

### **14.205.075—Open Space Designations.**

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

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

1. Areas will be designated Open Space only when the property owners agree to donate, sell or provide appropriate open space or conservation easements to the City. No properties will be changed to Open Space unless the property owner voluntarily agrees to the designation.
2. The City may attempt to buy, trade, or exchange surplus City-owned property resources for Open Space property.
3. Lands designated as Open Space will not be developed, although extensive recreational activities are allowed.
4. Open Space areas could include stream corridors and wildlife habitat.

### **14.205.090 Parks, Open Space & Public Park Designation.**

1. The purpose of this designation is to:

- a. Identify land that generally is owned and operated by public entities for parks, recreation and other low intensity public uses. Any new designations to Parks, Open Space & Public should be restricted to property owned by a public entity.
- ab. Preserve and enhance as open space environmental resources and amenities, including environmentally sensitive areas such as stream corridors, wildlife habitat, steep slopes, wetlands, and critical aquifer recharge areas.
- b. Identify publicly-owned land used or planned for use as a public park.
- bc. Protect and promote land use compatibility between public parks and open space and neighboring land uses.
- cd. Prevent the displacement or elimination of public parks, except as may be allowed through the Comprehensive Plan amendment process for the Land Use Designation Map.

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

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

3. For land uses designated as permitted (P) by Chapter [14.207](#) SMC, the initial development of or a substantive alteration of a public park will shall require an administrative site development plan (SDP). The City and the applicant may agree to process an administrative development plan application as a Type 5 instead of a Type 1 permit or a Type 6 instead of a Type 4 permit.

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

### 14.207.070 Residential Land Use Table.

Land Use	Parks, Open Space & Public	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
<b>Dwelling Units</b>														
Adult family home				p	p	p	p	p						p
Caretaker residence	p5	p							p4 13		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	p4 15		p	p4 15			p
Single-family attached				p4 16	p	p	p	p10		p	p6			p7
<b>Group Residences</b>														
Community residential facility-CRF					c	c	c	c		c				p7
CRF-prisoner release												c		

Land Use	Parks, Open Space & Public	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
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	p							
Accessory uses	p	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
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Land Use	Parks, Open Space & Public	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
Bed and breakfast inn				p	p	p	p			p				p
Hotel/motel							p	p		p				p
Recreational vehicle parks		€										€13		

### 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).
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 [administrativesite](#) development plan.
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.
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](#).
11. Signs, fences, landscaping and screening in compliance with Title [14](#) SMC.
12. Agricultural uses shall be limited in accordance with SMC [14.210.320](#).
- ~~13. Recreational Vehicle Parks must meet the following conditions:~~
  - ~~a. Maximum of fifteen (15) dwelling units per acre.~~
  - ~~b. Type III landscaping as defined in SMC [14.240.040\(F\)\(3\)](#) shall be required along all property lines.~~
  - ~~c. An emergency flood evacuation plan must be submitted to the City and be approved by the City Planner and City Fire Official. The City Planner and City Fire Official shall develop minimum requirements for the contents of flood evacuation plans.~~
  - ~~d. Must comply with the requirements of Chapter [20.04](#) SMC relating to the establishment of trailer camps.~~
  - ~~e. Length of stay shall be a total of not more than ninety (90) days in any calendar year.~~

~~f. Recreational trailer camps shall be only permitted south of the Snohomish River.~~

~~1413.~~ 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.

~~1514.~~ Reserved.

~~1615.~~ 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](#).

~~1716.~~ 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	Parks, Open Space & Public	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
<b>Personal Services</b>														
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	e			p2	p2	p2	p2	p2		p			p2
Childcare, family – 12 children or less	c	e	c	c	c	c	c	c		c				c
Childcare, family – 6 children or less	c	e	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	e	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



Land Use	<b>Parks, Open Space &amp; Public</b>	<b>Public Park</b>	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
Veterinary clinic w/o kenneling/boarding			c8					p4		p4	p4	p		p4
Veterinary clinic w/ kenneling/boarding			c8					p4		p4	p			p4
<b>Health Services</b>														
Hospital								p		p	p	p		p
Medical/dental lab								p		p	p	p		p
Miscellaneous health								p		p	p	p		p
Nursing/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
Sanctioned drug injection site facility														
<b>Education Services</b>														
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	e	c		c	c	c	p		p	p		p	p
Vocational school					c	c	c	p		p	p	p	p	p

## 14.207.100 Retail Land Use Table.

Land Use	<b>Parks, Open Space &amp; Public</b>	<b>Public Park</b>	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
<b>Retail Land Uses</b>														
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, stationery, 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	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	

Land Use	<del>Parks, Open Space &amp; Public</del>	<del>Public Park</del>	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
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

## 14.207.110 Manufacturing Land Use Table.

Land Use	<b>Parks, Open Space &amp; Public</b>	<b>Public Park</b>	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
<b>Manufacturing land uses</b>														
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		

<b>Land Use</b>	<b>Parks, Open Space &amp; Public</b>	<b>Public Park</b>	<b>Urban Horticulture</b>	<b>Single Family Residential</b>	<b>Low Density Residential</b>	<b>Medium Density Residential</b>	<b>High Density Residential</b>	<b>Commercial</b>	<b>Neighborhood Business</b>	<b>Historic Business District</b>	<b>Business Park</b>	<b>Industrial</b>	<b>Airport Industry</b>	<b>Mixed Use</b>
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



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

Land Use	<u>Parks, Open Space &amp; Public</u>	<u>Public Park</u>	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
<b>Parks and Recreation</b>														
Campgrounds	p	ϕ												
Community stables	c	€	c											
Destination resorts	p	ϕ						p		p			p	
Marina	p	ϕ	c					p		p				
Public park	p	ϕ	p	p	p	p	p	p		p	p	p	p	p
Public trails	p	ϕ	p	p	p	p	p	p		p	p	p	p	p
Recreational center	p	ϕ						p			p			
Recreational vehicle park	c2	€						pc2				c2	c2	
<b>Amusement/Entertainment</b>														
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	ϕ						p		p	p	p		p
Theater	p	ϕ						p		p	p			

Land Use	<u>Parks, Open Space &amp; Public</u>	<u>Public Park</u>	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
<b>Cultural</b>														
Arboretum	<u>p7</u>	<del>p7</del>		p	p	p	p	p		p	p	p	p	p
Conference center	<u>p7</u>	<del>p7</del>						p		p	p	p	p	p
Library	<u>p7</u>	<del>p7</del>		c	c	c	c	p		p				p
Museum	<u>p7</u>	<del>p7</del>		c	c	c	c	p		p	p	p		p

#### 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.
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.

## 14.207.150 Essential Public Facility Regulations.

Land Use	<b>Parks, Open Space &amp; Public</b>	<b>Public Park</b>	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
<b>Essential Public Facilities</b>														
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		

## 14.210.020 Interpretation of Tables.

- A. This chapter defines general design and dimension standards for the various land use designations as well as requirements specific to a particular land use designation.
- B. There are two separate tables which are arranged in a matrix format. Table 1 contains the requirements for the Commercial and Industry land use designations. Table 2 contains the requirements for all of the residential land use designations, as well as the **Parks, Open Space & Public**, and Urban Horticulture land use designations. The types of dimensional standards are listed down the left side of the table and the land use designations are listed at the top. The matrix boxes contain the minimum dimensional requirements of the land use designation. A blank box indicates that there are no specific requirements.

## **14.210.235 Parks, Open Space, and & Public Park.**

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

- A. At the time that a change or intensification of land use, or new construction or development is proposed, the ~~City Planner~~ Planning Director shall ~~evaluate the conditions associated with the proposed development, the existing property, and the surrounding property and pursuant to SMC 14.05.050~~ issue written findings ~~and establish dimensional standards applicable to the subject property, pursuant to SMC 14.05.050, regarding the applicable land development regulations.~~ The ~~City Planner's~~ Planning Director's determination and decision regarding applicable development regulations shall be appealable as prescribed by Chapter 14.20 SMC.
- B. In determining the development regulations applicable to property designated ~~Public Parks, Open Space & Public~~, the ~~City Planner~~ Planning Director shall consider factors such as:
  1. ~~Compatibility with E~~existing and proposed land uses, facilities, planned open spaces, and improvements.
  2. Development regulations applicable to nearby properties.
  3. Limitations or controls upon construction, ~~or~~ land use, including but not limited to critical areas on the site and, transportation system level of services, etc., that may be warranted in order to minimize ~~the potential for~~ unmitigated adverse impacts. ~~and establish written dimensional standards applicable to the subject property.~~

## 14.210.330 Dimensional Requirements.

Table 1. Commercial and Industry Designations

	Commercial CO	Historic District Business HB	Business Park BP	Industry IND	Airport Industry AI	Mixed Use MU
Minimum Lot Size, in sq. ft.	5,000	none	20,000	none	25,000	5,000
Lot Width, in feet	50	none	none	none	none	50
Permitted maximum density, du/ac	18	18	18	na	1 per 10 acres	18
Front Yard Setback, in feet						
a. From street	0	0	0 <sup>2</sup>	0	35	0
b. From property line	0	0	0 <sup>2</sup>	0	0	0
Side Yard Setback <sup>2, 3</sup> , in feet	0	0	0	0	0	0
Side Yard abuts residential designation			50			
Rear Yard Setback, in feet	0	0	0 <sup>2</sup>	0	0	0
Rear Yard abuts residential designation <sup>2</sup>			50			
Rear access from an alley	na	15				
Open space (vegetated) <sup>4</sup>	15% <sup>4</sup>		20%	15%	20%	15%
a. Percent landscaped (excl. screening)	5%	0%	5%	5%	5%	5%
Height limitation <sup>5</sup> in feet <sup>6</sup>	35	40	45	40	40	35

1. An alternative maximum density may be permitted by Chapter [14.285](#) SMC.
2. Subject to compliance with landscape screening requirements of Chapter [14.240](#) SMC.
3. Side yards abutting streets shall conform to one-half (1/2) the front yard setbacks.
4. Twenty percent (20%) vegetated open space required for multi-family developments.
5. Measured per SMC [14.210.170](#).
6. Height limitation of fifty-five (55) feet for public schools and other public educational facilities such as aquatic centers, stadiums and gymnasiums.

**Table 2. Residential and Other Misc. Designations**

	<u>Parks, Open Space &amp; Public</u>	Urban Horticulture	Single Family Residential	Low Density Residential	Medium Density Residential		High Density Residential	<u>Public Park</u>
	<u>OSPOP</u>	UH	SF	LD	MD	MD MHP	HD	<u>PP</u>
Minimum Lot Size, in sq. ft.	none	10 acres	7,200	7,200	6,000	1 acre	5,000	<u>none</u>
Lot Width, in feet	none	none	60	60	50	50	50	<u>none</u>
Permitted density, du/ac <sup>1</sup>	na	1 per 10 acres	6	12	18	10	24	<u>na</u>
Front Yard Setback, in feet			2	2				
a. From arterial	<u>1020</u>	20	20	20	20		20	<u>10</u>
b. From all other streets	<u>20</u>	20	20	20	20		20	<u>7</u>
c. From prop. line (no street)	<u>210</u>	10	20	10	10		10	<u>7</u>
Side Yard Setback <sup>3</sup> , in feet	<u>20</u>	10	5	6	8		10	<u>7</u>
a. From residential	<u>20</u>	10						<u>7</u>
Rear Yard Setback, in feet	<u>20</u>	10	20 <sup>4</sup>	20	15		10	<u>7</u>
Lot coverage	<u>220%</u>	20%		80%	80%		80%	<u>7</u>
Open space	<u>280%</u>	70%		20%	20%		20%	<u>7</u>
a. Percent landscaped	<u>2na</u>	na		5%	5%		5%	<u>7</u>
Height limitation <sup>5</sup> in feet <sup>6</sup>	35	40	35	35	35		40	<u>35</u>

1. An alternative maximum density may be permitted by Chapter [14.285](#) SMC.
2. Different front setback regulations apply if a PRD. See Chapter [14.220](#) SMC.
3. Side yards abutting streets shall conform to 1/2 the front yard setbacks.
4. If the property has an alley, vehicle access is required to be from the alley. Garage setback facing the alley SMC [14.210.130](#).
5. Measured per SMC [14.210.170](#).
6. Height limitation of fifty-five (55) feet for public schools and other educational facilities such as aquatic centers, stadiums and gymnasiums.
7. Dimensional requirements determined by the Planning Director as provided by SMC [14.210.235](#).

## **14.235.130 Minimum Requirements for Off-Street Parking.**

A. *Minimum Dimensions.* The size and dimensions of individual parking stalls shall be eight and one-half feet wide and 18 feet long, and shall include an additional 100 square feet of maneuvering area. Parking areas including more than four stalls of parking shall comply with the parking area dimensions as described in Figure 1 in SMC [14.235.280](#) and Figure 2 in SMC [14.235.290](#).

B. *Driveway Dimensions.* When off-street parking is provided, the access driveway or lane shall be paved and have a minimum width of eight feet. The City Planner shall have the discretionary authority to require driveways to have a minimum of two eight-foot moving lanes when unusual site problems, access for vehicles, or high traffic usage requires such. Driveway widths and construction standards within the public right-of-way shall be determined by the City Engineer. Shared and two-track driveway designs are allowed.

C. *Required Access and Fire Lanes.* The Fire Marshal shall determine when access for fire lanes shall be required. Such access and fire lanes shall be designed with not less than 25 feet in width, forming a continuous route or loop connecting at both ends with streets, or as stipulated by the Fire Marshal.

D. *Required Traffic Control Devices.* All traffic control devices, such as parking stripes designating car stalls and directional arrows, shall be completed and installed as shown on the approved plans. Hard-surfaced parking areas shall use paint or similar devices to delineate car stalls and directional arrows.

E. *Requirements for Pedestrian Walks.* Pedestrian walks shall be required in parking lots of over 10 stalls and shall be for the use of foot traffic only. They shall be delineated in a manner acceptable to the City. When wheel stops or bumper stops are provided, sidewalks may be constructed on grade with the parking lot.

F. *Border Barricades.* All parking areas and car sales areas that are not separated by a fence or landscaped buffer from any street or alley upon which they abut shall be provided with a suitable concrete curb not less than six inches in height, located not less than four feet from the street or alley. The curb or barrier shall be securely installed and maintained; provided, that no such curb or barrier shall be required across any driveway or entrance to such parking area.

G. *Backing into Streets.* Parking facilities for all uses shall be so designed that vehicles are not required to back from the parking facility into any street. Such requirement shall be mandatory for all uses except for detached single-family residential uses and vehicles entering local access or collector streets from the driveway of an individual duplex structure.

H. *Ingress and Egress Provisions.* The City Engineer shall have the authority to fix the location, width and manner of approach of vehicular ingress or egress from a building or parking area to a street and to alter existing ingress and egress as may be required to control street traffic in the interest of the public safety and general welfare.

I. *Surfacing.* All off-street parking areas and vehicle sales areas, including ingress and egress lanes, shall be paved with a hard-surfaced material that may include permeable concrete or asphalt pavement. Marked, unpaved parking areas are permitted in urban horticulture, ~~public~~

parks, ~~and~~ open space & public zones, when a professional parking study or other reliable data shows the area will be for parking spaces in excess of those required pursuant to this chapter.

J. *Surface Water Runoff.* All off-street parking areas and car sales areas shall be graded and drained in order to dispose of surface water runoff, subject to the approval of the City Engineer. All hard-surface areas shall be drained to an approved catch basin within the confines of the lot and disposed of through a drainage system as approved by the City Engineer. The use of low impact development technology in the construction of such areas is encouraged by the City, providing it produces a surface that can be safely walked upon, can be marked to define parking spaces and other necessary information, and has been determined to be as serviceable as conventional asphalt paving.

K. *Illumination.* All lights provided to illuminate any public parking area, any semi-public parking area, or car sales area permitted by this title shall be arranged so as to direct the light away from any dwelling unit and the public right-of-way.

L. *Maintenance of Off-Street Parking Areas.* Maintenance of all areas provided for off-street parking shall include removal and replacement of dead and dying trees, maintenance of landscaping grass, shrubs and trees, removal of trash and weeds, and repair of traffic-control devices, signs, light standards, fences, walls, surfacing material, curbs and railings.

M. *Tandem Parking.* Tandem parking is permitted only for detached single-family residences.

## **14.240.060 Fence and Freestanding Wall Regulations.**

A. *General Regulations.* Installation of fences and freestanding walls, except for public utility purposes, shall comply with the following general requirements:

1. The design of all fences and freestanding walls shall be consistent with the City of Snohomish Design Standards and Guidelines for the City's Historic District and the Design Standards and Guidelines for Areas Outside of the Historic District, whichever is applicable to the site.
2. A building permit issued by the Building Official shall be required prior to installation of a fence or freestanding wall, except for when the fence or freestanding wall is located in the Single-Family land use designation area outside of the Historic District.
3. All fences and freestanding walls shall meet the requirements for height, setback, sight obstruction, maintenance, and special location provisions as set forth in this section.
4. The type, size, location, and height of fencing proposed for tennis courts, parks, or athletic fields shall be categorically exempt from the requirements outlined in this chapter and will be reviewed and approved by the Planning and Development Services Department on a project-by-project basis.
5. No fence or freestanding wall shall create a safety hazard or sight obstruction as described in SMC [14.210.160](#).
6. Fence and freestanding wall height shall be measured from the ground level where the fence/freestanding wall touches the ground (or if it does not touch the ground, the ground level where it would touch if extended straight down to the ground) to the highest point of the fence/freestanding wall. Where the ground levels on either side of a fence/freestanding wall differ, the height shall be measured from the lowest ground level elevation.
7. The maximum allowed height of fences and freestanding walls located in the buildable area of the lot shall be the same as the maximum height allowed for the land use designation area where it is located.
8. Decorative features, artwork, or trellises placed on top of a fence or freestanding wall that do not add to the screening effect or opaqueness of the fence/freestanding wall shall not be included when calculating the height of the fence/freestanding wall.

B. *Fences in the Right-of-Way.* Freestanding walls shall not be allowed in the public right-of-way. Fences shall not be allowed in the public right-of-way except under the following conditions:

1. The proposed fence is on a lot with a residential use on the ground floor.
2. The right-of-way is equal to or in excess of 60 feet.
3. There will be no obstruction to the operation of utility equipment and the maintenance of utility lines.
4. The fence is located on the nonstreet side of the sidewalk, or otherwise in the opinion of the Director, does not impede the normal flow of the public's use of the right-of-way.



5. The property owner-applicant proposing the fence executes and records an agreement, approved by the Planning Director or designee, to maintain the fence at the said owner-applicant's expense and remove the fence at the said owner-applicant's expense if required by the City for any reason, or a public utility in order to work in the right-of-way.

6. The owner-applicant proposing the fence shall also comply with all requirements of Chapter [12.12](#) SMC, Right-of-Way Use Permit.

C. *Electrical Fences.* All electrical fences shall:

1. Be located at least two feet from the property line and shall not be located in the right-of-way.

2. Use an interrupted flow of current at intervals of one second on and two seconds off.

3. Be limited to 2,000 volts at 17 mill amperes current.

4. Require a "U.L. Approved" seal.

5. Be posted with permanent signs with a minimum area of 36 square inches at intervals of not more than 50 feet stating that the fence is electrified.

D. *Fences and Decorative Freestanding Walls in Single-Family, Residential, ~~Parks, and Open Space~~ Parks, Open Space, & Public Land Use Designation Areas.* Fences/freestanding walls constructed in Single-Family, Residential, ~~Parks and Open Space~~ Parks, Open Space & Public use designation areas shall comply with the following requirements:

1. Electrical fences and fences with barbed wire, razor wire, concertina wire, or similar products are prohibited.

2. Within front yard setback area.

a. *Solid Fence.* No higher than three feet unless it connects side fences to the structure.

b. *Open Fence.* Up to five feet if it does not create a sight obstruction.

3. If located within a side yard setback area the maximum allowed height shall be six feet except fences located in a side yard setback area on the street side of a corner lot shall also be required to meet the sight clearance requirements for intersections as set forth in SMC [14.210.160](#).

E. *Fences and Decorative Freestanding Walls in Commercial and Industrial Land Use Designation Areas.* The maximum allowed height of fences/freestanding walls constructed in Commercial and Industrial land use designation areas shall be eight feet and shall comply with the adopted design standards applicable to where the fence/freestanding wall is located.

F. *Fences and Decorative Freestanding Walls in the Urban Horticulture Land Use Designation Area.* The maximum allowed height of fences/freestanding walls in the Urban Horticulture land use designation area shall be seven feet on any part of the lot (including within the buildable area).

G. *Fences and Decorative Freestanding Walls in the Historic District.* Fences constructed in the Historic District shall comply with the Design Standards and Guidelines for the City's Historic District.

#### H. *Retaining Walls and Rockeries.*

1. Retaining wall and rockery installations in all land use designation areas shall comply with the adopted City of Snohomish Design Standards and development regulations which are applicable to the area where the retaining wall is located, except that:
  - a. There shall not be a maximum height limit on retaining walls and rockeries located in the buildable area of a lot. However, the height of retaining walls and rockeries in the buildable area of a lot shall be the lowest necessary to achieve its intended functional purpose. If the proposed wall or rockery height exceeds the height limitation for the land use designation area where it is located it must be reviewed and approved by the Planning Director or designee on a project-by-project basis.
  - b. The maximum height limit on retaining walls and rockeries located in a setback area shall be six feet.
2. Except as otherwise provided below, retaining wall permits shall be required for all retaining walls. The permit application shall include a site plan, drawn to scale, which shows:
  - a. The entire project site and all property lines; and
  - b. Areas within 50 feet of the proposed retaining wall/rockery even if that includes adjacent properties; and
  - c. All structures, including existing retaining walls and rockeries, within 50 feet of the proposed wall/rockery; and
  - d. Existing topography with contour lines at two-foot vertical intervals. Topographical data obtained from public records is acceptable; and
  - e. The materials proposed for use in construction; and
  - f. The location of the proposed wall/rockery with all dimensions necessary to describe its location, depth, and height; and
  - g. A cross section showing the wall/rockery and provisions for drainage.
3. If the Building Official determines it is necessary, structural calculations and/or a geotechnical report prepared by a licensed professional engineer legally entitled to practice in the State of Washington shall be submitted with the application.
4. A Type 1 retaining wall permit shall be required for retaining walls/rockeries four feet or less in height.
  - a. Only retaining walls/rockeries that do not require structural calculation and/or a drainage system are eligible for a Type 1 permit.
  - b. If a series of retaining walls/rockeries four feet or less in height where the slope measured from the bottom of the lowest retaining wall/rockery to the top of the highest retaining wall/rockery is greater than 1.5 feet horizontal to 1.0 feet vertical, then a Type 2 retaining wall permit shall be required.

5. A Type 2 retaining wall permit may be required for all retaining walls/rockeries greater than four feet in height.

a. Type 2 retaining wall permits shall require submittal of a:

- i. Geotechnical report; and
- ii. Structural calculations; and
- iii. Drainage system behind wall.

b. The City Engineer may require additional submittals for Type 2 retaining wall permits.

6. Private retaining walls/rockeries shall not be located in City rights-of-way except as may be otherwise provided in the Snohomish Municipal Code.

7. The height of a retaining wall/rockery shall be measured from the lowest part of the wall/rockery or wall/rockery footing to the highest part of the wall/rockery at every location along the wall/rockery.

8. No part of a retaining wall/rockery may extend into an adjacent lot.

9. Guardrails required to be placed at the top of retaining walls/rockeries, pursuant to the City-adopted building codes, shall be permitted as part of the wall/rockery, and shall not be considered to be a fence or part of the wall/rockery height.

10. A retaining wall may terminate at a property line; provided, that it must abut a retaining wall on the adjacent property and is structurally independent from such wall.

11. *Exemptions.*

a. Permits shall not be required for fences or freestanding walls two feet or less in height.

b. The City may waive the requirement for a retaining wall permit when:

- i. Every part of the wall/rockery is set back at least five feet from all property lines; and
- ii. The wall/rockery is no greater than four feet in height; and
- iii. The wall/rockery is not load bearing; and
- iv. The wall/rockery does not affect the structural integrity of adjacent structures; and
- v. Such waiver is made in writing by the Planning Director or designee.

c. Permits shall not be required for retaining walls within new plats that are reviewed and approved by the City as part of the plat improvements.

I. *Variations.* All requests for variances from the requirements of this chapter shall be processed as a minor variance as provided for in SMC [14.70.020](#). (Ord. 2325, 2017)

## **14.242.040 Prohibitions.**

A. The following new wireless communication facilities are prohibited:

1. Guyed towers.
2. Lattice towers.

B. Unless demonstrated to be necessary and without effective alternative, new monopoles are prohibited within the boundaries of the Historic District.

C. WCFs are prohibited in ~~the Public Parks land use designation.~~