

LOG NUMBERS

BGT.

8/11/16 CEO 20057495 AUG/18/2016

EXECUTIVE/COUNCIL APPROVAL FORM

MANAGEMENT ROUTING:

EXECUTIVE Dave Somers
 EXEC. DIR. Kendee Yamaguchi
 DIRECTOR/ELECTED Barb Mock *B.M.*
 DEPARTMENT Planning & Dev Services
 DIV. MGR. Josh Dugan *JD*
 DIVISION Planning
 ORIGINATOR David Killingstad *DK*
 DATE 8/10/2016 EXT. 2215

TO: COUNCIL CHAIRPERSON:
 SNOHOMISH COUNTY COUNCIL

EXECUTIVE RECOMMENDATION:

Approve No Recommendation
 Further Processing
 Requested By

KENDEE YAMAGUCHI
Kendee Yamaguchi Trade and Economic Development Director 8/18/16
 Executive Office Signature
 CEO Staff Review *Cep* 8/18/16
 Received at Council Office *ET 11:05 am* 8/18/16

DOCUMENT TYPE:

BUDGET ACTION:
 Emergency Appropriation
 Supplemental Appropriation
 Budget Transfer
 CONTRACT:
 New
 Amendment

GRANT APPLICATION
 ORDINANCE
 Code Amendment Chapter 30.22 SCC. Chapter 30.25 SCC. Chapter 30.24 SCC. Chapter 30.26 SCC. Chapter 30.31E SCC. Chapter 30.41A SCC. Chapter 30.41B SCC. Chapter 30.41G SCC. Chapter 30.70 SCC. Chapter 30.71 SCC. Chapter 30.86 SCC. Chapter 30.91C SCC. Chapter 30.91D SCC and Chapter 30.91O SCC

PLAN
 OTHER

DOCUMENT / AGENDA TITLE:

RELATING TO GROWTH MANAGEMENT; REVISING REGULATIONS FOR COTTAGE HOUSING; AMENDING CHAPTERS 30.22, 30.24, 30.25, 30.26, 30.31E, 30.35A, 30.41A, 30.41B, 30.41G, 30.70, 30.71, 30.86, 30.91C, 30.91D, AND 30.91O OF THE SNOHOMISH COUNTY CODE

APPROVAL AUTHORITY:

EXECUTIVE COUNCIL
 CITE BASIS Chapters 1.02, 2.48 & 30.73 SCC

HANDLING: NORMAL EXPEDITE URGENT DEADLINE DATE

PURPOSE: To adopt amendments to Title 30 of the Snohomish County Code relating to cottage housing.

BACKGROUND:

The recommended code amendments update Snohomish County's regulations for cottage housing development. Specifically, addressed are amendments to: 1) amend the use matrices in chapter 30.22 to change "dwelling, cottage housing" from an administrative conditional use to a permitted use, 2) modify chapter 30.26 to reduce the minimum parking requirements for cottage housing, 3) amend SCC 30.41A.205 and SCC 30.41B.205 to permit a cottage housing development to use the unit lot subdivision regulations, 4) modify chapter 30.41G SCC and add/revise/repeal bulk requirements and design standards for cottage housing developments, 5) modify the definition of "dwelling, cottage housing," and 6) add new definitions for "community buildings," "open space, common," and "open space, private." PDS briefed the Planning Commission on the proposed code amendments on December 15, 2015 and January 26, 2016. The Planning Commission held a public hearing on February 23, 2016, and recommended the proposed ordinance. An Executive Recommended Amendment is also attached which would adjust the ratio of the amount of ground floor square footage to total cottage dwelling square footage.

FISCAL IMPLICATIONS:

EXPEND: FUND, AGY, ORG, ACTY, OBJ, AU	CURRENT YR	2ND YR	1ST 6 YRS
TOTAL	N/A	N/A	N/A

REVENUE: FUND, AGY, ORG, REV, SOURCE	CURRENT YR	2ND YR	1ST 6 YRS
TOTAL	N/A	N/A	N/A

DEPARTMENT FISCAL IMPACT NOTES:

No fiscal impacts anticipated.

BUDGET REVIEW: Analyst *DM* Administrator *Be* Recommend Approval *✓*

CONTRACT INFORMATION:

ORIGINAL _____ CONTRACT # _____ AMOUNT _____
 AMENDMENT _____ CONTRACT # _____ AMOUNT \$ _____

CONTRACT PERIOD:

ORIGINAL Start _____ End _____
 AMENDMENT Start _____ End _____

CONTRACT / PROJECT TITLE:

CONTRACTOR NAME & ADDRESS (City/State only):

APPROVED:

RISK MANAGEMENT Yes *n/a* No _____

COMMENTS _____

PROSECUTING ATTY - AS TO FORM: Yes *X* No _____

OTHER DEPARTMENTAL REVIEW / COMMENTS:

ELECTRONIC ATTACHMENTS:

- Council | 2005 7495 -*
- G:\ECAF\Dept\05_PDS\ECAF_Cottage Housing\ECAF.doc
 - G:\ECAF\Dept\05_PDS\ECAF_Cottage Housing\Ordinance.docx
 - G:\ECAF\Dept\05_PDS\ECAF_Cottage Housing\Planning Commission Recommendation Letter.docx
 - G:\ECAF\Dept\05_PDS\ECAF_Cottage Housing\Summary Notice.docx
 - G:\ECAF\Dept\05_PDS\ECAF_Cottage Housing\Capital Facility Dev Cost Analysis Summary.docx
 - G:\ECAF\Dept\05_PDS\ECAF_Cottage Housing\Housing_Job Matrix.docx

NON-ELECTRONIC ATTACHMENTS:

- PC Letter
- Ordinance
- Summary Notice
- Index (A CD will be delivered to Council staff separately)

1 Adopted:
2 Effective:

3
4 SNOHOMISH COUNTY COUNCIL
5 Snohomish County, Washington

6
7 ORDINANCE NO. 16-_____
8

9 RELATING TO GROWTH MANAGEMENT; REVISING REGULATIONS FOR COTTAGE
10 HOUSING; AMENDING CHAPTERS 30.22, 30.24, 30.25, 30.26, 30.31E, 30.35A, 30.41A,
11 30.41B, 30.41G, 30.70, 30.71, 30.86, 30.91C, 30.91D, AND 30.91O OF THE SNOHOMISH
12 COUNTY CODE
13

14 WHEREAS, the Growth Management Act, chapter 36.70A RCW (GMA), requires
15 Snohomish County (the "County") to regulate land use and development within the County's
16 jurisdiction; and

17
18 WHEREAS, the GMA, Vision 2040, Countywide Planning Policies (CPPs) and the
19 Snohomish County GMA Comprehensive Plan (GMACP) direct the majority of new population
20 into urban growth areas (UGAs) to reduce sprawl and use land more efficiently; and

21
22 WHEREAS, the Introduction to the General Policy Plan (GPP), last amended in June
23 2015, documents that over the next 20 years the population of the County will be aging in place
24 with a majority of residents being 65 and older. According to recent data, this population
25 segment has a preference for smaller residential living spaces that provide a sense of
26 community or closeness; and

27
28 WHEREAS, residential development in unincorporated urban growth areas since the
29 adoption of the GMA has primarily been larger detached single family dwellings or low and mid-
30 rise multiple family dwellings; and

31
32 WHEREAS, the GPP encourages a variety of housing types and densities within UGAs,
33 including cottage housing and bungalow courts, which are part of the Missing Middle. The
34 Missing Middle is a range of multi-unit or clustered housing types compatible in scale with
35 single-family homes that help meet the growing demand for walkable urban living; and

36
37 WHEREAS, the GPP encourages and supports the development of innovative housing
38 types that make efficient use of the county land supply such as cottage housing; and

39
40 WHEREAS, the Snohomish County Council, through Amended Ordinance No. 08-101,
41 adopted regulations in 2009 allowing cottage housing development within unincorporated urban
42 residential zones; and

43
44 WHEREAS, since 2009, the County has not received any applications for cottage
45 housing development; and

46
47 WHEREAS, PDS met with stakeholders, including developers, realtors and
48 environmentalists, to better understand the market for cottage housing and the regulatory
49 changes needed to encourage more developments; and

1
2 WHEREAS, the Snohomish County Planning Commission (“Planning Commission”) held
3 briefings on December, 15, 2015, and January 26, 2016, concerning the code amendments
4 contained in this ordinance; and
5

6 WHEREAS, the Planning Commission held a public hearing on February, 23, 2016, to
7 receive public testimony concerning the code amendments contained in this ordinance; and
8

9 WHEREAS, at the conclusion of the Planning Commission’s public hearing, the Planning
10 Commission deliberated on the proposed ordinance and voted to recommend amendments to
11 the Snohomish County Code (SCC) relating to cottage housing as shown in its recommendation
12 letter dated May 19, 2016; and
13

14 WHEREAS, on _____, 2016, the Snohomish County Council (“County Council”)
15 held a public hearing after proper notice, and considered public comment and the entire record
16 related to the code amendments contained in this ordinance; and
17

18 WHEREAS, following the public hearing, the County Council deliberated on the code
19 amendments contained in this ordinance;
20

21 NOW, THEREFORE, BE IT ORDAINED:
22

23 Section 1. The County Council adopts the following findings in support of this ordinance:
24

- 25 A. The foregoing recitals are adopted as findings as if set forth in full herein.
26
27 B. This ordinance will amend title 30 SCC to update regulations related to cottage housing.
28 The proposed amendments seek to improve predictability, streamline the code, allow
29 cottage housing on fee simple lots, encourage high quality design and ensure that new
30 development is compatible with surrounding neighborhoods.
31
32 C. In developing the proposed code amendments, the County considered the goals of the
33 GMA, specifically those goals related to urban growth, reducing sprawl, housing, open
34 space and recreation, and the environment. The proposed amendments are consistent
35 with:
36
37 1. GMA Goal 1 – “Urban growth. Encourage development in urban areas where adequate
38 public facilities and services exist or can be provided in an efficient manner.” The
39 proposed amendments allow cottage housing development only within unincorporated
40 urban growth areas.
41
42 2. GMA Goal 2 – “Reduce sprawl. Reduce the inappropriate conversion of undeveloped
43 land into sprawling, low-density development.” The proposed amendments are intended
44 to encourage cottage housing which is a form of infill development designed to use land
45 more efficiently and provide additional capacity for future population growth within
46 UGAs, thereby reducing the need to expand UGAs.
47

- 1 3. GMA Goal 4 – “Housing. Encourage the availability of affordable housing to all
2 economic segments of the population of this state, promote a variety of residential
3 densities and housing types, and encourage preservation of existing housing stock.”
4 The proposed amendments encourage the development of cottage housing to promote
5 a variety of housing types.
6
- 7 4. GMA Goal 9 – “Open space and recreation. Retain open space, enhance recreational
8 opportunities, conserve fish and wildlife habitat, increase access to natural resource
9 lands and water, and develop parks and recreation facilities.” The proposed
10 amendments encourage a form of housing which is designed around common open
11 space and is required to provide 15-20 percent tree canopy coverage.
12
- 13 5. GMA Goal 10 – “Environment. Protect the environment and enhance the state's high
14 quality of life, including air and water quality, and the availability of water.” The proposed
15 amendments will protect the environment by encouraging residential development to
16 use land more efficiently.
17
- 18 D. The proposed code amendments will better achieve, comply with, and implement the Puget
19 Sound Regional Council’s (PSRC) Multi-County Planning Policies (MPPs) which set forth
20 the following policies related to the proposed regulations:
21
- 22 1. Environmental Stewardship Policy MPP-EN-3 “Maintain and, where possible, improve air
23 and water quality, soils, and natural systems to ensure the health and well-being of
24 people, animals, and plants. Reduce the impacts of transportation on air and water
25 quality, and climate change.” The proposed amendments encourage a form of housing
26 which is designed to use land more efficiently, provide common and private open space,
27 is better suited to manage stormwater limit impervious surfaces, and is required to
28 provide 15-20 percent tree canopy coverage.
29
- 30 2. Environmental Stewardship Policy MPP-EN-5 “Locate development in a manner that
31 minimizes impacts to natural features. Promote the use of innovative environmentally
32 sensitive development practices, including design, materials, construction, and on-going
33 maintenance.” The proposed amendments encourage a form of housing which is
34 designed around common open space and is required to provide 15-20 percent tree
35 canopy coverage.
36
- 37 3. Urban Lands Policy MPP-DP-2 “Encourage efficient use of urban land by maximizing the
38 development potential of existing urban lands, such as advancing development that
39 achieves zoned density.” The proposed amendments encourage a form of housing
40 which is designed to use land more efficiently and achieves a higher density within low
41 and medium density residential areas.
42
- 43 4. Urban Lands Policy MPP-DP-4 “Accommodate the region’s growth first and foremost in
44 the urban growth area. Ensure that development in rural areas is consistent with the
45 regional vision.” The proposed amendments are intended to encourage cottage housing
46 which is a form of infill development designed to use land more efficiently and provide
47 additional capacity for future population growth within UGAs, thereby reducing the need
48 to expand UGAs.
49

- 1 5. Urban Lands Policy MPP-DP-15 “Support the transformation of key underutilized lands,
2 such as brownfields and greyfields, to higher density, mixed-use areas to complement
3 the development of centers and the enhancement of existing neighborhoods.” The
4 proposed amendments are intended to encourage cottage housing which is a form of
5 infill development that is well suited to smaller parcels that may not achieve desired
6 densities through traditional forms of single family residential development.
7
- 8 6. Urban Lands Policy MPP-DP-33 “Identify, protect and enhance those elements and
9 characteristics that give the central Puget Sound region its identity, especially the natural
10 visual resources and positive urban form elements.” The proposed amendments are
11 intended to encourage cottage housing, which can be of a higher quality design and is a
12 form of infill development that may be more compatible with existing residential
13 development.
14
- 15 7. Urban Lands Policy MPP-DP-49 “Support and provide incentives to increase the
16 percentage of new development and redevelopment — both public and private — to be
17 built at higher performing energy and environmental standards.” The proposed
18 amendments limit dwelling size to lower energy and long-term maintenance costs.
19
- 20 8. Housing Policy MPP-H-1 “Provide a range of housing types and choices to meet the
21 housing needs of all income levels and demographic groups within the region.” The
22 proposal encourages the development of cottage housing to provide a broader range of
23 housing types.
24
- 25 E. The proposed code amendments will better achieve, comply with, and implement the
26 Snohomish County Countywide Planning Policies (CPP) which set forth the following
27 policies related to the proposed regulations:
28
 - 29 1. Development Pattern Policy DP-11 “The County and cities should revise development
30 regulations and incentives, as appropriate, to encourage higher residential densities and
31 greater employment concentrations in Urban Growth Areas.” The proposed amendments
32 are intended to encourage cottage housing, which is a form of infill development
33 designed to use land more efficiently and provide additional capacity for future
34 population growth within UGAs, thereby reducing the need to expand UGAs.
35
 - 36 2. Development Pattern Policy DP-15 “The County and cities should adopt policies,
37 development regulations, and design guidelines that allow for infill and redevelopment of
38 appropriate areas as identified in their comprehensive plans.” The proposed
39 amendments encourage a form of housing which is designed to use land more efficiently
40 and achieve a higher density within low and medium density residential areas.
41
 - 42 3. Development Pattern Policy DP-16 “Jurisdictions should encourage the use of innovative
43 development standards, design guidelines, regulatory incentives, and applicable low
44 impact development measures to provide compact, high quality communities.” The
45 proposed amendments encourage cottage housing, which provides an alternative to
46 standard forms of single family residential development.
47
 - 48 4. Development Pattern Policy DP-33 “Jurisdictions should develop high quality, compact
49 urban communities that impart a sense of place, preserve local character, provide for

1 mixed uses and choices in housing types, and encourage walking, bicycling, and transit
2 use.” The proposed amendments encourage cottage housing, which imparts a high
3 quality design, preserved open space, and sense of community.
4

- 5 5. Housing Policy HO-10 “Jurisdictions should encourage the use of environmentally
6 sensitive housing development practices in order to minimize the impacts of growth on
7 the county’s natural resource systems.” The proposed amendments encourage cottage
8 housing, which is clustered around a common open space to better minimize impacts on
9 the natural environment.
10

11 F. The proposed amendments will better achieve, comply with, and implement the following
12 goals, objectives, and policies contained in the county’s GMA Comprehensive Plan
13 (GMACP) - General Policy Plan (GPP) by using land more efficiently, clustering to minimize
14 impacts to the natural environment, encouraging a high quality design, adding variety to
15 residential housing stock, improving compatibility of new residential development with
16 existing residential development, preserving open space and urban tree canopy, and
17 providing regulations that are predictable:
18

- 19 1. Land Use Objective 2.A “Increase residential densities within UGAs by concentrating
20 and intensifying development in appropriate locations, particularly within designated
21 centers and along identified transit emphasis corridors.”
22
23 2. Land Use Policy 2.A.5 “Within UGAs, alternatives to standard single family designs such
24 as zero lot line housing and cottages on small lots around a central courtyard, shall be
25 considered in development regulations for residential areas.”
26
27 3. Land Use Objective 4.A “Improve the quality of residential, commercial, and industrial
28 development through comprehensive design standards and a design review process.”
29
30 4. Land Use Policy 5.A.8 “Natural features, open space and critical areas shall be
31 preserved to enhance neighborhood identity.”
32
33 5. Land Use Policy 10.B.7 “The county shall consider development of code and site design
34 standards that encourage the preservation of natural and scenic resources.”
35
36 6. Housing Objective 1.B “Ensure that a broad range of housing types is available in urban
37 and rural areas.”
38
39 7. Housing Policy 1.B.4 “The county shall encourage and support the development of
40 innovative housing types that make efficient use of the county land supply such as
41 residential units in mixed-use developments, accessory dwelling units, cottage housing,
42 co-housing, and live/work units.”
43
44 8. Housing Objective 2.B “Encourage the use of innovative urban design techniques and
45 development standards to foster broad community acceptance of a variety of housing
46 types affordable to all economic segments of the population.”
47
48 9. Housing Objective 2.B.1 “The county shall encourage a variety of housing types and
49 densities in residential neighborhoods.”

- 1
2 10. Housing Objective 2.B.4 “The county shall encourage the integration of a variety of
3 dwelling types and intensities in residential neighborhoods.”
4
5 11. Natural Environment Objective 1.A “Balance the protection of the natural environment with
6 economic growth, housing needs and the protection of property rights.”
7
8 12. Economic Development Objective 2.A “Develop and maintain a regulatory system that is
9 fair, understandable, coordinated and timely.”
10

11 G. Procedural requirements.

- 12
13 1. The proposal is a Type 3 legislative action under SCC 30.73.010.
14
15 2. Pursuant to RCW 36.70A.106(1), a notice of intent to adopt the proposed amendments
16 was transmitted to the Washington State Department of Commerce for distribution to
17 state agencies on January 14, 2016.
18
19 3. State Environmental Policy Act (SEPA) requirements with respect to this non-project
20 action have been satisfied through the completion of an environmental checklist and the
21 issuance of a determination of non-significance on February 9, 2016.
22
23 4. The public participation process used in the adoption of the proposed amendments has
24 complied with all applicable requirements of the GMA and the SCC.
25
26 5. As required by RCW 36.70A.370, the Washington State Attorney General last issued an
27 advisory memorandum in December of 2015 entitled “Advisory Memorandum: Avoiding
28 Unconstitutional Takings of Private Property” to help local governments avoid the
29 unconstitutional taking of private property. The process outlined in the State Attorney
30 General’s 2015 advisory memorandum was used by the County in objectively evaluating
31 the regulatory changes by this ordinance.
32

33 H. The proposed amendments are consistent with the record.

- 34
35 1. This ordinance will amend SCC 30.22.100 to change “dwelling, cottage housing” from an
36 administrative conditional use to a permitted use. Additional design standards are
37 proposed to be added to chapter 30.41G SCC, eliminating the need for the
38 administrative conditional use process.
39
40 2. This ordinance will amend SCC 30.24.055 to remove the word “townhouse” to be
41 consistent with changes to SCC 30.41A.205 and SCC 30.41B.205 which are being
42 broadened to apply to both townhouses and cottage housing.
43
44 3. This ordinance will amend SCC 30.24.090 to remove the word “townhouse” to be
45 consistent with changes to SCC 30.41A.205 and SCC 30.41B.205 which are being
46 broadened to apply to both townhouses and cottage housing.
47
48 4. This ordinance will amend SCC 30.25.020 to remove the requirement for a 10-foot Type
49 B landscape buffer when the zoning classification of the adjacent property is R-9600 or

1 R-8400. Additional design standards for site layout, building orientation and cottage
2 dwellings ensure that cottage housing developments will be more compatible with
3 surrounding residential development.
4

- 5 5. This ordinance will amend SCC 30.26.030(1) to: 1) reduce the required on-site parking
6 to better align with current market conditions, availability of alternatives to automobiles,
7 and demographics of automobile ownership within cottage developments in the Puget
8 Sound region, and 2) reduce impervious surface area, which will reduce potential
9 stormwater runoff and potential impacts to water quality.
10
- 11 6. This ordinance will amend SCC 30.31E.040 to remove the word “townhouse” to be
12 consistent with changes to SCC 30.41A.205 and SCC 30.41B.205 which are being
13 broadened to apply to both townhouses and cottage housing.
14
- 15 7. This ordinance will amend SCC 30.35A.015 to remove the word “townhouse” to be
16 consistent with changes to SCC 30.41A.205 and SCC 30.41B.205 which are being
17 broadened to apply to both townhouses and cottage housing.
18
- 19 8. This ordinance will amend SCC 30.41A.205 to: 1) expand applicability to cottage
20 housing developments and allow fee-simple ownership, 2) delete provisions related to
21 density, lot coverage and setbacks which would be in conflict with proposed changes to
22 the cottage housing regulations and do not affect townhouse development as these
23 requirements are set by the approved site plan, 3) remove extraneous language
24 covered by other subsections or chapters in title 30 SCC to improve readability and
25 implementation, and 4) remove and modify language to allow the regulations to be
26 applied to cottage housing.
27
- 28 9. This ordinance will amend SCC 30.41B.205 to: 1) expand applicability to cottage
29 housing developments and allow fee-simple ownership, 2) delete provisions related to
30 density, lot coverage and setbacks which would be in conflict with proposed changes to
31 the cottage housing regulations and do not affect townhouse development as these
32 requirements are set by the approved site plan, 3) remove extraneous language
33 covered by other subsections or chapters in title 30 SCC to improve readability and
34 implementation, and 4) remove and modify language to allow the regulations to be
35 applied to cottage housing.
36
- 37 10. This ordinance will amend SCC 30.41G.010 to replace the phrase “sizes and ages” with
38 “demographics and desired types of housing” in subsection (1). An additional
39 amendment to subsection (4) adds “open space” consistent with other changes in
40 chapter 30.41G SCC.
41
- 42 11. This ordinance will amend SCC 30.41G.015 to: 1) link applicability to zones rather than
43 to the definition of cottage dwelling, 2) allow an existing single family dwelling to remain
44 part of a cottage housing development, 3) prohibit new detached and attached
45 accessory apartments, and 4) establish a regulation to address conflict between chapter
46 30.41G and other sections in Title 30 SCC.
47
- 48 12. This ordinance will amend SCC 30.41G.020 to establish a maximum density
49 requirement for cottage housing developments of two times the underlying zone to

1 provide additional economic incentives for developing this housing type. An additional
2 amendment would retitle the section from “procedures” to “density.”
3

- 4 13. This ordinance will amend SCC 30.41G.030 to: 1) move certain bulk regulations to new
5 sections SCC 30.41G.032, SCC 30.41G.035, SCC 30.41G.037, and SCC 30.41G.040,
6 2) adjust the maximum cottage dwelling size from 1,200 square feet to 2,000 square feet
7 with a maximum ground or first floor not to exceed 1,600 square feet to provide
8 additional flexibility and to better market cottage housing development to a broader
9 population base, 3) add an allowance for cottage dwellings over a shared garage for
10 added flexibility and set a maximum size of 800 square feet to ensure compatibility
11 within the development, 4) remove front, side and rear setbacks due to the addition of
12 design standards for cottage dwellings, 5) increase the maximum building height from 18
13 and 25 feet depending on roof pitch to 30 feet regardless of roof pitch to provide
14 additional design flexibility to create habitable space above the main or first floor, and 6)
15 increase the lot coverage to 40% to provide greater flexibility in design and layout and
16 more efficient land utilization.
17
- 18 14. This ordinance will add a new section SCC 30.41G.032 to establish standards for site
19 layout and building orientation to maintain a high quality design and to ensure
20 compatibility of cottage housing developments with existing residential development. To
21 reduce the amount of impervious surface within a cottage housing development there
22 shall be no cap on the maximum number of dwellings in a cluster.
23
- 24 15. This ordinance will add a new section SCC 30.41G.035 to establish design standards for
25 cottage housing dwellings and community buildings to ensure high quality design, a
26 variety of housing types, and compatibility with existing residential development.
27
- 28 16. This ordinance will add a new section SCC 30.41G.037 to establish: 1) preferred
29 locations within the cottage housing development for parking areas and shared and
30 individual garages, and 2) design standards for parking areas and garages.
31
- 32 17. This ordinance will amend SCC 30.41G.040 to: 1) retitle the section for clarity, 2) add
33 standards for amounts of common open space and private open space which were
34 previously located in SCC 30.41G.030 and should be grouped with the design standards
35 for easier implementation, and 3) add additional design standards to ensure high quality
36 cottage housing developments.
37
- 38 18. This ordinance will add a new section SCC 30.41G.045 to provide a cross-reference to
39 circulation and access requirements in chapter 30.24 SCC. An additional amendment
40 would add language requiring additional internal pedestrian facilities when a cottage
41 housing development abuts a public or private road.
42
- 43 19. This ordinance will add a new section SCC 30.41G.047 to provide a cross-reference to
44 landscaping requirements in chapter 30.25 SCC.
45
- 46 20. This ordinance amends SCC 30.41G.050 to include additional sections in chapter
47 30.41G SCC for which an applicant may request a modification and give greater
48 flexibility in making a cottage housing development viable.
49

- 1 21. This ordinance amends SCC 30.41G.060 to: 1) retitle the section from “bonus density” to
2 “approval process and decision criteria,” 2) remove bonus density language which is
3 unnecessary with the change proposed in SCC 30.41G.020 to increase the maximum
4 density, and 3) establish cottage housing as Type 1 site plan approval approved by the
5 director in an effort to streamline the process and improve predictability.
6
7 22. This ordinance will add a new section SCC 30.41G.047 to provide regulations for the
8 final inspection of occupancy of a cottage housing development and ensure that
9 conditions of approval have been satisfied.
10
11 23. This ordinance amends SCC 30.70.140 to provide expiration periods for permit
12 applications and approvals for cottage housing consistent with other types of site plans.
13
14 24. This ordinance amends SCC 30.70.300 to include cottage housing in the County’s
15 vesting provisions consistent with other types of site plans.
16
17 25. This ordinance amends SCC 30.71.020 to add cottage housing to the list of Type 1
18 approvals.
19
20 26. This ordinance amends SCC 30.86.115 to allow the application fees for single family
21 detached unit (SFDU) development to be charged for the review of cottage housing
22 development. The review and approval of a cottage housing development is changing to
23 a site plan approval process consistent with that used to approve an SFDU
24 development. The amount of time to review an SFDU would be similar to that required
25 for a cottage housing development.
26
27 27. This ordinance will add a new section SCC 30.91C.198 which adds a definition of
28 “Community building” to define a term used in chapter 30.41G SCC.
29
30 28. This ordinance amends SCC 30.91D.455 to remove the word “townhouse” to be
31 consistent with changes to SCC 30.41A.205 and SCC 30.41B.205 which are being
32 broadened to apply to both townhouses and cottage housing.
33
34 29. This ordinance amends SCC 30.91D.495 to remove language which is standard and
35 already incorporated in chapter 30.41G SCC, resulting in a more streamlined and easier
36 to interpret definition of “Dwelling, cottage housing.”
37
38 30. This ordinance will add a new section SCC 30.91O.015 which adds a definition of “Open
39 space, common” to define a term used in chapter 30.41G SCC.
40
41 31. This ordinance will add a new section SCC 30.91O.016 which adds a definition of “Open
42 space, private” to define a term used in chapter 30.41G SCC.
43

44 I. The proposed amendments are consistent with the record as set forth in the PDS Staff
45 Report dated February 11, 2016.
46
47
48
49

Section 2. The County Council makes the following conclusions:

1. The proposal is consistent with the goals, objectives, and policies of the GPP.
2. The proposal is consistent with Washington State law and the SCC.
3. The County has complied with all SEPA requirements with respect to this non-project action.
4. The regulations proposed by this ordinance do not result in an unconstitutional taking of private property for a public purpose.

Section 3. The County Council bases its findings and conclusions on the entire record of the County Council, including all testimony and exhibits. Any finding, which should be deemed a conclusion, and any conclusion which should be deemed a finding, is hereby adopted as such.

Section 4. Snohomish County Code Section 30.22.100, last amended by Amended Ordinance No. 16-039 on June 22, 2016, is amended to read:

30.22.100 Urban Zone Categories: Use Matrix

TYPE OF USE	R9,600 ⁸⁸	R8,400 ⁸⁸	R7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	FS	IP ⁷⁶	BP	LI ^{55, 76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²
Accessory Apartment ⁶²	A	A	A	A	A	A	A		A	A							
Adult Entertainment Business/Use ⁶⁷												P		P	P		
Agriculture ^{41, 107}	P	P	P		P	P	P		P	P		P	P	P	P	P	
Airport, Stage 1 Utility ¹	C	C	C						P	P		P	P	P	P		
Airport, All Others												P	P	P	P		
Amusement Facility ^{41, 129}								P	P	P		P		P	P		P
Antique Shop							P		P	P				P	P		P
Art Gallery ⁴¹	C	C	C		C	C	P	P	P	P		P	P	P	P		P
Asphalt Batch Plant & Continuous Mix Asphalt Plant												P			P		
Auto Repair, Major										P		P	P	P	P		P
Auto Repair, Minor							P	P	P ⁸⁶	P	P	P	P	P	P		P
Auto Towing														P	P		
Auto Wrecking Yard														C ⁴⁴	P ⁴⁴		

TYPE OF USE	R9,600 ⁸⁸	R8,400 ⁸⁸	R7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	FS	IP ⁷⁶	BP	LJ ^{65, 76}	HJ ⁶⁵	MHP ¹¹⁴	UC ¹²²
Bakery							P ⁶⁹	P	P	P		P	P	P	P		P
Bed and Breakfast Guesthouse ⁵⁸	C	C	C	C	C	C										C	
Billboards ⁴⁶																	
Non-digital										P				P	P		
Digital										P				P	P		
Boarding House	P ¹⁵	P ¹⁵	P ¹⁵		P	P	P		P	P						P	P
Boat Launch, Commercial ³¹									C	C				C	C		P
Boat Launch, Non-commercial ³¹	C	C	C		C	C			C	C				C	C		
Boat Sales										P				P	P		
Caretaker's Quarters												P	P	P	P		
Cemetery, Columbarium, Crematorium, Mausoleum ⁴¹	C	C	C		C	C			P	P		P	P	P	P		P
Church ^{41, 129}	C	C	C		P	P	P	P	P	P		P	P	P	P		P
Cleaning Establishment							P	P	P	P		P	P	P	P		P
Clubhouse					C	C	C	P	P	P		P	P	P	P	P	P
Cold Storage										P		P	P	P	P		
Commercial Vehicle Storage Facility										P		P	P	P	P		
Community Club	C	C	C		C	C	C		P	P		P	P	P	P	P	P
Community Facilities for Juveniles ¹⁰³																	
1 to 8 Resident Facility	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P
9 to 24 Resident Facility	S	S	S	S	S	P	P	P	P	P		P	P	P	P	P	P
Construction Contracting										P		P	P	P	P		P ¹²³
Country Club	C	C	C									P	P	P	P		P
Craft Shop ²¹									P ⁸⁶	P		P	P	P	P		P
Day Care Center ^{2, 129}	C	C	C		C	C	P	P	P	P	P	P	P	P	P	A	P
Department Store								P	P ⁸⁶	P				P	P		P

TYPE OF USE	R9,600 ⁸⁸	R8,400 ⁸⁸	R7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	FS	IP ⁷⁶	BP	LJ ^{55, 76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²
Distillation of Alcohol												P	P	P	P		P
Distillation of Wood, Coal, Bones or Manufacturing of their By-products												P			P		
Dock & Boathouse, Private, Non-commercial ^{3, 41}	P	P	P	P	P	P	P		P	P		P	P	P	P		
Drug Store							P	P	P	P	P ²²			P	P		P
Dwelling, Attached Single Family	P	P	P	P	P	P	P	P	P	P							
Dwelling, Cottage Housing ¹¹⁶	((A))P	((A))P	((A))P	((A))P	((A))P												
Dwelling, Duplex	P ⁴²	P ⁴²	P ⁴²	P	P	P	P		P	P							
Dwelling, Mobile Home	P ⁶	P ⁶	P ⁶	P ⁶	P	P	P ⁶		P ⁶	P ⁶						P	
Dwelling, Multifamily					P	P	P	P	P	P			P ⁵¹				P
Dwelling, Single Family	P	P	P	P	P	P	P	P ⁴	P	P			P ⁵¹			P ⁴	
Dwelling, Townhouse ⁵			A	P	P	P	P	P	P	P							P
Electric Vehicle Infrastructure																	
Electric Vehicle Charging Station - Restricted, Level 1 and Level 2 ¹²¹	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Electric Vehicle Charging Station - Public, Level 1 and Level 2							P	P	P	P	P	P	P	P	P		P
Electric Vehicle Charging Station, Level 3	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	P	P	P	P	P	P	P	P	P		P
Battery Exchange Stations	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	P	P	P	P	P	P	P	P	P		P
Explosives, Manufacturing												P			P		
Explosives, Storage												P			P		
Extraction of Animal or Fish Fat or Oil												P			P		
Fabrication Shop										P		P	P	P	P		P ¹²³

TYPE OF USE	R9,600 ⁸⁸	R8,400 ⁸⁸	R7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	FS	IP ⁷⁶	BP	LJ ^{65, 76}	HJ ⁶⁵	MHP ¹¹⁴	UC ¹²²
Fairgrounds										P		P	P	P	P		
Fallout Shelter, Individual	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P
Fallout Shelter, Joint ⁷	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P
Family Day Care Home ⁸	P	P	P	P	P	P	P		P	P						P	
Farm Product Processing Up to 5,000 sq ft Over 5,000 sq ft ⁹⁴									P A	P P				P P	P P		
Farm Stand Up to 400 sq ft ⁹ 401 to 5,000 sq ft ⁹⁹	P	P	P						P	P				P	P		P
Farmers Market ⁹³										P			P	P	P		P
Financial Institutions							P	P	P	P		P	P	P	P		P
Fish Farm												P	P	P	P		
Fix-it Shop								P	P ⁸⁶	P		P	P	P	P		P
Forestry												P		P	P		
Forge, Foundry, Blast Furnace for Melting of Ore															P		
Foster Home	P	P	P	P	P	P	P		P	P						P	
Fuel & Coal Yard										P		P	P	P	P		
Garage, Detached Private Accessory ⁶⁰ Up to 2,400 sq ft 2,401 - 4,000 sq ft on More than 3 Acres ^{41, 59} 2,401 - 4,000 sq ft on Less than 3 Acres ^{41, 59} 4,001 sq ft and Greater ^{41, 59}	P P A C	P P A C	P P A C	P P A C	P P A C	P P A C	P P A C	P P A C	P P A C	P P A C		P P A C	P P A C	P P A C	P P A C	P	
Garage, Detached Private Non-accessory ⁶⁰ Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		

TYPE OF USE	R9,600 ⁸⁸	R8,400 ⁸⁸	R7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	FS	IP ⁷⁶	BP	L ^{155, 76}	H ⁶⁵	MHP ¹¹⁴	UC ¹²²
2,401 sq ft and greater ^{41, 59}	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
Golf Course and Driving Range	C	C	C						P	P		P	P	P	P		
Government Structures & Facilities ^{27, 41}	C	C	C	C	C	C	C	P	P	P		P	P	P	P		P
Greenhouse, Lath House, & Nurseries: ⁵² Retail							P	P	P	P				P	P		
Greenhouse, Lath House, & Nurseries: ⁵² Wholesale							P	P	P	P		P	P	P	P		
Grocery Store							P	P	P ⁸⁶	P	P ²²			P	P		P
Grooming Parlor							P	P	P	P			P ⁵³	P	P		P
Guesthouse ⁸⁵	P	P	P		P	P	P	P	P	P						P	
Gymnasium								P	P	P		P	P	P	P		P
Hardware Store							P	P	P	P				P	P		P
Hazardous Waste Storage & Treatment Facilities, Offsite ⁶⁶												C	C	C	C		
Hazardous Waste Storage & Treatment Facilities, Onsite ⁶⁵							P	P	P	P	P	P	P	P	P		
Health and Social Service Facility ⁹⁰																	
Level I	P	P	P	P	P	P	P	P	P	P			P			P	P
Level II ^{41, 129}	C	C	C		C	C	C	P	P	P			P			C	P
Level III						C	C	P	P	P		P		P	P	C	P
Home Improvement Center							P	P	P ⁸⁶	P				P	P		P
Home Occupation ¹¹	P	P	P	P	P	P	P		P	P						P	P
Hotel/Motel					C	C		P	P	P	P			P ⁸⁹			P
Junkyard														C ⁴⁴	P ⁴⁴		
Kennel, ⁴¹ Commercial ¹²	C	C	C						P	P		P	P	P	P		
Kennel, ⁴¹ Private-Breeding ¹³	P	P	P		P	P	P		P	P		P	P	P	P		
Kennel, ⁴¹ Private-Non-Breeding ¹³	P	P	P		P	P	P		P	P		P					
Laboratory										P		P	P	P	P		P

TYPE OF USE	R9,600 ⁸⁸	R8,400 ⁸⁸	R7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	FS	IP ⁷⁶	BP	LI ^{55, 76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²
Library ⁴¹	C	C	C		C	C	C	P	P	P		P	P	P	P		P
Licensed Practitioner ^{29, 41}					C	C	P	P	P	P		P	P	P	P		P
Livestock Auction Facility												P		P	P		
Locksmith							P	P	P ⁸⁶	P		P	P	P	P		P
Lumberyard										P		P	P	P	P		
Manufacturing, Heavy ⁸²												P			P		
Manufacturing, All Other Forms Not Specifically Listed ⁸³												P	P	P	P		P ¹²³
Marijuana Processing ^{125, 131}												P	P	P	P		
Marijuana Production ^{125, 131}												P	P	P	P		
Marijuana Retail ¹³¹																	
Massage Parlor									P	P		P	P	P	P		P
Medical Clinic ²⁹					C	C	P	P	P	P		P	P	P	P		P
Mini Self-Storage								P		P		P	P	P	P		
Mobile Home Park ³⁸					C	C			C	C						P	
Mobile Home & Travel Trailer Sales										P		C ³⁶		P	P		
Model Hobby Park ⁷⁵													A	A	A		
Model House/Sales Office	P	P	P	P	P	P	P	P	P	P							P
Mortuary					C	C			P	P		P	P	P	P		P
Motocross Racetrack ¹²⁹										C ¹¹³		C ¹¹³	C ¹¹³	C ¹¹³	C ¹¹³		
Motor Vehicle & Equipment Sales									P ²³	P				P	P		
Museum ⁴¹	C	C	C		C	C	C	P	P	P		P	P	P	P		P
Office, General							P	P	P	P		P	P	P	P		P
Park, Public ¹⁴	P	P	P		P	P	P	P	P	P		P	P	P	P		P
Park-and-Pool Lot	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P		P
Park-and-Ride Lot	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P		P
Personal Services Shop							P	P	P ⁸⁶	P		P ⁴⁹	P ⁴⁹	P	P		P

TYPE OF USE	R9,600 ⁸⁸	R8,400 ⁸⁸	R7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	FS	IP ⁷⁶	BP	LI ^{55,76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²
Personal Wireless Communications Facilities ^{27, 41, 104, 105, 106}	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	C	P ¹¹⁹
Pet Shop							P	P	P	P			P ⁵³	P	P		P
Petroleum Products & Gas Storage - Bulk ⁴³										P		P	P	P	P		
Petroleum Refining ⁴³												P					
Print Shop									P ⁸⁶	P		P	P	P	P		P
Printing Plant								P		P		P	P	P	P		P ¹²³
Race Track ^{24, 41, 129}										C		P	P	P	P		
Railroad Right-of-way	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P		P
Recreational Facility Not Otherwise Listed	C	C	C		C	C	P	P	P	P		P	P	P	P		P
Recreational Vehicle Park									C	C	P					C	
Rendering of Fat, Tallow, or Lard ¹²⁹												P			P		
Restaurant							P	P	P	P	P	P ⁴⁹	P ⁴⁹	P	P		P
Retail Store							P	P	P ⁸⁶	P			P ⁵³	P	P		P
Retirement Apartments				P	P	P	P	P	P	P						P	P
Retirement Housing				P	P	P	P	P	P	P						P	P
Rolling or Blooming Mills												P			P		
Sanitary Landfill ¹²⁹	C	C	C						C	C		C	C	C	C		
Sawmill										P		P	P	P	P		
Schools																	
K-12 & Preschool ^{41, 68, 129}	C	C	C		C	C			P	P		P	P	P	P		P
College ^{41, 68}	C	C	C		C	C			P	P		P	P	P	P		P
Other ^{41, 68}					C	C			P	P		P	P	P	P		P
Second Hand Store									P ⁸⁶	P				P	P		P
Service Station ⁴¹							P	P	P ⁸⁶	P	P			P	P		P
Shake & Shingle Mill										P		P	P	P	P		

TYPE OF USE	R9,600 ⁸⁸	R8,400 ⁸⁸	R7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	FS	IP ⁷⁶	BP	LJ ^{55, 76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²
Shooting Range ⁹²												P	P	P	P		
Sludge Utilization ³⁹	C ⁵⁶	C ⁵⁶	C ⁵⁶		C ⁵⁶	C ⁵⁶			C ⁵⁶	C ⁵⁶		C ⁵⁶		C ⁵⁶	P		C ⁵⁰
Small Animal Husbandry ⁴¹	C ³⁷	C ³⁷	C ³⁷				P		P	P		P	P	P	P		
Specialty Store							P	P	P ⁸⁶	P				P	P		P
Stables	P	P	P		P	P	P	P	P	P		P	P	P	P		
Stockyard or Slaughter House ¹²⁹												P			P		
Storage, Retail Sales Livestock Feed									P	P				P	P		
Storage Structure, Accessory ⁶⁰																	
Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
2,401 - 4,000 sq ft on More than 3 Acres ^{41, 59}	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
2,401 - 4,000 on Less than 3 acres ^{41, 59}	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
4,001 sq ft and Greater ^{41, 59}	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Storage Structure, Non-accessory ⁶⁰																	
Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
2,401 sq ft and Greater ^{41, 59}	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Studio ⁴¹	C ⁷⁷	C ⁷⁷	C ⁷⁷		C ⁷⁷	C ⁷⁷	P	P	P ⁸⁶	P		P	P	P	P		P
Swimming/Wading Pool ^{17, 41}	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Tannery												P			P		
Tar Distillation or Manufacturing												P			P		
Tavern ⁴¹								P	P	P				P	P		P
Television/Radio Stations														P	P		
Temporary Dwelling During Construction	A	A	A	A	A	A	A	A	A	A	A						A
Temporary Dwelling for Relative ¹⁸	A	A	A	A	A	A	A	A	A	A	A						

TYPE OF USE	R9,600 ⁸⁸	R8,400 ⁸⁸	R7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	FS	IP ⁷⁶	BP	LI ^{55, 76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²
Temporary Residential Sales Coach ⁷³	A	A	A														A
Temporary Woodwaste Recycling ⁶³														A	A		
Temporary Woodwaste Storage ⁶³														A	A		
Tire Store							P	P	P ⁸⁶	P				P	P		P
Tool Sales & Rental									P ⁸⁶	P				P	P		P
Transit Center	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P		P
Ultralight Airpark ²⁰												P					
Utility Facilities, Electromagnetic Transmission & Receiving Facilities ^{27, 129}	C	C	C	C	C	C	C	P	P ⁸⁶	P	C	P	P	P	P		
Utility Facilities, Transmission Wires, Pipes & Supports ²⁷	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Utility Facilities-All Other Structures ^{27, 41}	C	C	C	C	C	C	C	P	P ⁸⁶	P	C	P	P	P	P	C	P
Veterinary Clinic					C	C	P	P	P ⁸⁶	P		P	P	P	P		P
Warehousing										P		P	P	P	P		P ¹²³
Wholesale Establishment								P	P ⁸⁶	P		P	P	P	P		P ¹²³
Woodwaste Recycling ⁵⁷														C	C		
Woodwaste Storage ⁵⁷														C	C		
Yacht/Boat Club												P	P	P	P		P
All other uses not otherwise mentioned												P	P	P	P		

1

P - Permitted Use	<p>A blank box indicates a use is not allowed in a specific zone. Note: Reference numbers within matrix indicate special conditions apply; see SCC 30.22.130. Check other matrices in this chapter if your use is not listed above.</p>
A - Administrative Conditional Use	
C - Conditional Use	
S - Special Use	

2

1 Section 5. Snohomish County Code Section 30.24.055, last amended by Amended
2 Ordinance No. 13-075 on October 23, 2013, is amended to read:

3
4 **30.24.055 Access and road network requirements to individual lots within a proposed**
5 **subdivision, short subdivision or binding site plan development or to proposed SFDU**
6 **units.**

7
8 Access to lots within a proposed subdivision, short subdivision or binding site plan development
9 or to proposed SFDU units shall meet the requirements of this section.

10 (1) Access to individual lots, tracts or easements within a proposed subdivision or short
11 subdivision in the urban area shall be by a public road, except a private road network element:

12 (a) May be allowed for ((townhouse)) unit lot subdivisions pursuant to SCC 30.41A.205(8),
13 except when the county engineer, in accordance with chapter 30.66B SCC, determines that a
14 public road is required to provide for the public health, safety and welfare or connectivity of the
15 public road system;

16 (b) May be allowed if serving nine lots or fewer with traffic generation of 90 average daily
17 trips or less, except when the county engineer, in accordance with chapter 30.66B SCC,
18 determines that a public road is required to provide for the public health, safety and welfare or
19 connectivity of the public road system; and

20 (c) May be requested as a variance pursuant to chapter 30.43B SCC if unique circumstances
21 of the site, such as topography, the surrounding road network, soils, hydrology or maintenance
22 requirements make the extension of the public road within the development impractical or
23 infeasible.

24 (2) Access to individual lots, tracts or easements, within a proposed subdivision, short
25 subdivision, or binding site plan development in the rural area may be provided by a private
26 road network element as provided for in this chapter, except when the county engineer, in
27 accordance with chapter 30.66B SCC, determines that a public road is required to provide for
28 the public health, safety and welfare or connectivity of the public road system.

29 (3) Access to individual dwelling units within a SFDU shall be provided by a drive aisle, unless
30 the county engineer, in accordance with chapter 30.66B SCC, determines a public road is
31 required to provide for the public health, safety and welfare or connectivity of the public road
32 system.

33 (4) Where access by a private road network element is permitted, and the private road network
34 element has the potential for serving more than nine lots or 90 average daily trips, the county
35 engineer may require the private road to be designed to enable future conversion to a public
36 road and the final subdivision, short plat or binding site plan shall contain a provision that the
37 conversion to a public road may not be protested.

38
39 Section 6. Snohomish County Code Section 30.24.020, last amended by Amended
40 Ordinance No. 12-115 on January 30, 2013, is amended to read:

41
42 **30.24.090 Drive aisle requirements.**

43
44 Drive aisles are permitted subject to the following requirements.

45 (1) Connection of a drive aisle to an element of the road network shall be allowed according to
46 SCC 30.24.020.

47 (2) A drive aisle designated as a fire lane shall meet the requirements of SCC 30.24.100 and
48 30.53A.512.

49 (3) Drive aisles shall be:

- 1 (a) Owned in common by all the property owners utilizing the drive aisle;
- 2 (b) Not located within a tract or easement, except when located within a ((townhouse)) unit
- 3 lot subdivision or short subdivision; and
- 4 (c) Designated an alley if the drive aisle provides access to the rear of a structure, lot or use.

5
6 Section 7. Snohomish County Code Section 30.25.020, last amended by Amended
7 Ordinance No. 10-011 on March 24, 2010, is amended to read:

8
9 **30.25.020 Perimeter landscaping requirements.**

10
11 (1) To reduce incompatible characteristics of abutting properties with different zoning
12 classifications, the minimum designated landscape width and type shall be required as a buffer
13 between uses pursuant to SCC Table 30.25.020(1) or as required in SCC 30.25.030(3), unless
14 exempted pursuant to SCC 30.25.020(4). For properties within urban zones that are separated
15 from properties in rural zones only by public or private roads or road right-of-way, the minimum
16 landscape requirements of SCC Table 30.25.020(1) shall also be required unless exempted
17 pursuant to SCC 30.25.020(4). When a development proposal has multiple uses or dwelling
18 types, the most intensive use or dwelling type within 100 feet of the property line shall determine
19 which perimeter landscaping requirements shall apply.

20 (2) Properties zoned RFS, CRC and RB shall provide a 50 foot Type A perimeter landscape
21 buffer when adjacent to R-5, RD, RRT-10, A-10, F, F and R and Mineral Conservation.
22 Properties zoned RI shall provide a 100 foot Type A perimeter landscape buffer when adjacent
23 to R-5, RD, RRT-10, A-10, F, F and R and Mineral Conservation.

24
25 **Table 30.25.020(1)**
26 **PERIMETER LANDSCAPING REQUIREMENT**
27

		Zoning Classification of Adjacent Property																			
		R-9600, R-8400		R-7200		T, LDMR, MR		FS, NB, CB, PCB		GC		LI, HI		BP, IP		RB, RFS, RI		CRC		ALL OTHER ZONES	
		Width (in feet)	Type	Width (in feet)	Type	Width (in feet)	Type	Width (in feet)	Type	Width (in feet)	Type	Width (in feet)	Type	Width (in feet)	Type	Width (in feet)	Type	Width (in feet)	Type	Width (in feet)	Type
Proposed Use	Conditional Uses ⁴	20	A	20	A	20	A												20	A	
	Retail/Office and other Commercial uses	15	A	15	A	15	B												25	A	
	Business Park	25	A	25	A	15	B	10	B										25	A	
	Light Industrial ¹	25	A	25	A	15	B												25	A	
	Heavy Industrial ²	25	A	25	A	25	A												25	A	
	Single Family/Duplex/ Single Family Attached ⁵																		15	A	

	Zoning Classification of Adjacent Property																			
	R-9600. R-8400		R-7200		T, LDMR, MR		FS, NB, CB, PCB		GC		LI, HI		BP, IP		RB, RFS, RI		CRC		ALL OTHER ZONES	
	Width (in feet)	Type	Width (in feet)	Type	Width (in feet)	Type	Width (in feet)	Type	Width (in feet)	Type	Width (in feet)	Type	Width (in feet)	Type	Width (in feet)	Type	Width (in feet)	Type	Width (in feet)	Type
Cottage Housing ⁵	((10))	((B))																	15	A
Multi-Family/Townhouse ⁵	15	B	10	B															25	A
Parking Lot	10	A	10	A	10	A													25	A
Cell Towers ³	20	A	20	A	20	A	20	A	20	A	20	A	20	A	20	A	20	A	20	A
Stormwater Detention Facility	See SCC 30.25.023																			
Outside Storage and Waste Areas	See SCC 30.25.024																			
Large Detached Garages and Storage Structures	See SCC 30.25.029																			
Minerals Excavation and Processing	See SCC 30.25.027																			
Accessory Apartments and Temporary Dwellings	See SCC 30.25.028																			

1
2 Footnote 1: As defined by the Light Industrial zone in SCC 30.22.100.
3 Footnote 2: As defined by the Heavy Industrial zone in SCC 30.22.100.
4 Footnote 3: Cell towers means personal wireless telecommunications services facilities.
5 Footnote 4: Conditional uses located in a residential zone according to SCC 30.22.100, SCC
6 30.22.110 and SCC 30.22.120.
7 Footnote 5: Where residential development locates adjacent to existing commercial or industrial
8 development and where no existing perimeter landscaping or buffer is located on adjacent
9 commercial or industrial properties, the residential development shall provide a 10 foot wide
10 Type A perimeter landscape area adjacent to the commercial or industrial properties.

11
12 (3) If a property abuts more than one zoning classification, the standards of that portion which
13 abuts each zone of the property shall be utilized.

14 (4) Exceptions to SCC Table 30.25.020(1) shall be as follows:

15 (a) Where a development abuts a public road that is not on the boundary between a rural
16 zone and an urban zone, the perimeter landscaping along the road frontage shall be 10 feet in
17 width and contain Type B landscaping, except no perimeter landscaping is required in areas for
18 required driveways, storm drainage facility maintenance roads, pedestrian trail connections, or
19 where encumbered by utility crossings or other easements subject to permanent access and
20 maintenance;

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

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

(5) All perimeter landscape areas shall be located within private easements to be maintained pursuant to SCC 30.25.045.

Section 8. Snohomish County Code Section 30.26.030, last amended by Amended Ordinance No. 10-102 on January 19, 2011, is amended to read:

30.26.030 Number of spaces required.

(1) The required number of off-street parking spaces shall be as set forth in SCC Table 30.26.030(1) subject to provisions, where applicable, regarding:

- (a) Effective alternatives to automobile access (SCC 30.26.040);
- (b) Joint uses (SCC 30.26.050 and 30.26.055); and
- (c) Accessible routes of travel (SCC 30.26.065(7)).

(2) The abbreviations in the table have the following meanings:

- (a) "gfa" means gross floor area;
- (b) "GLA" means gross leasable area; and
- (c) "sf" means square feet.

(3) Any off-street parking spaces that are devoted to electrical vehicle charging shall be counted toward the minimum number of parking spaces required.

**Table 30.26.030(1)
NUMBER OF SPACES REQUIRED**

USE	NO. OF SPACES REQUIRED	NOTES
Single family, duplex, attached single-family, mobile home, multifamily, townhouse	2 per dwelling; see note	Driveways at least 19' long between garage doors and roads, private roads, or designated fire lanes or access aisles may be counted as one parking space. Garages shall have a minimum interior length of 19 feet.
Single family detached units (pursuant to chapter 30.41F SCC)	2 per dwelling plus guest parking at 1 per 4 dwellings where driveway aprons meeting the minimum dimension requirements for 2 cars are provided (driveway aprons meeting minimum dimension standards may be counted toward meeting this requirement), or 1 unrestricted guest	A driveway apron must be at least 19' long and 8.5' wide between garage doors and designated fire lanes, drive aisles or pedestrian facility to be counted as a parking space (and a driveway apron that is at least 19' long and 17' wide may be counted as two parking spaces). An "unrestricted" guest parking spot is one provided either within the drive aisle parking or designated guest parking areas outside of individual units; garage parking spaces or parking spaces on driveway aprons of an individual unit are not

USE	NO. OF SPACES REQUIRED	NOTES
	parking spot per 2 dwellings for either (i) dwellings where no driveways are provided or (ii) dwellings that provide a driveway apron meeting the minimum dimension requirements for parking of only 1 car; see note.	"unrestricted" parking spaces. All applicable provisions of chapter 30.26.SCC shall be followed. See SCC 30.41F.100.
Cottage Housing	((2 spaces)) 1 per dwelling unit plus guest parking at 1 ((space)) per 4 dwellings	See SCC 30.41G.037.
Mobile home parks	2 per dwelling plus guest parking at 1 per 4 dwellings	See chapter 30.42E SCC.
Retirement apartments	1 per dwelling plus guest parking at 1 per 4 dwellings	See SCC 30.26.040(1).
Retirement housing	1 per dwelling or 1/3 per dwelling	See SCC 30.26.040(2).
Bed and breakfast guesthouses and inns	2 plus 1 per guest room	
Motels and hotels	1 per unit or room; see note	Additional parking required in accordance with this schedule for restaurants, conference or convention facilities and other businesses, facilities, or uses associated with the motel or hotel.
Boarding houses, including fraternities and sororities	1 per sleeping room	
Correctional institutions	Determined by the department on a case by case basis	See SCC 30.26.035.
Day care centers	1 per employee plus load/unload space; see note	An off street load and unload area equivalent to one space for each 10 children is also required.
Health and social service facilities, Level II and Level III	Determined by the department on a case by case basis	See SCC 30.26.035.

USE	NO. OF SPACES REQUIRED	NOTES
Auto repair, machinery repair	5 : 1,000 sf gfa; see note	Note: service bays and work areas inside repair facilities do not count as parking spaces.
Financial institutions, office buildings, public utility and governmental buildings, real estate offices, excluding health and social service facilities	3 : 1,000 sf gfa; see note	A minimum of 5 spaces required for all sites. Drive-up windows at financial institutions must have clear queuing space, not interfering with parking areas, for at least three vehicles per drive up window.
Medical and dental clinics	5 : 1,000 sf gfa	
Personal service shops or uses	4.5 : 1,000 sf GLA	
Drive-in restaurants and similar uses primarily for auto-borne customers	13.3 : 1,000 sf gfa; see note	Clear queuing space, not interfering with the parking areas, for at least five vehicles is required in front of any drive up window.
Mobile home and RV sales	1 : 3,000 sf of outdoor display area	
Motor vehicle sales or sales and service	1 : 1,000 sf gfa plus 1 : 1,500 sf of outdoor display area	
Restaurants, taverns or bars for on-premises consumption	10 : 1,000 sf gfa; see note	Minimum of five spaces required.
Retail stores	4.5 : 1,000 sf GLA	
Shopping centers	4.5 : 1,000 sf GLA; see note	Where two or more permitted tenant uses share employee and customer parking.
Athletic clubs, gymnasiums, health clubs	4 : 1,000 sf gfa	
Bowling alleys	5 per lane	
Churches, clubs, and lodges	Determined by the department on a case by case basis	See SCC 30.26.035.
Colleges, commercial or technical schools for adults	Determined by the department on a case by case basis	See SCC 30.26.035.
Equestrian centers and mini-equestrian centers	1 : 4 seats or 8 feet of bench; see note	One space accommodating a vehicle and horse trailer for every two horses

USE	NO. OF SPACES REQUIRED	NOTES
		expected at equestrian or mini-equestrian center events.
Funeral parlors, mortuaries, cemeteries	1 : 4 seats or 8 feet of bench, or 25 : 1,000 sf of assembly room with no fixed seats	
Libraries, art galleries, museums	4 : 1,000 sf gfa	
Passenger terminals (bus, rail, air)	10 : 1,000 sf gfa of waiting areas	
Schools, elementary and junior high, public and private	1 space for each 12 seats in the auditorium or assembly room; see note.	Sufficient off-street space for safe loading and unloading of students from school buses and cars is also required.
Schools, senior high, public and private	Determined by the department on a case by case basis; see note	See SCC 30.26.035. Sufficient off-street space for safe loading and unloading of students from school buses and cars is also required.
Stadiums, sports arenas, auditoriums, and other assembly areas with fixed seats	1 : 4 seats or 8 feet of bench	
Swimming pools, indoor and outdoor	1 : 10 swimmers, based on pool capacity as defined by the State Dept. of Health.	
Tennis courts, racquet or handball clubs, and similar commercial recreation	25 : 1,000 sf assembly area plus 2 per court	
Theaters, cinemas	1 : 4 seats or 8 feet of bench	
All other places of assembly without fixed seats including dance halls and skating rinks.	13.3 : 1,000 sf gfa	
Wholesale distribution facilities	1 : 1,000 sf gfa	
Manufacturing uses	3 : 1,000 sf gfa	May also be determined by the department on a case-by-case basis per SCC 30.26.035 when the employee to sf

USE	NO. OF SPACES REQUIRED	NOTES
		gfa ratio for the proposed use is less than 3 : 1,000
Industrial uses except warehousing and storage	1 : 1,000 sf gfa	
Warehouse and storage except mini-self-storage	.5 : 1,000 sf gfa	
Mini-self-storage	2 : 50 storage units; see note	Half the spaces to be distributed equally around the site, half to be located at the project office.
Utility and communication uses without regular employment	1 space	
Auto wrecking yards	15 spaces for yards less than 10 acres in size; 25 spaces for yards 10 acres or larger	
Community Facilities for Juveniles	1 per employee to accommodate the maximum number of employees for any given work shift plus 1 visitor space per every 6 residential beds. A loading area must also be provided for those facilities that receive regular commercial deliveries	The approval authority may reduce the number of required spaces when the applicant can demonstrate that the reduction of spaces will be adequate

1
2 Section 9. Snohomish County Code Section 30.31E.040, last amended by Amended
3 Ordinance No. 13-042 on July 10, 2013, is amended to read:

4
5 **30.31E.040 Uses, height and setback requirements.**

6
7 Development within the Townhouse zone shall meet the following standards and regulations:

8 (1) Slopes. Placement of buildings shall not severely alter the natural topography and shall
9 conform to limitations set forth in chapter 30.62B SCC. Building setbacks and limit of clearing
10 lines shall be displayed on the site plan for projects with slopes regulated by chapter 30.62B
11 SCC.

12 (2) Uses allowed in the Townhouse zone are set forth in SCC 30.22.100.

13 (3) The bulk standards in SCC 30.23.030 shall apply, except:

14 (a) The setbacks from side and rear lot lines may be reduced to allow for zero lot line
15 development of townhouses and attached single family dwellings; and

1 (b) The setbacks from the front lot line may be reduced by up to 10 feet in order to create
2 variety, as long as the average of all such setbacks is at least 15 feet and each townhouse has
3 a combined total of 25 feet of front and rear setbacks.

4 (c) If a ~~((townhouse))~~ unit lot subdivision or short subdivision is proposed pursuant to SCC
5 30.41A.205 or 30.41B.205, the setback provisions of those sections shall apply, and the
6 provisions of subsections (3)(a) and (b) of this section shall not apply.

7 (4) Where multiple buildings are located on the same lot, a minimum separation of at least 10
8 feet shall be maintained between buildings as measured from the outer walls of each building.
9

10 Section 10. Snohomish County Code Section 30.35A.015, added by Ordinance No. 16-
11 015 on March 2, 2016, is amended to read:

12 **30.35A.015 Exemptions.**

13 The following types of development are exempt from the provisions of this chapter when located
14 in a TDR receiving area:

15 (1) Single family, duplex, or ~~((townhouse))~~ unit lot subdivisions submitted under chapters
16 30.41A or 30.42B SCC;

17 (2) Single family, duplex, or ~~((townhouse))~~ unit lot short subdivisions submitted under chapters
18 30.41B or 30.42B SCC;

19 (3) Single family detached units or duplexes submitted under chapter 30.41F SCC; and

20 (4) Cottage housing submitted under chapter 30.41G SCC.
21
22
23

24 Section 11. Snohomish County Code Section 30.41A.205, added by Amended
25 Ordinance No. 12-115 on January 30, 2013, is amended to read:

26 **30.41A.205 Design standards – ~~((townhouse))~~ unit lot subdivision.**

27 (1) Applicability and purpose. The provisions of this section apply exclusively to the unit lot
28 subdivision of land for townhouse ~~((development))~~ or cottage housing developments in zones
29 ~~((in which townhouse dwellings are a))~~ where such uses are permitted ~~((use, and that have~~
30 either received or have applied for approval of an administrative site development plan pursuant
31 to SCC 30.23A.100. The purpose of these provisions is to allow for the creation of lots for
32 townhouse dwellings, while applying only those site development standards applicable to the
33 parent site as a whole;))
34

35 (2) Townhouse and cottage housing developments may be subdivided into individual unit lots.
36 The ~~((townhouse unit lot subdivision as a whole shall meet))~~ development as a whole shall meet
37 the development standards applicable to the underlying site development plan ~~((and the~~
38 provisions of this section)). As a result of the ~~((townhouse unit lot))~~ subdivision, development on
39 individual unit lots may be nonconforming as to some or all of the development standards of this
40 title based on analysis of the individual unit lot, except that any private open space for each
41 dwelling unit shall be provided on the same lot as the dwelling unit. ~~((So long as the parent site~~
42 meets the criteria of the underlying site development plan, each unit lot will be deemed to be in
43 conformance. The bulk requirements applicable to the MR zone shall apply to the parent site of
44 those unit lot subdivisions within the Urban Commercial zones pursuant to SCC 30.23.040(1);))

45 ~~((3) Townhouse unit lot subdivisions shall be subject to all applicable requirements of this title~~
46 ~~except as otherwise modified by this section;))~~

47 ~~((4))~~ (3) Unit lot area and width per unit for purposes of subdivision may be as small as the
48 coverage of the individual unit. ~~((In no case shall the density achieved be greater than the~~
49

1 density allowed in the underlying zone. The maximum density for unit lot subdivisions within
2 Urban Commercial zones shall be the same as permitted in the MR zone pursuant to SCC
3 30.23.040(5);)

4 ~~((5))~~ (4) Portions of the parent site not subdivided for individual unit lots shall be owned in
5 common by the owners of the individual unit lots, or by a homeowners association comprised of
6 the owners of the individual unit lots located within the parent site pursuant to SCC
7 30.41A.675(;)).

8 ~~((6))~~ Maximum lot coverage of the aggregate buildings located upon the parent site shall not
9 exceed the maximum lot coverage permitted by the underlying zone;)

10 ~~((7))~~ Building setbacks shall be as required for the ~~((zone as applied to the))~~ underlying parent
11 site as a whole. There shall be no setback required from individual unit lot lines which are
12 interior to the perimeter of the parent site; provided, however, that any structure located upon a
13 unit lot created hereunder shall comply with the setbacks applicable to the underlying site
14 development plan;)

15 ~~((8))~~ Internal drive aisles providing vehicular access to unit lots shall not be considered public
16 or private roads when utilizing the provisions of this section;)

17 ~~((9))~~ (5) Access easements, joint use and maintenance agreements, and covenants,
18 conditions and restrictions identifying the rights and responsibilities of property owners and/or
19 the homeowners association shall be executed for use and maintenance of common garage,
20 parking and vehicle access areas; on-site recreation areas; landscaping; underground utilities;
21 common open space; exterior building facades and roofs; and other similar features, and shall
22 be recorded with the county auditor's office. Each ~~((townhouse))~~ unit lot subdivision shall make
23 adequate provisions for ingress, egress and utilities access to and from each unit lot created by
24 reserving such common areas or other easements over and across the parent site as deemed
25 necessary to comply with all other design and development standards generally applicable to
26 the underlying site development plan(;)).

27 ~~((10))~~ (6) Notes shall be placed on the plat recorded with the county auditor's office to
28 acknowledge the following:

29 (a) Approval of the design and layout of the development was granted by the review of the
30 development, as a whole, on the parent site by the site development plan approval (stating the
31 subject project file number);

32 (b) Subsequent platting actions, additions or modifications to the structure(s) may not create
33 or increase any nonconformity of the parent site as a whole, and shall conform to the approved
34 site development plan;

35 (c) If a structure or portion of a structure has been damaged or destroyed, any repair,
36 reconstruction or replacement of the structure(s) shall conform to the approved site
37 development plan; and

38 (d) The individual unit lots are not separate buildable lots and additional development of the
39 individual unit lots may be limited as a result of the application of development standards to the
40 parent site.

41 ~~((11))~~ (7) Site development and building construction may commence upon approval of a site
42 development plan ~~((in accordance with SCC 30.23A.100;))~~ but prior to final subdivision approval
43 and recording ~~((; provided, that))~~ when all applicable permits and approvals have been obtained
44 by the applicant. No ~~((; provided, however, no such townhouse))~~ unit lot may be sold,
45 transferred or conveyed prior to final subdivision approval and recording. The model home
46 provisions of SCC 30.41A.500 through 30.41A.550 shall not apply to ~~((townhouse))~~ unit
47 subdivisions ~~((subjected))~~ subject to this section.
48

1 Section 12. Snohomish County Code Section 30.41B.205, added by Amended
2 Ordinance No. 12-115 on January 30, 2013, is amended to read:

3
4 **30.41B.205 Design standards – ((townhouse)) unit lot short subdivision.**
5

6 (1) Applicability and purpose. The provisions of this section apply exclusively to the unit lot
7 subdivision of land for townhouse ((development)) or cottage housing developments in zones
8 ((in which townhouse dwellings are a)) where such uses are permitted ((use, and that have
9 either received or have applied for approval of an administrative site development plan pursuant
10 to SCC 30.23A.100. The purpose of these provisions is to allow for the creation of lots for
11 townhouse dwellings, while applying only those site development standards applicable to the
12 parent site as a whole;)).

13 (2) Townhouse and cottage housing developments may be subdivided into individual unit lots.
14 The ((townhouse unit lot subdivision as a whole shall meet)) development as a whole shall meet
15 the development standards applicable to the underlying site development plan ((and the
16 provisions of this section)). As a result of the ((townhouse unit lot)) subdivision, development on
17 individual unit lots may be nonconforming as to some or all of the development standards of this
18 title based on analysis of the individual unit lot ((.So long as the parent site meets the criteria of
19 the underlying site development plan, each unit lot will be deemed to be in conformance. The
20 bulk requirements applicable to the MR zone shall apply to the parent site of those unit lot
21 subdivisions within the Urban Commercial zones pursuant to SCC 30.23.040(1)), except that
22 any private open space for each dwelling unit shall be provided on the same lot as the dwelling
23 unit((;)).

24 ~~(((3) Townhouse unit lot subdivisions shall be subject to all applicable requirements of this title~~
25 ~~except as otherwise modified by this section;))~~

26 ~~(((4)) (3) Unit lot area and width per unit for purposes of subdivision may be as small as the~~
27 ~~coverage of the individual unit. ((In no case shall the density achieved be greater than the~~
28 ~~density allowed in the underlying zone. The maximum density for unit lot subdivisions within~~
29 ~~Urban Commercial zones shall be the same as permitted in the MR zone pursuant to SCC~~
30 ~~30.23.040(5);))~~

31 ~~(((5)) (4) Portions of the parent site not subdivided for individual unit lots shall be owned in~~
32 ~~common by the owners of the individual unit lots, or by a homeowners association comprised of~~
33 ~~the owners of the individual unit lots located within the parent site pursuant to SCC~~
34 ~~30.41B.650((;)).~~

35 ~~(((6) Maximum lot coverage of the aggregate buildings located upon the parent site shall not~~
36 ~~exceed the maximum lot coverage permitted by the underlying zone;))~~

37 ~~(((7) Building setbacks shall be as required for the zone as applied to the underlying parent~~
38 ~~site as a whole. There shall be no setback required from individual unit lot lines which are~~
39 ~~interior to the perimeter of the parent site; provided, however, that any structure located upon a~~
40 ~~unit lot created hereunder shall comply with the setbacks applicable to the underlying site~~
41 ~~development plan;))~~

42 ~~(((8) Internal drive aisles providing vehicular access to unit lots shall not be considered public~~
43 ~~or private roads when utilizing the provisions of this section;))~~

44 ~~(((9)) (5) Access easements, joint use and maintenance agreements, and covenants,~~
45 ~~conditions and restrictions identifying the rights and responsibilities of property owners and/or~~
46 ~~the homeowners association shall be executed for use and maintenance of common garage,~~
47 ~~parking and vehicle access areas; on-site recreation areas; landscaping; underground utilities;~~
48 ~~common open space; exterior building facades and roofs; and other similar features, and shall~~
49 ~~be recorded with the county auditor's office. Each ((townhouse)) unit lot subdivision shall make~~

1 adequate provisions for ingress, egress and utilities access to and from each unit lot created by
2 reserving such common areas or other easements over and across the parent site as deemed
3 necessary to comply with all other design and development standards generally applicable to
4 the underlying site development plan((;)).

5 ~~((10))~~ (6) Notes shall be placed on the plat recorded with the county auditor's office to
6 acknowledge the following:

7 (a) Approval of the design and layout of the development was granted by the review of the
8 development, as a whole, on the parent site by the site development plan approval (stating the
9 subject project file number);

10 (b) Subsequent platting actions, additions or modifications to the structure(s) may not create
11 or increase any nonconformity of the parent site as a whole, and shall conform to the approved
12 site development plan;

13 (c) If a structure or portion of a structure has been damaged or destroyed, any repair,
14 reconstruction or replacement of the structure(s) shall conform to the approved site
15 development plan; and

16 (d) The individual unit lots are not separate buildable lots and additional development of the
17 individual unit lots may be limited as a result of the application of development standards to the
18 parent site.

19 ~~((11))~~ (7) Site development and building construction may commence upon approval of a site
20 development plan ~~((in accordance with SCC 30.23A.100))~~ but prior to final subdivision approval
21 and recording when ~~((; provided, that))~~ all applicable permits and approvals have been obtained
22 by the applicant. No ~~((; provided, however, no such townhouse))~~ unit lot may be sold,
23 transferred or conveyed prior to final subdivision approval and recording.

24
25 Section 13. Snohomish County Code Section 30.41G.010, added by Amended
26 Ordinance No. 08-101 on January 21, 2009, is amended to read:

27
28 **31.41G.010 Purpose.**

29
30 The purpose of this chapter is to:

31 (1) Provide development regulations for cottage housing, which respond to changing
32 household ~~((sizes and ages))~~ demographics and desired types of housing;

33 (2) Encourage creation of more usable open space for residents of cottage housing
34 development through flexibility in lot standards;

35 (3) Ensure that the overall size, including bulk and mass of cottage structures and cottage
36 housing developments, remains smaller and incurs less visual impact than standard sized
37 single-family dwellings, particularly given the allowed intensity of cottage dwellings;

38 (4) Provide a centrally located and functional common open space area that fosters a sense of
39 community and a sense of openness in cottage housing developments;

40 (5) Provide private areas around the individual dwellings to enable diversity in landscape
41 design and foster a sense of ownership; and

42 (6) Ensure minimal visual impact from vehicular use and storage areas for residents of the
43 cottage housing development as well as adjacent properties, and to maintain a detached single-
44 family character along public streets.

1 Section 14. Snohomish County Code Section 30.41G.015, added by Amended
2 Ordinance No. 08-101 on January 21, 2009, is amended to read:

3
4 **30.41G.015 Applicability.**

5
6 (1) The regulations in this section apply to cottage housing (~~(projects meeting the definition in~~
7 ~~SCC 30.91D.495)) in zones where such use is permitted.~~

8 (2) Existing single family detached dwellings may be retained as part of a cottage housing
9 development and do not count towards density calculations.

10 (3) Detached and attached accessory apartments are prohibited within a cottage housing
11 development unless the detached or attached accessory apartment was constructed as part of
12 an existing single family detached dwelling that is proposed to remain pursuant to subsection (2)
13 of this section.

14 (4) Where there is a conflict between a provision of this chapter and a provision in another
15 chapter in title 30 SCC, the requirements of this chapter shall apply.

16
17 Section 15. Snohomish County Code Section 30.41G.020, added by Amended
18 Ordinance No. 08-101 on January 21, 2009, is amended to read:

19
20 **30.41G.020 ((Procedures)) Density.**

21
22 (~~Cottage housing development shall be processed as an administrative conditional use permit~~
23 ~~pursuant to chapter 30.43A SCC and shall include a site plan meeting the requirements in SCC~~
24 ~~30.23A.100(3).)) The maximum allowed density of a cottage housing development shall be two
25 times the maximum number of dwelling units allowed in the underlying zone. If the number
26 computed is a fractional equivalent of 0.5 or more, the fraction shall be rounded up to the next
27 whole number. Fractions of less than 0.5 shall be rounded down.~~

28
29 Section 16. Snohomish County Code Section 30.41G.030, added by Amended
30 Ordinance No. 08-101 on January 21, 2009, is amended to read:

31
32 **30.41G.030 Cottage housing (~~(design standards)) bulk requirements.~~**

33
34 (1) The bulk requirements for a cottage housing development shall be pursuant to SCC Table
35 30.41G.030(1).

36 (2) The bulk regulations in SCC 30.23.032 and 30.23.041 shall not apply to development
37 regulated under this chapter.

38 (3) Building separation shall be pursuant to the requirements in subtitle 30.5 SCC.

39 (4) The calculation of gross floor area shall not include porches or detached or attached
40 garages.

41
42
43 **Table 30.41G.030(1)**
44 **COTTAGE HOUSING BULK REQUIREMENTS**
45

Standard	Requirement
((Maximum gross floor area)) <u>Cottage dwelling</u> <u>unit size</u>	A maximum of ((1,200)) <u>2,000</u> square feet ((per dwelling)) <u>gross floor area per dwelling</u>

Standard	Requirement
	<u>The calculation of gross floor area shall not include porches or detached or attached garages</u>
<u>Cottage dwellings located above a shared covered parking structure</u>	<u>Maximum 800 square feet per dwelling</u>
Maximum gross floor area ((/)) <u>of ground or main ((Floor)) floor</u>	1,600 square feet per dwelling
((Minimum common outdoor space))	((400 square feet per dwelling))
((Minimum private open space))	((200 square feet per dwelling))
<u>Maximum height for cottages ((with minimum roof slope of 6:12)) , community buildings, shared garages and accessory structures</u>	((25)) <u>30 feet ((, subject to all parts of the roof above 18 feet shall be pitched))</u>
((Maximum height for cottages without roof slope of 6:12 and all accessory structures))	((18 feet))
Setbacks for all structures from adjacent property lines along the perimeter of the site((-))	((Same as the underlying zone)) <u>5 feet</u>
Front lot line setback from interior roads within the development	((15 feet)) <u>5 feet</u>
<u>Front lot line setback from public or private road</u>	<u>5 feet</u>
((Minimum distance separating structures (Including accessory structures)))	((10 feet))
((Minimum parking spaces))	((See SCC 30.26.030(1)))
((Number of dwellings within a cluster groups))	((Developments shall contain a minimum of 4 and a maximum of 12 dwellings located in a cluster group. A development site may contain more than one group))
<u>Maximum lot coverage</u>	<u>40%</u>

- 1
- 2 ~~((2)) Cottage housing dwellings shall have a porch or covered entry at least 60 square feet in~~
- 3 ~~size with a minimum dimension of six feet on any side.~~
- 4 ~~—(3) Parking shall be:~~
- 5 ~~—(a) Clustered and separated from the common area by a landscaping screen. Fencing shall~~
- 6 ~~not be substituted for the landscape screen;~~
- 7 ~~—(b) Screened from public streets and adjacent residential uses by a landscaping or~~
- 8 ~~architectural screen;~~
- 9 ~~—(c) Include a means for parking bicycles, such as racks or lockers; and~~
- 10 ~~—(d) Prohibited in yard setback areas except rear yards.~~

- 1 ~~—(4) A pitched roof design is required for all detached parking structures.~~
- 2 ~~—(5) All fences on the interior of a lot or property line shall be no more than three feet in height.~~
- 3 ~~—(6) Internal pedestrian circulation shall be provided through paved paths.~~
- 4 ~~—(7) All cottage housing dwellings shall meet the requirements of SCC 30.53A.518.))~~

5
6 Section 17. A new section is added to chapter 30.41G of the Snohomish County Code
7 to read:

8
9 **30.41G.032 Site layout and building orientation.**

10
11 A cottage housing development shall meet the requirements in SCC Table 30.41G.032(1) and
12 SCC 30.53A.518.

13
14 **Table 30.41G.032(1)**
15 **COTTAGE HOUSING SITE LAYOUT AND BUILDING ORIENTATION**

Standard	Requirement
Number of cottage dwellings within a cluster	a) A cluster must contain a minimum of 4 dwellings. b) A development may contain more than one cluster. c) Clusters shall be separated by landscaping, common open space, critical areas or a community building.
Building orientation	a) Cottage dwellings abutting a public street (not including alleys) shall include one or more of the following facing a public street: <ul style="list-style-type: none"> i) Secondary entrance to the cottage dwelling; ii) Porch; iii) Bay window; or iv) Building modulation with a depth measuring at least one foot. b) Corner lot cottage dwellings shall be designed to provide modulation and detail on both frontages.

18
19 Section 18. A new section is added to chapter 30.41G of the Snohomish County Code
20 to read:

21
22 **30.41G.035 Design standards-cottage dwellings and community buildings.**

23
24 A cottage housing development shall meet the requirements in SCC Table 30.41G.035(1).

25
26 **Table 30.41G.035(1)**
27 **DESIGN STANDARDS**

Standard	Requirement
----------	-------------

Cottage dwellings	<p>a) A diversity of cottage dwellings shall be achieved by incorporating at least two of the following features:</p> <ul style="list-style-type: none"> i) Alternating porch styles; ii) Alternating siding details on facades; iii) Alternating siding detail on roof gables; <p>or</p> <ul style="list-style-type: none"> iv) Other architectural features which make adjacent cottage dwellings different from each other. <p>b) All cottage dwellings shall have a pitched roof.</p> <p>c) No blank walls over 20 feet in length and height are allowed.</p>
Cottage dwellings located above a covered parking structure	<p>a) Roof pitch, architecture, materials and colors shall be similar to that of the dwelling units within the cottage housing development.</p> <p>b) Dwellings shall have a separate entrance in addition to the garage access.</p> <p>c) The entrance to the dwelling shall have direct access to a street, lane or alley via a pedestrian path or driveway.</p>
Community buildings	<p>a) A community building, not exceeding 2,000 square feet, may be provided for the residents of the cottage housing development.</p> <p>b) Roof pitch, architecture, materials and colors of a community building shall be similar to that of the dwelling units within the cottage housing development.</p> <p>c) A community building may not be converted into residential living space or used for commercial purposes.</p> <p>d) The community building shall be located within the cottage housing development and owned in common.</p>
Porches	<p>a) Cottage dwellings shall have a porch or covered entry at least 60 square feet in size with a minimum dimension of six feet on any side.</p> <p>b) Porches shall not be required for cottage dwellings over a shared garage.</p>

1 Section 19. A new section is added to chapter 30.41G of the Snohomish County Code
 2 to read:

3
 4 **30.41G.037 Design standards-parking and garages.**

5
 6 A cottage housing development shall meet the requirements in chapter 30.26 SCC and SCC
 7 Table 30.41G.037(1).

8
 9 **Table 30.41G.037(1)**
 10 **COTTAGE PARKING AND GARAGE REQUIREMENTS**
 11

Standard	Requirement
Maximum garage size	200 square feet per dwelling unit
Location of parking and garages	a) The order of priorities for locating parking or garages shall be in descending order of preference as follows (the applicant shall demonstrate in writing that all other locations within a higher priority of not feasible): <ul style="list-style-type: none"> i) On the periphery of the development as surface spaces in clusters of not more than six adjoining spaces (clusters must be separated by a distance of at least 20 feet) or in a shared garage structure of not more than six adjoining garage doors per building (maximum gross floor area of 1,200 square feet per shared garage structure). ii) To the rear of cottage units as a detached or attached one-car garage accessed by an alley. iii) To the side of cottage units as a detached or attached one-car garage accessed by a shared or private driveway or parking pad from the rear. b) Parking shall not be located between the common open space and the dwelling units.
Design of parking and garages	a) Parking and garages shall be screened from public streets and adjacent residential uses by garage doors, landscaping, or other architectural features. b) The design of garage structures shall be similar and compatible to that of the dwelling units within the development and have a pitched roof. c) Garage doors shall feature windows, recesses, or moldings to help blend the doors with the character of the cottage dwelling.

12

Section 20. Snohomish County Code Section 30.41G.040, added by Amended Ordinance No. 08-101 on January 21, 2009, is amended to read:

30.41G.040 ((Common outdoor)) Design standards-common open space and private open space ((requirements)).

~~((Common outdoor space shall be made available to the residents in cottage housing developments as follows:~~

- ~~—(1) The amount of common outdoor space shall be provided pursuant to SCC Table 30.41G.030(1);~~
 - ~~—(2) The common outdoor space shall abut at least 50 percent of the cottage dwellings in a cottage housing development;~~
 - ~~—(3) The common outdoor space shall abut cottage dwellings on at least two sides of the common outdoor space;~~
 - ~~—(4) Cottage dwellings shall be oriented around and have the main entry facing the common outdoor space;~~
 - ~~—(5) Cottage dwellings shall be within 60 feet walking distance of the common outdoor space; and~~
 - ~~—(6) Private open space shall be provided pursuant to SCC Table 30.41G.030(1) and located adjacent to each dwelling. Private open space shall be for the exclusive use of the cottage resident(s). The private space shall:~~
 - ~~—(a) Be oriented towards the common outdoor space as much as possible; and~~
 - ~~—(b) Not contain a dimension less than 10 feet.))~~
- A cottage housing development shall meet the requirements of SCC Table 30.41G.040(1).

Table 30.41G.040(1)
COTTAGE HOUSING OPEN SPACE REQUIREMENTS

<u>Standard</u>	<u>Requirement</u>
<u>Minimum common open space</u>	<u>400 square feet per dwelling unit</u>
<u>Minimum private open space</u>	<u>200 square feet per dwelling unit</u>
<u>Common open space design</u>	<u>a) Common open space shall not include community buildings, parking areas, yard setbacks, spaces between buildings of 10 feet or less in width, private open space or driveways.</u> <u>b) The common open space shall abut at least 50 percent of the cottage dwellings in a cottage housing development.</u> <u>c) The common open space shall abut cottage dwellings on</u>

	<p><u>at least two sides of the common open space.</u></p> <p><u>d) Cottage dwellings shall be oriented around and have the main entry facing the common open space.</u></p> <p><u>e) Cottage dwellings shall be within 60 feet walking distance of the common open space.</u></p> <p><u>f) The minimum horizontal dimension of common open space shall be at least 10 feet.</u></p> <p><u>g) A separate common open space area is required for each cluster of cottage dwellings.</u></p>
<p><u>Private open space design</u></p>	<p><u>a) Private open space for each individual cottage dwelling shall be for the exclusive use of that cottage's residents.</u></p> <p><u>b) The private open space shall be oriented towards the common open space as much as possible.</u></p> <p><u>c) Private open space shall not contain a dimension less than 10 feet.</u></p> <p><u>d) A fence, hedge or other similar visual separation not to exceed three feet in height may separate the private open space from the common open space to create a sense of separate ownership.</u></p>

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Section 21. A new section is added to chapter 30.41G of the Snohomish County Code to read:

30.41G.045 Circulation and access.

In addition to the requirements in chapters 30.24 and 30.66B SCC, a cottage housing development abutting a public or private road shall provide a pedestrian connection between the interior pedestrian facilities and the exterior or frontage pedestrian facilities.

1 Section 22. A new section is added to chapter 30.41G of the Snohomish County Code
2 to read:

3
4 **30.41G.047 Landscaping.**

5
6 A cottage housing development shall meet the landscaping requirements in chapter 30.25 SCC.
7

8 Section 23. Snohomish County Code Section 30.41G.050, added by Amended
9 Ordinance No. 08-101 on January 21, 2009, is amended to read:

10
11 **30.41G.050 Modifications to the design standards, ((outdoor)) common open space,
12 and private open space.**

13
14 The director may modify the requirements in SCC 30.41G.030, SCC 30.41G.032, SCC
15 30.41G.035, SCC 30.41G.037, and SCC 30.41G.040 (~~(, provided that)~~) when the applicant
16 demonstrates all of the following:

- 17 (1) The site is constrained due to unusual shape, topography, easements or critical areas;
18 (2) The modification is consistent with the purpose statements in SCC 30.41G.010; and
19 (3) The modification will not result in a project design that is less compatible with adjacent
20 neighboring development.

21
22 Section 24. Snohomish County Code Section 30.41G.060, last amended by Amended
23 Ordinance No. 12-049 on October 3, 2012, is amended to read:

24
25 **30.41G.060 ((Bonus density)) Review Process.**

26
27 ~~((1) The maximum number of dwelling units permitted in a cottage housing development shall
28 be 120 percent of the maximum number of units permitted by the underlying zone as
29 determined in SCC 30.41G.060(2), unless adjusted per the provisions of SCC
30 30.41G.060(2)(b).~~

31 ~~—(2) The maximum number of dwelling units permitted shall be computed as follows:~~

32 ~~—(a) The gross area of the site shall be divided by the minimum lot area of the underlying zone
33 set forth in SCC Table 30.23.032, except in the LDMR zone where a lot area of 4,000 square
34 feet shall be used. The resulting number shall be multiplied by 1.2; and~~

35 ~~—(b) If the number computed in subsection (a) of this section is a fractional equivalent of 0.5 or
36 more, the fraction shall be rounded up to the next whole number. Fractions of less than 0.5 shall
37 be rounded down.)) This section establishes the review process to be utilized for any~~

38 development application subject to the requirements of this chapter:

39 (1) An applicant for a cottage housing development shall submit a site plan meeting the
40 submittal requirements established and implemented pursuant to SCC 30.70.030.

41 (2) Site plan applications shall be processed as a Type 1 administrative decision under
42 chapter 30.71 SCC.

43 (3) Public notice of the site plan application shall be provided under chapter 30.70 SCC for
44 Type 1 applications.

45 (4) At the request of the applicant, the site plan application may be combined with other
46 required permits or be processed concurrently with other required permits under SCC
47 30.70.120, including applications for unit lot subdivision or unit lot short subdivision approvals.

48 (5) Specifications for development access onto county right-of-way shall be subject to the
49 county's Engineering Design and Development Standards (EDDS).

1 (6) Frontage improvements required within the public right-of-way shall be determined by the
2 department pursuant to chapter 30.66B SCC and the county's Engineering Design and
3 Development Standards (EDDS).

4 (7) A complete application for a cottage housing development meeting the requirements of
5 this section shall vest pursuant to SCC 30.70.300.

6
7 Section 25. A new section is added to chapter 30.41G of the Snohomish County Code
8 to read:

9
10 **30.41G.070 Final Inspection and Occupancy.**

11
12 Final inspection and occupancy of a cottage housing development shall not be completed until
13 the following requirements are met for those units included in the inspection:

- 14 (1) Fire lane signs and/or striping are completed for all access ways to the units;
15 (2) Address signs, street signs, and unit addressing is completed; and
16 (3) All landscaping, site amenities, fencing, pedestrian facilities, lighting, and other
17 requirements for the units are installed and approved.

18
19 Section 26. Snohomish County Code Section 30.70.140, last amended by Amended
20 Ordinance No. 16-004 on March 16, 2016, is amended to read:

21
22 **30.70.140 Expiration of applications, approvals, and permits.**

23
24 (1) This section shall apply to:

25 (a) New applications, approvals, and permits set forth in SCC Table 30.70.140(1); and
26 (b) Existing applications set forth in SCC Table 30.70.140(1) that were deemed complete but
27 that were not approved or denied prior to [insert effective date of this ordinance], provided that
28 the department shall provide notice to the applicant one year prior to the expiration date of the
29 application.

30 (2) SCC Table 30.70.140(1) establishes the expiration period for applications, approvals, and
31 permits, except that:

32 (a) When an EIS is required, the expiration period of an application will be suspended until
33 the FEIS is issued. The suspension of the expiration period for an application shall not exceed
34 18 months unless approved by the director; and

35 (b) When otherwise modified by the hearing examiner.

36 (3) The applicant is responsible for monitoring the expiration periods for an application,
37 approval, or permit. The county is not required to inform an applicant when an application,
38 approval, or permit will expire or has expired.

39 (4) For minor revisions under SCC 30.70.210 and major revisions under SCC 30.70.220, the
40 term of expiration for an application shall be 12 months and shall not extend the term of the
41 corresponding development application approval or concurrency determination.

42
43 **SCC Table 30.70.140(1)**

44

Approval Type	Expiration of application	Expiration of approval or permit
Administrative Conditional Use Permit	36 months	5 years to commence construction or use

Administrative Conditional Use Permit – Temporary Dwelling During Construction	12 months	As determined in decision
Administrative Conditional Use Permit - Temporary Dwelling For Relative	12 months	Shall be subject to annual renewal
Administrative Conditional Use Permit - Other Temporary Uses	12 months	As determined in decision
Administrative Site Plan (pursuant to chapter 30.23A SCC)	36 months	5 years to commence construction or use
Binding Site Plan	36 months	6 months to record
Boundary Line Adjustment	12 months	12 months to record. The department may grant up to one 12-month extension.
Building Permit	Per subtitle 30.5 SCC	Per subtitle 30.5 SCC
Conditional Use Permit	36 months	5 years to commence construction or use
<u>Cottage Housing (pursuant to chapter 30.41G SCC)</u>	<u>36 months</u>	<u>5 years to commence construction or use</u>
Flood Hazard Permit & Flood Hazard Variance	18 months	18 months from the date of issuance. Start of construction, as defined in SCC 30.91S.570, must commence within 180 days.
Forest Practices (Class IV-General)	18 months	36 months
Land Disturbing Activity	18 months	36 months
Official Site Plan and Site Plans (pursuant to chapters 30.31A and 30.31B)	36 months	5 years to commence construction or use
Planned Residential Development	36 months	5 years to commence construction or use
Pre-application Concurrency Determination	6 months	Per SCC 30.66B.155
Rezones	36 months	Not applicable

Shoreline Conditional Use Permit	36 months	Per chapter 30.44 SCC
Shoreline Substantial Development Permit	36 months	Per chapter 30.44 SCC
Single Family Detached Units	36 months	5 years to commence construction or use
Special Use Permit (pursuant to chapter 30.42F SCC)	36 months	5 years to commence construction or use
Subdivisions	48 months	Per RCW 58.17.140 , except that: <ul style="list-style-type: none"> • For preliminary subdivisions that were approved on or after January 1, 2008, one or more extensions not to exceed a total extension time of two years may be granted by the department. Such request must be received by the director at least 30 days prior to the expiration of the preliminary subdivision approval or prior extension. The applicant shall pay a fee for each extension pursuant to SCC 30.86.100. • For preliminary subdivisions that were approved on or before December 31, 2007, one or more extensions up to a total term of twelve years may be granted by the department. Such request must be received by the director at least 30 days prior to the expiration of the preliminary subdivision approval or prior extension. The applicant shall pay a fee for each extension pursuant to SCC 30.86.100.
Short Subdivisions	48 months	60 months, except that: <ul style="list-style-type: none"> • For preliminary short subdivisions that were approved on or after January 1, 2008, one or more extensions

		<p>not to exceed a total extension time of two years may be granted by the department. Such request must be received by the director at least 30 days prior to the expiration of the preliminary short subdivision approval or prior extension. The applicant shall pay a fee for each extension pursuant to SCC 30.86.110.</p> <ul style="list-style-type: none"> • For preliminary short subdivisions that were approved on or before December 31, 2007, one or more extensions up to a total term of twelve years may be granted by the department. Such request must be received by the director at least 30 days prior to the expiration of the preliminary short subdivision approval or prior extension. The applicant shall pay a fee for each extension pursuant to SCC 30.86.110.
Urban Center Development	36 months	5 years to commence construction or use
Variance	36 months	Not applicable

1
2 Section 27. Snohomish County Code Section 30.70.300, added by Amended Ordinance
3 No. 16-004 on March 16, 2016, is amended to read:

4
5 **30.70.300 Vesting of applications.**

6
7 The purpose of this section is to implement local vesting regulations that are best suited to the
8 needs of the county and consistent with state law. This section is intended to provide property
9 owners, permit applicants, and the general public assurance that the regulations for project
10 development will remain consistent during the life of an application.

11 (1) Except for rezones, an application for a permit or approval type set forth in SCC Table
12 30.70.140(1) shall be considered under the development regulations in effect on the date a
13 complete application is filed, pursuant to SCC 30.70.040. Provided, that projects under the
14 authority of the director of the department of public works or the county engineer pursuant to
15 SCC 30.63B.100 shall vest as of the date the county engineer approves a design report or
16 memorandum for the project.

17 (2) Building permit or land disturbing activity permit applications that are subsequent and
18 related to the development identified in an application listed in SCC 30.70.300(2)(a)-(~~(m)~~) (n),

1 shall vest to the development regulations in effect at the time a complete application listed in
2 SCC 30.70.300(2)(a)-~~((m))~~ (n) is filed pursuant to SCC 30.70.040.

- 3 (a) Administrative conditional use permit;
- 4 (b) Administrative site plan (pursuant to chapter 30.23A SCC);
- 5 (c) Binding site plan;
- 6 (d) Conditional use permit;
- 7 (e) Official site plan and site plan (pursuant to chapters 30.31A and 31.31B SCC);
- 8 (f) Planned residential development;
- 9 (g) Shoreline conditional use permit;
- 10 (h) Shoreline substantial development permit;
- 11 (i) Single family detached units;
- 12 (j) Special use permits (pursuant to chapter 30.42F SCC);
- 13 (k) Short subdivision;
- 14 (l) Subdivision; ~~((and))~~
- 15 (m) Urban center development ~~((-))~~;
- 16 (n) Cottage housing (pursuant to chapter 30.41G SCC).

17
18 However, a complete application for any subsequent application must be submitted prior to the
19 expiration date of the permit(s) or approval(s) applied for in the application types listed in this
20 subsection.

21 (3) For the purpose of this section, “development regulation” means those provisions of title 30
22 SCC that exercise a restraining or directing influence over land, including provisions that control
23 or affect the type, degree, or physical attributes of land development or use. For the purpose of
24 this section, “development regulation” does not include fees listed in title 30 SCC or procedural
25 regulations.

26 (4) A complete building permit application shall always be subject to that version of subtitle
27 30.5 SCC in effect at the time the building permit application is submitted.

28 (5) Notwithstanding any other provision in this section, any application dependent on approval
29 of a rezone application shall not vest until the underlying rezone is approved.

30
31 Section 28. Snohomish County Code Section 30.71.020, last amended by Amended
32 Ordinance No. 15-033 on June 3, 2015, is amended to read:

33
34 **30.71.020 Type 1 permits and decisions.**

35
36 The following are processed as Type 1 administrative decisions:

- 37 (1) Administrative conditional use permit;
- 38 (2) Binding site plan approval;
- 39 (3) Boundary line adjustment, except as provided in SCC 30.41E.020;
- 40 (4) Building and land disturbing activity permits subject to SEPA review pursuant to chapter
41 30.61 SCC, or subject to conditions imposed pursuant to chapter 30.32D SCC;
- 42 (5) Free standing signs in the FS and RFS zones;
- 43 (6) Code interpretations;
- 44 (7) Flood hazard permit, except as provided in SCC 30.43C.020;
- 45 (8) Flood hazard variance;
- 46 (9) Freeway service zone official site plan (existing FS zone);
- 47 (10) Shoreline substantial development permit, shoreline conditional use, and shoreline
48 variance, except when processed as a Type 2 decision pursuant to SCC 30.44.210;
- 49 (11) Short subdivision approval with no dedication of a new public road right-of-way;

- 1 (12) Variance;
- 2 (13) Single-family detached units applications pursuant to chapter 30.41F SCC;
- 3 (14) Administrative site plan pursuant to SCC 30.23A.100;
- 4 (15) Minor development activities and the expansion of an existing structure containing a
- 5 permitted use in the UC zone as provided in SCC 30.34A.180(1) that require a permit or land
- 6 use approval application and are subject to SEPA review pursuant to chapter 30.61 SCC, or
- 7 subject to conditions imposed pursuant to chapter 30.32D SCC;
- 8 (16) Class IV-General forest practices permit, except when processed as a Type 2 decision
- 9 pursuant to SCC 30.43F.100; ((and))
- 10 (17) Application to lift a six-year development moratorium, except when processed as a Type
- 11 2 decision pursuant to SCC 30.43F.230 ((-)); and
- 12 (18) Cottage housing development pursuant to chapter 30.41G SCC.

13
 14 Section 29. Snohomish County Code Section 30.86.115, last amended by Amended
 15 Ordinance No. 07-108 on November 19, 2007, is amended to read:

16
 17 **30.86.115 Administrative site plan fees for single family detached units and cottage**
 18 **housing development**

19
 20 **Table 30.86.115**
 21 **ADMINISTRATIVE SITE PLAN FEES FOR SINGLE FAMILY DETACHED UNITS AND**
 22 **COTTAGE HOUSING DEVELOPMENT**

23
 24 *OTHER FEES: All necessary fees for single family detached units and cottage housing*
 25 *development approval/recording are not listed here. Examples of fees by the department*
 26 *include: (1) critical areas review; (2) drainage review, etc. Examples of fees not collected by the*
 27 *department include: (1) Applicable private well and septic system approvals (Snohomish Health*
 28 *District) and (2) recording fees (auditor).*

	FEES
PRE-APPLICATION CONFERENCE	\$480
ADMINISTRATIVE SITE PLAN	
Application fee	\$1,440
Minor revision request ⁽¹⁾	\$780
Reference notes:	
(1) Subsequent to initial approval of the administrative site plan.	

29
 30
 31 Section 30. A new section is added to chapter 30.91C of the Snohomish County Code
 32 to read:

33
 34 **30.91C.198 Community building.**

35
 36 “Community building” means a structure serving the occupants of a residential or mixed use
 37 development where cultural, recreational, or social activities may take place. This definition
 38 shall not include places of religious worship.

1 Section 31. Snohomish County Code Section 30.91D.455, last amended by Amended
2 Ordinance No. 12-115 on January 30, 2013, is amended to read:

3
4 **30.91D.455 Drive aisle.**

5
6 "Drive aisle" means a road network element that is owned in common by all the property owners
7 of a development and that, except when located within a ((townhouse)) unit lot subdivision or
8 short subdivision, is not located in a tract or easement. A drive aisle that provides access to the
9 rear of the structure, lot, or use is an alley.

10
11 Section 32. Snohomish County Code Section 30.91D.495, last amended by Amended
12 Ordinance No. 08-101 on January 29, 2009, is amended to read:

13
14 **30.91D.495 Dwelling, cottage housing.**

15
16 "Dwelling, Cottage housing" ("Cottage housing dwelling") means a single family detached
17 dwelling unit ((constructed in groups of four to twelve units located on a commonly owned piece
18 of property with each unit no larger than 1,200 square feet. The units are built)) within a cottage
19 housing development and clustered around common open space ((, with minimal private
20 yards)). ((Units do not have individual garages; parking is located in separate areas or in
21 structures on the periphery of the site in order to minimize space taken up by driveways.))

22
23 Section 33. A new section is added to chapter 30.91O of the Snohomish County Code
24 to read:

25
26 **30.91O.015 Open space, common.**

27
28 "Open space, common" ("Common open space") means the central space within a residential or
29 mixed use development reserved for exclusive use by the occupants and their guests.
30 Examples include critical areas and buffers, lawn, gardens, plazas, or scenic viewing areas.
31 Common open space does not include off-street parking, maneuvering, loading, or delivery
32 areas.

33
34 Section 34. A new section is added to chapter 30.91O of the Snohomish County Code
35 to read:

36
37 **30.91O.016 Open space, private.**

38
39 "Open space, private" ("Private open space") means a useable open space adjoining and
40 directly accessible by a dwelling unit, reserved for the exclusive use of the occupants of the
41 dwelling unit and their guests. Private open spaces may include patios and landscaped areas
42 but does not include off-street parking, maneuvering, loading, or delivery areas.

43
44 Section 35. Effective date, implementation. This ordinance shall take effect 60 days
45 following adoption by the County Council. The Department of Planning and Development
46 Services is authorized to take such actions as may be necessary to implement this ordinance on
47 its effective date.

48
49 Section 36. Severability and Savings. If any section, sentence, clause or phrase of this
50 ordinance shall be held to be invalid by the Growth Management Hearings Board (Board), or

1 unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall
2 not affect the validity or constitutionality of any other section, sentence, clause or phrase of this
3 ordinance. Provided, however, that if any section, sentence, clause or phrase of this ordinance
4 is held to be invalid by the Board or court of competent jurisdiction, then the section, sentence,
5 clause or phrase in effect prior to the effective date of this ordinance shall be in full force and
6 effect for that individual section, sentence, clause or phrase as if this ordinance had never been
7 adopted.

8
9 PASSED this _____ day of _____, 20__.

10
11
12 SNOHOMISH COUNCIL
13 Snohomish, Washington

14
15
16 _____
17 Council Chair

18 ATTEST:

19 _____
20

21
22 Asst. Clerk of the Council

23
24
25 () APPROVED
26 () EMERGENCY
27 () VETOED

DATE:

28
29
30 _____
31 County Executive

32 ATTEST:

33 _____
34

35
36 Approved as to form only:

37 _____ 7/20/10
38 *Laura Kimball*
39 Deputy Prosecuting Attorney

Snohomish County: Analysis of Building and Land Use Regulation Effects on Housing and Jobs

Proposed Regulation: Ordinance No. 16-____, RELATING TO GROWTH MANAGEMENT: REVISING REGULATIONS FOR COTTAGE HOUSING: AMENDING CHAPTERS 30.22, 30.24, 30.25, 30.26, 30.31E, 30.35A, 30.41A, 30.41B, 30.41G, 30.70, 30.71, 30.86, 30.91C, 30.91D, AND 30.91O OF THE SNOHOMISH COUNTY CODE

Date: August 10, 2016

Staff Contact: David Killingstad, PDS, extension 2215

	Increase	Decrease	Neutral	Uncertain	Comments
Housing					
Capacity/Targets	X				Proposal will modify the density requirements to allow twice the underlying zone
Cost of housing dvpt:					
• Infrastructure			X		Not impacted by proposal
• Site		X			Proposal will reduce the amount of parking required
• Building const.			X		Not impacted by proposal
• Fees			X		Not impacted by proposal
• Yield	X				Proposal will modify the density requirements to allow twice the underlying zone
Timing		X			Proposal will change the approval process from an administrative conditional use to a permitted use with an administrative site plan approval
Jobs					
Capacity/Targets			X		Not impacted by proposal
Cost of com'l/ind dvpt:					
• Infrastructure			X		Not impacted by proposal
• Site			X		Not impacted by proposal
• Building const.			X		Not impacted by proposal
• Fees			X		Not impacted by proposal
• Yield			X		Not impacted by proposal
Time to Create Jobs			X		Not impacted by proposal
# Family Wage Jobs			X		Not impacted by proposal

Discussion:

This is a non-project proposal to amend Snohomish County Code (SCC) Title 30 relating to cottage housing development. The proposed amendments include:

- Amending the use matrices in chapter 30.22 to change “dwelling, cottage housing” from an administrative conditional use to a permitted use
- Modifying chapter 30.26 to reduce the minimum parking requirements for cottage housing
- Amending SCC 30.41A.205 and SCC 30.41B.205 to permit a cottage housing development to use the unit lot subdivision regulations

Snohomish County Capital Facility Development Cost Analysis Summary

Project/Document Title: Ordinance No. 16-____, RELATING TO GROWTH MANAGEMENT: REVISING REGULATIONS FOR COTTAGE HOUSING; AMENDING CHAPTERS 30.22, 30.24, 30.25, 30.26, 30.31E, 30.35A, 30.41A, 30.41B, 30.41G, 30.70, 30.71, 30.86, 30.91C, 30.91D, AND 30.91O OF THE SNOHOMISH COUNTY CODE

Date: **August 10, 2016**

Primary Staff Contact: **David Killingstad, Ext. 2215**

General Cost Analysis Summary:

This is a non-project proposal to amend Snohomish County Code (SCC) Title 30 related to cottage housing development. The proposal is not anticipated to increase the demand for county capital facilities.

Necessary Facility	Quantification/Qualification of Anticipated Cost:
Parks	County Funded Impacts – None anticipated. Other Fund Sources Impacts – None.
Roads & Transit	County Funded Impacts – None anticipated. A significant increase in vehicle trips is not anticipated, additional costs to improve and maintain roads is not anticipated. Other Fund Sources Impacts – None.
Surface Water	County Funded Impacts- None anticipated. Other Fund Sources Impacts – None.
Public Schools	County Funded Impacts – None. Funding of schools is the responsibility of the local district. Other Fund Sources Impacts – None.
Electric Power	County Funded Impacts – None. Funding of electric power is the responsibility of the local district or city. Other Fund Sources Impacts – None.
Public Water	County Funded Impacts – None. Funding of public water is the responsibility of the local district or city. Other Fund Sources Impacts – None.
Wastewater	County Funded Impacts – None. Funding of wastewater treatment is the responsibility of the local district or city. Other Fund Sources Impacts – None.



Snohomish County

SNOHOMISH COUNTY PLANNING COMMISSION

May 19, 2016

The Honorable Dave Somers, County Executive
County Administration Building
3000 Rockefeller Avenue, M/S 407
Everett, WA 98201-4046

SUBJECT: Planning Commission recommendations on proposed amendments related to Cottage Housing

Dear Executive Somers:

On behalf of the Snohomish County Planning Commission, I am forwarding our recommendations which would amend the Snohomish County Code (SCC) regarding development regulations for cottage housing development. The Planning Commission had briefings on December 15, 2015, and January 26, 2016, and conducted a public hearing on February 23, 2016, to consider a proposal that would:

- Amend SCC 30.22.100 – Urban Use Matrix
- Amend Chapter 30.26 – General Development Standards-Parking
- Amend Chapter 30.41G – Cottage Housing
- Amend and add new definitions to Chapters 30.91C, 30.91D, Chapters 30.91O SCC

There was no one signed up or present to provide testimony on the proposed code amendments. The Planning Commission closed public testimony and concluded deliberations on February 23, 2016.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission makes the following recommendation to the County Council after considering information presented during the public hearing process:

Motion was made by Commissioner Ash and seconded by Commissioner Fowler to accept the cottage housing development recommendations as written by staff.

Motion #1 to Amend the Main Motion was made by Commissioner Ash and seconded by Commissioner Hannam to eliminate the restriction on the floor area allowed, to remove the average, and to leave those up to the developer, the builder, and the market.

Vote on Amendment #1:

4 in favor (*Ash, Hannam, Kaufman, Taft*)
4 opposed (*Fowler, Larsen, Stanford, Strandy*)
0 abstentions

Amendment #1 failed

Motion #2 to Amend the Main Motion was made by Commissioner Larsen and seconded by Commissioner Ash to make the floor footprint no larger than 1,600 square feet on the ground, no more than that same amount on the second floor, and leave the roof design to the developer.

Vote on Amendment #2:

4 in favor (*Ash, Hannam, Kaufman, Larsen*)

4 opposed (*Fowler, Stanford, Strandy, Taft*)

0 abstentions

Amendment #2 failed

Motion #3 to Amend the Main Motion was made by Commissioner Hannam to make 1,800 square feet the total square footage, with one-half of that allowable on the 2nd floor.

Motion to Amend #3 died for lack of a second.

Motion to Amend #4 was made by Commissioner Fowler and seconded by Commissioner Hannam to make the allowable total square footage 2,000 per unit, with no more than a maximum of 1,600 square feet of that total on the ground floor.

Vote on Amendment #4:

7 in favor (*Ash, Fowler, Hannam, Kaufman, Larsen, Strandy, Taft*)

1 opposed (*Stanford*)

0 abstentions

Amendment #4 passed

Motion to Amend #5 was made by Commissioner Hannam and seconded by Commissioner Ash to make 30 feet the maximum height of these units.

Vote on Amendment #5:

7 in favor (*Ash, Fowler, Hannam, Kaufman, Larsen, Strandy, Taft*)

1 opposed (*Stanford*)

0 abstentions

Amendment #5 passed

Motion to Amend #6 was made by Commissioner Ash and seconded by Commissioner Hannam to remove the restriction of 4-12 lots per cluster (eliminating both the minimum and the maximum).

Vote on Amendment #6:

4 in favor (*Ash, Hannam, Larsen, Taft*)

4 opposed (*Fowler, Kaufman, Stanford, Strandy*)

0 abstentions

Amendment #6 failed

Motion to Amend #7 was made by Commissioner Fowler and seconded by Commissioner Hannam to keep the minimum of clusters per lot at four (4) and eliminate the maximum.

Vote on Amendment #7:

7 in favor (*Ash, Fowler, Hannam, Kaufman, Larsen, Strandy, Taft*)

1 opposed (*Stanford*)

0 abstentions

Amendment #7 passed

Motion to Amend #8 was made by Commissioner Ash and seconded by Commissioner Hannam to allow central common automobile/pedestrian access (e.g. auto courts, woonerfs, shared courts) to decrease impervious surfaces in order to help meet the LID requirements of stormwater management.

Vote on Amendment #8:

4 in favor (*Ash, Hannam, Strandy, Taft*)

4 opposed (*Fowler, Kaufman, Larsen, Stanford*)

0 abstentions

Amendment #8 failed

Vote on the Main Motion with Approved Amendments:

7 in favor (*Ash, Fowler, Kaufman, Hannam, Larsen, Strandy, Taft*)

1 opposed (*Stanford*)

0 abstentions

Main Motion passed as amended

Motion was made by Commissioner Fowler and seconded by Commissioner Larsen to revise the findings of fact and conclusions to be consistent with the main motion as amended and approved.

Vote:

8 in favor (*Ash, Fowler, Kaufman, Hannam, Larsen, Stanford, Strandy, Taft*)

0 opposed

0 abstentions

Motion passed

In conclusion, the Planning Commission requests that the County Council schedule a public hearing and adopt the attached amendments to the Snohomish County Code as recommended by the Planning Commission's passed motion.

Respectfully submitted,



SNOHOMISH COUNTY PLANNING COMMISSION
Daniel Strandy, Chairman

cc: Barbara Mock, Interim Director, Planning and Development Services

Planning Commission Recommended

AMENDMENT SHEET 1

ORDINANCE NO. 16-073

Amendment Name: Cottage Dwelling Size

Brief Description: Increases the maximum first floor of a cottage dwelling to 1,600 square feet and the total maximum square footage to 1.5 the first floor.

Affected Ordinance Sections: 1 and 13

Affected Plan Documents: None.

Affected Maps: None.

Affected Support Documents: None.

New Recitals, Findings or Conclusions to Support: None.

Existing Ordinance Recitals, Findings, Conclusions or Sections to Delete or Modify:

Page 7, Lines 3-5, delete “Adjust the maximum cottage dwelling size from 1,200 square feet to an average of 1,200 square feet with no single cottage dwelling exceeding 1,500 square feet to provide additional flexibility based on market conditions for a given area,” and insert “Adjust the maximum cottage dwelling size from 1,200 square feet to 1.5 times the maximum ground or first floor to provide additional design flexibility, more useable habitable space and better market cottage housing development to a broader population base. Adjust the maximum ground or first floor to from 800 to 1,600 square feet to better market cottage housing development.”

Page 29, SCC Table 30.41G.030(1), delete from first row (not including the column headings), second column, “A maximum of 1,200 square feet ((per dwelling)) gross floor area average of all cottage dwelling units within the development, provided that no one dwelling unit shall exceed 1,500 square feet of gross floor area.” and insert “The maximum dwelling size shall be no greater than 1.5 times the maximum gross floor area of the ground or first floor.”

Page 29, SCC Table 30.41G.030(1), after first row (not including the column headings) insert a new row to read:

<u>Maximum gross floor area of ground or first floor</u>	<u>1,600 square feet per dwelling</u>	
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New Ordinance Sections to Insert: None.

Council Disposition: _____ **Date:** _____

AMENDMENT SHEET 2

ORDINANCE NO. 16-073

Amendment Name: Unit Lot Definition

Brief Description: Amend the definition of unit lot consistent with changes SCC 30.41A.205 and SCC 30.41B.205 to allow cottage housing developments.

Affected Ordinance Sections: None.

Affected Plan Documents: None.

Affected Maps: None.

Affected Support Documents: None.

New Recitals, Findings or Conclusions to Support:

Page 9, Line 33, insert and renumber the remaining findings:

30. This ordinance amends SCC 30.91L.205 to remove the phrase “for the exclusive use of townhouses” to be consistent with changes to SCC 30.41A.205 and SCC 30.41B.205 which are being broadened to apply to both townhouses and cottage housing.

Existing Ordinance Recitals, Findings, Conclusions or Sections to Delete or Modify:

None.

New Ordinance Sections to Insert:

Page 45, Line 1, insert a new section and renumber remaining sections:

Section 33. Snohomish County Code Section 30.91L.205, added by Amended Ordinance No. 12-115 on January 30, 2013, is amended to read:

30.91L.205 Lot, unit (Unit lot).

"Lot, unit" ("Unit lot") means one of the individual lots created from the subdivision of a parent site (~~for the exclusive use of townhouses~~) pursuant to SCC 30.41A.205 or 30.41B.205.

Council Disposition: _____ **Date:** _____