

Chapter 14.205

PERMITTED LAND USES

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14.205.005 Purpose. The purpose of this chapter is to establish land use designations that are designed to implement the goals, policies, and vision statement of the City of Snohomish Comprehensive Plan. The purpose and general uses allowed in each designation are stated in Sections 14.205.020 through 14.205.090 SMC and more specifically in the Land Use Tables in Chapter 14.207 SMC.

14.205.010 Map of Land Use Designations. The City of Snohomish Official Map of Land Use Designations is hereby adopted by reference and shall be kept in the Planning and Development Services Department. Said map will be revised by the City Planner and signed by

the Mayor whenever amendments are adopted pursuant to Chapter 14.15 SMC.

14.205.020 Single-Family Residential Designation.

The purpose of this designation is to maintain and develop single-family areas which provide suitable living environments for individuals and families, and which have the following characteristics: quietness, privacy, safety, and land use stability and compatibility.

The following general criteria shall govern development in this designation:

1. Residential density shall not exceed six (6) units per acre.
2. The predominant use shall be single-family detached housing. Accessory dwelling units, congregate care, and nursing home facilities will be allowed, subject to the provisions of Title 14 SMC.
3. Individual lots should have direct access onto local or private streets with close proximity to major thoroughfares and bus transportation. When access to a local or private street is not practical, access by means of a collector or arterial will be considered. Arterials shall serve as boundaries of single-family areas, and local residential streets shall provide internal circulation.
4. Single-family development should be located on varying terrain which avoids poorly drained areas and complies with environmental regulations as found in this title.
5. Single-family development shall be served by City services, such as water and sewer. Annexed existing single-family residences served by septic tanks

must connect to City sewer lines within five (5) years after service is extended to the properties.

14.205.025 Low Density Multi-Family Residential Designation. The purpose of this designation is to maintain and develop adequate multi-family housing to provide a suitable living environment and the lowest range in multiple-family residential density, housing types, ownership patterns, lifestyles, and economic needs of the population.

The following general criteria shall govern development in this designation:

1. Low density multi-family housing shall not exceed twelve (12) units per acre, except where low-income housing incentives are approved as provided in Chapter 14.285 SMC. Low density multi-family areas should be located in the outlying areas of the City where needed services are available, as transitional areas between different land uses, and in areas requiring restrictions on the height of structures. (Ord. 2143, 2008)
2. The predominant use shall be multi-family housing. The density of apartment developments should be based upon topography, availability of utilities, and proximity to adequate transportation corridors and commercial areas.
3. Mobile home parks will be allowed as conditional uses, subject to review and appropriate design and development standards, and will be limited to multi-family areas, excluding the Historic District. Mobile home parks require a recorded development plan and will conform to the density requirements and the development standards of the

medium density multi-family residential designation.

4. Streets providing access to apartments should have the capacity to serve the vehicular and pedestrian traffic which will be generated by the given density of the apartment development.
5. Multi-family development should be located on varying terrain, which avoids poorly drained areas and complies with critical area regulations.
6. Multi-family development shall be served by adequate City water, sanitary sewer, and storm drainage utilities.
7. Multi-family areas should be located adjacent to commercial areas and shall be used as a buffer between single-family areas and commercial and industry areas.

14.205.030 Medium Density Multi-Family Residential Designation. The purpose of this designation is to maintain and develop adequate multi-family housing to provide a suitable living environment and the medium range in multiple-family residential density, housing types, ownership patterns, lifestyles, and economic needs of the population.

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

1. Medium density multi-family housing shall not exceed eighteen (18) units per acre, except where low-income housing incentives are approved as provided in Chapter 14.285 SMC. (Ord. 2143, 2008)
2. Medium density multi-family development should be confined to areas

near major transportation corridors and commercial areas.

3. The predominant use shall be multi-family housing. The density of apartment developments should be based upon topography, availability of utilities, and proximity to major transportation corridors and commercial areas.
4. Mobile home parks will be allowed as conditional uses, subject to review and appropriate design and development standards, and will be limited to multi-family areas, excluding the Historic District. Mobile home parks require a recorded development plan and will conform to the density requirements and the development standards of the medium density multi-family residential designation.
5. Multi-family development shall occur near arterials and bus routes in order to provide direct connections to places of work, shopping, and recreation. Streets providing access to apartments should have the capacity to serve the vehicular and pedestrian traffic which will be generated by the given density of the apartment development.
6. Multi-family development should be located on varying terrain, which avoids poorly drained areas and complies with critical area regulations.
7. Multi-family development shall be served by adequate City water, sanitary sewer, and storm drainage utilities.
8. Multi-family areas should be located adjacent to commercial areas and shall be used as a buffer between single-family areas and commercial and industry areas.

14.205.035 High Density Multi-Family Residential Designation. The purpose of this designation is to maintain and develop adequate multi-family housing to provide a suitable living environment and the highest range in multiple-family residential density, housing types, ownership patterns, lifestyles, and economic needs of the population.

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

1. High density multi-family housing shall not exceed twenty-four (24) units per acre.
2. The predominant use shall be multi-family housing. The density of apartment developments should be based upon topography, availability of utilities, and proximity to major transportation corridors and commercial areas.
3. Mobile home parks will be allowed as conditional uses, subject to review and appropriate design and development standards, and will be limited to multi-family areas, excluding the Historic District. Mobile home parks require a recorded development plan and will conform to the density requirements and the development standards of the medium density multi-family residential designation.
4. Multi-family density shall not exceed twenty-four (24) units per acre, except where low-income housing incentives are approved as provided in Chapter 14.285 SMC, subject to verification that such development will have a low impact on the neighborhood and City services. (Ord. 2143, 2008)
5. Multi-family development shall occur near arterials and bus routes in order to

provide direct connections to places of work, shopping, and recreation. Streets providing access to apartments should have the capacity to serve the vehicular and pedestrian traffic which will be generated by the given density of the apartment development.

6. Multi-family development should be located on varying terrain, which avoids poorly drained areas and complies with critical area regulations.
7. Multi-family development shall be served by adequate City water, sanitary sewer, and storm drainage utilities.
8. Multi-family areas should be located adjacent to commercial areas and shall be used as a buffer between single-family areas and commercial and industry areas.

14.205.040 Commercial Designation. The purpose of this designation 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 and toward serving a local market as well as having a City wide draw.

14.205.045 Neighborhood Commercial Designation. The purpose of this designation is to provide a local commercial service area of limited size and scale. Specialty shops and small office facilities will be allowed along with neighborhood services. New residential uses will be allowed only on the second floor above the primary uses allowed in this designation.

14.205.050 Historic Business Designation.

The purpose of this designation is to provide a commercial area which is in the Historic District. The Historic Business Designation (HBD) is both pedestrian and auto-oriented, and will provide a broad range of pedestrian-oriented commercial services and goods, including offices, specialty shops, and entertainment activities, and has reduced parking requirements to encourage the preservation and renovation of existing structures.

14.205.055 Business Park Designation.

The purpose of this designation is to provide areas suitable for a mix of light manufacturing and commercial uses while discouraging strip commercial development. The purpose of this designation is also to broaden the array of developable areas to include those with environmental constraints. Development will occur under strict aesthetic and environmental controls. This designation is intended to designate and preserve properties for commercial and manufacturing activities, which could improve the economic base of the City. Multiple family type residential use is permitted in conjunction with commercial use on the same site.

1. Business Parks shall have access to at least one major arterial. Access to the adjacent arterial and other streets will be provided in accordance with City traffic plans and will be constructed per Public Works Design and Construction Standards.
2. Development in Business Park areas will require an administrative development plan. Criteria for approval of the development plan shall include the prevention of strip commercial development and the protection of environmentally critical areas. 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.

3. A minimum of five (5) acres will normally be required for a Business Park development; however, existing smaller parcels that can not be aggregated together to establish a five (5) acre project will be allowed subject to appropriate review and conditions.
4. Townhouse and apartment styles of residential use are permitted in conjunction with commercial use on the same site.
5. In Business Park areas, the City Planner or Hearing Examiner may determine that two or more non-contiguous parcels constitute one development site when all of the following conditions are satisfied:
 - a. The parcels are within 0.25 mile, measured between nearest property lines, so that land development conditions and issues are substantially similar.
 - b. The parcels are in common ownership throughout the permitting and construction process.
 - c. Construction activity upon all parcels is requested, reviewed, and permitted through one land use development application.
 - d. Signs, structures, and other improvements on all parcels exhibit common architectural design features.

- e. The names given to development on the non-contiguous parcels have common words and themes.
- f. The parcels are connected by pedestrian walkway. (Ord. 2111, 2006)

14.205.060 Industry Designation. The purpose of this designation is to maintain and develop sufficient industry 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 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. Adult uses will be allowed in the area designated for industry located between Bonneville Avenue, Highway 9 and Seventh Street.

14.205.065 Airport Industry Designation

- A. Harvey Airfield and the immediate surrounding area should be protected as a regional resource. This designation will 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.
- B. The Airport Industry designation will allow a mix of certain commercial and light industry uses compatible with airport activities. This designation allows recreation uses as well as aviation related schools and associated student housing. Developable areas include those with environmental constraints and resource lands. Airport Industry

development in the density fringe area will be with fewer improvements than in more land extensive uses and must comply with the density fringe regulations.

C. Development will be pursuant to an approved recorded development plan.

1. Criteria for the recorded development plan shall include protection of environmentally critical areas and limited access onto adjacent public right-of-way.
2. Airport Industry development in the density flood fringe area shall have minimal improvements, extensive open land use, and must comply with the federal government's density flood fringe regulations.

14.205.070 Mixed Use Designation. This designation applies to areas of the City in which housing, shopping, and working activities can be compatibly mixed to encourage infill of under-utilized lots and reduce auto work and shopping trips. Mixed Use areas will encourage a mix of single- and multi-family residential, commercial, and light industry uses in the same area, on the same site, and in the same structure. Compatibility among mixed uses shall be increased by application of the City's design standards for areas outside the Historic District to both the site and structures and the use of the conditional use permit process to provide better control over some types of allowed uses.

1. Mixed Use areas shall be located in areas already characterized by mixed uses, served by arterials, and within walking distance of bus service.

2. An administrative development plan shall be required for development within the Mixed Use designation. The process will include an administrative review for compliance with the Design Standards Outside of the Historic District. The administrative development plan shall be executed prior to the issuance of development permits. The City and the applicant may agree to process a development plan application as a Type 4 instead of a Type 1 permit or a Type 6 instead of a Type 5 permit.
3. The development of mixed uses on the same site and/or in the same structure will be encouraged by incentives such as shared parking.
4. It is expected that, as new development occurs within properties having this designation, patterns of common development will be established, and areas will be redesignated to more common land use designations as appropriate. (Ord. 2111, 2006)

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.

14.205.080 Urban Horticulture Designation. The Urban Horticulture designation provides a buffer between the urban areas of the City and adjacent agricultural lands. Land uses within this designation will be low density and will have low impact to adjacent agricultural areas.

The following general criteria shall govern development in this designation:

1. Land uses are allowed that do not require extensive structures or development and that do require large land areas, such as intensive agriculture operation, sales of agriculture products, sales of landscaping materials and supplies, farmer's markets, outdoor recreation activities, and log and lumber storage.
2. This designation shall be for lands that are within the City limits, are adjacent to agriculture areas, and are either currently in agricultural uses or vacant.
3. Minimal structures shall be allowed for development, and 80 percent of a lot shall be left unbuilt and unpaved.
4. Uses which negatively impact adjacent agricultural uses shall be discouraged.

5. Flood protection requirements of Title 14 SMC shall be met for all development located in the flood plain.
6. Single-family residences shall be allowed at a density of no more than one (1) unit per ten (10) acres.

14.205.090 Public Park Designation.

1. The purpose of this designation is to:
 - a. Identify publicly-owned land used or planned for use as a public park.
 - b. Protect and promote land use compatibility between public parks and neighboring land uses.
 - c. Prevent the displacement or elimination of public parks, except as may be allowed through the 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 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.
4. 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 require an administrative development plan. 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.

5. 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 require approval of a conditional use permit per SMC 14.65.010.

(Ord. 2214, 2011)

14.205.100 Historic District. The purpose of establishing a Historic District for the City of Snohomish and the standards and regulations applicable to the Historic District are set forth in Chapter 14.225 SMC. (Ord. 2082, 2005)