



Snohomish County
*Planning and Development
 Services*

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ONLINE INFORMATION
www.snohomishcountywa.gov/1190



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

Urban Villages

An urban village is a neighborhood scale node with a mix of retail and office uses, public and community facilities, and high density residential. It can serve as a focal point within a neighborhood through the incorporation of public spaces and community facilities. An urban village is designed with an emphasis on pedestrians and bicyclists.

Urban villages are designated on the Snohomish County GMA Comprehensive Plan Future Land Use Map. There are 10 urban village locations, including:

- State Route 99 and Airport Road
- State Route 99 and Center Road
- 112th St SE and 4th Ave W
- 164th St SW and 33rd Ave W
- Cathcart Way and State Route 9
- 148th St SE and Seattle Hill Road
- State Route 527 and 185th St SE
- Filbert Road and North Road
- Maltby Road and 39th Ave SE
- 80th Ave NW and 284th St NW



DEVELOPMENT REGULATIONS

The urban village plan designation is implemented through the Neighborhood Business (NB) and Planned Community Business (PCB) zones. The following code sections are applicable to properties zoned NB and PCB.

Code Chapter	Topic
30.22	Permitted Uses
30.23	Bulk Regulations (see table on back)
30.24	Roads and Access
30.25	Landscaping
30.26	Parking (For properties zoned NB and designated Urban Village on the Future Land Use Map parking standards are found in SCC 30.34A.050.)
30.27	Signs
30.31A	Performance standards

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

Rezoning to NB or PCB are processed pursuant to chapters 30.42A and 30.31A. A rezoning application is a Type 2 decision and requires a public hearing and approval by the hearing examiner.

**NB and PCB Bulk Regulations
(Excerpted from Table 30.23.030(1))**

Zone	Lot Dimension (ft) ⁵⁴				Setback Requirements From: (ft) ^{28, 53}							
	Max Bldg. Height (ft) ²⁷	Min. Lot Area ²⁹	Min. Lot Width	Min. Corner Lot Width	Public Right of Way under 60 ^{34, 42}	Public and Private Right of Way ^{9, 11, 34, 42}	Commercial and Industrial Zones	Residential, Multiple Family, and Rural Zones ¹¹	Resource Ag ²⁰	Lands Forest ²¹	Water Bodies ¹²	Max. Lot Coverage ⁸
NB ¹	40	none	none	none	10	10 ^{26, 38}	none	10	none	100	none	65%
PCB ¹	40	none ¹⁹	none	none	55	25 ^{18, 26}	none	25	none	100	none	none

Reference Notes:

- (1) MR bulk requirements shall apply for all residential development permitted in Urban Commercial zones.
- (8) Lot coverage includes all buildings on the given lot.
- (11) These setbacks shall be measured from the property line.
- (12) Greater setbacks than those listed may apply to areas subject to Shoreline Management Master Program jurisdiction or critical areas regulations in chapters 30.62A, 30.62B and 30.62C SCC. Some uses have special setbacks identified in SCC 30.23.110.
- (18) In the PCB zone the setback from private roads and easements is 25 feet.
- (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.
- (26) Except where specifically prohibited by the hearing examiner, the director of the department may waive or modify building setback requirements abutting private roads and/or private access easements serving lots within Commercial and Industrial zones only if such waiver or modification will not have a likely impact upon future right-of-way needs and/or right-of-way improvements.
- (27) See SCC 30.23.050 for height limit exceptions.
- (28) See SCC 30.23.100 et seq. for additional setback requirements and exceptions. (29) See SCC 30.23.200 et seq. for additional lot area requirements and exceptions.
- (29) See SCC 30.23.200 et seq. for additional lot area requirements and exceptions.
- (34) See SCC 30.23.120 for other setback exceptions.
- (42) Figure 30.23.040(42) EASEMENT SETBACKS PER BULK MATRIX.
- (53) This provision is not applicable to single-family and duplex dwellings and their accessory structures. Subject to chapter 30.51A SCC, all development activities and actions requiring project permits for buildings or structures located within a seismic hazard area and listed in SCC 30.51A.020 require a fifty (50) foot setback from the closest edge of an identified active fault trace.
- (58) Minimum setback for dwellings constructed pursuant to chapter 30.41F SCC is five feet from the pavement edge of a drive aisle, fire lane, or sidewalk, whichever is closer.

For more information contact PDS at 425-388-3311 or e-mail permittech@snoco.org.