

Chapter 14.207

LAND USE TABLES

Sections

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

14.207.010 Guide to Use of Land Use Tables.

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

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

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

14.207.040 Specific Regulations Pertaining to the Use in the Land Use Designation. If in addition to a "P" or "C" a number appears in the box at the intersection of the column and the row, then the corresponding regulation in the section following the land use table applies to the use.

14.207.050 Uses Not Permitted in a Land Use Designation. If there is neither a "P" or

a “C” in the box at the intersection of the column and the row, the use is not allowed in that land use designation.

14.207.060 Interpretation of the Land Use Tables.

A. If a proposed land use is not specifically listed in a land use table, the City Planner shall determine whether the land use will be allowed in a land use designation. The City Planner shall make that determination based on consistency with the purposes of Title 14 SMC and the Comprehensive Plan, considering the following factors:

1. The physical characteristics of the use and its supporting structures, including scope, traffic, hours of operation, and other impacts.
2. Whether the use is compatible with other uses permitted in the land use designation.

B. The City Planner shall issue a written interpretation formalizing the determination, in order to make a record of the decision and establish a clear precedent for similar future occurrences. The issuance of an interpretation by the City Planner may be appealed in accordance with the provisions of SMC 14.75.010.

14.207.065 Prohibited Uses. Until such time as this chapter is amended to provide specific provisions and land use controls allowing and regulating the following uses, such uses shall be prohibited and not allowed in any zone within the city. No prohibition under this section shall be superseded by an administrative determination to allow a use pursuant to

SMC 14.207.060 or by any other provision of this chapter.

A. Production, processing, retail sale of marijuana and marijuana-infused products subject to, eligible for, or in receipt of, a license issued by the State of Washington, all as defined in Initiative Measure No. 502, as codified in the Revised Code of Washington, and implementing regulations in Chapter 314-55 of the Washington Administrative Code, as now existing or hereafter amended.

TABLES AND REGULATIONS

14.207.070 Residential Land Use Table.

Land Use	Open Space	Public Park	Urban Horticulture	Single Family Residential	Low Density Residential	Medium Density Residential	High Density Residential	Commercial	Neighborhood Business	Historic Business District	Business Park	Industrial	Airport Industry	Mixed Use
Dwelling Units														
Adult family home				p	p	p	p	p						p
Caretaker residence	p5	p							p14		p5	p5		
Foster home				p	p	p	p	p						p
Manufactured home			p1	p	p	p	p							p
Mobile home park					c9	c9	c9							
Multifamily					p	p	p	p10		p	c6			p7
Single-family detached			p1	p	p	p	p	p16		p	p16			p
Single-family attached				p17	p	p	p	p10		p	p6			p7
Group Residences														
Community residential facility-CRF					c	c	c	c		c				p7
CRF-prisoner release												c		
Fraternity, sorority, group student house					c	c	c							c
Accessory Uses														
Accessory dwelling units				p2	p2	p2	p2	p2	p14	p2				p2
Accessory structures		p		p	p	p	p							
Accessory uses		p	p11	p11	p11	p11	p11							
Home occupation			p3	p3	p3	p3	p3	p3		p3				p
Limited agricultural uses			p12	p12										
Animals (see Ch. 7.04 SMC)														
Private kennels (see Ch. 7.04 SMC)														
Roomers/boarders				p8	p8	p8	p8			p8	p8	p8		p8
Temporary Lodging														
Bed and breakfast				c4	p	p	p	p		p				p
Bed and breakfast inn					p	p	p	p		p				p
Hotel/motel							p	p		p				p
Recreational vehicle parks		c										c13		

(Ord. 2143, 2008; Ord. 2180, 2009; Ord. 2193, 2010; Ord. 2214, 2011; Ord 2240, 2012; Ord 2268, 2014)

14.207.075 Residential Land Use: Regulations.

1. Related to the operation of a farm, one (1) unit per ten (10) acres.
2. Accessory dwelling units must meet the following conditions:
 - a. One (1) unit must be owner occupied.
 - b. The design of any exterior alteration or new structure necessary for the unit must comply with the City's design standards adopted in Chapters 14.225 and 14.230 SMC.
 - c. One (1) additional on-site parking space must be provided.
 - d. If the accessory unit is in a separate structure, it must be no greater than eight hundred (800) square feet or half the floor area of the existing structure, whichever is less.
 - e. Occupancy of the accessory unit, together with all roomers or boarders permitted under SMC 14.207.075(8), shall not exceed three (3). (Ord 2268, 2014)
3. Home occupations must meet the following conditions:
 - a. The occupation shall be conducted within an enclosed building.
 - b. No indication of the occupation, such as outdoor storage areas, abnormally higher traffic volumes, noise, vibration, dust, smoke or odors, shall be evident from outside the building in which the occupation is located.
 - c. The occupation shall not produce ground water pollution or introduce objectionable waste into the City sewer system.
 - d. Not more than one (1) person outside the immediate family group residing on the premises shall engage in such occupation.
 - e. Signing must comply with Chapter 14.245 SMC.
 - f. The occupation cannot exceed twenty-five percent (25%) of the home square footage.
 - g. The occupation must have a City business license.
 - h. The premises must be occupied by the occupation owner.
4. Bed & Breakfast (B&B) establishments must meet the following conditions:
 - a. The residence must be owner-occupied.
 - b. The Design Review Board must review the plan for off-street parking and, if the property is located within the Historic District, the design of the sign.
 - c. No more than four B&B rooms per residence.
 - d. One (1) on-premise parking space must be provided per B&B room, in addition to parking required for the residence.
 - e. B&B rooms must be located in the structure of the principal residence.

- f. No meals other than breakfast shall be provided, and no meals shall be sold to non-renters.
 - g. No room shall be rented to the same person or persons for more than thirty (30) days per year.
 - h. No rooms shall be rented on a permanent basis, and no other business activity may be conducted on the premises.
 - i. The B&B must maintain a City business license.
5. Employee living quarters as an accessory use shall meet the following conditions:
- a. Living quarters shall be restricted to the use of caretakers, watchmen, and special employees in training.
 - b. Living quarters may be a separate building, manufactured home, or a portion of another building.
 - c. Only two (2) dwelling units shall be used for employee living quarters.
6. Multi-family housing is allowed in conjunction with commercial use as a mixed use.
- a. The gross square footage of multi-family housing must not exceed the gross square footage of commercial use.
 - b. Multiple family density may not exceed eighteen (18) units/acre, in accordance with Chapter 14.210 SMC.
7. Requires an approved administrative development plan. (Ord. 2111, 2006)
8. Up to three roomers or boarders may reside in an owner-occupied, single family home, or accessory dwelling unit associated with the owner-occupied, single family home, irrespective of the definition of family in Chapter 14.100 SMC, provided that, with the exception of an approved accessory dwelling unit, the property contains only one dwelling unit, and provided that any nonfamily members occupying the accessory dwelling unit shall be counted against the limit of three roomers or boarders. (Ord 2268, 2014)
9. Must meet mobile home park design requirements set forth in SMC 14.210.220.
10. Except where a higher density is permitted by SMC 14.285.060 for low-income senior housing, multi-family residential density may not exceed eighteen (18) units per acre, in accordance with SMC 14.210.210. (Ord. 2143, 2008)
11. Signs, fences, landscaping and screening in compliance with Title 14 SMC.
12. Agricultural uses shall be limited in accordance with SMC 14.210.320.
13. Recreational Vehicle Parks must meet the following conditions:
- a. Maximum of fifteen (15) dwelling units per acre.
 - b. Type III landscaping as defined in SMC 14.240.040(F)(3) shall be required along all property lines.
 - c. An emergency flood evacuation plan must be submitted to the City and be approved by the City Planner and

City Fire Official. The City Planner and City Fire Official shall develop minimum requirements for the contents of flood evacuation plans.

(Ord. 2092, 2006; Ord. 2104, 2006; Ord. 2180, 2009; Ord. 2240, 2012)

- d. Must comply with the requirements of Chapter 20.04 SMC relating to the establishment of trailer camps.
 - e. Length of stay shall be a total of not more than ninety (90) days in any calendar year.
 - f. Recreational trailer camps shall be only permitted south of the Snohomish River.
14. Employee and/or accessory living quarters as an accessory use shall meet the following conditions:
- a. Living quarters must be on the second floor above the primary commercial use on the site.
 - b. The density of the employee and/or accessory living quarters shall not exceed the density of the highest density adjacent residential designation.
15. Reserved. (Ord 2268, 2014)
16. Permitted only through the unit lot subdivision process in SMC 14.215.125 and only where in compliance with the standards in SMC 14.210.215.
17. Permitted only in conjunction with a planned residential development under the provisions of Chapter 14.220 SMC.

14.207.080 General Services Land Use Table.

Land Use	Open Space	Public Park	Urban Horticulture	Single Family Residential	Low Density Residential	Medium Density Residential	High Density Residential	Commercial	Neighborhood Business	Historic Business District	Business Park	Industrial	Airport Industry	Mixed Use
Personal Services														
Adult uses												p7		
Automotive repair								p		p1	p1	p	p1	
Automotive service								p		p	p	p	p	p
Cemetery, columbarium or mausoleum								p		p	p	p		
Childcare		c			p2	p2	p2	p2	p2		p			p2
Childcare, family – 12 children or less		c	c	c	c	c	c	c		c				c
Childcare, family – 6 children or less		c	p	p	p	p	p	p		p				p
Church, synagogue, temple, mosque				c9	c	c	c	p		p	p	p	p	p
Community stable		c	p			c								
Funeral home/crematory								p		p	p	p		
General personal services								p		p	p	p	p	p
Industrial launderers											p	p		
Commercial kennel or cattery			p4	p4				p			p	p		
Animal grooming w/o kenneling/boarding								p		p	p	p		p
Miscellaneous repair								p		p	p	p	p	p
Social services								p		p	p	c		c
Veterinary clinic w/o kenneling/boarding			c8					p4		p4	p4	p		p4
Veterinary clinic w/ kenneling/boarding			c8					p4			p4	p		p4
Health Services														
Hospital								p		p	p	p		p
Medical/dental lab								p		p	p	p		p
Miscellaneous health								p		p	p	p		p
Nursing/convalescent home				c6	c	p	p	p		p	p	p		p
Office/patient clinic								p	p	p	p			p
Congregate care/assisted living				c6	c	p	p	p		p	p			p
Education Services														
Elementary or middle/junior				c	c	c	c	p			p			p
School district support facility					c	c	c	p		p	p	p		p5
Secondary or high school				c	c	c	c	p			p			p
Specialized instruction school		c	c		c	c	c	p		p	p		p	p
Vocational school					c	c	c	p		p	p	p	p	p

(Ord. 2180, 2009; Ord. 2193, 2010; Ord. 2214, 2011; Ord 2268, 2014; Ord. 2296, 2016)

14.207.085 General Services Land Uses: Regulations

1. Except tire retreading. See Manufacturing Land Uses Table.
2. Subject to a child drop off and pick up system that meets DSHS standards and subject to design features for use of outside play areas that will protect adjacent uses from significant noise levels. (Ord. 2296, 2016)
3. Only as an accessory to a cemetery.
4. Animal cremation services are not permitted. (Ord. 2193, 2010)
5. Only when adjacent to an existing or proposed school.
6. Subject to the following conditions: (Ord 2268, 2014)
 - a. Minimum contiguous site area of three acres.
 - b. Parking areas shall be screened from adjacent streets and residential uses.
 - c. All structures shall be offset from property lines a minimum of 20 feet.
7. Adult uses will be allowed in the area designated for Industry located between Bonneville Avenue, Highway 9 and Seventh Street.
8. Limited to large animal veterinaries.
9. Site must be located less than 300 feet from a street designated as a collector or arterial.

14.207.090 Government/Business Services Land Use Table.

Land Use	Open Space	Public Park	Urban Horticulture	Single Family Residential	Low Density Residential	Medium Density Residential	High Density Residential	Commercial	Neighborhood Business	Historic Business District	Business Park	Industrial	Airport Industry	Mixed Use
Government Services														
Court								p		p	p	p		p
Fire facility				c1	c1	c1	c1	p		p	p	p	p	c
Police facility								p		p	p	p		c
Public agency archives								p		p	p	p	p	p
Public agency office								p		p	p	p	p	p
Public agency yard								p			p	p	p	c
Sub regional utility			c	c	c	c	c	c		c	c	c	c	c
Business Services														
Professional office								p		p	p	p	p	p
Automobile dismantling												c10		c10
Automobile wrecking & scrap metal												c11		
Automotive parking								p		c	p	p	p	p
Automotive rental and leasing								p		p6	p	p	p	p6
Commercial/industrial accessory uses								p7		p7	p7	p	p	p7
Communication offices								p2		p2	p	p	p	p2
Construction and trade								p2		p2	p2	p	p	p2
Farm product refrigeration/storage			p6					p6			p	p	p	
Farm product warehousing			p6					p6			p6	p	p	p6
Freight and cargo service								p2		p2	p	p	p	p2
General business service								p		p	p	p	p	p
Heavy equipment and truck repair								p			p	p	p	p
Helipad														p
Individual transportation and taxi								p2		p2	p	p	p	p2
Log storage												p		
Miscellaneous equipment rental								p		p6	p	p	p	p6
Outdoor advertising service								p6		p6	p6	p	p	
Passenger transportation service								p2		p2	p	p	p	p2
Professional sport teams/promoters								p2		p2	p2	p	p	p2
Research, development and testing								p		p	p	p	p	p
Self-service storage					p4	p4	p4	p6			p	p	p	
Telegraph and other communications								p2		p2	p	p	p	p2
Transportation service								p2		p2	p	p	p	p2
Trucking and courier service								p2		c3	p	p	p	p2
Warehousing and wholesale trade								p6			p6	p	p	p2

(Ord. 2180, 2009; Ord. 2214, 2011, Ord. 2301, 2016)

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

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

14.207.100 Retail Land Use Table.

Land Use	Open Space	Public Park	Urban Horticulture	Single Family Residential	Low Density Residential	Medium Density Residential	High Density Residential	Commercial	Neighborhood Business	Historic Business District	Business Park	Industrial	Airport Industry	Mixed Use
Retail Land Uses														
Agricultural crop sales								p		p	p	p		p
Apparel and accessory stores								p	p4	p	p			p
Auction houses								p		p		p	p	
Auto supply store								p3		p3	p3	p		p3
Bldg., hardware & garden materials			p1					p		p	p	p		p
Book, stationary, video and art supply								p	p4	p	p	p		p
Bulk retail								p		p	p	p		c
Department and variety stores								p		p	p			p
Drug stores								p		p	p	p		p
Eating, drinking		p7						p	p6	p	p	p	p	c
Fabric shops								p		p	p	p		p
Florist shops								p	p4	p	p			p
Food stores								p	p4/5	p	p	p2		p
Forest products sales								p		p	p	p		
Fuel dealers								p			p	p	p	
Furniture and home furnishing stores								p		p	p			p
Gasoline service station								p		p	p	p	p	c
Hobby, toy and game shops								p	p4	p	p	p		p
Jewelry stores								p		p	p			p
Liquor stores								p		p	p	p		p
Monuments, tombstones, gravestones								p			p	p		c
Motor vehicle and boat dealers								p		p	p	p		c
Personal medical supply stores								p		p	p			p
Pet store with or w/o grooming								p	p4	p	p	p		p
Photographic and electronic shops								p		p	p	p		p
Sporting goods and related stores								p		p	p	p		p
Used goods: antiques/second hand								p		p	p	p		p

(Ord. 2180, 2009; Ord. 2193, 2010; Ord. 2214, 2011)

14.207.105 Retail Land Uses: Regulations.

1. Only garden materials shall be permitted.
2. a. Limited to fresh agricultural products.
b. Covered sales area shall not exceed 1,000 square feet.
3. Only the sale of new or reconditioned automobile supplies is permitted.
4. The store size shall be limited to 3000 gross square feet.
5. With no gasoline sales.
6. With no drive thru food pick up.
7. When ancillary to a recreational land use. (Ord. 2214, 2011)

14.207.110 Manufacturing Land Use Table.

Land Use	Open Space	Public Park	Urban Horticulture	Single Family Residential	Low Density Residential	Medium Density Residential	High Density Residential	Commercial	Neighborhood Business	Historic Business District	Business Park	Industrial	Airport Industry	Mixed Use
Manufacturing land uses														
Aircraft, ship and boating building								c7				p	p	
Apparel & other textile products											p	p		c
Computer and office equipment								p9			p9	p	p9	p9
Custom metal working								p9			p	p		c9
Electronic and other electric equipment								p9			p9	p	p9	c9
Fabricated metal products								p9			p9	p	p9	c9
Food and kindred products			c1							p2	p2	p2	p2	
Furniture and fixtures										p	p	p		c
Heavy machinery and equipment								p9			p9	c	p9	c9
Industrial and commercial machinery								p9			p9	p	p9	c9
Leather and leather goods								p6		p6	p6	p		c6
Measuring and controlling instruments								p			p	p		c
Miscellaneous light manufacturing								p9			p	p	p	c9
Miscellaneous transportation vehicles												p		
Motor vehicle and bicycle manufacturing								p9			p	p		c9
Movie production/distribution										p	p	p		p
Paper and allied products												p		
Printing and publishing								p		p	p	p		c
Railroad equipment												p	p	
Stone, clay, glass and concrete products								p8		p8	p8	p		c9
Textile mill products											p	p		
Tire retreading												c		
Winery/brewery				p3				p		p	p	p		c
Wood products			c4					p5		p5	p	p		c5

(Ord. 2180, 2009; Ord. 2213, 2011; Ord. 2214, 2011)

**14.207.115 Manufacturing Land Uses:
Regulations.**

1. Limited to agricultural products grown on-site; provided that structures and areas used for processing shall maintain a minimum distance of seventy-five (75) feet from property lines adjoining residential areas.
2. Except slaughterhouses.
3. Only as a home occupation.
4. Limited to rough milling and planing of products grown on-site with portable equipment.
5. Limited to the manufacture of wood cabinets, furniture, home furnishings, millwork (excluding planing mills), and similar products. (Ord. 2213, 2011)
6. Only within enclosed buildings and as accessory uses to retail sales. No uses associated with tanning and finishing.
7. Boat building or water related manufacturing uses are allowed in the shoreline management area of the Snohomish River in accordance with the City's Shoreline Management Master Program and shoreline development regulations as set forth in Chapter 14.250 SMC.
8. Only within enclosed buildings and with accessory uses to retail sales except asbestos.
9. Only within enclosed buildings and with accessory uses to retail sales limited to assembly of elements shipped to the site into a final product for sale on-site.

14.207.120 Regional Land Use Table.

Land Use	Open Space	Public Park	Urban Horticulture	Single Family Residential	Low Density Residential	Medium Density Residential	High Density Residential	Commercial	Neighborhood Business	Historic Business District	Business Park	Industrial	Airport Industry	Mixed Use
Regional land uses														
Airport/heliport													p	
College/university								p		p	p	p	p	p
Jail								p3						
Landing field													p	
Municipal water production												p		
Non-hydroelectric generation facility												p		
Public agency animal control facility												p		
Public agency training facility												p2		
School bus base											p	p		
Stadium/arena		c						p						
Transfer station												c		
Transit bus base												c		
Transit park and ride lot								p			p		p	p
Wastewater treatment facility												p		
Zoo/wildlife exhibit		c	p1											

(Ord. 2180, 2009; Ord. 2214, 2011, Ord. 2301, 2016)

**14.207.125 Regional Land Uses:
Regulations.**

1. For arboretum -- see Recreational/
Cultural Land Use Table.
2. Except outdoor shooting ranges.
3. Twenty-four (24) hour holding cells as
part of City Police Department.

(Ord. 2301, 2016)

14.207.130 Recreational/Cultural Land Use Table.

Land Use	Open Space	Public Park	Urban Horticulture	Single Family Residential	Low Density Residential	Medium Density Residential	High Density Residential	Commercial	Neighborhood Business	Historic Business District	Business Park	Industrial	Airport Industry	Mixed Use
Parks and Recreation														
Campgrounds	p	p												
Community stables		c	c											
Destination resorts		p						p		p			p	
Marina		p	c					p		p				
Public park	p	p	p	p	p	p	p	p		p	p	p	p	p
Public trails	p	p	p	p	p	p	p	p		p	p	p	p	p
Recreational center		p						p			p			
Recreational vehicle park		c						p2						
Amusement/Entertainment														
Amusement arcades								p		p	p	p		p
Bowling center								p			p			
Golf driving range		c											c	
Golf facility		c						p						
Community-based theater				c8										
Shoot range												c6		
Sports club		p						p		p	p	p		p
Theater		p						p		p	p			
Cultural														
Arboretum		p7		p	p	p	p	p		p	p	p	p	p
Conference center		p7						p		p	p	p	p	p
Library		p7		c	c	c	c	p		p				p
Museum		p7		c	c	c	c	p		p	p	p		p

(Ord. 2180, 2009; Ord. 2214, 2011, Ord. 2312, 2016)

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

1. The following conditions and limitations shall apply:
 - a. No stadiums on sites less than ten acres.
 - b. Lighting for structures and fields shall be directed so as to minimize the impact on adjacent residential areas.
 - c. Structures or service yards shall maintain a minimum distance of fifty (50) feet from adjoining residential property lines.
2. Recreational vehicle parks are subject to the following conditions and limitations:
 - a. The maximum length of stay of any unit shall not exceed 180 days.
 - b. The minimum distance between recreational vehicle pads shall be no less than ten (10) feet.
 - c. Sewage disposal shall be by sewer service obtained from the City of Snohomish sanitary sewer utility.
3. Limited to transient moorage and shall not create a need for on-site services.
4. Only non-commercial recreational facilities.
5. Structures, driving ranges, and lighted areas shall maintain a minimum distance of fifty (50) feet from adjoining residential property lines.
6. Only in an enclosed building.
7. Uses permitted when related to the history, purpose, or function of the public park. (Ord. 2214, 2011)

8. The following conditions and limitations shall apply to community-based theaters:
 - a. The floor area of the facility is limited to 4,000 square feet.
 - b. The facility shall be located within the Historic District.
 - c. The site shall have direct access to a street designated as a collector arterial or minor arterial.

(Ord. 2312, 2016)

14.207.140 Resource Land Use Table.

Land Use	Open Space	Public Park	Urban Horticulture	Single Family Residential	Low Density Residential	Medium Density Residential	High Density Residential	Commercial	Neighborhood Business	Historic Business District	Business Park	Industrial	Airport Industry	Mixed Use
Resource Land Uses														
Growing and harvesting crops		p	p											
Raising livestock, small animals			p	p4				p4			p4	p4	p4	
Forestry														
Forest research	p	p	p								p2	p2	p2	
Growing and harvesting forest products			p											
Fish and wildlife management														
Aquaculture			p1											
Hatchery/fish preserve		p1	p1											
Wildlife shelters			c											
Mineral														
Asphalt paving mixtures and blocks												c		
Mineral extraction											c3	c		
Processing of materials												c		
Resource accessory uses														
Resource accessory uses			p											

(Ord. 2180, 2009; Ord. 2193, 2010; Ord. 2214, 2011)

**14.207.145 Resource Land Uses:
Regulations.**

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

14.207.150 Essential Public Facility Regulations.

Land Use	Open Space	Public Park	Urban Horticulture	Single Family Residential	Low Density Residential	Medium Density Residential	High Density Residential	Commercial	Neighborhood Business	Historic Business District	Business Park	Industrial	Airport Industry	Mixed Use
Essential Public Facilities														
Airport													p	
Earth station												c		
Energy resource recovery facility												c		
Hazardous waste storage & recycling												c		
Natural gas/electrical power generating facility												p		
Transfer station												c		
Work release facility												c		

(Ord. 2180, 2009; Ord. 2214, 2011)

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

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