

**CITY OF SNOHOMISH  
Snohomish, Washington**

**ORDINANCE 2214**

**AN ORDINANCE OF THE CITY OF SNOHOMISH, WASHINGTON, AMENDING THE CITY'S DEVELOPMENT CODE, AS SET FORTH IN TITLE 14 OF THE SNOHOMISH MUNICIPAL CODE, BY AMENDING CHAPTERS 14.205, 14.207, AND 14.210 SMC RELATING TO ESTABLISHING A LAND USE DESIGNATION AND DEVELOPMENT REGULATIONS FOR PUBLIC PARKS**

**WHEREAS**, the City's Land Use Development Code, as set forth in Title 14 SMC, was adopted by the City on May 3, 2005 with the approval of Ordinance 2082; and

**WHEREAS**, subsequent to the repeal of the Public Land Use Designation as provided by Ordinances 2179 and 2180 adopted on September 15, 2009, the City Council directed staff to prepare legislation providing for a land use designation for public parks; and

**WHEREAS**, the regulations put forth by this Ordinance were reviewed by the Planning Commission on November 3, 2010 and by the Parks Board on January 26, 2011, March 23, 2011, and April 27, 2011, and both the Planning Commission and the Parks Board recommend approval of Ordinance 2214; and

**WHEREAS**, the City Planner, acting as the SEPA Responsible Official, reviewed this proposed legislation and on May 10, 2011 issued a determination of non-significance (DNS); and

**WHEREAS**, on July 19, 2011, a public hearing on the proposed amendments was held by the City Council, and all persons wishing to be heard were heard; and

**WHEREAS**, public notice of the SEPA threshold determination and the public hearing for the legislation contained herein was provided as required by law; and

**WHEREAS**, pursuant to SMC 14.15.070 and RCW 36.70A.106, the City has notified the Washington State Department of Commerce of the City's intent to adopt the proposed amendments to the City's Development Code; and

**WHEREAS**, the City Council finds that the Land Use Development Code amendments contained in this ordinance are: 1) internally consistent with the Comprehensive Plan; 2) consistent with the Growth Management Act and the State Environmental Policy Act; and 3) in the interest of the public health, safety, and welfare of Snohomish residents;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SNOHOMISH, WASHINGTON, DO ORDAIN AS FOLLOWS:**

Section 1. Chapter 14.205 of the Snohomish Municipal Code is hereby amended as provided by Exhibit A to this Ordinance.

Section 2. Chapter 14.207 of the Snohomish Municipal Code is hereby amended as provided by Exhibit B to this Ordinance.

Section 3. Chapter 14.210 of the Snohomish Municipal Code is hereby amended as provided by Exhibit C to this Ordinance.

Section 4. Severability. If any section, subsection, paragraph, sentence, clause, or phrase of this ordinance or its application to any person or circumstance be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be preempted by state or federal law or regulation, such a decision or preemption shall not affect the validity or constitutionality of the remaining portions of this ordinance or its application to any other persons or circumstances.

Section 5. Effective Date. This ordinance shall be effective five days after adoption and publication by summary.

**ADOPTED** by the City Council and **APPROVED** by the Mayor this 19th day of July, 2011.

CITY OF SNOHOMISH

By \_\_\_\_\_  
KAREN GUZAK, MAYOR

ATTEST:

APPROVED AS TO FORM:

By \_\_\_\_\_  
TORCHIE COREY, CITY CLERK

By \_\_\_\_\_  
GRANT K. WEED, CITY ATTORNEY

## EXHIBIT A

### Chapter 14.205

#### PERMITTED LAND USES

##### Sections

- 14.205.005 Purpose
- 14.205.010 Map of Land Use Designations
- 14.205.020 Single-Family Residential Designation
- 14.205.025 Low Density Multi-Family Residential Designation
- 14.205.030 Medium Density Multi-Family Residential Designation
- 14.205.035 High Density Multi-Family Residential Designation
- 14.205.040 Commercial Designations
- 14.205.045 Neighborhood Commercial Designation
- 14.205.050 Historic Business Designation
- 14.205.055 Business Park Designation
- 14.205.060 Industry Designation
- 14.205.065 Airport Industry Designation
- 14.205.070 Mixed Use Designation
- 14.205.075 Open Space Designation
- 14.205.080 Urban Horticulture Designation
- 14.205.090 Public Park ((Land Use)) Designation ~~(Repealed by Ord. 2180, 2009)~~
- 14.205.100 Historic District

**14.205.005 Purpose.** The purpose of this chapter is to establish land use designations that are designed to implement the goals, policies, and vision statement of the City of Snohomish Comprehensive Plan. The purpose and general uses allowed in each designation are stated in Sections 14.205.020 through 14.205.090 SMC and more specifically in the Land Use Tables in Chapter 14.207 SMC.

**14.205.010 Map of Land Use Designations.** The City of Snohomish

Official Map of Land Use Designations is hereby adopted by reference and shall be kept in the Planning and Development Services Department. Said map will be revised by the City Planner and signed by the Mayor whenever amendments are adopted pursuant to Chapter 14.15 SMC.

**14.205.020 Single-Family Residential Designation.** The purpose of this designation is to maintain and develop single-family areas which provide suitable living environments for individuals and families, and which have the following characteristics: quietness, privacy, safety, and land use stability and compatibility.

The following general criteria shall govern development in this designation:

1. Residential density shall not exceed six (6) units per acre.
2. The predominant use shall be single-family detached housing. Accessory dwelling units, congregate care, and nursing home facilities will be allowed, subject to the provisions of Title 14 SMC.
3. Individual lots should have direct access onto local or private streets with close proximity to major thoroughfares and bus transportation. When access to a local or private street is not practical, access by means of a collector or arterial will be considered. Arterials shall serve as boundaries of single-family areas, and local residential streets shall provide internal circulation.
4. Single-family development should be located on varying terrain which avoids

poorly drained areas and complies with environmental regulations as found in this title.

5. Single-family development shall be served by City services, such as water and sewer. Annexed existing single-family residences served by septic tanks must connect to City sewer lines within five (5) years after service is extended to the properties.

**14.205.025 Low Density Multi-Family Residential Designation.** The purpose of this designation is to maintain and develop adequate multi-family housing to provide a suitable living environment and the lowest range in multiple-family residential density, housing types, ownership patterns, lifestyles, and economic needs of the population.

The following general criteria shall govern development in this designation:

1. Low density multi-family housing shall not exceed twelve (12) units per acre, except where low-income housing incentives are approved as provided in Chapter 14.285 SMC. Low density multi-family areas should be located in the outlying areas of the City where needed services are available, as transitional areas between different land uses, and in areas requiring restrictions on the height of structures. (Ord. 2143, 2008)
2. The predominant use shall be multi-family housing. The density of apartment developments should be based upon topography, availability of utilities, and proximity to adequate transportation corridors and commercial areas.
3. Mobile home parks will be allowed as conditional uses, subject to review and

appropriate design and development standards, and will be limited to multi-family areas, excluding the Historic District. Mobile home parks require a recorded development plan and will conform to the density requirements and the development standards of the medium density multi-family residential designation.

4. Streets providing access to apartments should have the capacity to serve the vehicular and pedestrian traffic which will be generated by the given density of the apartment development.
5. Multi-family development should be located on varying terrain, which avoids poorly drained areas and complies with critical area regulations.
6. Multi-family development shall be served by adequate City water, sanitary sewer, and storm drainage utilities.
7. Multi-family areas should be located adjacent to commercial areas and shall be used as a buffer between single-family areas and commercial and industry areas.

**14.205.030 Medium Density Multi-Family Residential Designation.** The purpose of this designation is to maintain and develop adequate multi-family housing to provide a suitable living environment and the medium range in multiple-family residential density, housing types, ownership patterns, lifestyles, and economic needs of the population.

The following general criteria shall govern the development in this designation:

1. Medium density multi-family housing shall not exceed eighteen (18) units per

acre, except where low-income housing incentives are approved as provided in Chapter 14.285 SMC. (Ord. 2143, 2008)

2. Medium density multi-family development should be confined to areas near major transportation corridors and commercial areas.
3. The predominant use shall be multi-family housing. The density of apartment developments should be based upon topography, availability of utilities, and proximity to major transportation corridors and commercial areas.
4. Mobile home parks will be allowed as conditional uses, subject to review and appropriate design and development standards, and will be limited to multi-family areas, excluding the Historic District. Mobile home parks require a recorded development plan and will conform to the density requirements and the development standards of the medium density multi-family residential designation.
5. Multi-family development shall occur near arterials and bus routes in order to provide direct connections to places of work, shopping, and recreation. Streets providing access to apartments should have the capacity to serve the vehicular and pedestrian traffic which will be generated by the given density of the apartment development.
6. Multi-family development should be located on varying terrain, which avoids poorly drained areas and complies with critical area regulations.
7. Multi-family development shall be served by adequate City water, sanitary sewer, and storm drainage utilities.

8. Multi-family areas should be located adjacent to commercial areas and shall be used as a buffer between single-family areas and commercial and industry areas.

**14.205.035 High Density Multi-Family Residential Designation.**

The purpose of this designation is to maintain and develop adequate multi-family housing to provide a suitable living environment and the highest range in multiple-family residential density, housing types, ownership patterns, lifestyles, and economic needs of the population.

The following general criteria shall govern the development in this designation:

1. High density multi-family housing shall not exceed twenty-four (24) units per acre.
2. The predominant use shall be multi-family housing. The density of apartment developments should be based upon topography, availability of utilities, and proximity to major transportation corridors and commercial areas.
3. Mobile home parks will be allowed as conditional uses, subject to review and appropriate design and development standards, and will be limited to multi-family areas, excluding the Historic District. Mobile home parks require a recorded development plan and will conform to the density requirements and the development standards of the medium density multi-family residential designation.
4. Multi-family density shall not exceed twenty-four (24) units per acre, except where low-income housing incentives are approved as provided in Chapter 14.285 SMC, subject to verification that

such development will have a low impact on the neighborhood and City services. (Ord. 2143, 2008)

5. Multi-family development shall occur near arterials and bus routes in order to provide direct connections to places of work, shopping, and recreation. Streets providing access to apartments should have the capacity to serve the vehicular and pedestrian traffic which will be generated by the given density of the apartment development.
6. Multi-family development should be located on varying terrain, which avoids poorly drained areas and complies with critical area regulations.
7. Multi-family development shall be served by adequate City water, sanitary sewer, and storm drainage utilities.
8. Multi-family areas should be located adjacent to commercial areas and shall be used as a buffer between single-family areas and commercial and industry areas.

**14.205.040 Commercial Designation.** The purpose of this designation is to provide a commercial area suitable for shopping centers, as well as concentrations of individual shops and stores, which are auto-oriented and located along major arterials in the City. Such commercial areas should provide a wide range of convenience and general merchandise goods and services. This designation is oriented towards service and automotive shopping and toward serving a local market as well as having a City wide draw.

**14.205.045 Neighborhood Commercial Designation.** The purpose of this designation is to provide a local commercial

service area of limited size and scale. Specialty shops and small office facilities will be allowed along with neighborhood services. New residential uses will be allowed only on the second floor above the primary uses allowed in this designation.

**14.205.050 Historic Business Designation.**

The purpose of this designation is to provide a commercial area which is in the Historic District. The Historic Business Designation (HBD) is both pedestrian and auto-oriented, and will provide a broad range of pedestrian-oriented commercial services and goods, including offices, specialty shops, and entertainment activities, and has reduced parking requirements to encourage the preservation and renovation of existing structures.

**14.205.055 Business Park Designation.**

The purpose of this designation is to provide areas suitable for a mix of light manufacturing and commercial uses while discouraging strip commercial development. The purpose of this designation is also to broaden the array of developable areas to include those with environmental constraints. Development will occur under strict aesthetic and environmental controls. This designation is intended to designate and preserve properties for commercial and manufacturing activities, which could improve the economic base of the City. Multiple family type residential use is permitted in conjunction with commercial use on the same site.

1. Business Parks shall have access to at least one major arterial. Access to the adjacent arterial and other streets will be provided in accordance with City traffic plans and will be constructed per Public Works Design and Construction Standards.

2. Development in Business Park areas will require an administrative development plan. Criteria for approval of the development plan shall include the prevention of strip commercial development and the protection of environmentally critical areas. The City and the applicant may agree to process an administrative development plan application as a Type 5 instead of a Type 1 permit or a Type 6 instead of a Type 4 permit.
    - d. Signs, structures, and other improvements on all parcels exhibit common architectural design features.
    - e. The names given to development on the non-contiguous parcels have common words and themes.
    - f. The parcels are connected by pedestrian walkway. (Ord. 2111, 2006)
  
  3. A minimum of five (5) acres will normally be required for a Business Park development; however, existing smaller parcels that can not be aggregated together to establish a five (5) acre project will be allowed subject to appropriate review and conditions.
  
  4. Townhouse and apartment styles of residential use are permitted in conjunction with commercial use on the same site.
  
  5. In Business Park areas, the City Planner or Hearing Examiner may determine that two or more non-contiguous parcels constitute one development site when all of the following conditions are satisfied:
    - a. The parcels are within 0.25 mile, measured between nearest property lines, so that land development conditions and issues are substantially similar.
    - b. The parcels are in common ownership throughout the permitting and construction process.
    - c. Construction activity upon all parcels is requested, reviewed, and permitted through one land use development application.
- 14.205.060 Industry Designation.** The purpose of this designation is to maintain and develop sufficient industry areas of varying size and type in order to achieve economic stability and employment growth, to encourage the development of the City as a small diversified manufacturing center, and to provide locations for land uses that create compatibility problems with other kinds of land uses but do not create excessive amounts of noise, light, noxious odors, or hazardous products or by-products. Adult uses will be allowed in the area designated for industry located between Bonneville Avenue, Highway 9 and Seventh Street.
- 14.205.065 Airport Industry Designation**
- A. Harvey Airfield and the immediate surrounding area should be protected as a regional resource. This designation will protect it from incompatible land uses, allow its orderly expansion, and provide for its further development as a regional reliever field as designated by the FAA. This designation is also intended to reduce the impact of airport uses on adjacent properties.
  - B. The Airport Industry designation will allow a mix of certain commercial and light industry uses compatible with airport activities. This designation

allows recreation uses as well as aviation related schools and associated student housing. Developable areas include those with environmental constraints and resource lands. Airport Industry development in the density fringe area will be with fewer improvements than in more land extensive uses and must comply with the density fringe regulations.

C. Development will be pursuant to an approved recorded development plan.

1. Criteria for the recorded development plan shall include protection of environmentally critical areas and limited access onto adjacent public right-of-way.
2. Airport Industry development in the density flood fringe area shall have minimal improvements, extensive open land use, and must comply with the federal government's density flood fringe regulations.

**14.205.070 Mixed Use Designation.** This designation applies to areas of the City in which housing, shopping, and working activities can be compatibly mixed to encourage infill of under-utilized lots and reduce auto work and shopping trips. Mixed Use areas will encourage a mix of single- and multi-family residential, commercial, and light industry uses in the same area, on the same site, and in the same structure. Compatibility among mixed uses shall be increased by application of the City's design standards for areas outside the Historic District to both the site and structures and the use of the conditional use permit process to provide better control over some types of allowed uses.

1. Mixed Use areas shall be located in areas already characterized by mixed uses, served by arterials, and within walking distance of bus service.
2. An administrative development plan shall be required for development within the Mixed Use designation. The process will include an administrative review for compliance with the Design Standards Outside of the Historic District. The administrative development plan shall be executed prior to the issuance of development permits. The City and the applicant may agree to process a development plan application as a Type 4 instead of a Type 1 permit or a Type 6 instead of a Type 5 permit.
3. The development of mixed uses on the same site and/or in the same structure will be encouraged by incentives such as shared parking.
4. It is expected that, as new development occurs within properties having this designation, patterns of common development will be established, and areas will be redesignated to more common land use designations as appropriate. (Ord. 2111, 2006)

**14.205.075 Open Space Designations.** The purpose of this designation is to preserve and enhance as open space environmental resources and amenities in order to retain the sense of place. Open Space areas include environmentally sensitive areas.

The following general criteria shall govern the development in this designation:

1. Areas will be designated Open Space only when the property owners agree to donate, sell or provide appropriate open

space or conservation easements to the City. No properties will be changed to Open Space unless the property owner voluntarily agrees to the designation.

2. The City may attempt to buy, trade, or exchange surplus City-owned property resources for Open Space property.
3. Lands designated as Open Space will not be developed, although extensive recreational activities are allowed.
4. Open Space areas could include stream corridors and wildlife habitat.

**14.205.080 Urban Horticulture Designation.** The Urban Horticulture designation provides a buffer between the urban areas of the City and adjacent agricultural lands. Lands uses within this designation will be low density and will have low impact to adjacent agricultural areas.

The following general criteria shall govern development in this designation:

1. Land uses are allowed that do not require extensive structures or development and that do require large land areas, such as intensive agriculture operation, sales of agriculture products, sales of landscaping materials and supplies, farmer's markets, outdoor recreation activities, and log and lumber storage.
2. This designation shall be for lands that are within the City limits, are adjacent to agriculture areas, and are either currently in agricultural uses or vacant.
3. Minimal structures shall be allowed for development, and 80 percent of a lot shall be left unbuilt and unpaved.

4. Uses which negatively impact adjacent agricultural uses shall be discouraged.
5. Flood protection requirements of Title 14 SMC shall be met for all development located in the flood plain.
6. Single-family residences shall be allowed at a density of no more than one (1) unit per ten (10) acres.

**14.205.090 Public Park Designation.**

1. The purpose of this designation is to:

- a. Identify publicly-owned land used or planned for use as a public park.
- b. Protect and promote land use compatibility between public parks and neighboring land uses.
- c. Prevent the displacement or elimination of public parks, except as may be allowed through the amendment process for the Land Use Designation Map.

2. New public parks and public trails may be established and are permitted in any land use designation. At the next appropriate opportunity, the Land Use Designation Map shall be amended to reflect the presence of the new public park.

3. A change in land use designation shall be required prior to the conversion of a property designated Public Park for other than public recreational use.

4. For land uses designated as permitted (P) by Chapter 14.207 SMC, the initial development of or a substantive alteration of a public park will require an administrative development plan. The City and the applicant may agree to

process an administrative development plan application as a Type 5 instead of a Type 1 permit or a Type 6 instead of a Type 4 permit.

5. For land uses designated as conditional uses (C) by Chapter 14.207 SMC, the initial development of or a substantive alteration of a public park will require approval of a conditional use permit per SMC 14.65.010.

**14.205.100 Historic District.** The purpose of establishing a Historic District for the City of Snohomish and the standards and regulations applicable to the Historic District are set forth in Chapter 14.225 SMC. (Ord. 2082, 2005)

## EXHIBIT B

### Chapter 14.207

#### LAND USE TABLES

##### Sections

- 14.207.010 Guide to Use of Land Use Tables
- 14.207.020 Permitted Uses
- 14.207.030 Conditional Use Permits
- 14.207.040 Specific Regulations Pertaining to the Use in the Land Use Designation
- 14.207.050 Uses Not Permitted in a Land Use Designation
- 14.207.060 Interpretation of the Land Use Tables
- 14.207.070 Residential Land Use Table
- 14.207.075 Residential Land Use: Regulations
- 14.207.080 General Services Land Use Table
- 14.207.085 General Services Land Use: Regulations
- 14.207.090 Government/Business Services Land Use Table
- 14.207.095 Government/Business Services Land Use: Regulations
- 14.207.100 Retail Land Use Table
- 14.207.105 Retail Land Use: Regulations
- 14.207.110 Manufacturing Land Use Table
- 14.207.115 Manufacturing Land Use: Regulations
- 14.207.120 Regional Land Use Table
- 14.207.125 Regional Land Use: Regulations
- 14.207.130 Recreational/Cultural Land Use Table
- 14.207.135 Recreational/Cultural Land Use: Regulations
- 14.207.140 Resource Land Use Table
- 14.207.145 Resource Land Use: Regulations
- 14.207.150 Essential Public Facility Table

- 14.207.155 Essential Public Facility: Regulations
- 14.207.160 Accessory Uses

#### **14.207.010 Guide to Use of Land Use Tables.**

- A. The use of a property is considered permanent when that use has been in continuous operation for more than sixty days. A use for less than sixty days is considered a temporary use (see Chapter 14.60 SMC).
- B. The land use tables in SMC 14.207.120 through 14.207.200 determine whether a use is allowed in a land use designation. The land use designations set forth in Chapter 14.205 SMC relate to the tables' columns while the land uses relate to the tables' rows.
- C. If no symbol appears in the box at the intersection of the column and the row, the use is not allowed in that district, except for certain temporary uses.

**14.207.020 Permitted Uses.** If the letter "P" appears in the box at the intersection of the column and the row, the use is permitted in that district, subject to the review procedures and general requirements specified in Title 14 SMC.

**14.207.030 Conditional Use Permits.** If the letter "C" appears in the box at the intersection of the column and the row, the use is allowed only if the City grants a conditional use permit for that use per SMC 14.65.010.

**14.207.040 Specific Regulations Pertaining to the Use in the Land Use Designation.** If in addition to a "P" or "C" a number appears

in the box at the intersection of the column and the row, then the corresponding regulation in the section following the land use table applies to the use.

**14.207.050 Uses Not Permitted in a Land Use Designation.** If there is neither a “P” or a “C” in the box at the intersection of the column and the row, the use is not allowed in that land use designation.

**14.207.060 Interpretation of the Land Use Tables.**

- A. If a proposed land use is not specifically listed in a land use table, the City Planner shall determine whether the land use will be allowed in a land use designation. The City Planner shall make that determination based on consistency with the purposes of Title 14 SMC and the Comprehensive Plan, considering the following factors:
1. The physical characteristics of the use and its supporting structures, including scope, traffic, hours of operation, and other impacts.
  2. Whether the use is compatible with other uses permitted in the land use designation.
- B. The City Planner shall issue a written interpretation formalizing the determination, in order to make a record of the decision and establish a clear precedent for similar future occurrences. The issuance of an interpretation by the City Planner may be appealed in accordance with the provisions of SMC 14.75.010.

## TABLES AND REGULATIONS

### 14.207.070 Residential Land Use Table.

Land Use	Open Space Public Park Urban Horticulture Single Family Residential ((Multi-family)) <u>Low Density Residential</u> ((12 Units per ac.)) ((Multi-family)) <u>Medium Density Residential</u> ((18 Units per ac.)) ((Multi-family)) <u>High Density Residential</u> ((24 Units per ac.)) Commercial Neighborhood Business Historic Business District Business Park Industrial Airport Industry Mixed Use													
	OS	PP	UH	SF	<u>LD</u> MF 12	<u>MD</u> MF 18	<u>HD</u> MF 24	CO	NB	HB	BP	IND	AI	MU
<b>Dwelling Units</b>														
Caretaker residence	p5	p							p14		p5	p5		
Efficiency dwelling unit						p	p	p		p				
Manufactured home			p1	p	p	p	p						p	
Mobile home park					c9	c9	c9							
Multifamily					p	p	p	p10		p	c6		p7	
Senior citizen assisted				c	c	c	c	c		p	p		p7	
Single-family detached			p1	p	p	p	p			p			p	
<b>Group Residences</b>														
Community residential facility-CRF				c	c	c	c	c		c			p7	
CRF-prisoner release											c			
Dormitory		c								c		p8	p7	
<b>Accessory Uses</b>														
Accessory dwelling units				p2	p2	p2	p2	p2	p14	p2			p2	
Accessory structures		p		p	p	p	p							
Accessory uses		p	p11	p11	p11	p11	p11							
Home occupation			p3	p3	p3	p3	p3			p3			p	
Limited agricultural uses			p12	p12										
Animals (see Ch. 7.04 SMC)														
Private kennels (see Ch. 7.04 SMC)														
<b>Temporary Lodging</b>														
Bed and breakfast				c4	p	p	p	p		p			p	
Bed and Breakfast Inn				c15	p	p	p	p		p			p	
Hotel/motel						p	p	p		p			p	
Organization hotel/lodging houses						p	p	p		p			p	
Recreational Vehicle Parks		c										c13		

(Ord. 2143, 2008; Ord. 2180, 2009; Ord. 2193, 2010)

**14.207.075 Residential Land Use: Regulations.**

1. Related to the operation of a farm, one (1) unit per ten (10) acres.
2. Accessory dwelling units must meet the following conditions:
  - a. One (1) unit must be owner occupied.
  - b. The design of any exterior alteration or new structure necessary for the unit must comply with the City's design standards adopted in Chapters 14.225 and 14.230 SMC.
  - c. One (1) additional on-site parking space must be provided.
  - d. If the accessory unit is in a separate structure, it must be no greater than eight hundred (800) square feet or half the floor area of the existing structure, whichever is less.
3. Home occupations must meet the following conditions:
  - a. The occupation shall be conducted within an enclosed building.
  - b. No indication of the occupation, such as outdoor storage areas, abnormally higher traffic volumes, noise, vibration, dust, smoke or odors, shall be evident from outside the building in which the occupation is located.
  - c. The occupation shall not produce ground water pollution or introduce objectionable waste into the City sewer system.
  - d. Not more than one (1) person outside the immediate family group residing on the premises shall engage in such occupation.
- e. Signing must comply with Chapter 14.245 SMC.
- f. The occupation cannot exceed twenty-five percent (25%) of the home square footage.
- g. The occupation must have a City business license.
- h. The premises must be occupied by the occupation owner.
4. Bed & Breakfast (B&B) establishments must meet the following conditions:
  - a. The residence must be owner-occupied.
  - b. The Design Review Board must review the plan for off-street parking and, if the property is located within the Historic District, the design of the sign.
  - c. No more than four B&B rooms per residence.
  - d. One (1) on-premise parking space must be provided per B&B room, in addition to parking required for the residence.
  - e. B&B rooms must be located in the structure of the principal residence.
  - f. No meals other than breakfast shall be provided, and no meals shall be sold to non-renters.
  - g. No room shall be rented to the same person or persons for more than thirty (30) days per year.

- h. No rooms shall be rented on a permanent basis, and no other business activity may be conducted on the premises.
  - i. The B&B must maintain a City business license.
5. Employee living quarters as an accessory use shall meet the following conditions:
    - a. Living quarters shall be restricted to the use of caretakers, watchmen, and special employees in training.
    - b. Living quarters may be a separate building, manufactured home, or a portion of another building.
    - c. Only two (2) dwelling units shall be used for employee living quarters.
  6. Multi-family housing is allowed in conjunction with commercial use as a mixed use.
    - a. The gross square footage of multi-family housing must not exceed the gross square footage of commercial use.
    - b. Multiple family density may not exceed eighteen (18) units/acre, in accordance with Chapter 14.210 SMC.
  7. Requires an approved administrative development plan. (Ord. 2111, 2006)
  8. In conjunction with specialized school.
  9. Must meet mobile home park design requirements set forth in SMC 14.210.220.
  10. Except where a higher density is permitted by SMC 14.285.060 for low-income senior housing, multi-family residential density may not exceed eighteen (18) units per acre, in accordance with SMC 14.210.210. (Ord. 2143, 2008)
  11. Signs, fences, landscaping and screening in compliance with Title 14 SMC.
  12. Agricultural uses shall be limited in accordance with SMC 14.210.320.
  13. Recreational Vehicle Parks must meet the following conditions:
    - a. Maximum of fifteen (15) dwelling units per acre.
    - b. Type III landscaping as defined in SMC 14.240.040(F)(3) shall be required along all property lines.
    - c. An emergency flood evacuation plan must be submitted to the City and be approved by the City Planner and City Fire Official. The City Planner and City Fire Official shall develop minimum requirements for the contents of flood evacuation plans.
    - d. Must comply with the requirements of Chapter 20.04 SMC relating to the establishment of trailer camps.
    - e. Length of stay shall be a total of not more than ninety (90) days in any calendar year.
    - f. Recreational trailer camps shall be only permitted south of the Snohomish River.

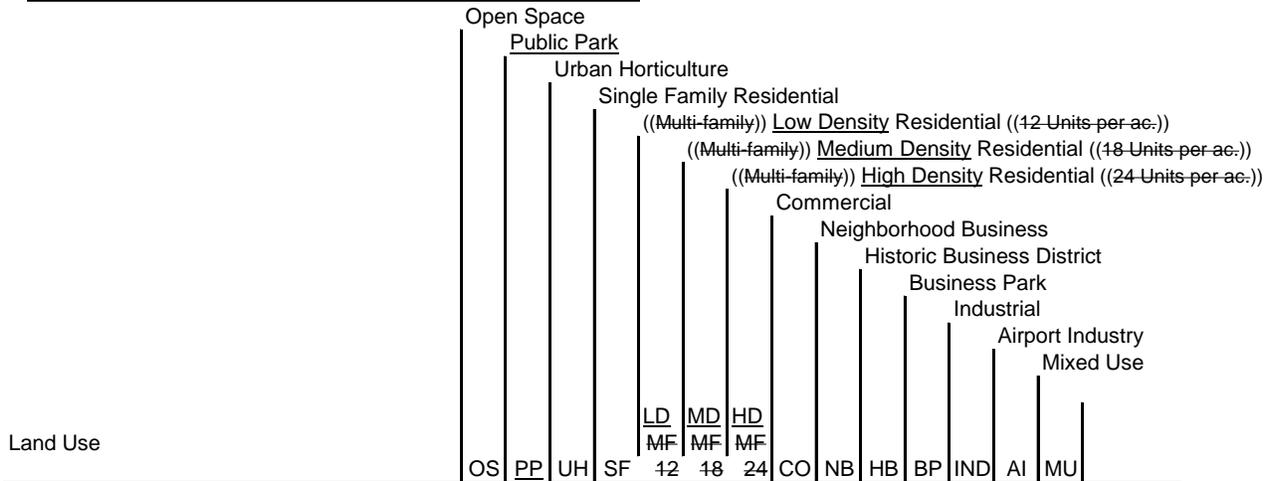
14. Employee and/or accessory living quarters as an accessory use shall meet the following conditions:

- a. Living quarters must be on the second floor above the primary commercial use on the site.
- b. The density of the employee and/or accessory living quarters shall not exceed the density of the highest density adjacent residential designation.

15. A Bed and Breakfast Inn must be located less than 300 feet from and have access to a street designated as a collector or arterial.

(Ord. 2092, 2006; Ord. 2104, 2006; Ord. 2180, 2009)

**14.207.080 General Services Land Use Table.**



Land Use

OS PP UH SF 12 18 24 CO NB HB BP IND AI MU

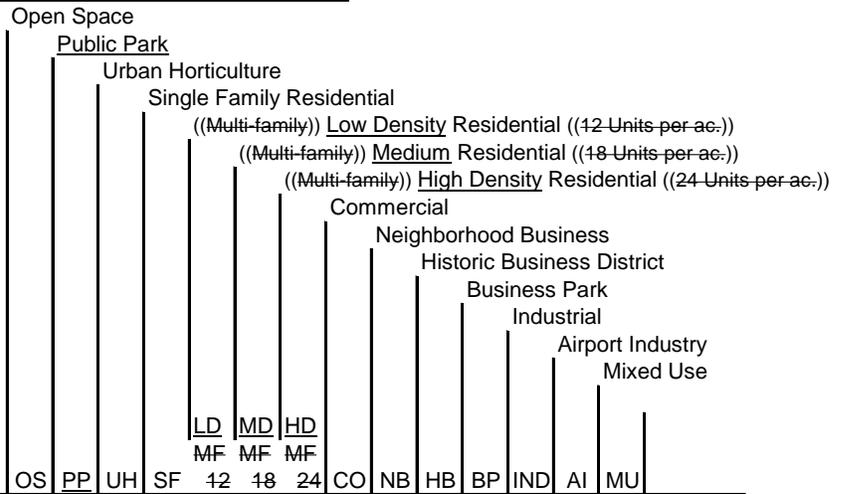
	OS	PP	UH	SF	12	18	24	CO	NB	HB	BP	IND	AI	MU
<b>Personal Services</b>														
Adult uses													p7	
Automotive repair								p		p1	p1	p	p1	
Automotive service								p		p	p	p	p	
Cemetery, columbarium or mausoleum								p		p	p	p		
Childcare		c			p2	p2	p2	p	p2		p			p2
Childcare, Family-12 children or less		c	c	c	c	c	c	c		c				c
Childcare, Family- 6 children or less		c	p	p	p	p	p	p		p				p
Churches, synagogue, temple				c10	c	c	c	c		p	p	p	p	
Community stable		c	p			c								
Congregate care, 6 or more			c	c	c	c	c	c		c				c
Funeral home/crematory								p		p	p	p		
General personal services								p		p	p	p	p	p
Industrial launderers											p	p		
Commercial kennel or cattery			p4	p4				p			p	p		
Animal grooming w/o kenneling/boarding								p		p	p	p		p
Miscellaneous repair								p		p	p	p	p	p
Social services								p2		p	p	c		c
Veterinary clinic w/o kenneling/boarding			c8					p4		p4	p4	p		p4
Veterinary clinic w/ kenneling/boarding			c8					p4			p4	p		p4
<b>Health services</b>														
Hospital								p		p	p	p		p
Medical/dental lab								p		p	p	p		p
Miscellaneous health								p		p	p	p		p
Nursing and personal care facilities				c6	c	c	c	p		p	p	p		p
Office/patient clinic								p	p	p	p			p
<b>Education Services</b>														
Elementary or middle/junior				c	c	c	c							p
School district support facility				c	c	c	c	p		p	p	p		p5
Secondary or high school				c	c	c	c							p
Specialized instruction school		c	c	c	c	c	c	p		p	p		p	p
Vocational school				c	c	c	c	p		p	p	p	p	p

(Ord. 2180, 2009; Ord. 2193, 2010)

**14.207.085 General Services Land Uses: Regulations**

1. Except tire retreading. See Manufacturing Land Uses Table.
2. Subject to a child drop off and pick up system that meets DSHS standards and subject to design features and a time schedule for use of outside play areas that will protect adjacent uses from significant noise levels.
3. Only as an accessory to a cemetery.
4. Animal cremation services are not permitted. (Ord. 2193, 2010)
5. Only when adjacent to an existing or proposed school.
6. Semi-care dwelling units may be allowed in conjunction with a nursing home under the following conditions:
  - a. The property where the semi-care units are located is adjacent to the property where the nursing home is located.
  - b. No more than two persons shall occupy each semi-care dwelling unit.
  - c. The ratio of semi-care dwelling units to full-time patients in the nursing home shall not exceed one to one.
  - d. Each semi-care unit structure shall not exceed 2,400 feet in area and shall not contain more than four semi-care dwelling units.
  - e. Each semi-care unit structure shall not exceed one story or twenty (20) feet in height, whichever is more restrictive.
- f. The design of each building and layout of all structures shall be compatible with the appearance of the surrounding single-family area.
7. Adult uses will be allowed in the area designated for Industry located between Bonneville Avenue, Highway 9 and Seventh Street.
8. Limited to large animal veterinaries.
9. Site must be located less than 300 feet from a street designated as a collector or arterial.

**14.207.090 Government/Business Services Land Use Table.**



Land U:

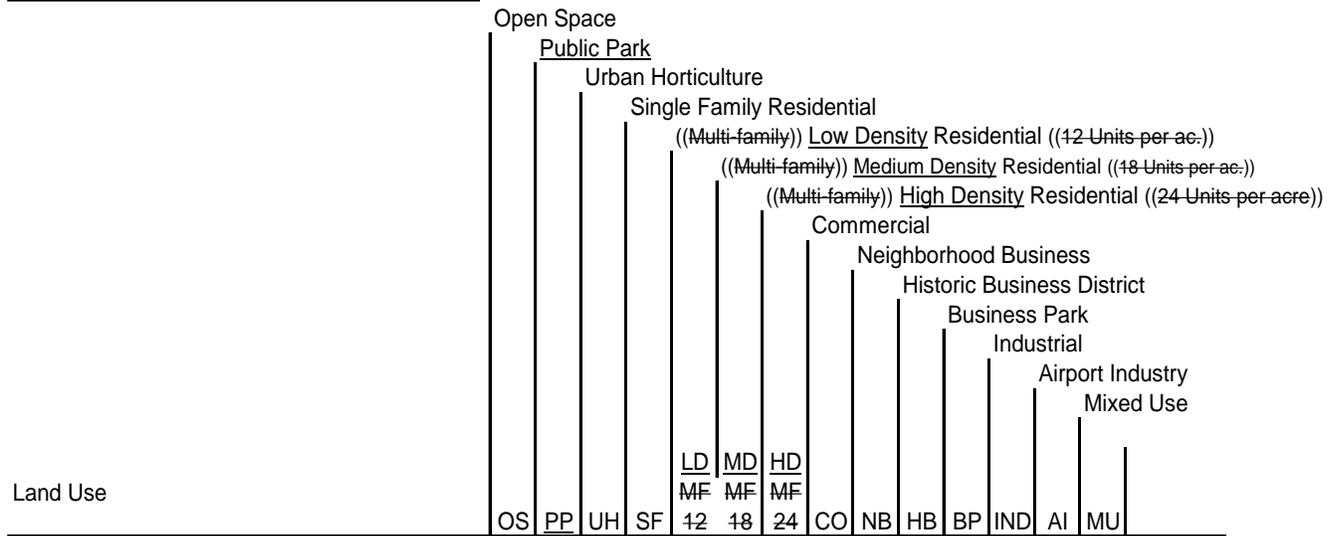
	OS	PP	UH	SF	12	18	24	CO	NB	HB	BP	IND	AI	MU
<b>Government services</b>														
Communications facility, minor				p	p	p	p	p		c	p	p	p	p
Court								p		p	p	p	p	p
Fire Facility				c1	c1	c1	c1	p		p	p	p	p	c
Police facility								p		p	p	p		c
Public agency archives								p		p	p	p	p	p
Public agency office								p		p	p	p	p	p
Public agency yard								p		p	p	p	p	c
Sub regional utility			c	c	c	c	c	c		c	c	c	c	c
<b>Business Services</b>														
Professional office								p		p	p	p	p	p
Automobile Dismantling												c10	c10	
Automobile wrecking & scrap metal												c11		
Automotive parking								p		c	p	p	p	p
Automotive rental and leasing								p		p6	p	p	p	p6
Commercial/industrial accessory uses								p7		p7	p7	p	p	p7
Communication offices								p2		p2	p	p	p	p2
Construction and trade								p2		p2	p2	p	p	p2
Farm product refrigeration/storage				p6				p6			p	p	p	
Farm product warehousing				p6				p6			p6	p	p	p6
Freight and cargo service								p2		p2	p	p	p	p2
General business service								p		p	p	p	p	p
Heavy equipment and truck repair								p			p	p	p	p
Helipad													p	
Individual transportation and taxi								p2		p2	p	p	p	p2
Log Storage												p		
Miscellaneous equipment rental								p		p6	p	p	p	p6
Outdoor advertising service								p6		p6	p6	p	p	
Passenger transportation service								p2		p2	p	p	p	p2
Professional sport teams/promoters								p2		p2	p2	p	p	p2
Research, development and testing								p		p	p	p	p	p
Self-service storage				p4	p4	p4		p6			p	p	p	
Telegraph and other communications								p2		p2	p	p	p	p2
Transportation service								p2		p2	p	p	p	p2
Trucking and courier service								p2		c3	p	p	p	p2
Warehousing and wholesale trade								p6			p6	p	p	p2

(Ord. 2180, 2009)

**14.207.095 Government/Business Services  
Land Uses: Regulations.**

1. Fire facilities shall meet the following conditions:
  - a. All buildings and structures shall maintain a minimum distance of twenty (20) feet from adjoining residential property lines.
  - b. Any buildings from which fire-fighting equipment emerges onto a street shall maintain a distance of thirty-five (35) feet from such street.
  - c. No outside storage.
2. Limited to office use and related parking for vehicles and equipment.
3. Limited to courier service, except by air.
4. Accessory to a multi-family development of at least twelve units, provided that:
  - a. The gross floor area in the self-service storage shall not exceed the total gross floor area of the multi-family dwellings.
  - b. All outdoor lights shall be shaded and deflected downward away from all adjoining property.
  - c. The use of the facility shall be limited to the occupants' household goods.
  - d. No servicing or repair of motor vehicles, boats, trailers, lawn mowers, or similar equipment.
  - e. No outdoor storage or storage of flammable liquids, highly combustible or explosive materials, or hazardous chemicals.
  - f. No residential occupancy of the storage units.
  - g. No business activity other than the rental of storage units by occupants.
  - h. A resident shall be required on the site and shall be responsible for maintaining the operation of the facility in conformance with the conditions of approval.
  - i. May not be located within any required setback.
5. Limited to products grown on-site.
6. No outdoor storage unless it is screened.
7. Storage limited to accessory storage of commodities sold at retail on the premises or materials used in the fabrication of commodities sold on the premises.
8. Limited to emergency medical evacuation sites in conjunction with police, fire, or health services facility.
9. Cellular communication antennas shall be allowed without a conditional use permit, provided that there are no more than one set of 3 antennas located on a replacement utility pole that is no more than twenty feet higher than the original pole, that all ground mounted or lower pole mounted equipment is located away from the street the pole is adjacent to on private or public owned property; and that the equipment is enclosed in an enclosure which is approved by the City of Snohomish PDS staff.
10. All activities must be within an enclosed building.

**14.207.100 Retail Land Use Table.**



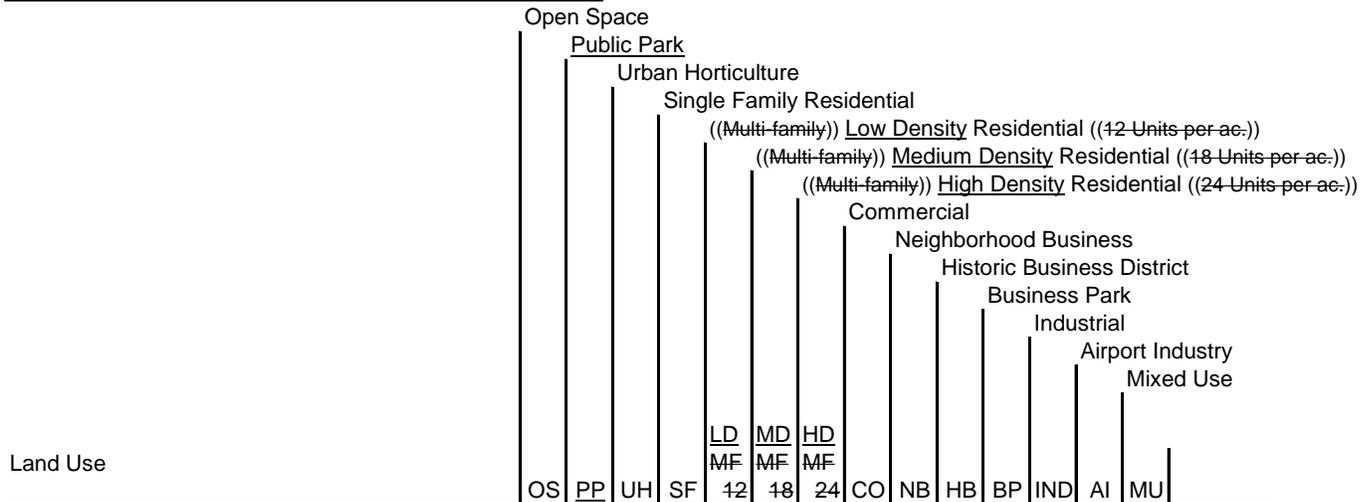
Retail land uses														
	OS	PP	UH	SF	LD MF 12	MD MF 18	HD MF 24	CO	NB	HB	BP	IND	AI	MU
Agricultural crop sales								p		p	p	p		p
Apparel and accessory stores								p	p4	p	p			p
Auction houses								p		p		p	p	
Auto supply store								p3		p3	p3	p		p3
Bldg., hardware & garden materials			p1					p		p	p	p		p
Book, stationary, video and art supply								p	p4	p	p	p		p
Bulk retail								p		p	p	p		c
Department and variety stores								p		p	p			p
Drug stores								p		p	p	p		p
Eating, drinking		p7						p	p6	p	p	p	p	c
Fabric shops								p		p	p	p		p
Florist shops								p	p4	p	p			p
Food stores								p	p4/5	p	p	p2		p
Forest products sales								p		p	p	p		
Fuel dealers								p			p	p	p	
Furniture and home furnishing stores								p		p	p			p
Gasoline service station								p		p	p	p	p	c
Hobby, toy and game shops								p	p4	p	p	p		p
Jewelry stores								p		p	p			p
Liquor stores								p		p	p	p		p
Monuments, tombstones, gravestones								p			p	p		c
Motor vehicle and boat dealers								p		p	p	p		c
Personal medical supply stores								p		p	p			p
Pet store w/ or w/o grooming								p	p4	p	p	p		p
Photographic and electronic shops								p		p	p	p		p
Sporting goods and related stores								p		p	p	p		p
Used goods: antiques/second hand								p		p	p	p		p

(Ord. 2180, 2009; Ord. 2193, 2010)

**14.207.105 Retail Land Uses: Regulations.**

1. Only garden materials shall be permitted.
2. a. Limited to fresh agricultural products.  
b. Covered sales area shall not exceed 1,000 square feet.
3. Only the sale of new or reconditioned automobile supplies is permitted.
4. The store size shall be limited to 3000 gross square feet.
5. With no gasoline sales.
6. With no drive thru food pick up.
7. When ancillary to a recreational land use.

**14.207.110 Manufacturing Land Use Table.**



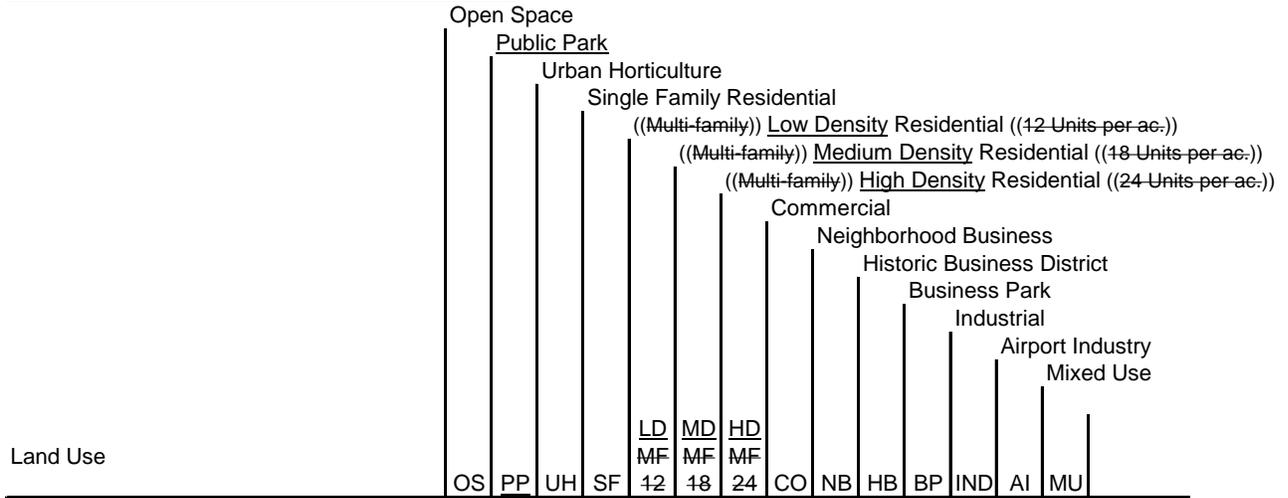
Manufacturing land uses	OS	PP	UH	SF	LD MF 12	MD MF 18	HD MF 24	CO	NB	HB	BP	IND	AI	MU
Aircraft, ship and boat building								c7				p	p	
Apparel & other textile products										p	p		c	
Computer and office equipment								p9		p9	p	p9	p9	
Custom metal working								p9		p	p		c9	
Electronic and other electric equipment								p9		p9	p	p9	c9	
Fabricated metal products								p9		p9	p	p9	c9	
Food and kindred products			c1						p2	p2	p2	p2		
Furniture and fixtures									p	p	p		c	
Heavy machinery and equipment								p9		p9	c	p9	c9	
Industrial and commercial machinery								p9		p9	p	p9	c9	
Leather and leather goods								p6	p6	p6	p		c6	
Measuring and controlling instruments								p		p	p		c	
Miscellaneous light manufacturing								p9		p	p	p	c9	
Miscellaneous transportation vehicles											p			
Motor vehicle and bicycle manufacturing								p9		p	p		c9	
Movie production/distribution									p	p	p		p	
Paper and allied products											p			
Printing and publishing								p	p	p	p		c	
Railroad equipment											p	p		
Stone, clay, glass and concrete products								p8	p8	p8	p		c9	
Textile mill products										p	p			
Tire retreading												c		
Winery/brewery				p3				p	p	p	p		c	
Wood products			c4						p5	p	p		c5	

(Ord. 2180, 2009)

**14.207.115 Manufacturing Land Uses:  
Regulations.**

1. Limited to agricultural products grown on-site; provided that structures and areas used for processing shall maintain a minimum distance of seventy-five (75) feet from property lines adjoining residential areas.
2. Except slaughterhouses.
3. Only as a home occupation.
4. Limited to rough milling and planing of products grown on-site with portable equipment.
5. Limited to wood cabinets and millwork (excluding planing mills).
6. Only within enclosed buildings and as accessory uses to retail sales. No uses associated with tanning and finishing.
7. Boat building or water related manufacturing uses are allowed in the shoreline management area of the Snohomish River in accordance with the City's Shoreline Management Master Program and shoreline development regulations as set forth in Chapter 14.250 SMC.
8. Only within enclosed buildings and with accessory uses to retail sales except asbestos.
9. Only within enclosed buildings and with accessory uses to retail sales limited to assembly of elements shipped to the site into a final product for sale on-site.

**14.207.120 Regional Land Use Table.**



Land Use	OS	PP	UH	SF	LD MF 12	MD MF 18	HD MF 24	CO	NB	HB	BP	IND	AI	MU
Regional land uses														
Airport/heliport														p
College/university								p		p	p	p	p	p
Communication facility - major		c45	c4		c4	c4	c4	c4		c4	c4	c4	c4	
Jail								p3						
Landing field													p	
Municipal water production												p		
Non-hydroelectric generation facility												p		
Public agency animal control facility												p		
Public agency training facility												p2		
School bus base											p	p		
Stadium/arena		c						p						
Transfer station												c		
Transit bus base												c		
Transit park and ride lot								p			p		p	p
Wastewater treatment facility												p		
Zoo/wildlife exhibit		c	p1											

(Ord. 2180, 2009)

**14.207.125 Regional Land Uses:  
Regulations.**

1. For arboretum -- see Recreational/  
Cultural Land Use Table.
2. Except outdoor shooting ranges.
3. Twenty-four (24) hour holding cells as  
part of City Police Department.
4. Major communication facilities are  
permitted on existing utility towers  
where the new facility will not exceed  
the height of the existing tower. In all  
other instances, a conditional use permit  
is required. (Ord. 2092, 2006)
5. Major communication facilities shall not  
interfere with use of the property for  
recreational purposes.

**14.207.130 Recreational/Cultural Land Use Table.**

Land Use	Open Space	Public Park	Urban Horticulture	Single Family Residential	(Multi-family) Low Density Residential ((12 Units per ac.))	(Multi-family) Medium Density Residential ((18 Units per ac.))	(Multi-family) High Density Residential ((24 Units per ac.))	Commercial	Neighborhood Business	Historic Business District	Business Park	Industrial	Airport Industry	Mixed Use
	OS	PP	UH	SF	LD MF 12	MD MF 18	HD MF 24	CO	NB	HB	BP	IND	AI	MU
<b>Park and Recreation</b>														
Campgrounds	p	p												
Community stables		c	c											
Destination resorts		p						p				p		
Marina		p	c					p	p					
Public park	p	p	p	p	p	p	p	p	p	p	p	p	p	
Public Trails	p	p	p	p	p	p	p	p	p	p	p	p	p	
Recreational center		p						p		p				
Recreational vehicle park		c						p2						
<b>Amusement/Entertainment</b>														
Amusement arcades								p		p	p	p		p
Bowling center								p		p				
Golf driving range		c										c		
Golf facility		c						p						
Plays/theatrical production		p						p		p	p			p
Shoot range												c6		
Sports club		p						p		p	p	p		p
Theater		p						p		p	p			
<b>Cultural</b>														
Arboretum		p7		p	p	p	p	p		p	p	p	p	p
Conference center		p7						p		p	p	p	p	p
Library		p7		c	c	c	c	p		p				p
Museum		p7		c	c	c	c	p		p	p	p		p

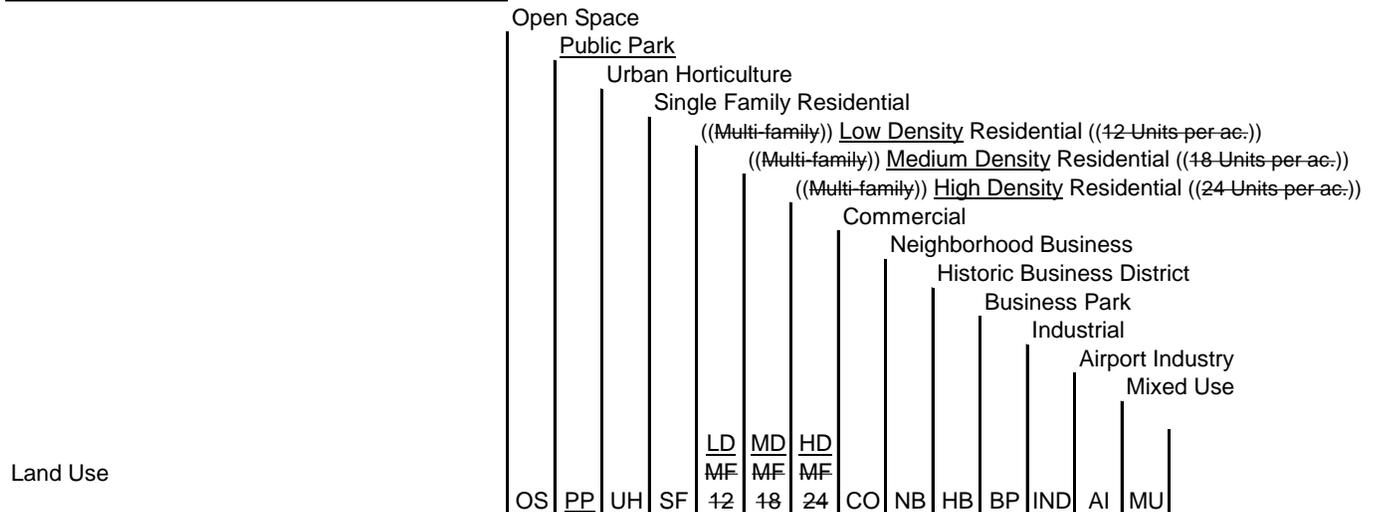
(Ord. 2180, 2009)

**14.207.135 Recreational/Cultural Land  
Uses: Regulations.**

1. The following conditions and limitations shall apply:
  - a. No stadiums on sites less than ten acres.
  - b. Lighting for structures and fields shall be directed so as to minimize the impact on adjacent residential areas.
  - c. Structures or service yards shall maintain a minimum distance of fifty (50) feet from adjoining residential property lines.
2. Recreational vehicle parks are subject to the following conditions and limitations:
  - a. The maximum length of stay of any unit shall not exceed 180 days.
  - b. The minimum distance between recreational vehicle pads shall be no less than ten (10) feet.
  - c. Sewage disposal shall be by sewer service obtained from the City of Snohomish sanitary sewer utility.
3. Limited to transient moorage and shall not create a need for on-site services.
4. Only non-commercial recreational facilities.
5. Structures, driving ranges, and lighted areas shall maintain a minimum distance of fifty (50) feet from adjoining residential property lines.
6. Only in an enclosed building.

7. Uses permitted when related to the history, purpose, or function of the public park.

**14.207.140 Resource Land Use Table.**



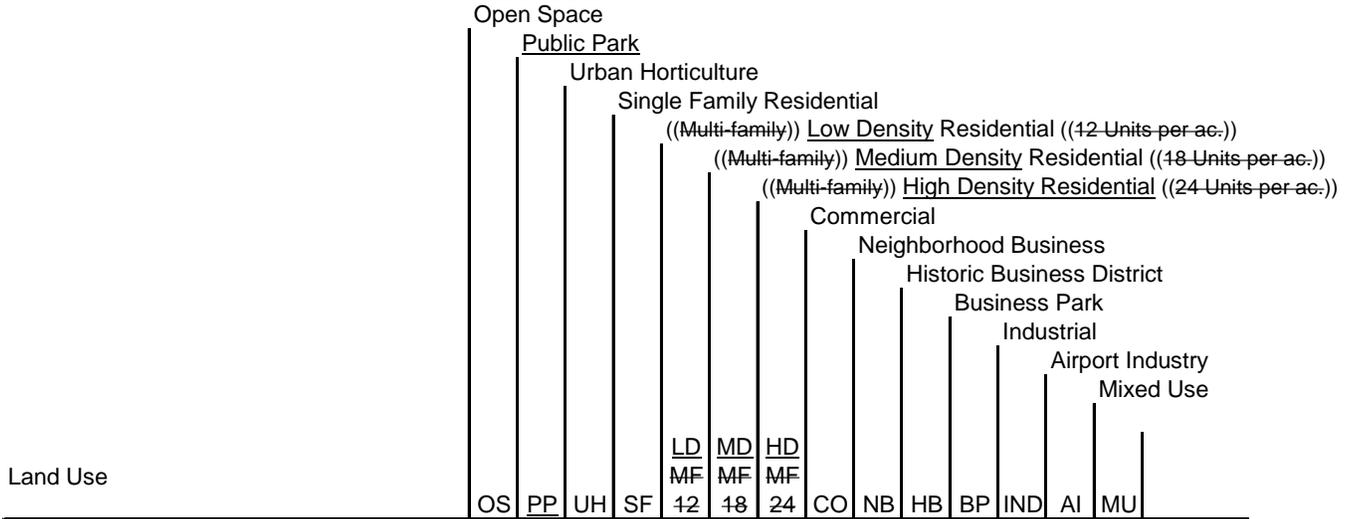
Land Use	OS	PP	UH	SF	LD MF 12	MD MF 18	HD MF 24	CO	NB	HB	BP	IND	AI	MU
<b>Resource Land Uses</b>														
Growing and harvesting crops		p	p											
Raising livestock, small animals			p	p4				p4			p4	p4	p4	
<b>Forestry</b>														
Forest research		p	p	p								p2	p2	p2
Growing and harvesting forest products			p											
<b>Fish and wildlife management</b>														
Aquaculture				p1										
Hatchery/fish preserve			p1	p1										
Wildlife shelters				c										
<b>Mineral</b>														
Asphalt paving mixtures and blocks													c	
Mineral extraction											c3	c		
Processing of minerals												c		
<b>Resource accessory uses</b>														
Resource accessory uses			p											

(Ord. 2180, 2009; Ord. 2193, 2010)

**14.207.145 Resource Land Uses:  
Regulations.**

1. May be subject to the provisions of the City's Shoreline Master Program, shoreline development regulations, and floodplain regulations.
2. Only forest research conducted within an enclosed building.
3. Only within an approved enclosed or contained facility subject to appropriate county and state requirements.
4. The keeping of animals shall conform to the provisions of Title 7 SMC. (Ord. 2193, 2010)

**14.207.150 Essential Public Facility Regulations.**



Essential Public Facilities													
Airport													p
Communication facility-major												c	
Earth station												c	
Energy resource recovery facility												c	
Hazardous waste storage & recycling												c	
Natural gas/electrical power generating facility												p	
Transfer station												c	
Work release facility												c	

(Ord. 2180, 2009)

**14.207.155 Essential Public Facilities: Regulations.** Pursuant to the State Growth Management Act, Ch. 36.70A RCW, the siting and regulation of essential public facilities shall be consistent with the countywide essential public facilities siting process as adopted by Snohomish County.

**14.207.160 Accessory Uses.** Accessory uses and structures are allowed for all uses in all land use designations consistent with applicable regulations and unless specifically prohibited or the context clearly indicates otherwise. (Ord. 2082, 2005)

## EXHIBIT C

### Chapter 14.210

#### DIMENSIONAL AND OTHER REQUIREMENTS

Sections:

- 14.210.010 Purpose
- 14.210.020 Interpretation of Tables
- 14.210.030 Measurement Methods
- 14.210.040 Lot Area – Prohibited Reduction
- 14.210.050 Lot Divided by Land Use Designation Boundary
- 14.210.060 Division of Lots in Multi-Family Residential Use
- 14.210.070 Directional Sense of Lots
- 14.210.080 Contiguous Lots
- 14.210.090 Non-Contiguous Lots
- 14.210.100 Setbacks for Single-Family Residential Structures in other Land Use Designations
- 14.210.110 Setbacks – Modifications
- 14.210.120 Setbacks – Utilities
- 14.210.130 Access Ways, Setbacks – Alleys, Easements, Private Roads
- 14.210.140 Setbacks – Adjoining Half Street or Designated Arterial
- 14.210.150 Setbacks – Projections Allowed
- 14.210.160 Sight Clearance
- 14.210.170 Heights – How to Measure
- 14.210.180 Heights – Exceptions to Limits
- 14.210.190 Utility Distribution and Transmission Poles and Towers
- 14.210.200 Allowed Density for Senior Housing (Repealed by Ord. 2143, 2008)
- 14.210.210 Special Considerations for Multi-Family Developments in Non-Multi-Family Land Use Designations
- 14.210.215 Detached Condominiums and Cottage Housing

- 14.210.220 Mobile Home Park Requirements
- 14.210.230 Business Park and Airport Industry
- 14.210.235 Public Park
- 14.210.240 Recorded Development Plan Design Requirements for Mixed Use, Planned Residential Developments, Critical Areas Exceptions, etc.
- 14.210.250 Accessory Buildings and Miscellaneous Structures in all Land Use Designations
- 14.210.260 Conversions
- 14.210.270 Swimming Pools
- 14.210.280 Street Frontage – Easements
- 14.210.290 Screening of Exterior Mechanical Equipment for Commercial and Multi-Family Developments
- 14.210.300 Infrastructure Improvements Required as a Condition of Building Permit
- 14.210.310 Location of New Utilities
- 14.210.320 Keeping of Animals
- 14.210.330 Dimensional Requirements Tables 1 and 2
- 14.210.340 Severability

**14.210.010 Purpose.** The purpose of this chapter is to establish requirements for development with regard to basic dimensional standards, as well as specific rules for general application within land use designations. The standards and rules are established to provide flexibility in project design, provide solar access, and maintain privacy between adjacent uses.

**14.210.020 Interpretation of Tables.**

A. This chapter defines general design and dimension standards for the various land use designations as well as requirements specific to a particular land use designation.

- B. There are two separate tables which are arranged in a matrix format. Table 1 contains the requirements for the Commercial and Industry land use designations. Table 2 contains the requirements for all of the residential land use designations, as well as the Open Space and Urban Horticulture land use designations. The types of dimensional standards are listed down the left side of the table and the land use designations are listed at the top. The matrix boxes contain the minimum dimensional requirements of the land use designation. A blank box indicates that there are no specific requirements. (Ord. 2187, 2010)

**14.210.030 Measurement Methods.** The following measurement methods shall be used to determine compliance with the dimensional standards in this Chapter:

- A. Street setbacks shall be measured from the existing edge of a street right-of-way or temporary turnaround.
- B. Lot widths shall be measured by scaling a circle of the applicable diameter within the boundaries of the lot, provided that an access easement shall not be included within the circle.
- C. For any calculation which ends in a fraction of .5 or greater, the number will be rounded up to the next whole number. Any fraction less than .5 will be rounded down to the next whole number.
- D. Lot area shall be the total horizontal land area contained within the boundaries of a lot.
- E. Open space calculations shall include areas of turf, landscaping, natural vegetation, or surface water retention/detention facilities.

**14.210.040 Lot Area – Prohibited Reduction.** Any portion of a lot that was required to calculate and ensure compliance with the standards and regulations of this title shall not be subsequently subdivided or segregated from such lot.

**14.210.050 Lot Divided By Land Use Designation Boundary.** When a lot is divided by a land use designation boundary, the following rules shall apply:

- A. When a lot contains both residential and non-residential land uses, the boundary between shall be considered a lot line for determining permitted building height and required setbacks on the site.
- B. Uses on each portion of the lot shall only be those permitted in the land use designation applicable to such portion.

**14.210.060 Division of Lots in Multi-Family Residential Use.** Where a lot is devoted to a Multi-family residential use involving more than one separate building, such lot shall not be divided except when each proposed division complies with the requirements as to minimum lot area, setback, parking, and other conditions required for the land use designation in which such lot is located.

**14.210.070 Directional Sense of Lots.** For the purpose of applying regulations having a directional relationship to lots, the directional sense of lots shall be determined as follows:

- A. Front Direction.
  - 1. When a lot adjoins one street, front direction shall be toward the street.
  - 2. When the lot adjoins two streets which intersect on the boundaries of

such lot, front direction shall be toward that street from which the address is based and the primary pedestrian entrance is taken.

3. When the lot adjoins two streets which do not intersect on the boundaries of such lot, front direction may be taken toward either street; provided, that no other condition exists which, in the discretion of the City Planner, dictates the front direction.
4. When the lot adjoins no street and access is by a private easement, the City Planner shall have discretionary authority to determine the front direction, considering location of entrance to such lot, topography, orientation of the proposed building, orientation of existing buildings and/or logical orientation of future buildings on adjoining lots, and any other considerations pertinent to a specific case.

- B. Rear direction shall be taken as opposite to the front direction, or as nearly so as the lot shape permits.
- C. Side direction shall be taken at a ninety-degree angle to the front direction, or as nearly so as the lot shape permits.

**14.210.080 Contiguous Lots.** Contiguous lots, owned by the same person, may be used to satisfy the requirements of the respective land use designation, if the property owner is willing to consolidate the lots to reflect the single use of the land under the provisions of a recorded covenant.

**14.210.090 Non-Contiguous Lots.** Non-contiguous lots, which are owned by the same individual but physically separated by

a street, alley, river, or some other form of manmade or natural barrier, shall not be used jointly to satisfy the requirements of any land use designation except for off-street parking as described in Chapter 14.235 SMC and Business Parks as described in SMC 14.205.055. (Ord. 2087, 2005)

**14.210.100 Setbacks for Single-Family Residential Structures in Other Land Use Designations.** All single-family residential structures in any Multi-family, Commercial, or Industry land use designation shall be required to meet the minimum setback requirements of the Single-Family Residential land use designation as set forth in SMC 14.210.330, as it now reads or is hereinafter amended. If any single-family structure is converted to a use other than single-family residential, it shall be required to meet the minimum requirements of the land use designation where it is located. (Ord. 2187, 2010)

**14.210.110 Setbacks – Modifications.** The following setback modifications are permitted:

- A. When the common property line of two (2) lots is covered by a building(s), the setbacks required by this chapter shall not apply along the common property lines, and the two lots shall be considered one lot. Any subsequent permit requests must be accompanied by a lot line adjustment application.
- B. When a lot in a single-family designated area is located between lots having non-conforming front yard setbacks, the required front yard setback for such lot may be the average of the two (2) non-conforming setbacks or 60 percent of the required street setback, whichever results in the greater street setback.

**14.210.120 Setbacks – Utilities.**

- A. In subdivisions and short plats, areas used to convey public utility services shall be contained in separate tracts, rights-of-way, or easements.
- B. For other types of land development permits, easements shall be used to delineate such corridors.
- C. All buildings shall maintain a minimum distance of five (5) feet from an access easement.

**14.210.130 Access Ways, Setbacks – Alleys, Easements, Private Roads.**

Vehicle access points from garages, carports, or fenced parking areas shall be set back from the alley property line, easement line, or private roadway, so that an approach apron of at least twenty-five (25) feet is provided.

**14.210.140 Setbacks – Adjoining Half-Street or Designated Arterial.**

In addition to providing the standard street setback, a lot adjoining a half-street or half of a designated arterial may be required to provide an additional width of street setback sufficient to accommodate construction of the planned half-street or arterial.

**14.210.150 Setbacks – Projections Allowed.**

Certain structures may project into the required setbacks as follows:

- A. For ground and upper floor uses in all districts and for upper floor uses only in the Historic Business District; fireplace structures, bay or garden windows, enclosed stair landings, closets, or similar structures may project into any setback; provided, that such projections are:

- 1. Limited to two (2) per façade;

- 2. Not wider than seven (7) feet; and
- 3. Not more than twenty-four (24) inches into an interior setback or twenty-four (24) inches into a street or rear yard setback.

- B. Uncovered porches and decks, which exceed eighteen (18) inches above the finished grade, may project:

- 1. Eighteen (18) inches into interior setbacks; and/or
- 2. Five (5) feet into the street setback.

- C. Uncovered porches and decks, not exceeding eighteen (18) inches above the finished grade, may project to within five (5) feet of the rear property line.

- D. Roof eaves, if at least seven (7) feet measured vertically above finish ground level in the vicinity of the projection, may not project more than twenty-four (24) inches into any required setback.

**14.210.160 Sight Clearance.**

At all intersections between streets, between streets and alleys, and between streets and private driveways, there shall be no sight obstruction. A visibility triangle shall be maintained for all corner lots in all residential districts. The visibility triangle shall be determined by measuring lines from the intersection of the property lines abutting two (2) intersecting streets for a distance of fifteen (15) feet in both directions. The terminus of the two line segments shall be connected by a third line to complete the area of the triangle in which sight obstruction shall not be permitted in conjunction with the normal side yard setback requirement of each land use designation.

**14.210.170 Heights – How to Measure.**

The building height is the vertical distance from the average adjoining curb elevation to the highest point of the roof surface of a flat roof, to the deck line of a mansard roof, and to the mean height level between the eaves and ridge for a gable, hip or gambrel roof; provided, however, that where the buildings are set back more than ten feet from the property line adjacent to a street, the height of the building shall be measured from the average elevation of the finished grade of the building.

**14.210.180 Heights – Exceptions to Limits.**

The following structures may be erected above the height limits set forth in SMC 14.210.330:

- A. Roof structures housing or screening elevators, fire access stairways, tanks, ventilating fans or similar equipment required for building operation and maintenance.
- B. Fire or parapet walls, skylights, flagpoles, chimneys, weathervanes, smokestacks, church steeples, utility line towers, and poles.

**14.210.190 Utility Distribution and Transmission Poles and Towers.**

A conditional use permit shall be required for utility transmission poles and towers located on private property, if their height exceeds fifty (50) feet above the grade at the base of the pole. Utility distribution poles and towers are defined as those that support the systems for serving power, phone, television, and other wire utilities to the immediate area in which they are located. Utility transmission poles and towers are defined as those that support the systems for serving power, phone, television, and other wire utilities to utility distribution facilities.

**14.210.200 Allowed Density for Senior Housing.** Repealed. (Ord. 2143, 2008)

**14.210.210 Special Considerations for Multi-Family Developments in Non-Multi-Family Land Use Designations.**

- A. A Multi-family development outside the Historic District shall be reviewed consistent with the requirements of Chapter 14.230 SMC.
- B. All Multi-family developments shall provide 20 percent of the site in open space.
- C. All Multi-family developments shall meet the dimensional requirements of the MF-18 designation as set forth in SMC 14.210.330. The permitted density limitation of 18 dwellings per acre shall not apply where a higher residential density is authorized by Chapter 14.285 SMC. (Ord. 2104, 2006; Ord. 2143, 2008)

**14.210.215 Detached Condominiums and Cottage Housing.**

- A. The purpose of this section is to: 1) Allow for the development of multiple detached dwellings without the subdivision of land in land use designations where multifamily dwellings are allowed; 2) Provide for innovative development of detached dwellings as an alternative to conventional attached multifamily dwellings or conventional single family dwellings upon individual lots; 3) Provide additional options for achievement of urban densities within the City; 4) Implement the Washington State Growth Management Act and the City of Snohomish Comprehensive Plan; and 5) Protect and advance the public's health, safety, and welfare.

- B. The development of more than one detached dwelling per lot within the Low Density Residential, Medium Density Residential, High Density Residential, Commercial, Mixed Use, Business Park, and Historic District land use designations is permitted only as detached condominium or cottage housing development.
- C. Detached condominium and cottage housing shall conform to the provisions of this section.
- D. All applicable development regulations required by the Snohomish Municipal Code shall apply, including but not limited to off-street parking, provisions for utilities, and emergency access. Where a conflict occurs, the provisions of this section shall control.
- E. On a lot to be used for a detached condominium or cottage housing development, existing detached single-family residential structures, which may be nonconforming with respect to the standards of this section, shall be permitted to remain, but the extent of the nonconformity may not be increased.
- F. Maximum residential density shall not exceed the density allowed in the land use designation.
- G. Detached condominium and cottage housing development shall adhere to applicable design standards for multifamily development and for Planned Residential Developments (PRD).
- H. Structures and accessory structures shall exhibit and embody an architectural style. Architectural detailing shall be provided on all facades. More than one architectural style may be used within a detached condominium development.
- I. Accessory dwelling units are not permitted in detached condominium or cottage housing developments.
- J. Detached condominium developments shall conform to the following provisions:
  - 1. Internal streets may be either public or private. Public streets shall conform to the City of Snohomish Engineering Design and Construction Standards.
  - 2. Private streets shall include the following improvements. The City Engineer may authorize variations to the following improvements when no adverse impact to public health, safety, and welfare would occur:
    - a. A six-inch curb with gutter on each side.
    - b. Street trees on one side.
    - c. At least one side of each street shall include:
      - i. An eight-foot-wide parking aisle along the inside of the curb, a landscape strip along the outside of the curb, and a sidewalk along the outside of the landscape strip. The landscape strip shall have a minimum width of four feet and the sidewalk shall have a minimum width of four feet.
      - ii. Street light standards and fixtures that achieve illumination standards used

for public streets. Street lights with decorative design detailing are encouraged.

- d. Unobstructed roadway width of 26 feet and as approved by the City Engineer.
3. A pedestrian circulation system consisting of sidewalks and walkways shall provide access to the adjacent public streets, all homes, and common recreation areas.
4. Residential structures shall be limited to 2,000 square feet of living area. Porches, garages, and basements are not included in the calculation of living area.
5. Residential structures shall not exceed two stories and thirty feet in height.
6. Minimum setbacks from perimeter property lines and from internal boundaries of exclusive use shall be as follows:
  - a. Front: Ten feet, except that garages with doors facing the front shall be set back twenty feet.
  - b. Side: Five feet, except that no side setback shall be required for detached garages located in the rear half of the lot or area of exclusive use.
  - c. Rear: Fifteen feet for the dwelling. Garages with doors facing the rear shall be set back twenty feet. No rear setback shall be required for detached garages with doors facing the front or side.
- d. Arterial street: An additional five feet of setback shall be required where the building site abuts an arterial street.
- e. Side and rear setbacks shall provide for a minimum of 400 square feet of private open space for each dwelling.
7. Design standards for Planned Residential Developments (PRD) and Small Lot Development shall apply.
- K. Cottage housing developments shall conform to the following provisions:
  1. Cottage housing developments shall contain a minimum of four cottages arranged on at least two sides of a common open space, with a maximum of twelve cottages per development.
  2. Height Limit and Roof Pitch.
    - a. Maximum building height shall be eighteen feet.
    - b. The ridge of pitched roofs with a minimum slope of 6:12 may extend up to twenty-eight feet. The ridge of pitched roofs with a minimum slope of 4:12 may extend up to twenty-three feet. All parts of the roof above eighteen feet shall be pitched.
  3. Lot Coverage and Floor Area.
    - a. The overall maximum lot coverage permitted for principal and accessory structures shall not exceed fifty percent.

- b. The lot coverage for an individual principal structure in a cottage housing development shall not exceed 650 square feet.
  - c. The total floor area of each cottage shall not exceed 1,000 square feet.
  - d. The floor area of enclosed space located either above or below the main level shall not exceed fifty percent of the enclosed space of the main level, or 375 square feet, whichever is less. This provision shall not apply to attic and crawl spaces.
4. Minimum Setback from Perimeter Property Lines.
- a. Front Yard: Ten feet.
  - b. Side Yards: Five feet. Where there is a principal entrance along a side facade, the side yard shall be no less than ten feet along that side for the length of the pedestrian route. This ten foot side yard shall apply only to a height of eight feet above the access route. Where a side yard abuts a public street, the minimum side yard setback shall be no less than ten feet.
  - c. Rear Yards. Not less than ten feet.
5. Interior Separation for Cottage Housing Developments. There shall be a minimum separation of six feet between principal structures. Facades of principal structures facing facades of accessory structures shall be separated by a minimum of three feet. Where there is a principal entrance on an interior facade of either or both of the facing facades, the minimum separation shall be ten feet.
6. Required Open Space.
- a. Quantity of Open Space. A minimum of 300 square feet per unit of landscaped open space is required. This quantity shall be allotted as follows:
    - i. A minimum of 150 square feet per unit shall be private usable open space; and
    - ii. A minimum of 150 square feet per dwelling unit shall be provided as common open space.
  - b. Development Standards.
    - i. The minimum horizontal dimension for private or common open space shall be ten feet.
    - ii. Required common open space shall be provided in one contiguous area. Each cottage shall abut the common open space, and the common open space shall have cottages abutting at least two sides.
7. Parking
- a. Access to parking shall be from the alley where the property abuts an alley.
  - b. Location.

- i. Parking may be in or under a structure, or outside a structure, provided that:
  - A. The parking is screened from direct view.
  - B. Parking outside a structure may not be located between cottages.
  - C. Parking may not be located in the front yard.
  - D. Parking may be located between any structure and the rear lot line of the lot, or between any structure and a side lot line which is not a street side lot line.

single-wides or three thousand two hundred (3,200) square feet of area with forty (40) foot minimum width for double-wides.

- 2. Have access from an interior driveway only.
- 3. Have a crushed rock or hard surface area upon which the mobile home will be located.
- E. All drives within the park shall be paved and appropriate ingress and egress from each public street bordering the mobile home park shall be provided in accordance with the direction of the City Engineer consistent with standard traffic engineering practice.
- F. There shall be no less than twelve (12) feet clearance between manufactured homes or any part thereof, and no less than five (5) feet between manufactured homes and any building within the park or from the required fence, wall, or hedge.
- G. There shall be a sight-obscuring fence, wall, or hedge on all sides of the park, in conformance with Chapter 14.240 SMC.
- H. Access roadways, vehicle thoroughfares, and recreational areas shall be provided with adequate area lighting.
- I. Electrical distribution and telephone service systems to each space or lot shall be underground, except for outlets and risers at each space or lot.
- J. Every mobile home site shall have provisions for electrical, plumbing, and sanitary sewer installation in accordance with all applicable City and state regulations. No mobile home which

(Ord. 2127, 2007)

**14.210.220 Mobile Home Park Requirements.** Requests for a conditional use permit for the construction of a mobile home park in the Multi-family designation shall comply with the following requirements:

- A. A mobile home park shall obtain a recorded development plan permit (see Chapter 14.50 SMC).
- B. The minimum site for a mobile home park shall be one (1) acre.
- C. No more than ten (10) mobile homes may be located on any one (1) acre of ground.
- D. Each space or lot upon which a mobile home is to be located shall:
  - 1. Contain two thousand four hundred (2,400) square feet and have a minimum width of thirty (30) feet for

does not have sanitary facilities shall be allowed in the park.

- K. All mobile home parks shall meet the health department regulations of the City, county and state.
- L. All mobile homes must be skirted with opaque paneling of wood, metal, plastic, or some other solid and sturdy material around the circumference of the mobile home so that the undercarriage and wheels are covered from view.
- M. All internal driveways, excluding parking, shall be paved and have a minimum width of twenty (20) feet, except for one-way roads which shall have a minimum width of fifteen (15) feet.
- N. Cul-de-sac turnarounds shall have a minimum pavement width of twenty (20) feet and a minimum turning area diameter of seventy (70) feet.
- O. In addition to the two-stall per mobile home pad required in SMC 14.235.170, off-street parking shall be provided at the ratio of one parking space for each four (4) mobile home pads and shall be distributed for convenient access to all pads.
- P. A bulk storage and parking area for boats, campers, travel trailers, etc., shall be provided within the mobile home park. A minimum of three hundred (300) square feet of space, exclusive of driveways, shall be provided for every ten (10) mobile home pads. Bulk storage and parking areas shall be separated from all other parking facilities and shall be provided with some means of security. The requirements of this subsection may be waived by the City Planner, if the mobile

home park developer/owner agrees to prohibit the storage of such items within the park.

- Q. All mobile home parks shall provide adequate fire protection as required by the Fire Marshall in accordance with the Uniform Fire Code.
- R. A common recreational facility is suggested for mobile home parks in excess of fifty (50) units but is not required. If a recreational facility is provided, it should be centrally located along with the required open space.
- S. The mobile home park shall comply with all other requirements of the Multi-family 18 units per acre land use designation as described in this title.
- T. A complete and detailed site plan shall be submitted to the Hearing Examiner for approval together with a separate grade and drainage plan, which shall be reviewed by the City Engineer and City Planner for recommendations to the Hearing Examiner. The site plan shall show the location and dimensions of all contemplated buildings, structures, open space, driveways and roads, recreational areas and other pertinent features which may be necessary to show compliance with the regulations of this section.
- U. The developer and/or owner of the mobile home park shall be responsible for ensuring that every mobile home is installed in compliance with the provisions of this section. All improvements and connections shall be made at the time of installation and prior to occupancy.

**14.210.230 Business Park and Airport Industry.**

A. Chapters 14.205 and 14.207 SMC govern permitted land uses in the Business Park and Airport Industry designations.

B. Minimum Area. A minimum of five (5) acres will normally be required for a Business Park development; however, existing smaller parcels that cannot be aggregated together to establish a 5 acre project will be allowed, subject to appropriate review and conditions.

C. Setbacks.

1. From all public rights-of-way: A minimum setback of twenty (20) feet shall be complied with for structures designed for other than office and retail use. Buildings designed for office and/or retail use can be located so that they abut the front property line when pedestrian sidewalks and walkways abut the buildings.
2. From all other property lines forming the perimeter development:
  - a. Adjacent to nonresidential land use designations: Ten (10) feet.
  - b. Adjacent to residential land use designations: A visual screen and a setback of not less than fifty (50) feet in depth shall be provided.

D. Landscaping and Open Space.

1. The site shall consist of not less than 20 percent landscaping and/or open space, which open space may consist of undisturbed vegetation or water and will include the 5% area of

required landscaping. In addition, any parking lot of over twenty (20) cars must provide a minimum of one contiguous one hundred (100) square foot landscaped island within the parking area for each ten (10) spaces. Up to 50% of the landscaping and open space requirement for a business park development may be provided by permanent dedication of a conservation easement to the City, a land trust, or another entity acceptable to the City of Snohomish, which easement shall restrict property to remain in open space in perpetuity within the same business park designation as the development in question.

2. At least 5 % of the site must be in formal developed landscaping no less than two thousand (2,000) square feet in area and oriented towards the main entrance and public right-of-way.
3. Landscaping Adjacent to Streets. All uses which adjoin a street will also provide a landscape corridor of trees, planted no more than fifty (50) feet on center. Such landscaping shall not obscure the sight distance for traffic and pedestrians at the intersection of streets or driveways.

E. Access

1. Access Limitation. Business Parks shall have access to at least one major arterial. Access to the adjacent arterial and other streets will be provided in accordance with City traffic plans and will be constructed per Public Works Design and Construction Standards.

2. Access Assurance to Adjacent Properties. At the time of permit review the City may require as a condition of approval either:

- a. That a frontage road or marginal access street be constructed to provide access to the arterial for adjacent properties.
- b. That the applicant grants to adjacent properties the right to use the applicant's arterial access.

F. Height Limitation. Building heights shall not exceed three (3) stories or forty-five (45) feet. If a variance is applied for and granted to exceed three stories or forty-five (45) feet, there shall be added one (1) additional foot of yard setback on all sides for each one (1) foot of additional building height, provided that the total building height may not exceed four (4) stories or 60 feet for buildings not having stories.

**14.210.235 Public Park.**

A. At the time that a change or intensification of land use, or new construction or development is proposed, the City Planner shall evaluate the conditions associated with the proposed development, the existing property, and the surrounding property and pursuant to SMC 14.05.050 issue written findings regarding the applicable land development regulations. The City Planner's determination and decision regarding applicable development regulations shall be appealable as prescribed by Chapter 14.75 SMC.

B. In determining the development regulations applicable to property

designated Public Park, the City Planner shall consider factors such as:

- 1. Existing and proposed land uses, facilities, and improvements.
- 2. Development regulations applicable to nearby properties.
- 3. Limitations or controls upon construction, land use, environmental protection, transportation systems, etc. warranted to minimize the potential for unmitigated adverse impacts. and establish written dimensional standards applicable to the subject property.

**14.210.240 Design Requirements for Mixed Use and Planned Residential Developments (PRDs).**

A. Chapters 14.25 and 14.40 SMC govern the process for obtaining an approved administrative development plan when required.

B. Design requirements for PRDs are shown in SMC 14.210.330 Table 1 and in Chapter 14.220 SMC.

C. Design requirements for administrative development plans in the Mixed Use designation are shown in SMC 14.210.330 Table 1. (Ord. 2111, 2006)

**14.210.250 Accessory Buildings and Miscellaneous Structures in All Land Use Designations.**

Accessory buildings and miscellaneous structures which are clearly incidental and compatible with the permitted uses allowed in each land use designation shall be allowed in all land use designations, subject to the approval of the City Planner. Long-term storage of commercial vehicles and materials in excess of thirty (30) days shall be prohibited in all residential

designations. Accessory buildings and miscellaneous structures shall not be located closer than five (5) feet to any lot line, except the front lot line from which the normal setback shall be observed, and shall not exceed the height and open space restrictions of the permitted uses within the respective land use designation. Accessory uses and miscellaneous structures attached to the main structure are considered a part of that structure and must meet the setbacks for that designation.

**14.210.260 Conversions.** Conversions of existing residential structures to provide additional dwelling units shall comply with the requirements of this section.

- A. No conversions shall be permitted in the Single-Family land use designation other than to provide living quarters for servants, temporary guests, and relatives by blood or marriage, and accessory dwelling units as allowed by this title.
- B. Conversion in all other land use designations where residential units are allowed shall comply with the following:
  - 1. All requirements under the respective land use designation shall be adhered to.
  - 2. Dwelling units resulting from conversions shall include a kitchen and separate bathroom.
  - 3. Off-street parking shall be provided as specified under Chapter 14.235 SMC.

**14.210.270 Swimming Pools.**

- A. Excavated or surface type swimming pools may be installed for private or communal residential use within all residential designations.

- B. A six-foot (6') high fence of chain link, wood, or other secure material with locking gate shall be constructed around all swimming pools to control access by unauthorized or unattended persons.

**14.210.280 Street Frontage – Easements.**

Every lot in a residential or urban horticulture land use designation shall either adjoin a public street or have access to a public street by a private corridor. Such corridors shall be permanently committed as access for this lot by recorded document. Private corridors shall have a minimum width of twenty (20) feet, when serving property with a maximum development potential of four (4) standard lots and/or four (4) residential units, as defined by the minimum lot size and density of the respective land use designation. Property with a development potential in excess of four lots and/or four residential units shall require a minimum private corridor width of forty (40) feet.

**14.210.290 Screening of Exterior Mechanical Equipment for Commercial and Multi-Family Developments.**

Either visual or sound screening may be required to reduce the effects of exterior mechanical systems on the adjacent rights-of-way and properties.

**14.210.300 Infrastructure Improvements Required as a Condition of Building Permit.**

As a condition of issuing a building permit for substantial improvements on the site, the City may require improvements or repairs to: the adjacent curb, gutters, sidewalks, water, wastewater and stormwater utilities, and stormwater facilities as required pursuant to Ch. 15.16 SMC. (Ord. 2173, 2009)

**14.210.310 Location of New Utilities.**

Utilities associated with new construction

located in all land use designations shall be constructed underground. Utilities associated with remodel or construction of additions to existing structures located in all land use designations should be constructed underground whenever practical.

**14.210.320 Keeping of Animals.**

Dimensional standards related to the keeping of animals and structures for the keeping of animals are as specified by this Chapter and Chapter 7.04 SMC. (Ord. 2193, 2010)



## 14.210.330 Dimensional Requirements - Table 2

Residential and Other Misc. Designations

	Open Space	Urban Horticulture	Single Family Residential	Low Density Residential	Medium Density Residential	High Density Residential	Public Park	
	OS	UH	SF	LD	MD	MD	HD	PP
				( <del>MF12</del> )	( <del>MF18</del> )	( <del>MF18</del> )	( <del>MF24</del> )	
Minimum Lot Size, in sq. ft.	none	10 acres	7,200	7,200	6,000	1 acre	5,000	none
Lot Width, in feet	none	none	60	60	50	50	50	none
Permitted density, du/ac <sup>10</sup>	na	1 per 10 acres	6	12	18	10	24	na
Front Yard Setback, in feet			11	12				
a. From arterial	20	20	20	20	20		20	<sup>17</sup> 10
b. From all other streets	20	20	20	20	20		20	<sup>17</sup> 12
c. From prop. line (no street)	10	10	20	10	10		10	<sup>17</sup> 12
Side Yard Setback <sup>13</sup> , in feet	0	10	5	6	8		10	<sup>17</sup> 12
a. From residential	0	10						<sup>17</sup> 12
Rear Yard Setback, in feet	0	10	20 <sup>14</sup>	20	15		10	<sup>17</sup> 12
Lot coverage	20%	20%		80%	80%		80%	<sup>17</sup> 12
Open space	80%	70%		20%	20%		20%	<sup>17</sup> 12
a. Percent landscaped	na	na		5%	5%		5%	<sup>17</sup> 12
Height limitation <sup>15</sup> in feet <sup>16</sup>	35	40	35	35	35		40	<sup>17</sup> 35
(Note: whichever is more restrictive applies)								
Recorded development plan required			for PRD	for PRD	for PRD	yes	for PRD	

(Ord. 2143, 2008; Ord. 2187, 2010)

<sup>10</sup> An alternative maximum density may be permitted by Chapter 14.285 SMC.

<sup>11</sup> Different front setback regulations apply if a PRD or lot size of less than 7200 sq ft is used. See Chapter 14.230 SMC.

<sup>12</sup> Different front setback regulations apply if a PRD or lot size of less than 7200 sq ft is used. See Chapter 14.230 SMC.

<sup>13</sup> Side yards abutting streets shall conform to 1/2 the front yard setbacks.

<sup>14</sup> If the property has an alley, vehicle access is required to be from the alley. Garage setback facing the alley SMC 14.210.130.

<sup>15</sup> Measured per SMC 14.210.170.

<sup>16</sup> Height limitation of fifty-five (55) feet for public schools and other educational facilities such as aquatic centers, stadiums and gymnasiums.

<sup>17</sup> Dimensional requirements as provided by SMC 14.210.235.

**14.210.340 Severability** If any section, subsection, paragraph, sentence, clause or phrase of this ordinance or its application to any person or circumstance be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be preempted by state or federal law or regulation, such a decision or preemption shall not affect the validity or constitutionality of the remaining portions of this ordinance or its application to any other persons or circumstances. (Ord. 2093, 2005)