



Snohomish County
*Planning and Development
 Services*

Farm Support Business



AG
 Bulletin
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Visit us at :

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 3000 Rockefeller Avenue
 Everett, WA 98201

425-388-3311
 1-800-562-4367, ext. 3311
www.snoco.org



ONLINE INFORMATION
www.snohomishcountywa.gov/1190



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

Definition

A farm support business is defined as a business operated on a farm site and related to or supportive of agricultural activities, including blacksmithing, farriers, and farm implement repair. [SCC 30.91F.175]

Code Requirements

Farm support business is allowed in the RI zone.

Farm support business is allowed in the following zones with the approval of an Administrative Conditional Use Permit application: RD, RRT-10, R-5, RB, A-10, and RC.

Farm parcels of 5 acres or less cannot develop more than 20 percent of the parcel for a farm support business.

Farm parcels of 5 acres or more also cannot develop more than 2 acres of land for a farm support business. This includes areas used for structures, parking, storage display, setbacks, signage, and landscaping.

Land serving a farm support business may include portions of the parcel or farm contained on the same lot as farm product processing. The nature of the operation, activity generated, and any structures cannot significantly adversely affect adjacent properties.

The physical scale and use intensity must be compatible with the surrounding neighborhood. Adequate wastewater management facilities must be provided on-site for the farm support business.

New structures must be located at least 20 feet from the closest street right-of-way. The structures must meet all provisions of federal, state, and local statutes and laws including provisions to ensure water quality and flood protection.

PDS Pre-Application Meeting

A pre-application meeting with PDS is strongly recommended prior to submitting a farm support business application.

There is a \$480 fee for the pre-application meeting plus a 3% technology surcharge. To schedule a Pre-Application submittal appointment with staff go to www.snohomishcountywa.gov/1450 and click on "Request for Pre-Application Meeting Package" under "Land Use Applications: Pre-Application and/or Critical Area – Wetland Verification Only" or call 425-388-3311 ext. 2790.

This bulletin is intended only as an information guide. The information may not be complete and is subject to change. For complete legal information, refer to Snohomish County Code, Title 30.

Submittal Requirements

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

The application package for a farm support business may be submitted by appointment only.

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

Q: What if I have other questions?

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

Contacts

For permit information:

Permitting Services (425) 388-3311.
