



Snohomish County
*Planning and Development
 Services*

Farm Kitchen



AG
 Bulletin
 # 6

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Visit us at :

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 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 kitchen is defined as a room or area on a farm site used, intended to be used, or designed to be used for the cooking or preparation of food for distribution, sale, and consumption of agricultural products, at least a portion of which are produced or grown on the farm site, or within Snohomish County or the Puget Sound Fresh region, provided it contains any two of the following: a kitchen-type sink, refrigerator, range or 220 H2 outlet. [SCC 30.91K.055]

Code Requirements

A farm kitchen is permitted in the following zones: RD, RRT-10, R-5, RB, RI, A-10, RC, and RU.

The farm kitchen needs to contain any two of the following: a kitchen-type sink, refrigerator, range, or 220 H2 outlet.

A portion of the agricultural products offered for sale are required to be produced or grown within Snohomish County or the Puget Sound Fresh region.

PDS Pre-Application Meeting

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

Submittal Requirements

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

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

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.

The most important elements of the submittal package are the cover letter (containing a description of the project) and the site plan (depicting the dimensions of the farm kitchen and where the farm kitchen will be located in relation to any critical areas, property boundaries, and other existing buildings.)

The cover letter needs to contain the information requested on the minimum submittal requirements checklist. It also must describe the ingredients which are produced or grown on the farm site, or within Snohomish County or the Puget Sound Fresh region which will be part of the agricultural products that are cooked or prepared for distribution, sale, and consumption.

Permit application(s), site plans, description of proposal, the minimum submittal checklist items, and applicable fees are standard submittal requirements.

Q: What if I have other questions?

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

Contacts

For permit information:

Permitting Services (425) 388-3311.
