

14.207.070 Residential Land Use Table.

Land Use	Parks, Open Space & Public	Urban Horticulture	Single-Family Residential	Low Density Residential	Medium Density Residential	High Density Residential	Commercial	Pilchuck District ¹⁷	Midtown District	Neighborhood Business	Historic Business District	Business Park	Industrial	Airport Industry	Mixed Use
Dwelling Units															
Adult family home			p	p	p	p	p		p						p
Caretaker residence	p									p13		p5	p5		
Foster home			p	p	p	p	p		p						p
Manufactured home		p1	p	p	p	p			p						p
Mobile home park				c9	c9	c9									
Multifamily				p	p	p	p10		p		p	c6			p7
Single-family detached		p1	p	p	p	p	p15				p	p15			p
Single-family attached			p16	p	p	p	p10		p18		p	p6			p7
Group Residences															
Community residential facility-CRF				c	c	c	c		c		c				p7
CRF-prisoner release													c		
Fraternity, sorority, group student house				c	c	c			p						c
Accessory Uses															
Accessory dwelling units			p2	p2	p2	p2	p2		p2	p14	p2				p2
Accessory structures	p		p	p	p	p			p						
Accessory uses	p	p11	p11	p11	p11	p11			p						
Home occupation		p3	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				p
Hotel/motel						p	p		p		p				p

14.207.075 Residential Land Use: Regulations.

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 (25) percent of the home square footage.
 - g. The occupation must have a City business license.
 - h. The premises must be occupied by the occupation owner.

17. See SMC 14.212.410 – Allowed Uses, for the permitted and provisional uses in the Pilchuck District.

18. Attached units shall be a minimum of three separate dwelling units. Duplexes are not permitted.

14.207.080 General Services Land Use Table.

Land Use	Parks, Open Space & Public	Urban Horticulture	Single-Family Residential	Low Density Residential	Medium Density Residential	High Density Residential	Commercial	<u>Pilchuck District¹⁰</u>	<u>Midtown District</u>	Neighborhood Business	Historic Business District	Business Park	Industrial	Airport Industry	Mixed Use
Personal Services															
Adult uses													p7		
Automotive repair							p	<u>p1</u>		p1	p1	p	p1		
Automotive service							p	<u>p</u>		p	p	p	p	p	p
Cemetery, columbarium or mausoleum							p	<u>p</u>		p	p	p			
Childcare	c			p2	p2	p2	p2	<u>p2</u>	p2		p				p2
Childcare, family – 12 children or less	c	c	c	c	c	c	c	<u>c</u>		c					c
Childcare, family – 6 children or less	c	p	p	p	p	p	p	<u>p</u>		p					p
Church, synagogue, temple, mosque			c9	c	c	c	p	<u>p</u>		p	p	p	p	p	p
Community stable	c	p			c										
Funeral home/crematory							p	<u>p</u>		p	p	p			
General personal services							p	<u>p</u>		p	p	p	p	p	p
Industrial launderers											p	p			
Commercial kennel or cattery		p4	p4				p	<u>p4</u>			p	p			
Animal grooming w/o kenneling/boarding							p	<u>p</u>		p	p	p			p
Miscellaneous repair							p	<u>p</u>		p	p	p	p	p	p
Social services							p	<u>p</u>		p	p	c			c
Veterinary clinic w/o kenneling/boarding		c8					p4	<u>p4</u>		p4	p4	p			p4
Veterinary clinic w/ kenneling/boarding		c8					p4	<u>p4</u>			p4	p			p4
Health Services															
Hospital							p	<u>p</u>		p	p	p			p

Land Use	Parks, Open Space & Public	Urban Horticulture	Single-Family Residential	Low Density Residential	Medium Density Residential	High Density Residential	Commercial	<u>Pilchuck District¹⁰</u>	<u>Midtown District</u>	Neighborhood Business	Historic Business District	Business Park	Industrial	Airport Industry	Mixed Use
Medical/dental lab							p		p		p	p	p		p
Miscellaneous health							p		p		p	p	p		p
Nursing/convalescent home			c6	c	p	p	p		p		p	p	p		p
Office/patient clinic							p		p	p	p	p			p
Congregate care/assisted living			c6	c	p	p	p		p		p	p			p
Supervised drug injection facility															
Education Services															
Elementary or middle/junior			c	c	c	c	p		p			p			p
School district support facility				c	c	c	p		p		p	p	p		p5
Secondary or high school			c	c	c	c	p		p			p			p
Specialized instruction school	c	c		c	c	c	p		p		p	p		p	p
Vocational school				c	c	c	p		p		p	p	p	p	p

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.
4. Animal cremation services are not permitted.

10. See SMC 14.212.410 – Allowed Uses, for the permitted and provisional uses in the Pilchuck District.

Land Use	Parks, Open Space & Public	Urban Horticulture	Single-Family Residential	Low Density Residential	Medium Density Residential	High Density Residential	Commercial	<u>Pilchuck District¹²</u>	<u>Midtown District</u>	Neighborhood Business	Historic Business District	Business Park	Industrial	Airport Industry	Mixed Use
Individual transportation and taxi							p2	<u>p15</u>		p2	p	p	p	p	p2
Log storage												p			
Miscellaneous equipment rental							p			p6	p	p	p	p	p6
Outdoor advertising service							p6			p6	p6	p	p	p	
Passenger transportation service							p2	<u>p15</u>		p2	p	p	p	p	p2
Professional sport teams/promoters							p2	<u>p15</u>		p2	p2	p	p	p	p2
Research, development and testing							p	<u>p15</u>		p	p	p	p	p	p
Self-service storage				p4	p4	p4	p6					p	p	p	
Telegraph and other communications							p2	<u>p15</u>		p2	p	p	p	p	p2
Transportation service							p2	<u>p15</u>		p2	p	p	p	p	p2
Trucking and courier service							p2	<u>p15</u>		c3	p	p	p	p	p2
Warehousing and wholesale trade							p6					p6	p	p	p2

14.207.095 Government/Business Services Land Uses: Regulations.

12. See SMC 14.212.410 – Allowed Uses, for the permitted and provisional uses in the Pilchuck District.

13. Only permitted accessory to a primary use on the same site.

14. Limited to office use. No outdoor storage allowed. On-site parking spaces for rental/for lease vehicles shall not exceed 10. The maximum number of vehicles that may be parked on site shall not exceed the minimum parking requirement by more than 10.

15. Limited to office use. No outdoor storage and overnight parking of vehicles and equipment allowed.

14.207.100 Retail Land Use Table.

Land Use	Parks, Open Space & Public	Urban Horticulture	Single-Family Residential	Low Density Residential	Medium Density Residential	High Density Residential	Commercial	<u>Pilchuck District⁸</u>	<u>Midtown District</u>	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	<u>p</u>	p4	p	p				p
Auction houses							p	<u>p</u>		p		p	p		
Auto supply store							p3	<u>p3</u>		p3	p3	p			p3
Bldg., hardware & garden materials		p1					p	<u>p</u>		p	p	p			p
Book, stationary, video and art supply							p	<u>p</u>	p4	p	p	p			p
Bulk retail							p	<u>p</u>		p	p	p			c
Department and variety stores							p	<u>p</u>		p	p				p
Drug stores							p	<u>p</u>		p	p	p			p
Eating, drinking	p7						p	<u>p</u>	p6	p	p	p	p	p	c
Fabric shops							p	<u>p</u>		p	p	p			p
Florist shops							p	<u>p</u>	p4	p	p				p
Food stores							p	<u>p</u>	p4/5	p	p	p2			p
Forest products sales							p	<u>p</u>		p	p	p			
Fuel dealers							p				p	p	p		
Furniture and home furnishing stores							p	<u>p</u>		p	p				p
Gasoline service station							p	<u>p</u>		p	p	p	p		c
Hobby, toy and game shops							p	<u>p</u>	p4	p	p	p			p
Jewelry stores							p	<u>p</u>		p	p				p
Liquor stores							p	<u>p</u>		p	p	p			p
Monuments, tombstones, gravestones							p	<u>p</u>			p	p			c
Motor vehicle and boat dealers							p	<u>p</u>		p	p	p			c
Personal medical supply stores							p	<u>p</u>		p	p				p

Land Use	Parks, Open Space & Public	Urban Horticulture	Single-Family Residential	Low Density Residential	Medium Density Residential	High Density Residential	Commercial	<u>Pilchuck District⁸</u>	<u>Midtown District</u>	Neighborhood Business	Historic Business District	Business Park	Industrial	Airport Industry	Mixed Use
Pet store with or w/o grooming							p		p	p4	p	p	p		p
Photographic and electronic shops							p		p		p	p	p		p
Sporting goods and related stores							p		p		p	p	p		p
Used goods: antiques/second hand							p		p		p	p	p		p

14.207.105 Retail Land Uses: Regulations.

3. Only the sale of new or reconditioned automobile supplies is permitted.

8. [See SMC 14.212.410 – Allowed Uses, for the permitted and provisional uses in the Pilchuck District.](#)

14.207.110 Manufacturing Land Use Table.

Land Use	Parks, Open Space & Public	Urban Horticulture	Single-Family Residential	Low Density Residential	Medium Density Residential	High Density Residential	Commercial	<u>Pilchuck District¹⁰</u>	<u>Midtown District</u>	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	<u>p12</u>				p9	p	p9	p9
Custom metal working							p9	<u>p12</u>				p	p		c9
Electronic and other electric equipment							p9	<u>p12</u>				p9	p	p9	c9
Fabricated metal products							p9	<u>p12</u>				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	<u>p9,</u> <u>12</u>				p9	c	p9	c9
Industrial and commercial machinery							p9	<u>p9,</u> <u>12</u>				p9	p	p9	c9
Leather and leather goods							p6	<u>p6,</u> <u>12</u>			p6	p6	p		c6
Measuring and controlling instruments							p	<u>p12</u>				p	p		c
Miscellaneous light manufacturing							p9	<u>p9,</u> <u>12</u>				p	p	p	c9
Miscellaneous transportation vehicles													p		
Motor vehicle and bicycle manufacturing							p9	<u>p9,</u> <u>12</u>				p	p		c9
Movie production/distribution											p	p	p		p
Paper and allied products													p		
Printing and publishing							p	<u>p12</u>			p	p	p		c
Railroad equipment													p	p	
Stone, clay, glass and concrete products							p8	<u>p8,</u> <u>12</u>			p8	p8	p		c9
Textile mill products												p	p		
Tire retreading													c		
Winery/brewery			p3				p	<u>p12</u>			p	p	p		c

Land Use	Parks, Open Space & Public	Urban Horticulture	Single-Family Residential	Low Density Residential	Medium Density Residential	High Density Residential	Commercial	<u>Pilchuck District¹⁰</u>	<u>Midtown District</u>	Neighborhood Business	Historic Business District	Business Park	Industrial	Airport Industry	Mixed Use
Wood products		c4				p5		<u>p5,</u> <u>12</u>		p5	p	p			c5

14.207.115 Manufacturing Land Uses: Regulations.

5. Limited to the manufacture of wood cabinets, furniture, home furnishings, millwork (excluding planing mills), and similar products.
6. Only within enclosed buildings and as accessory uses to retail sales. No uses associated with tanning and finishing.
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.

10. See SMC 14.212.410 – Allowed Uses, for the permitted and provisional uses in the Pilchuck District.

12. Only within a fully enclosed building. No outdoor storage or overnight parking of vehicles or equipment is allowed.

14.207.120 Regional Land Use Table.

Land Use	Parks, Open Space & Public	Urban Horticulture	Single-Family Residential	Low Density Residential	Medium Density Residential	High Density Residential	Commercial	<u>Pilchuck District⁴</u>	<u>Midtown District</u>	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	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													

14.207.125 Regional Land Uses: Regulations.

4. See SMC 14.212.410 – Allowed Uses, for the permitted and provisional uses in the Pilchuck District.

14.207.130 Recreational/Cultural Land Use Table.

Land Use	Parks, Open Space & Public	Urban Horticulture	Single-Family Residential	Low Density Residential	Medium Density Residential	High Density Residential	Commercial	<u>Pilchuck District⁹</u>	<u>Midtown District</u>	Neighborhood Business	Historic Business District	Business Park	Industrial	Airport Industry	Mixed Use
Parks and Recreation															
Campgrounds	p														
Community stables	c	c													
Destination resorts	p						p	<u>p</u>		p				p	
Marina	p	c					p	<u>p</u>		p					
Park	p	p	p	p	p	p	p	<u>p</u>		p	p	p	p	p	p
Public trails	p	p	p	p	p	p	p	<u>p</u>		p	p	p	p	p	p
Recreational center	p						p	<u>p</u>			p				
Recreational vehicle park	c2						c2						c2	c2	
Amusement arcades							p	<u>p</u>		p	p	p			p
Bowling center							p	<u>p</u>			p				
Golf driving range	c													c	
Golf facility	c						p	<u>p</u>							
Community-based theater			c8												
Shoot range													c6		
Sports club	p						p	<u>p</u>		p	p	p			p
Theater	p						p	<u>p</u>		p	p				
Arboretum	p7		p	p	p	p	p	<u>p</u>		p	p	p	p	p	p
Conference center	p7						p	<u>p</u>		p	p	p	p	p	p
Library	p7		c	c	c	c	p	<u>p</u>		p					p
Museum	p7		c	c	c	c	p	<u>p</u>		p	p	p			p

14.207.135 Recreational/Cultural Land Uses: Regulations.

9. See SMC 14.212.410 – Allowed Uses, for the permitted and provisional uses in the Pilchuck District.

14.207.140 Resource Land Use Table.

Land Use	<u>Parks, Open Space, and Public</u>	<u>Public Park</u>	Urban Horticulture	Single Family Residential	Low Density Residential	Medium Density Residential	High Density Residential	Commercial	<u>Pilchuck District⁵</u>	<u>Midtown District</u>	Neighborhood Business	Historic Business District	Business Park	Industrial	Airport Industry	Mixed Use
Resource Land Uses																
Growing and harvesting crops	p	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	<u>p1</u>	<u>p1</u>	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													

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.

5. See SMC 14.212.410 – Allowed Uses, for the permitted and provisional uses in the Pilchuck District.

14.207.150 Essential Public Facility Regulations.

Land Use	Parks, Open Space & Public	Urban Horticulture	Single-Family Residential	Low Density Residential	Medium Density Residential	High Density Residential	Commercial	<u>Pilchuck District¹</u>	<u>Midtown District</u>	Neighborhood Business	Historic Business District	Business Park	Industrial	Airport Industry	Mixed Use
Essential Public Facilities¹															
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		

14.207.155 Essential Public Facilities: Regulations.

1. 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.

2. See [SMC 14.212.410 – Allowed Uses](#), for the permitted and provisional uses in the [Pilchuck District](#).