

Chapter 14.30
ESTABLISHMENT OF ZONING DISTRICTS

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14.30.010 Establishment of Zoning Districts.

In order to implement the comprehensive plan, to provide for protection of property and to preserve the health, safety and welfare of the community, the city is divided into the following zoning districts:

- **SFR:** Single-family residential, 6 dwelling units per acre maximum
- **LDR:** Low density multi-family residential, 12 dwelling units per acre maximum
- **MDR:** Medium density multi-family residential, 18 dwelling units per acre maximum
- **HDR:** High density multi-family residential, 24 dwelling units per acre
- **C:** Commercial
- **NB:** Neighborhood Business
- **HBD:** Historic Business District
- **PDPIL:** Pilchuck District
 - Pilchuck Single-family
 - Townhouse
 - Center
 - Civic
- **MID: Midtown District**
- **BP:** Business Park
- **I:** Industrial
- **AI:** Airport Industry
- **POP:** Parks, Open Space & Public

14.30.020 Establishment of Overlay Zones.

In certain instances, special circumstances warrant the application of special regulations or administrative processes to specific areas within a zoning district. In order to apply these special regulations or administrative processes, the following overlay zones are established:

- **HD:** Historic District overlay zone
- **PDHPIL-H:** Pilchuck District Building Height overlay zone
- **MID-N: Midtown District North**
- **MID-S: Midtown District South**

14.30.030 Zoning map.

A zoning map is hereby adopted by reference and made part of this title. It shall be kept in the Planning & Development Services Department and be known as the official zoning map. This map shall delineate the exact boundaries of the zoning districts as defined and determined in this title and may from time to time be amended by the city council for the purpose of implementing the comprehensive plan. The

Zoning Map shall be consistent with the Future Land Use Map in the Comprehensive Plan which is hereby adopted by reference.

14.30.040 Purpose of Zoning Districts.

- A. Single-family Residential Zone (SFR). The purpose of the Single-family Residential Zoning District is to designate and protect certain areas in the city for single-family detached low-density housing, creating a suitable living environment for individuals and families.

- B. Multi-family residential zoning districts. The purpose of multi-family residential zoning districts is to provide for a variety of housing options in the city:
 - 1. LDR: The purpose of the Low Density Residential Zoning District is to maintain and develop areas to provide adequate multi-family housing offering a variety of types and ownership options in lower densities that can serve as a transition to single-family detached housing.
 - 2. MDR: The purpose of the Medium Density Residential Zoning District is to maintain and develop areas to provide adequate multi-family housing offering a variety of types and ownership options in medium density neighborhoods with more affordable housing units than might be found in the SFR and LDR zoning districts.
 - 3. HDR: The purpose of the High density Residential Zoning District is to maintain and develop areas to provide adequate multi-family housing in higher densities than other residential zoning districts to provide a suitable living environment while meeting the economic needs of the population.

- C. Commercial Zoning Districts. The purpose of commercial zoning districts is to provide for a variety of retail, office, service, and mixed-use activities to serve the consumer needs of Snohomish and surrounding areas.
 - 1. Commercial Zoning District (C). The purpose of this zoning district is to provide a commercial area suitable for shopping centers, as well as concentrations of individual shops and stores, which are auto-oriented and located along major arterials in the City. Such commercial areas should provide a wide range of convenience and general merchandise goods and services. This designation is oriented towards service and automotive shopping serving a local market as well as having a city-wide and regional draw.
 - 2. Neighborhood Business Zoning District (NB). The purpose of this zoning district is to create local commercial service areas next to and within residential neighborhoods that is compatible with those neighborhoods while providing day-to-day retail, personal service and consumer convenience needs of the nearby residential neighborhoods. Specialty shops and small office facilities are allowed along with neighborhood services. New residential uses are allowed above or behind the primary commercial uses.
 - 3. Pilchuck District (~~PDP~~PIL). The purpose of the Pilchuck District is to create a cohesive and identifiable pedestrian-friendly, higher density mixed-use neighborhood. The Pilchuck District is divided into four “sub” zones:
 - a. Pilchuck Single-Family. The intent of the Pilchuck Single-family zone is to allow development that is complementary to the character of the existing small-lot single-family enclaves in the zone.

- b. Townhouse. The intent of the Townhouse zone is to allow development compatible with the scale and character of adjacent small-lot single-family development while encouraging additional housing units and allowing street level commercial uses.
 - c. Center. The intent of the Center zone is to enhance the vitality and pedestrian-orientation of the Pilchuck District by creating opportunities for a variety of both business and residential land uses.
 - d. Civic. The intent of the Civic zone is to address the special requirements of properties in the zone owned and managed by public agencies where the public land use would require different standards from typical private development.
4. Historic Business District (HBD). The purpose of this zoning district is to provide a commercial area which is in the Historic District. The Historic Business District is both pedestrian and auto-oriented providing a broad range of pedestrian-oriented commercial services and goods, including offices, specialty shops, and entertainment activities with reduced parking requirements to encourage the preservation and renovation of existing structures.
5. Business Park (BP). The purpose of the Business Park Zoning District is to provide areas suitable for a mix of light manufacturing and commercial uses while discouraging strip commercial development. This zoning district is intended to designate and preserve properties for commercial and manufacturing activities, which could improve the economic base of the City.
- 5-6. Midtown District (MID). The purpose of the Midtown District is to create a mixed use area consistent with the “Snohomish Character” by promoting a diverse mix of retail, housing, office, and civic land uses and a genuine sense of place with development that is pedestrian-oriented and human-scale in an aesthetically attractive, energy efficient, easily accessible, and economically healthy environment, while acknowledging the current and future dependency of businesses on automobile traffic.

- D. Industrial Zoning Districts. The purpose of the following industrial zoning districts is to provide for a variety of manufacturing, industrial, service and office park uses and to establish development standards which assure quality site and building design and compatibility with surrounding areas.
- 1. Industrial Zoning District (I). The purpose of this zoning district is to maintain and develop sufficient light industrial and manufacturing areas of varying size and type in order to achieve economic stability and employment growth, to encourage the development of the City as a small diversified manufacturing center, and to provide locations for land uses that can create compatibility problems with other kinds of land uses but do not create excessive amounts of noise, light, noxious odors, or hazardous products or by-products.
 - 2. Airport Industry Zoning District (AI). The purpose of this zoning district is to support Harvey Airfield and the immediate surrounding area as a regional resource and to protect it from incompatible land uses, allow its orderly expansion, and provide for its further development as a regional reliever field as designated by the FAA. This designation is also intended to reduce the impact of airport uses on adjacent properties.
- E. Parks, Open Space & Public Zoning District. The purpose of this zoning district is to:
- 1. 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 and Public should be restricted to property owned by a public entity.

2. 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.
3. Protect and promote land use compatibility between public parks and open space and neighboring land uses.
4. Prevent the displacement or elimination of public parks, except as may be allowed through the Comprehensive Plan amendment process.

14.30.050 Purpose of Overlay Zones.

- A. Historic District Overlay Zone. The purpose of the Historic District Overlay Zone is to establish a regulatory mechanism of unique development standards for the protection of the area's historic structures, landmarks, and other features and to recognize the depth of historical resources in the city and their significance to the heritage of the community.
- B. Pilchuck District Building Height Overlay Zone (PIL-H). The purpose of the Pilchuck District Building Height Overlay Zone is to create a Transfer of Development Rights (TDR) receiving area to allow additional stories in designated portions of the Pilchuck District to provide for higher residential densities in support of the Pilchuck District Subarea Plan's vision of creating an urban village.
- C. Midtown District North Overlay Zone (MID-N). The purpose of the Midtown District North Overlay Zone is to allow more intense development than is allowed in the Midtown District South Overlay Zone.
- ~~B~~.D. Midtown District South Overlay Zone (MID-S). The purpose of the Midtown District South Overlay Zone is to allow less intense development than is allowed in the Midtown District North Overlay Zone.

14.30.060 Zoning District Boundaries.

Zoning district boundaries are the centerlines of streets, public alleys, parkways, or railroad right-of-way lines, or waterways unless other established points, lines or features are referenced. In the case of creeks and streams, the boundary line is the ordinary mean high water mark.

14.30.070 Zoning of Annexed Areas.

Areas annexed to the city or areas within the city limits which are not specifically included in a zone shall be zoned SFR until otherwise classified. The planning commission shall, within nine months of the date of annexation, present to the city council its recommendations for permanent zoning in the annexed area.

14.30.080 Zoning of Vacated Rights-of-way.

Vacated rights-of-way shall assume the district classification of the property fronting on that right-of-way. When the zoning differs from one side of the right-of-way to the other, the centerline of the vacated right-of-way is the boundary line between the two zoning districts.