved or required by the director;

(e) Trees shall be planted at least five feet from adjoining property lines.

(6) All landscape materials shall meet or exceed current United States standards for nursery stock published by the American Nursery and Landscape Association and consist of native species. The applicant shall use a list of acceptable species prepared by the director or may substitute a species with similar characteristics not on the list with the director’s approval.

(7) To promote stabilization and continued healthy growth of the landscape areas required by this section, a qualified landscape designer shall determine the need for irrigation. An irrigation plan shall be submitted together with the required landscape plan.
(8) Street trees are required to be planted (as frontage improvements) along public (roads) and (along) private roads (and drive aisles in residential developments) within urban growth areas. Street trees are not required around turnarounds at the end of road network elements less than 150 feet in length.

(9) Property owners shall be responsible for the maintenance (including pruning) and liability of street trees on their property, or where responsibility has been assumed by the owner through a recorded agreement with the county.

(10) Utility work shall minimize impact to street trees, both above ground and to root systems below ground.

30.25.017 Type A and Type B landscaping.

Where Type A or Type B landscaping is required, (the following table containing the corresponding minimum standards per landscaping type)) the minimum requirements in SCC Table 30.25.017(1) and depicted in SCC Figures 30.25.017(1) through 30.25.017(12) shall apply((i)).

Table 30.25.017(1)
LANDSCAPING TYPES AND MINIMUM STANDARDS

<table>
<thead>
<tr>
<th>Category of Landscaping</th>
<th>Type A</th>
<th>Type B</th>
</tr>
</thead>
<tbody>
<tr>
<td>Performance Standard:</td>
<td>Create a dense sight barrier between uses and zones</td>
<td>Create a filtered screen between uses</td>
</tr>
<tr>
<td>Planting Standards:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Tree mixture</td>
<td>At least 75 percent evergreen with a variety of species required and up to 25 percent deciduous</td>
<td>Approximately 50 percent evergreen with a variety of species required and 50 percent deciduous</td>
</tr>
<tr>
<td>2. Tree planting pattern</td>
<td>Approximately 20 feet on center in triangular or offset pattern</td>
<td>Approximately 30 feet on center in triangular or offset pattern</td>
</tr>
<tr>
<td>3. Shrub mixture</td>
<td>At least 75 percent evergreen with a variety of species required and up to 25 percent deciduous</td>
<td>Approximately 50 percent evergreen with a variety of species required and 50 percent deciduous</td>
</tr>
<tr>
<td>4. Shrub planting pattern</td>
<td>Approximately three feet on center in triangular or offset pattern</td>
<td>Approximately five feet on center in triangular or offset pattern</td>
</tr>
</tbody>
</table>

Commented [KD25]: The requirements for street trees are proposed to be amended and expanded to include both residential and non-residential development. Street trees for non-residential development are an effective buffer and compatibility measure for more intense development.

Commented [KD26]: Amendments are proposed to add a reference to 12 new figures which depict Type A and Type B perimeter landscaping buffers.
<table>
<thead>
<tr>
<th>Category of Landscaping</th>
<th>Type A</th>
<th>Type B</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Performance Standard:</strong></td>
<td>Create a dense sight barrier between uses and zones</td>
<td>Create a filtered screen between uses</td>
</tr>
<tr>
<td>5. Groundcover</td>
<td>Evergreen planted 12 inches on center in a triangular or offset pattern</td>
<td>Evergreen planted 12 inches on center in a triangular or offset pattern</td>
</tr>
<tr>
<td>6. Individual planting standards</td>
<td>Pursuant to SCC 30.25.015</td>
<td></td>
</tr>
</tbody>
</table>

**Notes:**
1. The number of evergreen and deciduous trees and the spacing of the trees may be reduced by up to 50% within Type A or B landscaping when existing vegetation and significant trees are retained. The amount of permitted reduction shall be double the percentage of existing vegetation and significant trees retained.
2. As an alternative to shrubs, or in combination with shrubs, smaller deciduous and evergreen trees may be incorporated into the landscaping plan at a rate of not less than one tree per eight lineal feet with not more than 10 feet on center separation.
3. The director may modify the mix of evergreen and deciduous trees and the spacing of the trees and reduce by up to 50% the number of trees required within a Type A or B landscape area inside or outside a stormwater facility perimeter fence for safety and security purposes.

**Figure 30.25.017(1)**

TYPE A REGULAR SPACING PLAN (10- to 15-foot minimum width)

**Commented [KD27]:** Twelve new figures depicting Type A and Type B perimeter landscaping buffers are proposed to be added to assist with interpreting and implementing the code.
Figure 30.25.017(2)
TYPE A REGULAR SPACING SECTION
Figure 30.25.017(3)
TYPE A IRREGULAR SPACING PLAN (10- to 15- foot minimum width)

Figure 30.25.017(4)
TYPE A IRREGULAR SPACING SECTION
Figure 30.25.017(5)
TYPE A 20- to 25-FOOT LANDSCAPING REGULAR SPACING PLAN

Figure 30.25.017(6)
TYPE A 20- to 25-FOOT LANDSCAPING IRREGULAR SPACING PLAN
Figure 30.25.017(7)
TYPE B 10-FOOT LANDSCAPING PLAN

Figure 30.25.017(8)
TYPE B 10-FOOT LANDSCAPING SECTION
Figure 30.25.017(9)
TYPE B REGULAR SPACING PLAN

Figure 30.25.017(10)
TYPE B REGULAR SPACING SECTION
30.25.020 Perimeter landscaping requirements.

[1] To reduce incompatible characteristics of abutting properties with different zoning classifications, the minimum designated landscape width and type shall be required as a buffer between uses pursuant to SCC Table 30.25.020(1) or as required in SCC 30.25.030(3) in this chapter, unless exempted pursuant to SCC 30.25.020(4)(8). SCC Figure 30.25.020(1) illustrates the location of the perimeter landscaping.

[2] For properties within urban zones that are separated from properties in rural zones only by public or private roads or road right-of-way, the minimum landscape requirements of SCC Table 30.25.020(1) shall also be required unless exempted pursuant to SCC 30.25.020(4)(8).

[3] 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.

[4] 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 & R and MC.

[5] 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 & R and MC.

[6] All perimeter landscape areas shall be located within private easements to be maintained pursuant to SCC 30.25.045.

[7] Exceptions to SCC Table 30.25.020(1) shall be as follows:

(a) Where a development abuts a public road that is not on the boundary between a rural zone and an urban zone, the perimeter landscaping along the road frontage shall be 10 feet in width and contain Type B landscaping, except no perimeter landscaping is required:

(i) In areas for required driveways, storm drainage facility maintenance roads, pedestrian trail connections;

(ii) Where encumbered by utility crossings or other easements subject to permanent access and maintenance; or

(iii) Along a public road for structures that are located in an urban commercial or urban industrial zone and are setback not more than five feet from the edge of a public road.

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

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

[8] Perimeter landscaping is required to be installed for any parking lot within 10 feet of a property line.

[9] For the purposes of SCC Table 30.25.020(1):

Proposed Code Amendments


(c) Conditional uses shall include those located in a residential zone according to SCC 30.22.100, SCC 30.22.110 and SCC 30.22.120:

- Subdivisions, short subdivisions, single family detached units, cottage housing, townhouses, mixed townhouses, and multiple family development proposed on property abutting existing commercial or industrial development and where no existing perimeter landscaping or buffer is located on the abutting commercial or industrial property, the proposed residential development shall provide 10-foot wide Type A perimeter landscape buffer between the proposed residential development and the commercial or industrial property.
- In the R-7,200 zone, townhouse and mixed townhouse development shall not be required to provide a perimeter landscaping buffer along property lines adjacent to existing townhouse or mixed townhouse development.

Table 30.25.020(1)
Perimeter Landscaping Requirements

<table>
<thead>
<tr>
<th>Proposed Use</th>
<th>(R-9,600, R-8,400)</th>
<th>(R-7,200)</th>
<th>(I.T., LDMR, MR)</th>
<th>(FS, NB, CB, PCB)</th>
<th>(GC, UC)</th>
<th>(LI, HI)</th>
<th>(BP, IR)</th>
<th>(RB, RFS, RI)</th>
<th>(CRC)</th>
<th>(All Other Zones)</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Width (in feet))</td>
<td>(Ty pe)</td>
<td>(Width (in feet))</td>
<td>(Ty pe)</td>
<td>(Width (in feet))</td>
<td>(Ty pe)</td>
<td>(Width (in feet))</td>
<td>(Ty pe)</td>
<td>(Width (in feet))</td>
<td>(Ty pe)</td>
<td>(Width (in feet))</td>
</tr>
<tr>
<td>(Conditional Uses)</td>
<td>(20)</td>
<td>(A)</td>
<td>(20)</td>
<td>(A)</td>
<td>(20)</td>
<td>(A)</td>
<td>(20)</td>
<td>(A)</td>
<td>(20)</td>
<td>(A)</td>
</tr>
<tr>
<td>(Retail, Office, and Other)</td>
<td>(15)</td>
<td>(A)</td>
<td>(15)</td>
<td>(A)</td>
<td>(15)</td>
<td>(B)</td>
<td></td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

Proposed reforming changes include: 1) modifying the categories to better align with the use matrix and 2) consolidating the number of columns as several zones have the same perimeter landscaping requirements.

Commented [KD31]: A new regulation is added which incorporates footnotes 1, 2 and 3 to the perimeter landscaping table. The new regulation is intended to provide more visibility and consistent application. The existing footnote language is significantly expanded to provide a more direct correlation to the use matrices in chapter 30.22 SCC.

Commented [KD32]: A new regulation is proposed to be added which incorporates footnote 4 to the perimeter landscaping table. The new regulation is intended to provide more visibility and consistent application. The phrase “residential development” is replaced with references to specific types of development to remove ambiguity.

Commented [KD33]: A new regulation is proposed to be added which incorporates footnote 5 to the perimeter landscaping table. The new regulation is intended to provide more visibility and consistent application.

Commented [KD34]: The perimeter landscaping table is proposed to be reformatted and amended to: 1) improve implementation and 2) better align the requirements with front, rear and side yard setbacks.

Proposed reforming changes include: 1) modifying the categories to better align with the use matrix and 2) consolidating the number of columns as several zones have the same perimeter landscaping requirements.
<table>
<thead>
<tr>
<th>Proposed Use</th>
<th>(Zoning Classification of Adjacent Property)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>((R-8,600, R-8,400))</td>
</tr>
<tr>
<td><strong>Commercial Uses</strong></td>
<td></td>
</tr>
<tr>
<td>Business Park</td>
<td>(25)</td>
</tr>
<tr>
<td>Light Industrial 1</td>
<td>(25)</td>
</tr>
<tr>
<td>Heavy Industrial 2</td>
<td>(25)</td>
</tr>
<tr>
<td>Single-Family Detached, Single-Family Attached, and Duplex 4</td>
<td>(15)</td>
</tr>
<tr>
<td>Cottage Housing 4</td>
<td>(10)</td>
</tr>
<tr>
<td>Townhouse 4</td>
<td>(10)</td>
</tr>
<tr>
<td>Multi-Family 4</td>
<td>(15)</td>
</tr>
<tr>
<td>Parking Lot</td>
<td>(10)</td>
</tr>
<tr>
<td>Proposed Use</td>
<td>Zoning Classification of Adjacent Property</td>
</tr>
<tr>
<td>--------------</td>
<td>------------------------------------------</td>
</tr>
<tr>
<td>((Personal Wireless Telecommunications*))</td>
<td>((R-9,600, R-8,400)) ((R-7,200)) ((T, LDMR, MR)) ((FS, NB, CB, PCB)) ((GC, UC)) ((LI, HI)) ((BP, IP)) ((RB, RFS, RI)) ((CRC)) ((All Other Zones))</td>
</tr>
<tr>
<td>((Width in feet))</td>
<td>((Width in feet))</td>
</tr>
<tr>
<td>(20)</td>
<td>(20)</td>
</tr>
<tr>
<td>(A)</td>
<td>(A)</td>
</tr>
</tbody>
</table>

- 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)
Zoning Classification of Adjacent Property (all numbers expressed in feet)

<table>
<thead>
<tr>
<th>Proposed Use</th>
<th>R-9,600, R-8,400</th>
<th>R-7,200</th>
<th>T, LDMR, and MR</th>
<th>FS, NB, CB, PCB, GC, and UC</th>
<th>LJ, HI, BP, and IP</th>
<th>RB, RFS, RL and CRC</th>
<th>ALL Other Zones</th>
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<tr>
<td>Conditional Use</td>
<td>20 Type A</td>
<td>20 Type A</td>
<td>20 Type A</td>
<td>20 Type A</td>
<td>20 Type A</td>
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<tr>
<td>Commercial</td>
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<td>10 Type B</td>
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<tr>
<td>Industrial</td>
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<td>25 Type B</td>
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<td>Cottage Housing</td>
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<tr>
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<td>Multi-Family</td>
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</tr>
<tr>
<td>Parking Lot</td>
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</tr>
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<td>Personal Wireless Communications Service Facilities</td>
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<td>Stormwater Detention Facility</td>
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<td>Outside Storage and Waste Areas</td>
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<td>Large Detached Garages and Storage Structures</td>
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<td>Minerals Excavation and Processing</td>
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<td>Accessory Apartments and Temporary Dwellings</td>
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Commented [KD35]: Proposed to be reduced from 15 feet in width to 10 feet in width to be more in alignment with applicable side and rear yard setbacks.

Commented [KD36]: Proposed to be increased from 15 feet and 10 feet respectively to 25 feet to be more in alignment with applicable side and rear yard setbacks.
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: Conditional uses located in a residential zone according to SCC 30.22.100, SCC 30.22.110, and SCC 30.22.120.

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

Footnote 5: In the R-7,200 zone, townhouse and mixed townhouse development shall not be required to provide a perimeter landscaping buffer along property lines adjacent to existing townhouse or mixed townhouse development.

Figure 30.25.020(1)
Location of Perimeter Landscaping Buffer
30.25.022 Parking lot landscaping.

(1) ((Parking lot landscaping)) Landscaping is required for all parking ((areas with more than three parking stalls)) lots, except for individual single-family or duplex residences. Parking lot landscaping is required in addition to any perimeter landscaping required by SCC 30.25.020.

(2) Parking lot landscaping shall be installed as follows to provide visual relief and shade in parking areas, to decrease reflected heat and glare, and to mitigate aesthetic impacts:

   (a) An area equal to at least 10 percent of the parking lot area shall be landscaped;
   (b) Trees shall be included in parking lot landscaping at the rate of one tree for every seven parking stalls or one per landscaping area or island, whichever is greater;
   (c) Low growing evergreen shrubs and groundcover, not to exceed a mature height of approximately 30 inches shall be planted in each parking lot landscaping area or island. Shrubs shall be planted approximately three feet on center and groundcover shall be planted approximately 12 inches on center;
   (d) Lawn may be allowed as a substitute for shrubs and groundcover in parking lot landscaping if an applicant demonstrates that the areas proposed for lawn can and will be easily maintained; and
   (e) Coniferous evergreen trees shall not be planted in parking lot landscaping islands or in any other location where they could obstruct lines of sight or create a safety hazard.

(3) No passenger vehicle parking stall shall be more than 50 feet from a landscaped area or island.

(4) Parking lot landscaping areas or islands shall be at least 80 square feet in size and shall have a minimum horizontal dimension of four feet in every portion of the island.

(5) All landscaping areas or islands shall be protected from vehicle damage by six-inch protective curbing, and, if necessary, wheel blocks. Vehicle overhang into landscaping areas is prohibited unless the required landscape area adjacent to any parking stall overhang area is increased in width by a minimum of two feet.

(6) A landscaping island shall be located at the end of each row of passenger vehicle parking, and in mid-row or other locations as needed to meet the requirements of this section; provided that parking lots containing fewer than 20 parking stalls may satisfy the 10 percent landscaping requirement with plantings in any area.

(7) When a parking area abuts residentially-zoned property or a property developed for residential use, a solid fence (gaps no greater than 1/4 inch) at least 48 inches high shall be required to block headlight glare; provided that the department may modify or waive this requirement when the abutting property or existing or likely future development is separated topographically from the parking area or otherwise protected from headlight glare.

(8) For calculating the 10 percent landscaping requirement, parking lot area shall include all areas devoted to parking spaces, driveways, and aisles accessing passenger vehicle parking spaces; accessible routes of travel across a parking area, and landscape islands within a parking area. Truck loading areas and truck turnarounds, if not in the passenger vehicle parking areas, and outdoor storage and outdoor display areas are not included in the calculation of parking lot area for landscaping purposes.
(9) Parking lot landscaping may include landscape areas adjacent to property lines, critical areas buffers, buildings, recreation areas, and roads. These areas may not be double counted as fulfilling the requirements for perimeter landscaping or for open space or other required landscape buffers unless specifically so provided.

(10) Low impact development best management practices employing native vegetation installed to assist with parking lot stormwater management may count towards the ten percent landscaping requirement.

30.25.024 ((Outside)) Outdoor storage and waste areas.

((Outside)) Outdoor storage areas and waste, dumpster, or recycling areas shall be screened with ((a six-)) an eight-foot high sight obscuring fence (gaps no greater than 1/4 inch), or by five feet of ((site-obscuring)) Type A landscaping, or by a living fence at least three feet in height which will grow to at least six feet in height within three years. The director shall provide a listing of acceptable plant species and planting requirements to be used for a living fence.

30.25.030 Additional landscaping requirements for ((PCB, BP, HI, and IP)) urban commercial and urban industrial zones.

In addition to the perimeter landscaping requirements contained in SCC 30.25.020, requirements for ((PCB, BP, HI, and IP zones)) urban commercial and urban industrial zones are as follows, except these requirements shall not apply to properties zones UC which are regulated under SCC 30.25.031:

(1) In any required landscaping area, significant trees shall be preserved, except removal is permitted ((for)):
   (a) For any hazardous, dead or diseased trees, and as necessary to remedy an immediate threat to person or property as determined by a qualified arborist.
   (b) When required to meet the EDDS.

(2) ((Areas zoned PCB and BP shall provide additional)) Additional Type B or parking lot landscaping in an amount equal to 15 percent of the area required for perimeter and parking lot landscaping; and

(3) ((Any development proposed on)) Development of any property ((in the HI or IP zone)) that is ((located)) both within and abutting the Maltby Urban Growth Area (UGA) boundary shall provide ((a 50)):
   (a) A 35-foot wide (landscaped area along the external boundary of the HI or IP zone) Type A perimeter landscape buffer where ((it)) the proposed development either abuts ((a rural zone)) property zoned R-5, or where it is separated from ((a rural zone)) property zoned R-5 by a public right-of-way or private road ((i.e. road right-of-way)). ((The landscape area shall be an undeveloped area that contains a visual screen that shall include dense plantings equal to or exceeding Type A landscaping, and decorative walls, landscaped berming, and/or other buffering techniques; and)) The road right-of-way or private road shall not be included as part of the required perimeter landscaping buffer.
   (b) The required perimeter landscaping buffer may be reduced to 25 feet provided that:
      (i) A 6 foot high masonry wall is constructed along the interior side of the landscaped area (see SCC Figure 30.25.030(1).
(ii) One large tree is required per 30 linear feet of wall, one medium tree per 22 linear feet of wall, or one small tree per 15 linear feet of wall. Trees of different sizes may be combined to meet the standard; (iii) Four high shrubs are required per 30 linear feet of wall; and (iv) Ground cover plants must fully cover the remainder of the landscaped area.

30.26.020 Location of parking spaces.

Parking spaces shall be located as specified in this section. Where a distance is specified, the distance shall be the walking distance measured from the nearest point of the parking facilities to the nearest available entrance of the building which it serves.

(1) Parking for single and multifamily dwellings shall be within 300 feet of and on the same lot or building site with the building it serves.

(2) Parking for uses not specified above shall not be over 300 feet from the building it serves. Parking spaces for uses on land subject to a binding site plan (BSP) with record of survey shall be located on land within the BSP area per recorded covenants, conditions, and restrictions (CCRs) or declaration.

(3) All parking spaces shall be located out of the public right-of-way and on land zoned in a manner which would allow the particular use the parking will serve.

(4) Parking shall be set back from lakes, streams, wetlands, and other bodies of water as necessary to comply with the shoreline management and critical areas regulations. See chapters 30.44, 30.62A, and 30.67 SCC.

(5) Off-street parking in the PCB, CB, NB, and GC zones shall be located within, under, behind, or to the side of buildings, except off-street surface parking is allowed between the structure and a public road or state highway when at least one of the following is provided between the pedestrian facility along the public road or state highway and the edge of the parking lot:

(a) Landscaped trellis;
(b) Decorative low wall or sitting ledge;
(c) Trees and shrubs at least 6 feet in height; or
(d) Low impact development (LID) best management practices (BMPs) as directed by the Drainage Manual.

30.28.007 Airport-All Others

(1) In addition to all other applicable regulations within this title, development located within the boundaries of the Snohomish County Airport (Paine Field) is subject to the following requirements:

(a) The uses permitted shall be restricted to the uses allowed in the underlying zoning;
(b) The height, setback, and bulk of buildings shall meet the requirements of the underlying zone and SCC 30.23.050; and
(c) All exterior lighting shall be installed in such a manner that will not shine light or allow light glare to exceed the boundaries of the parcel on which it is placed. All exterior lighting shall be positioned so that it is downcast and shielded. These requirements shall not apply to lighting which is installed for the purposes of aiding in aircraft navigation as required and approved by the Federal Aviation Administration.

(2) Development applications shall be reviewed and approved under chapter 30.71 SCC. Conditional uses shall be reviewed and approved under chapter 30.42C SCC.

**Chapter 30.31A**

**BUSINESS PARK (BP), PLANNED COMMUNITY BUSINESS (PCB), COMMUNITY BUSINESS (CB), NEIGHBORHOOD BUSINESS (NB), GENERAL COMMERCIAL (GC), HEAVY INDUSTRIAL (HI), LIGHT INDUSTRIAL (LI), (AND) INDUSTRIAL PARK (IP), AND PLANNED INDUSTRIAL PARK (PIP) ZONES**

Sections:

30.31A.010 Purpose. (and applicability)
30.31A.015 Applicability.
30.31A.020 (Minimum zoning criteria) Permitted uses.
30.31A.030 Bulk requirements.
30.31A.035 Residential density in commercial zones
30.31A.040 Landscaping.
30.31A.050 Roads and access.
30.31A.060 Parking.
30.31A.070 Signs.
30.31A.080 Noise.
30.31A.100 General performance standards.
30.31A.110 PCB and NB zone performance standards.
30.31A.115 Optional performance standards for properties designated Urban Village.
30.31A.120 BP zone performance standards.
30.31A.130 IP, LI and HI performance standards.
30.31A.140 CB performance standards.
30.31A.150 Compatibility design standards.
30.31A.160 Commercial and mixed-use development design standards.
30.31A.200 (Rezone procedures) Submittal requirements.
30.31A.210 (Preliminary site plan) Review process.
30.31A.220 Binding site plan (BSP).

Commented [KD42]: A new code section is proposed to be added to Chapter 30.28 (GENERAL DEVELOPMENT STANDARDS – MISCELLANEOUS) pertaining specifically to the Snohomish County Airport (aka Paine Field). This new section recognizes that Paine Field is a unique entity and should be reflected in the regulations.

Commented [KD43]: Chapter 30.31A SCC is proposed to be amended to include all urban commercial (except Freeway Service (FS)) and urban industrial zones to streamline the code. The chapter is proposed to be restructured to be similar to Chapter 30.34A SCC (Urban Center Development). That chapter contains more structure which has been easier for staff to implement.
30.31A.010 Purpose ((and applicability)).

((This)) The purpose of this chapter ((regulates development in and establishes zoning criteria for the planned community business ())) is to establish development standards in the PCB, CB, NB, BP, GC, HI, LI, IP, and PIP zones consistent with SCC 30.21.025(1)(c). ((This chapter sets forth procedures and standards to be followed in applying for, and building in these zones.))

30.31A.015 Applicability.

(1) The provisions of this chapter apply to any property that is zoned PCB, CB, NB, BP, GC, HI, LI, IP, and PIP on the Snohomish County Official Zoning Map, unless specifically exempted in SCC 30.31A.015(2).

(2) This chapter does not apply to:
   (a) Personal wireless communications facilities which are regulated under chapter 30.28A SCC.
   (b) Nonconforming uses, structures and structures that house or contain a non-conforming use which are regulated under SCC 30.28.070, 30.28.072, and 30.28.075.
   (c) The Snohomish County Airport (Paine Field) which is regulated under SCC 30.28.007.

(3) If there is a conflict between the regulations in this chapter and other sections of this title, the regulations in this chapter shall control.

30.31A.020 ((Minimum zoning criteria)) Permitted and conditional uses.

(1) A tract of land proposed for BP zoning shall contain sufficient area to create a contiguous tract of BP zoned land at least four acres in size.
(2) A tract of land proposed for PCB zoning shall contain sufficient area to create a contiguous tract of PCB zoned land at least five acres in size.
(3) A tract of land proposed for NB zoning shall contain sufficient area to create a contiguous tract of NB zoned land at least three acres in size.
(4) A tract of land must be in single ownership or, for multiple parcels, under unified control. This requirement shall apply during preliminary and final plan stages to ensure continuity of plan development.

Commented [KD44]: The chapter purpose is proposed to be amended and simplified to improve implementation. The chapter applicability is proposed to be amended and moved to a new section.

Commented [KD45]: A new separate applicability section is proposed which includes three exemptions for wireless communications, non-conformity and the Snohomish County Airport. Language is proposed to be added which determines in a conflict which regulation apply.
(5) Zoning request must be accompanied by a preliminary development plan prepared by a team of design professionals in compliance with the regulations and requirements of this chapter.
(6) Preliminary and final plans must comply with bulk regulations contained in SCC 30.23.030.
(7) All utility services and distribution lines shall be located underground, and in the case of the BP zone the property shall be served by public water and sewer services and paved streets, paved private roads, or paved common access areas.) Permitted and conditional uses in the zones subject to this chapter are governed by the use matrix in SCC 30.22.100 and reference notes in SCC 30.22.130.

30.31A.030 Bulk requirements.

Development subject to this chapter shall comply with the requirements in chapter 30.23 SCC for the underlying zoning, except as provided for in this chapter.

30.31A.035 Residential development in commercial zones.

In addition to the requirements contained in this chapter, residential development in commercial zones shall also comply with the following:
(1) The maximum density for residential development when permitted in a commercial zone shall be calculated as follows:
   (a) If multiple family residential or townhomes are the only use on the property the maximum density shall be 1 dwelling unit per 2,000 square feet of gross site;
   (b) If the multiple family residential or townhomes are part of a mixed use development the maximum density shall be 750 square feet of land per dwelling unit of the gross site; or
   (c) If the multiple family residential or townhomes are proposed in the Maltby UGA the maximum density shall be calculated based on 4,000 square feet of land per dwelling unit of the gross site whether they are the only use on the property or part of a mixed use development.
(2) If the number computed in SCC 30.31A.035(1) is a fractional equivalent of 0.5 or more, the fraction shall be rounded up to the next whole number. Fractions of less than 0.5 shall be rounded down.
(3) Residential development shall comply with SCC 30.23A.050 through SCC 30.23A.080.
(4) Residential development shall comply with the tree canopy provisions in SCC 30.25.016. Applications for mixed use development which includes residential uses shall comply with the tree canopy provisions in SCC 30.25.016 for urban center development.
(5) Multiple-family residential uses built as a mixed use shall be restricted to the upper stories in a vertical development or the rear of the property in a horizontal development. Townhouse units built as mixed use shall be restricted to the rear of the property.

30.31A.040 Landscaping.

Landscaping shall comply with the requirements of chapter 30.25 SCC.
Snohomish County Planning and Development Services
Commercial-Industrial Standards Part 2
Proposed Code Amendments

30.31A.050 Roads and Access.

Roads and access shall comply with the requirements in chapters 30.24 and 30.66B SCC and the EDDS.

30.31A.060 Parking.

Parking shall comply with the requirements of chapter 30.26 SCC.

30.31A.070 Signs.

Signs shall comply with the requirements of chapter 30.27 SCC.

30.31A.080 Noise.

Noise levels generated within the development shall not exceed those established in chapter 10.01 SCC, or violate other laws or regulations relating to noise.

30.31A.100 General performance standards.

((Each planned zone and uses)) Uses located in the (BP, PCB, NB and IP) zones subject to this chapter shall comply with the following requirements ((unless more specific requirements are provided in code)):

1. ((Processes and Equipment:)) Processes and equipment employed and goods processed or sold shall ((be limited to those which are not objectionable beyond the boundaries of the lot upon which the use is located by reason of offensive odors, dust, smoke, gas, or electronic interference)) comply with state air quality standards and any permit requirements as set forth by the Puget Sound Clean Air Agency.

2. Development Phases. Where the proposal contains more than one phase, all development shall occur in a sequence consistent with the phasing plan which shall be presented as an element of the preliminary plan unless revisions are approved by the department.

3. Building Design. Buildings shall be designed to be compatible with their surroundings, both within and adjacent to the zone.

4. Restrictive Covenants. Restrictive covenants shall be provided which shall ensure the long-term maintenance and upkeep of landscaping, storm drainage facilities, other private property improvements, and open space areas and facilities. Further, the covenants shall reference the official or binding site plan(s) and indicate their availability at the department, and shall provide that Snohomish County is an additional beneficiary with standing to enforce, and shall preclude the avoidance of performance obligations through lease agreements.

5. Off-street Parking. Permanent off-street parking shall be in accordance with terms of chapter 30.26 SCC, except that parking shall be in accordance with SCC 30.34A.050 when the property is designated Urban Village on the future land use map.

Commented [KD50]: A new section is proposed to add a cross-reference to Chapter 30.24 SCC which contains road and access requirements.

Commented [KD51]: A new section is proposed to add a cross-reference to Chapter 30.26 SCC which contains parking requirements.

Commented [KD52]: A new section is proposed to add a cross-reference to Chapter 30.27 SCC which contains sign requirements.

Commented [KD53]: A new section is proposed to add a cross-reference to Chapter 10 SCC which contains noise requirements.

Commented [KD54]: Existing subsection (1) is proposed to be modified to remove language which is difficult to interpret and enforce and replace with a reference to a regional agency which has the responsibility to enforce air quality.

Commented [KD55]: Existing subsection (2) is proposed to be repealed requiring a phasing plan is an outdate provision and is no longer required for commercial and industrial development.

Commented [KD56]: Existing subsection (3) is proposed to be repealed and replaced with a new sections in Chapter 30.31A SCC pertaining to compatibility and design standards.

Commented [KD57]: Existing subsection (4) is proposed to be repealed and replaced with conditions on the site plan.
(6) Signing. Signs for business identification or advertising of products shall conform to the approved sign design scheme submitted with the final plan, and must comply with chapter 30.27 SCC; (7) Noise. Noise levels generated within the development shall not exceed those established in chapter 10.01 SCC – noise control, or violate other law or regulation relating to noise. Noise of machines and operations shall be muffled so as to not become objectionable due to intermittence or beat frequency, or shrillness; and (8) Landscaping. General landscaping and open space requirements shall be in accordance with chapter 30.25 SCC.)

2. All outdoor lighting shall not be used in a manner that:
   (a) Shines or produces glare on public roads, state highways or neighboring properties;
   (b) Conflicts with the readability of traffic control devices; or
   (c) Rotates or flashes.
3. All utility services and distribution lines shall be located underground.
4. Preservation of native vegetation is encouraged and the use of low impact development (LID) best management practices (BMPs) should be integrated to the greatest extent possible into the site design.

30.31A.110 PCB and NB zone performance standards.

In addition to the ((minimum zoning criteria and general performance standards set forth above)) requirements in SCC 30.31A.100, the following are specific performance requirements in the PCB and NB zones:

1. All uses permitted in these zones shall be entirely contained within an enclosed structure except the following:
   (a) Public utility transmission facilities;
   (b) Eating establishments where the space for outdoor public service is adjacent to the closed structure and does not disrupt vehicular traffic within or adjacent to the zone;
   (c) Permitted signing;
   (d) Parking and loading facilities;
   (e) Plant nurseries;
   (f) Outdoor storage areas, when in conjunction with an enclosed principal use; and
   (g) Public realm.
2. No outside loading and unloading of goods and materials shall occur between the hours of 11:00 p.m. and 7:00 a.m. unless approved in writing by the director based upon a showing that any resulting impact to adjoining properties is minor.
30.31A.115 Optional performance standards for properties designated Urban Village.

Properties designated Urban Village on the future land use map and zoned PCB or NB may develop pursuant to the following performance standards. In choosing to submit a development application under this section, all of the requirements of this section shall be met including the requirements in SCC 30.31A.100 and 30.31A.110.

(1) The following uses shall not be allowed:
   (a) Accessory apartment;
   (b) Dwelling attached, single family;
   (c) Dwelling, duplex;
   (d) Dwelling, single family;
   (e) Family daycare home;
   (f) Foster home;
   (g) Garage, detached; private accessory;
   (h) Garage, detached; private non-accessory;
   (i) Greenhouse, lath house, and nurseries (retail);
   (j) Greenhouse, lath house, nurseries: wholesale;
   (k) Guesthouse;
   (l) Hazardous waste storage and treatment facilities, on-site;
   (m) Kennel, private-breeding;
   (n) Kennel, private-non-breeding;
   (o) Mini self-storage;
   (p) Stables; and
   (q) Wholesale establishment.

(2) The maximum building height shall be 75 feet. The director may recommend a height increase in appropriate locations within the Urban Village of up to an additional 50 feet beyond that otherwise allowed when the applicant prepares an environmental impact statement pursuant to chapter 30.61 SCC and where such increased height in designated locations does not unreasonably interfere with the views from nearby residential structures.

(3) Front setbacks may be reduced to zero only if such reduction will not have a likely impact upon future right-of-way needs and/or right-of-way improvements as determined by the county engineer. Front, side and rear setbacks shall be zero.

(4) Residential development shall maintain a minimum density of 2,000 square feet of land per dwelling unit and a maximum density of 1,000 square feet of land per dwelling unit. If the number computed is a fractional equivalent of 0.5 or more, the fraction shall be rounded up to the next whole number. Fractions of less than 0.5 shall be rounded down.

(5) Open space shall comply with SCC 30.34A.070.

(6) Design standards shall comply with SCC 30.34A.100 through 30.34A.160.
(7) Parking shall comply with SCC 30.26.032.
(8) Tree canopy shall comply with SCC 30.25.016. Applications for mixed use development which includes residential uses shall comply with the tree canopy provisions in SCC 30.25.016 for urban center development.
(9) Maximum lot coverage shall be that required by the underlying zone.
(10) Residential only development applications shall reserve a depth of 100 feet fronting along public road or state highway exclusively for nonresidential or mixed use development, except where access to the development is required.
((7) Development applications shall comply with the submittal checklist established by the department pursuant to SCC 30.70.030.))
((8)) (12) A ((neighborhood)) pre-application design review board meeting ((shall be held)) pursuant to SCC 30.34A.165, is required for development applications over 20 acres.
((9)) (13) ((Development applications shall be reviewed and approved pursuant to SCC 30.34A.180(2). In addition, because the)) The Urban Village at Point Wells is singularly unique due to its location, geography, access points, and historical uses, the applicant for any Urban Village development at Point Wells shall be subject to the following provisions:
(a) The applicant shall successfully negotiate binding agreements for public services, utilities, or infrastructure that are to be provided by entities other than the county prior to the county approving a development permit that necessitates the provision of public services, utilities, or infrastructure;
(b) Development applications may be planned and programmed in phases; and
(c) The intensity of development shall be consistent with the level of service standards adopted by the entity identified as providing the public service, utility, or infrastructure.

30.31A.120 BP zone performance standards.

In addition to the ((minimum zoning criteria and general performance standards set forth above)) requirements in SCC 30.31A.100, the following are specific performance requirements in the BP zone:
(1) No uncovered outside storage shall be allowed of any products produced or items used in the operation of the business, except vehicles used to transport either raw materials or finished products of the business;
(2) No more than 20 percent of the constructed BP zone floor area in any development may be devoted to those accessory retail commercial uses primarily intended to serve the principal BP zone uses;
(3) The retail sale of products manufactured on the BP zone site shall be permitted; and
(4) Prior to the issuance of any building occupancy permits in a BP zone the developer(s) shall either complete all required improvements or the remaining improvements shall be secured with a security device in accordance with SCC 30.84.105((; and))
((5) All outdoor lighting shall conform to the unified architectural lighting scheme for the BP development and shall not:
(a) Shine on adjacent properties;
(b) Conflict with the readability of traffic control devices; or
(c) Rotate or flash.))

Commented [KD64]: Two new subsections, (7) and (8), are proposed to add cross-references to ensure code compliance in development applications.
Commented [KD65]: Proposed subsection (9) is added to clarify that lot coverage is based on the underlying zoning.
Commented [KD66]: Proposed subsection (10) adds new mixed use requirement and strengthens implementation of GMA comprehensive plan policies for the Urban Village future land use map plan designation.
Commented [KD67]: Subsection (7) is proposed to be deleted and will be covered by SCC 30.31A.200.
Commented [KD68]: The existing language is proposed to be modified to reflect the title of the section of code being referenced in SCC 30.34A.165. The existing language is also proposed to be modified to apply the requirement only to projects over 20 acres. The 20 acre threshold recognizes that proposed changes in SCC 30.31A.210 include raising the threshold for administrative approval of commercial site plans from 10 to 20 acres. Public notice of applications less than 20 acres will still be required.
Commented [KD69]: The first sentence in new subsection (13) is proposed to be deleted and will be covered by SCC 30.31A.210.
Commented [KD70]: The language in existing subsection (5) is proposed to be moved to SCC 30.31A.100.
30.31A.130 IP, LI, and HI zone performance standards.

In addition to the requirements in SCC 30.31A.100, the following are specific performance requirements in the IP, LI, and HI zones:

1. General retail uses are not allowed in the LI and IP zones when said zones are located in the Maltby UGA.
2. Hotel/motel uses are permitted in the LI zone when the following criteria are met:
   a. The LI zone is located within a municipal airport boundary;
   b. The municipal airport boundary includes no less than 1,000 acres of land zoned LI; and
   c. The hotel/motel use is served by both public water and sewer.

30.31A.140 CB zone performance standards.

In addition to the requirements in SCC 30.31A.100, for vehicle, vessel and equipment sales and rental in the CB zone, all display, storage, and sales activities shall be conducted within an enclosed structure.

30.31A.150 Compatibility design standards.

1. The purpose of compatibility design standards is to help reduce the apparent mass of non-residential, residential and mixed-use buildings in order to enhance compatibility with properties designated in the comprehensive plan as rural residential, rural residential-5, urban low density residential, or urban medium density residential.

2. An eight-foot minimum upper story stepback for stories above 35 feet high is required for those portions of building either abutting a public road, state highway or within 20 feet of properties designated in the comprehensive plan as rural residential, rural residential-5, urban low density residential, or urban medium density residential in the manner of SCC Figure 30.31A.105(1). Balconies, canopies and awnings may extend into the stepback areas.

3. A maximum exterior wall length of 100 feet without modulation, then a minimum two-foot depth and 15 feet wide offset of the wall and foundation line is required on each elevation facing either a public road, state highway or properties designated in the comprehensive plan as rural residential, rural residential-5, urban low density residential, or urban medium density residential in the manner of SCC Figure 30.31A.105(2). Where the building mass cannot be broken up due to unique use constraints (e.g. manufacturing or warehouse space), building walls should be articulated through the use of texture, color, material changes, shadow lines, and other facade treatments.

4. When feasible, locate service areas (e.g., loading docks, trash dumpsters, compactors, mechanical equipment, and storage areas) away from both:
   a. Properties designated in the comprehensive plan as rural residential, rural residential-5, urban low density residential, or urban medium density residential to avoid negative visual, noise, or physical impacts; and
   b. Public roads and state highways.
30.31A.160 Commercial development design standards.

(1) The following uses shall comply with the design standards in SCC 30.31A.160(2) of this section:
   (a) Antique shop;
   (b) Art gallery;
   (c) Hotel/motel;
   (d) Library;
   (e) Marijuana retail;
   (f) Massage parlor;
   (g) Museum;
   (h) Neighborhood services;
   (i) Restaurant;
   (j) Retail, general;
   (k) Studio; and
   (m) Veterinary clinic.

(2) The building front associated with uses listed under SCC 30.31A.160(1) of this section that is within 15 feet from a public road or state highway shall provide ground floor detail and transparency through the inclusion of at least one of the following elements:
   (a) Storefront-like windows;
   (b) Projecting window sills; or
   (c) Decorative or textual building materials, including decorative masonry, shingle, brick, or stone.

(3) Provide overhead weather protection at all entries designed for people.

(4) The maximum length of any building façade shall be 250 feet.

(5) Landscaping shall be required between the sidewalk and building front. This includes, but is not limited to:
   (a) Street trees;
   (b) Planter strip with shrubs; and
   (c) Large concrete flower pots.

(6) Blank walls longer than 20 feet facing or visible from a public road or state highway shall incorporate at least one of the following elements:
   (a) Vegetation, such as trees, shrubs, ground cover and/or vines adjacent to the wall surface;
   (b) Artwork, such as bas-relief sculpture, murals, or trellis structures;
   (c) Architectural detailing, reveals, contrasting materials or other techniques that provide visual interest.

Commented [KD74]: A new section is proposed to include five design standards for select commercial uses. The design standards are intended to improve the quality of new development and aid in compatibility.

The first proposed design standard would require that the ground floor of new commercial buildings include design elements which make for a more inviting streetscape.

The second proposed design standard would require weather protection at all public entrances. This standard not only assists with breaking up large bulky buildings but provides a nice amenity to the public.

The third proposed design standard would limit the overall length of one side of a building to a maximum of 250 feet to reduce large bulky buildings.

The fourth proposed design standard would require additional landscaping to encourage a more inviting streetscape for pedestrians.

The sixth proposed design standard would discourage blank walls and provide a range of options for compliance. Blank walls can be unsightly and encourage graffiti.
30.31A.200 ((Rezone procedures)) Submittal requirements.

(1) (General Procedures. Rezone applications for the PCB, BP, and IP zones are considered for approval by the hearing examiner through the normal rezone process, pursuant to chapter 30.42A SCC and require site plan approval as follows:
   (a) For sites that are five acres or larger, a preliminary site plan shall be considered for approval by the hearing examiner together with the rezone application. A preliminary site plan is not required for sites less than five acres in size; and
   (b) A final plan is required for all sites and is reviewed administratively by the department after rezone approval, or when applicable, after rezone and preliminary site plan approval. No development permits shall be issued until a final plan has been approved in accordance with the provisions of this chapter.

(2) (Alternative Procedure - Concurrent Rezone, Short Subdivision or Subdivision, and Final Plan. Concurrent applications for rezone, short subdivision or subdivision, and final plans may be made. All items required by SCC 30.31A.210 for a preliminary site plan shall be submitted for the entirety of the rezone site at the time application is made. The rezone application, short subdivision or subdivision, and final plans shall be processed concurrently pursuant to chapter 30.42A SCC and chapter 30.72 SCC.) A complete application shall vest pursuant to SCC 30.70.300.

(3) County-Initiated Rezone Alternative Procedure for BP, IP, and PCB. When recommended by the comprehensive plan, Snohomish County may initiate rezoning to BP, IP, and PCB as part of the comprehensive plan implementation process pursuant to chapter 30.73 SCC as a Type 3 Process. When this alternative is exercised, the provisions of SCC 30.31A.020(1), (2), and (3) shall be waived, including the portion that establishes minimum lot size for BP and PCB. Prior to development of any BP, IP, or PCB site five acres or larger in size, the developer shall submit a preliminary site plan and fees as required by chapter 30.86 SCC for hearing examiner review and approval. Prior to the approval of a preliminary site plan the hearing examiner shall hold a public hearing conducted pursuant to chapter 30.71 SCC. Notice of the hearing shall be provided in accordance with the notice requirements described in SCC 30.71.060.) All development applications subject to this chapter shall submit a site plan meeting the submittal requirements established and implemented pursuant to SCC 30.70.030.

A complete application shall vest pursuant to SCC 30.70.300.

30.31A.210 ((Preliminary site plan)) Review Process.

(The preliminary site plan shall contain, at a minimum, the following:

(1) Textual Material:
   (a) The names and addresses of the developer, land surveyor, engineer, architect, planner, and other professionals involved;
   (b) A document satisfactorily assuring unified control through the final plan approval stage for the total zone;
   (c) A description of intended type of uses and operations including timing of development, if phased, and management control;
   (d) A statement of intention to formally subdivide the property, if applicable;
   (e) A description of proposed building design, including probable exterior finish;

Commented [KD75]: The rezone procedures are proposed to be repealed as they are outdated, misinterpreted and confusing. The section is proposed to be retitled “submittal requirements” and new language added to require a site plan meeting a checklist implemented by the department.

Commented [KD76]: The rezone procedures are proposed to be repealed as they are outdated, misinterpreted and confusing. The section is proposed to be retitled “submittal requirements” and new language added to require a site plan meeting a checklist implemented by the department.
(f) A provision for phasing out nonconforming uses and for removing existing structures or incorporating them into the overall development scheme;

(g) A statement of landscape maintenance provisions;

(h) A traffic analysis, when required by the department of public works; and

(i) The general method proposed to comply with chapter 30.63A SCC.

(2) Graphic Material. Prints of drawings, the number and scale determined by the department showing all the following information:

(a) A vicinity sketch locating the development;

(b) Property boundaries of the development area;

(c) All existing structures and improvements within the development area which are to remain;

(d) Existing streets bounding and/or within the development area;

(e) Tentative traffic and pedestrian circulation pattern within the development area, showing intended street widths;

(f) Tentative location of building lots and/or building areas and major areas intended for open space;

(g) Phasing plan depicting development divisions, if applicable; and

(h) General landscape plan showing areas to be landscaped, proposed plant height, and treatment of existing vegetation.)

This section establishes the review processes to be utilized for any development application subject to the requirements of this chapter.

(1) Site plan applications under 20 acres shall be processed as a Type 1 administrative decision under chapter 30.71 SCC.

(2) Site plan applications 20 acres and over shall be processed as a Type 2 quasi-judicial decision under chapter 30.72 SCC.

30.31A.220 Binding site plan (BSP).

(1) An applicant may choose to divide land under a binding site plan pursuant to ((a binding site plan ())) chapter 30.41D SCC(())) in conjunction with obtaining approval of a ((final BP, PCB, or IP)) site plan.

(2) All hearing examiner conditions of approval shall appear on the binding site plan and record of survey either in full or by reference to separately recorded covenants, conditions, and restrictions (CCRs).

30.31A.230 Time limitation of application.

An application for a site plan under this chapter shall expire pursuant to SCC 30.70.140.

30.31A.300 ((Requirements for the final plan.)) Repealed.

(((1) A planned development may be finalized as a whole or in successive divisions.

(2) The final plan for a planned development shall consist of the following for each division:

(a) A completed application form signed by the developer(s) of the project and by the property owner(s) if other than the developer; Commented [KD77]: The preliminary site plan requirements are proposed to be repealed as they are essentially covered by the commercial building permit submittal checklist site plan requirements. Retention of these requirements in the code is problematic as amending the code is a time consuming process as compared to revising a submittal checklist.

The section is proposed to be retitled “review process” and will lay out how a site plan will be approved. The current approval process requires a preliminary and final site plan which adds significant cost to an applicant and introduces additional unpredictability which puts the county at a disadvantage to encourage more economic development.

Under the proposed section at site plan that is less than 20 acres will be approved by the director and a site plan greater than or equal to 20 acres will be approved by the hearing examiner. The 20 acre threshold recognizes that the current lot sizes that are zoned for commercial or industrial use are much smaller and few 20 acre parcels remain. It also recognizes that the scale of commercial and industrial development on small infill parcels has fewer impacts than those on significantly larger parcels.

Commented [KD78]: SCC 30.31A.220 is proposed to be modified to consistent with changes proposed to SCC 30.31A.210.))
(b) Prints of drawings, the number and scale determined by the director of the department, showing all the following information; however, the director may permit postponement of detailed building design information until application for building permits on each lot or site:

(i) site contours at five foot intervals, both existing and final where different, street layout and identification, size and shape of all building sites and lots, location of buildings, open space areas with any specific open space activity areas indicated;

(ii) final landscape plan, including plant locations and species sizes at planting, together with location and typical side or cross-section view of perimeter fencing or berms, if any;

(iii) plans for signing and lighting, including typical entrance treatment and entrance signs;

(iv) plans for buildings and related improvements to a scale of at least one inch to 50 feet, showing:

A. a typical plot plan for each type of building, including location of building entrance, driveway, parking, fencing, and sight screening;

B. typical elevations (side views) of each type of building, including identification of exterior building materials;

C. typical street and walkway cross-sections;

D. plans for open space area improvements, if any;

E. restrictive covenants as required, together with a statement from a private attorney as to their adequacy to fulfill the requirements of this chapter;

(v) plans for stormwater management,

30.31A.310 ((Approval of the final plan.)) Repealed.

(1) Final plan approval subsequent to preliminary site plan. The final plan or phased divisions thereof shall be submitted to the director for final approval or disapproval. The director shall submit copies of the final plan to appropriate departments for their review and comment. Any reviewing department may request changes if they are consistent with the approved preliminary site plan. Upon review and comment, the director shall approve the final plan in writing when found to be in conformance with the approved preliminary site plan and this chapter. The director may permit revision of the general design elements of the preliminary site plan so long as it is found that impacts on adjoining
properties are not significantly changed and major environmental protection features of the preliminary site plan are maintained. Upon approval, the final plan shall control all development of the property.

(2) Final plan where no preliminary site plan is required. The final plan shall be submitted to the department for final approval or disapproval. The department shall transmit copies of the final plan to appropriate departments for their review and comment. The final plan shall conform to the applicable provisions of this chapter and other applicable provisions of county code. Upon approval, the final plan shall control all development of the property.

(3) Final plan consolidation with building permit site plan. A final plan required pursuant to this section may be consolidated with the site development plan otherwise required for a commercial building permit application on the property, provided the provisions of SCC 30.31A.300 are met.)

30.31A.400 ((Final-plan disputes.) Repealed.

((Where the applicant and the department are not able to reach agreement on the provisions of the final plan, the dispute shall be submitted to the hearing examiner in accordance with the procedures established by this title for administrative appeals.))

30.31A.500 Revisions to approved site plans.

Revisions of an approved site plan shall be processed pursuant to SCC 30.70.210 or 30.70.220.

30.31A.510 Approval expiration.

Site plan approval under this chapter shall expire pursuant to SCC 30.70.140.

30.31A.600 Revocation of approval.

((Rezones and any concurrent or subsequent)) Subsequent approvals issued pursuant to this chapter may be suspended or revoked in accordance with SCC 30.71.027.

Chapter 30.31B

FREEWAY SERVICE (FS) ((AND GENERAL COMMERCIAL (GC) ZONES)) ZONE

Sections:
30.31B.010 Purpose and applicability,
30.31B.020 Minimum zoning criteria ((Freeway Service only)).
30.31B.010 Purpose and applicability.

This chapter regulates development in and establishes zoning criteria for the freeway service (FS) zone. It sets forth procedures and standards to be followed in applying for, and building in these zones.

30.31B.020 Minimum zoning criteria.

The FS zone is to be established only upon land abutting a frontage or access road of a limited access highway and under a single ownership or unified control. The official site plan approved for the zone must include provisions for the elimination of existing uses which are made nonconforming by establishment of the zone.

30.31B.100 General performance standards.

Each development shall be permanently screened from adjoining and contiguous residential areas or zone by a wall, fence, greenbelt, or other enclosure approved by the hearing examiner of minimum height of four feet and maximum height of seven feet. No signs shall be permitted on any part of a screening enclosure unless equivalent screening is provided by existing parks, parkways, recreational area, or by topography or other natural conditions. No screening shall be required when abutting existing parks, parkways, recreational area, or by topography or other natural conditions. Grocery and drug stores in the FS zone shall be limited to a maximum of 5,000-square foot floor area.

30.31B.200 Official site plan.

(1) An official site plan for the zone, indicating the provisions for acceleration and deceleration lanes, ingress and egress driveways; curbing, internal traffic circulation and parking; the location of structures; and the floor area devoted to accessory uses must be reviewed and approved by:
   (a) The hearing examiner concurrently with the freeway service rezone request pursuant to chapter 30.42A SCC and subtitle 30.7 SCC as a Type 2 process; or

Commented [KDB1]: Language from a reference note to the urban use matrix is proposed to be moved to this section where it is more appropriately located.
(b) The department only for properties where the freeway service (or general commercial zones) already exists, pursuant to chapter 30.43A SCC as a Type 1 process.

(2) The department may approve an official site plan for partial development of the existing zone.

(3) The department shall include in its staff report to the hearing examiner or in its decision pursuant to chapter 30.43A SCC the director of the department of public works' written evaluation of the adequacy of the proposed traffic control measures and, where applicable, the effect of the applicant's proposal on the proper function of the freeway interchange. Where a state facility is involved, the department of public works shall request a similar evaluation by the Washington State Department of Transportation.

30.31B.210 Binding site plan (BSP).

(1) An applicant may choose to divide land under a binding site plan pursuant to (a binding site plan (chapter 30.41D SCC)) in conjunction with obtaining approval of an FS (or GC) official site plan.

(2) All hearing examiner conditions of approval shall appear on the binding site plan and record of survey either in full, or by reference to separately recorded covenants, conditions, and restrictions (CCRs).

30.31B.220 Time limitation of application.

An application for an official site plan under this chapter shall expire pursuant to SCC 30.70.140.

30.31B.230 Approval expiration.

Approval of an official site plan under this chapter shall expire pursuant to SCC 30.70.140.

30.31B.300 Revisions to approved official site plans.

Revisions to an approved official site plan shall be processed pursuant to SCC 30.70.210 or 30.70.220.

30.31B.310 Review or revocation of approval.

Rezones and any concurrent or subsequent approvals issued pursuant to this chapter may be reviewed or revoked in accordance with SCC 30.71.027.
30.42B.020 Applicability.

(1) A PRD is permitted only within UGAs in the R-9,600, R-8,400, R-7,200, LDMR, and MR zones.
(2) A retirement apartment or retirement housing PRD is permitted only (within) in the LDMR (\(\text{LDMR}\)) and MR (\(\text{MR}\)) zones.
(3) A PRD is not permitted in the rural area, except in the R-5 zone when consistent with Policy LU 6.A.3 of the comprehensive plan.
(4) Except for the retirement apartment and retirement housing PRDs, the density of a PRD shall be consistent with the land use designation identified in the comprehensive plan.

30.70.020 Pre-application meeting.

(1) A pre-application meeting is strongly encouraged for the following:
   (a) Subdivisions;
   (b) Planned residential developments;
   (c) Rezones;
   (d) Conditional use permits;
   (e) Development activities and actions requiring project permits when critical areas are located on the subject property;
   (f) Any application for which an official site plan or site plan approval is required; and
   (g) Shoreline substantial development, shoreline conditional use and shoreline variance permits.
(2) The purpose of a pre-application meeting is to provide the department with preliminary information regarding the development proposal and to provide the applicant with preliminary information about development requirements, environmental issues, procedural requirements, known community concerns, and other relevant matters prior to the filing of a formal application.
(3) Pre-application meetings provide preliminary information only and are not intended to result in final actions or commitments by either the county or the applicant.
(4) The department shall prepare a pre-application submittal checklist that lists specific items or information requested for the meeting. When available, the applicant shall provide the information prior to the meeting.
(5) Within a reasonable time following a pre-application meeting, the department shall provide the applicant with a written summary of the issues discussed and specific instructions for submittal of a complete application, if any.

30.70.050 Notice of application - timing and method.

(1) The department shall provide notice of application within 10 days after a determination that the application is complete as specified in SCC Table 30.70.050(5). In the table, an “X” shall indicate if the corresponding notice type for an application is required. Required notice shall be given in accordance with SCC 30.70.045.
(2) A notice of application posted or published in the official county newspaper or provided by mail on a letter/legal size publication shall include the following information:
(a) Date of application, date of completeness determination, and date of notice of application;
(b) Project description, list of permits requested, assigned county file number, and county contact person;
(c) Any information or studies requested by the department;
(d) Any other required permits not included in the application, to the extent known by the department;
(e) Any existing environmental documents that evaluate the proposed project, including where they can be inspected;
(f) The date, time, place, and type of public hearing, if applicable and if scheduled at the time of the notice;
(g) When notice is for a rezone action or development in a performance standard zone, a statement indicating where the full text and/or map of the rezone action may be inspected;
(h) A statement of when the comment period ends and the right of any person to comment on the application, receive notice of and participate in any hearings, request a copy of the decision once made, and any appeal procedures;
(i) If determined at the time of notice, those development regulations that will be used for project mitigation or to review consistency; and
(j) Any other information determined appropriate by the department.
(3) Mailed notice of application may be provided on a ((post)) postcard.
(4) A ((post)) postcard notice shall contain the following information:
(a) ((project)) Project description;
(b) ((project)) Project file number;
(c) ((project)) Project location;
(d) ((type)) Type of project;
(e) ((applicable)) Applicable comment dates and notice of where to submit comments;
(f) ((date)) Date the notice of application was published in the official county newspaper;
(g) ((website)) Website address providing access to project information; and
(h) ((a)) A department contact.

((SCC)) Table 30.70.050(5)
Notice of Application Requirements

<table>
<thead>
<tr>
<th>Application Type</th>
<th>Required Notice Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Administrative Conditional Use</td>
<td>Post  Publish  Mail</td>
</tr>
<tr>
<td>Binding Site Plan</td>
<td>X      X      X</td>
</tr>
<tr>
<td>Building and land disturbing activity permits subject to SEPA</td>
<td>X      X      X</td>
</tr>
<tr>
<td>Code interpretation not related to a specific project</td>
<td>X</td>
</tr>
<tr>
<td>Code interpretation related to a specific project</td>
<td>X</td>
</tr>
<tr>
<td>Final Subdivision</td>
<td>(See) SCC 30.41A.600 (through 30.41A.730(3))</td>
</tr>
<tr>
<td>Flood Hazard Permit, ((-)) except as provided in SCC 30.43C.020</td>
<td>X</td>
</tr>
<tr>
<td>Flood Hazard Variance</td>
<td>X</td>
</tr>
<tr>
<td>((Freeway service)) FS zone official site plan in existing zone</td>
<td>X</td>
</tr>
<tr>
<td>((Free-standing)) Freestanding sign in the FS and RFS zones</td>
<td>X</td>
</tr>
<tr>
<td>SEPA threshold determination and EIS adequacy associated with project permit</td>
<td>X</td>
</tr>
<tr>
<td>Shoreline variance, conditional use, or substantial development permit or permit rescission</td>
<td>X</td>
</tr>
<tr>
<td>Short subdivision and rural cluster short subdivision</td>
<td>X</td>
</tr>
<tr>
<td>Variance</td>
<td>X</td>
</tr>
<tr>
<td>Conditional use and major revision</td>
<td>X</td>
</tr>
<tr>
<td>Preliminary subdivision and rural cluster subdivision, and major revision</td>
<td>X</td>
</tr>
<tr>
<td>Planned Residential Development and major revision</td>
<td>X</td>
</tr>
<tr>
<td>Official site plan or ((preliminary)) site plan approval in ((performance standard zones (i)) the BP, PCB, CB, NB, GC, IP, U, HI, FS, T, RB, CRC, RFS, and RI (3)) zones</td>
<td>X</td>
</tr>
<tr>
<td>Rezone, ((-)) site specific</td>
<td>X</td>
</tr>
<tr>
<td>Review or revocation of a permit or approval pursuant to SCC 30.71.027</td>
<td>X</td>
</tr>
<tr>
<td>Preapplication Concurrency Decision</td>
<td>X</td>
</tr>
</tbody>
</table>
Any non-listed Type 1 or Type 2 permit application except Boundary Line Adjustments pursuant to SCC 30.41E.020(1)(c) | X | X | X

30.71.020 Type 1 permits and decisions.

The following are processed as Type 1 administrative decisions:

1. Administrative conditional use permit;
2. Binding site plan approval;
3. Boundary line adjustment, except as provided in SCC 30.41E.020;
4. Building and land disturbing activity permits subject to SEPA review pursuant to chapter 30.61 SCC, or subject to conditions imposed pursuant to chapter 30.32D SCC;
5. Freestanding signs in the FS and RFS zones;
6. Code interpretations;
7. Flood hazard permit, except as provided in SCC 30.43C.020;
8. Flood hazard variance;
9. Freeway service zone official site plan (existing FS zone);
10. Shoreline substantial development permit, shoreline conditional use, and shoreline variance, except when processed as a Type 2 decision pursuant to SCC 30.44.210;
11. Short subdivision approval with no dedication of a new public road right-of-way;
12. Variance;
13. Single-family detached units applications pursuant to chapter 30.41F SCC;
14. Administrative site plan pursuant to SCC 30.23A.100;
15. Minor development activities and the expansion of an existing structure containing a permitted use in the UC zone as provided in SCC 30.34A.180(1) that require a permit or land use approval application and are subject to SEPA review pursuant to chapter 30.61 SCC, or subject to conditions imposed pursuant to chapter 30.32D SCC;
16. Class IV-General forest practices permit, except when processed as a Type 2 decision pursuant to SCC 30.43F.100;
17. Application to lift a six-year development moratorium, except when processed as a Type 2 decision pursuant to SCC 30.43F.230; (and)
18. Cottage housing development pursuant to chapter 30.41G SCC; and
19. Site plan applications under 20 acres pursuant to chapter 30.31A SCC.

30.72.020 Type 2 permits and decisions.
The following are processed as Type 2 permits and decisions:
1. Conditional use permit;
2. Rezones (site-specific);
3. Official site plan (or preliminary plan) approval when combined with a rezone request in FS, (IP, BP, PCB, T), RB, RFS, and RI zones;
4. Flood hazard area variance, if combined with a Type 2 application;
5. Preliminary subdivision approval;
6. Planned residential developments;
7. Short subdivision with dedication of a new public road;
8. Shoreline substantial development, conditional use, or variance permit if forwarded pursuant to SCC 30.44.210;
9. Shoreline substantial development permit rescission pursuant to SCC 30.44.295;
10. Boundary line adjustments as provided in SCC 30.41E.020; (and)
11. Development applications in the UC zone as provided in SCC 30.34A.180(2)((.)); and
12. Site plan applications equal to or greater than 20 acres pursuant to chapter 30.31A SCC.

30.86.200 Rezone fees.

<table>
<thead>
<tr>
<th>Table 30.86.200 - REZONE FEES</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PRE-APPLICATION CONFERENCE</strong></td>
</tr>
<tr>
<td>Application fee</td>
</tr>
<tr>
<td><strong>(FINAL) SITE PLAN FILING FEE (fractions rounded to the next highest acre)</strong></td>
</tr>
<tr>
<td>Chapter 30.31A SCC BP, IP, PCB, CB, NB, GC, LI, PIP and HJ Zones $50/acre</td>
</tr>
<tr>
<td><strong>(DEFICIAL) SITE ((PLAN)) PLANS SUBMITTED UNDER CHAPTERS 30.31A SCC</strong></td>
</tr>
<tr>
<td>Application fee</td>
</tr>
<tr>
<td>Minor revision request (administrative)</td>
</tr>
<tr>
<td>Major revision request (public hearing)</td>
</tr>
</tbody>
</table>

Commented [KD83]: The list of zones is proposed amended to be consistent with Chapter 30.31A SCC which is amended to include all urban commercial and urban industrial zones (except Freeway Service).

Commented [KD84]: The subheading in the table is proposed to be amended to be consistent with the change in terminology proposed in Chapter 30.31A SCC.
<table>
<thead>
<tr>
<th>REZONE TYPE</th>
<th>Rezone Area Acreage</th>
<th>0-&lt;3</th>
<th>3-&lt;10</th>
<th>10-&lt;30</th>
<th>30-&lt;200</th>
<th>200-&lt;500</th>
<th>500+</th>
</tr>
</thead>
<tbody>
<tr>
<td>COMMERCIAL (All Commercial Zones)</td>
<td>Base fee</td>
<td>$5,400</td>
<td>$5,940</td>
<td>$7,740</td>
<td>$15,840</td>
<td>$24,840</td>
<td>$33,840</td>
</tr>
<tr>
<td></td>
<td>Plus $ per acre</td>
<td>$960</td>
<td>$720</td>
<td>$480</td>
<td>$120</td>
<td>$60</td>
<td>$36</td>
</tr>
<tr>
<td>INDUSTRIAL (All Industrial Zones)</td>
<td>Base fee</td>
<td>$7,200</td>
<td>$7,740</td>
<td>$9,540</td>
<td>$17,640</td>
<td>$35,640</td>
<td>$58,140</td>
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<tr>
<td></td>
<td>Plus $ per acre</td>
<td>$1,080</td>
<td>$840</td>
<td>$600</td>
<td>$240</td>
<td>$120</td>
<td>$60</td>
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<tr>
<td>MULTIPLE FAMILY RESIDENTIAL (LDMR &amp; MR Zones)</td>
<td>Base fee</td>
<td>$5,400</td>
<td>$5,670</td>
<td>$6,570</td>
<td>$11,970</td>
<td>$38,970</td>
<td>$47,970</td>
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<td>Plus $ per acre</td>
<td>$720</td>
<td>$600</td>
<td>$480</td>
<td>$240</td>
<td>$60</td>
<td>$36</td>
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<tr>
<td>ALL OTHER RESIDENTIAL, AGRICULTURE, RECREATION &amp; MC Zones</td>
<td>Base fee</td>
<td>$1,140</td>
<td>$1,170</td>
<td>$2,070</td>
<td>$3,420</td>
<td>$5,220</td>
<td>$9,720</td>
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<td></td>
<td>Plus $ per acre</td>
<td>$360</td>
<td>$240</td>
<td>$120</td>
<td>$60</td>
<td>$48</td>
<td>$36</td>
</tr>
</tbody>
</table>

Reference notes:
1. The rezone fee amount is based on the highest intensity use requested being applied to the gross acreage noted on the application, and is equal to the sum of all applicable parts. Application fees for public agencies shall be the same as for nongovernmental applicants.
2. A base fee shall be increased by 25 percent when a site plan is required or offered for rezone approval.
3. This fee is only applicable for site plan approvals when no zoning change is requested.
Proposed New Definitions

30.91L.001 Laboratory.

“Laboratory” means a building or group of buildings or facilities used for scientific research, investigation, testing, or experimentation, (but not for the manufacture or sale of products, except as incidental to the main purpose of the laboratory) or manufacturing. Examples include biotechnology, pharmaceuticals, genetics, plastics, polymers, resins, coatings, fibers, fabrics, films, heat transfer, additive manufacturing/3D printing and radiation research facilities.

30.91M.135 Mixed use.

“Mixed use” or “mixed-use” means a tract of land or building or structure developed for two or more different uses such as, but not limited to, residential, office, industrial, commercial, public, or social services.

30.91N.091 Non-residential use.

“Non-residential use” means any use other than a place of residence wherein housing is the primary use. Non-residential uses do not include amenities or incidental uses (e.g. recreation space, residential lobby, rental office, or common amenity space).

30.91P.068 Parking lot.

Parking lot means an open, hard-surfaced area, other than street or public right-of-way, of three or more parking spaces, to be used for the storage, for limited periods of time, of operable passenger automobiles and commercial vehicles, and available to the public, whether for compensation, free, or as an accommodation to residents, clients, or customers.

30.91S.581.1 Step back.

Commented [KD85]: The definition of laboratory is proposed to be modified and broadened to recognize that the use more often than not includes both research and manufacturing.

Commented [KD86]: A new definition is proposed to define a term which is added in Chapter 30.31A SCC.

Commented [KD87]: A new definition is proposed to define a term which is added in Chapter 30.31A SCC.

Commented [KD88]: A new definition is proposed to better implement several sections of the code which use the phrase parking lot and a lack of a definition leads to lengthy code interpretations.
“Stepback” means the upper portion of a building that is required to be set (or stepped) further back than the minimum setback.

Commented [KD89]: A new definition is proposed to define a term which is added in Chapter 30.31A SCC.