

**CITY OF SNOHOMISH
Snohomish, Washington**

ORDINANCE 2180

AN ORDINANCE OF THE CITY OF SNOHOMISH, WASHINGTON, AMENDING THE CITY'S DEVELOPMENT CODE, AS SET FORTH IN TITLE 14 OF THE SNOHOMISH MUNICIPAL CODE, BY AMENDING CHAPTERS 14.205, 14.207, AND 14.245 SMC RELATING TO PERMITTED LAND USES, LAND USE TABLES, AND SIGNS, RESPECTIVELY, AND BY AMENDING CHAPTER 14.290 RELATING TO SCHOOL IMPACT FEES

WHEREAS, the City's Land Use Development Code (Development Code), as set forth in Title 14 SMC, provides for several land use designations including the Public land use designation; and

WHEREAS, as part of the annual amendment process, the City Council approved Ordinance 2179 which in part discontinued use of the Public land use designation; and

WHEREAS, during Planning Commission discussions conducted in public meetings, the Commission evaluated issues related to discontinued use of the Public land use designation and concluded that this change would not generate adverse land use impacts; and

WHEREAS, the Planning Commission and the City Council find that public land uses can be regulated without use of the Public land use designation in a manner that preserves public health, safety and welfare; and

WHEREAS, elimination of Comprehensive Plan policies related to the Public land use designation now makes it appropriate to amend the Development Code to maintain consistency between the City's land use policies and its development regulations; and

WHEREAS, the Snohomish School District biennially adopts a Capital Facilities Plan (CFP) and school impact fees imposed pursuant to Chapter 14.290 SMC are based upon CFP calculations; and

WHEREAS, due to the capital improvement funding provided by the voters' approval of the District's 2008 construction bond, school impact fees for a single family dwelling decreases from \$6,024 to \$4,672 while school impact fees for a multifamily dwelling (2+ bedrooms) decreases from \$1,918 to \$37; and

WHEREAS, in order to continue to ensure that new development contribute funds toward capacity-related, capital improvements for the local public education system, it is necessary for the City to biennially amend the Comprehensive Plan and Chapter 14.290 to adopt by reference the most-recent CFP and the school impact fees provided therein; and

WHEREAS, the City Planner, acting as the SEPA Responsible Official, reviewed this proposed development regulation amendment and on August 2, 2009 issued a determination of non-significance (DNS); and

WHEREAS, on September 2, 2009, a public hearing on the proposed amendments was held by the Planning Commission, and all persons wishing to be heard were heard; and

WHEREAS, on September 15, 2009, a public hearing on the proposed amendments was held by the City Council, and all persons wishing to be heard were heard; and

WHEREAS, public notice of the SEPA DNS and the public hearings for the proposed non-project actions was provided as required by law; and

WHEREAS, pursuant to SMC 14.15.070 and RCW 36.70A.106, the City has notified the Washington State Department of Commerce of the City's intent to adopt the proposed amendments to the City's Development Code; and

WHEREAS, the Planning Commission and the City Council find that the Land Development Code amendments contained in this ordinance are: 1) Internally consistent with the Comprehensive Plan; 2) consistent with the Growth Management Act and the State Environmental Policy Act; and 3) in the interest of the public health, safety, and welfare of Snohomish residents;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SNOHOMISH, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Chapter 14.205 of the Snohomish Municipal Code and Ordinance 2082 are each hereby amended as provided by Exhibit A attached to this Ordinance.

Section 2. Chapter 14.207 of the Snohomish Municipal Code and Ordinance 2082 are each hereby amended as provided by Exhibit B attached to this Ordinance.

Section 3. Chapter 14.245 of the Snohomish Municipal Code and Ordinance 2109 are each hereby amended as provided by Exhibit C attached to this Ordinance.

Section 4. Chapter 14.290 of the Snohomish Municipal Code and Ordinance 2122 are each hereby amended as provided by Exhibit D attached to this Ordinance.

Section 5. Severability. If any section, subsection, paragraph, sentence, clause or phrase of this ordinance or its application to any person or circumstance be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be preempted by state or federal law or regulation, such a decision or preemption shall not affect the validity or constitutionality of the remaining portions of this ordinance or its application to any other persons or circumstances.

Section 6. Effective Date. This ordinance shall be effective five days after adoption and publication by summary.

ADOPTED by the City Council and **APPROVED** by the Mayor this 15th day of September, 2009.

CITY OF SNOHOMISH

By _____
RANDY HAMLIN, MAYOR

ATTEST:

APPROVED AS TO FORM:

By _____
TORCHIE COREY, CITY CLERK

By _____
GRANT K. WEED, CITY ATTORNEY

Chapter 14.205

PERMITTED LAND USES

Sections

- 14.205.005 Purpose
- 14.205.010 Map of Land Use Designations
- 14.205.020 Single-Family Residential Designation
- 14.205.025 Low Density Multi-Family Residential Designation
- 14.205.030 Medium Density Multi-Family Residential Designation
- 14.205.035 High Density Multi-Family Residential Designation
- 14.205.040 Commercial Designations
- 14.205.045 Neighborhood Commercial Designation
- 14.205.050 Historic Business Designation
- 14.205.055 Business Park Designation
- 14.205.060 Industry Designation
- 14.205.065 Airport Industry Designation
- 14.205.070 Mixed Use Designation
- 14.205.075 Open Space Designation
- 14.205.080 Urban Horticulture Designation
(~~14.205.090 Public Land Use Designation~~)
- 14.205.100 Historic District

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

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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

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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

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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

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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.

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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.

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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 Designation. The purpose of this designation is to provide for appropriate and adequate areas for public uses, such as schools, parks and various government facilities. Public uses should be compatible with surrounding uses and must be adequate to meet the human resource needs of the City of Snohomish.~~

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

- ~~1. Public uses should adjoin streets which have sufficient capacity to accommodate associated vehicular and pedestrian traffic.~~
- ~~2. Public land uses may be utilized as a buffer between commercial, apartment, and single family areas, or as a core area around which residential units are located.~~
- ~~3. Public uses shall be encouraged to provide good site design, building design, landscaping, and appropriate parking.~~
- ~~4. New public use developments, major expansions and significant changes to existing public use facilities shall be reviewed under a conditional use permit process by the Hearing Examiner.))~~

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)

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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

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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.

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TABLES AND REGULATIONS

14.207.070 Residential Land Use Table.

Land Use	Open Space														
	Urban Horticulture														
	Single Family Residential														
	Multi-family Residential - 12 Units per acre														
	Multi-family Residential - 18 Units per acre														
	Multi-family Residential - 24 Units per acre														
	Commercial														
	Neighborhood Business														
	Historic Business District														
	Business Park														
	Industrial														
	Airport Industry														
	Mixed Use														
	((Public))														
Land Use	OS	UH	SF	MF 12	MF 18	MF 24	CO	NB	HB	BP	IND	AI	MU	((P))	
Dwelling Units															
Caretaker residence	p5								p14	p5	p5			((p5))	
Efficiency dwelling unit				p	p	p			p						
Manufactured home	p1	p	p	p	p								p		
Mobil home park			c9	c9	c9										
Multifamily			p	p	p	p10		p	c6				p7	((e16))	
Senior citizen assisted			c	c	c	c		p	p				p7		
Single-family detached	p1	p	p	p	p			p					p		
Group Residences															
Community residential facility-CRF			c	c	c	c	c	c					p7		
CRF-prisoner release											c			((e))	
Dormitory						c	c	c				p8	p7		
Accessory Uses															
Accessory dwelling units			p2	p2	p2	p2	p2	p14	p2				p2		
Accessory structures			p	p	p	p									
Accessory uses	p11	p11	p11	p11	p11										
Home occupation	p3	p3	p3	p3	p3	p3		p3					p		
Limited agricultural uses	p12	p12													
Temporary Lodging															
Bed and breakfast			c4	p	p	p	p		p				p		
Bed and Breakfast Inn			c15	p	p	p	p		p				p		
Hotel/motel						p	p		p				p		
Organization hotel/lodging houses				p	p	p		p					p		
Recreational Vehicle Parks											c13				

(Ord. 2143, 2008)

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**14.207.075 Residential Land Use:
Regulations.**

1. Related to the operation of a farm, one (1) unit per ten (10) acres.
 - 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.
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.
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.
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.
- 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.

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- 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. In conjunction with specialized school.
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.
 - 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:

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- 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. A Bed and Breakfast Inn must be located less than 300 feet from and have access to a street designated as a collector or arterial.

~~((16. The property must be in some form of public ownership.))~~

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**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 and a time schedule for use of outside play areas that will protect adjacent uses from significant noise levels.
3. Only as an accessory to a cemetery.
4. No burning of refuse or dead animals is allowed.
5. Only when adjacent to an existing or proposed school.
6. Semi-care dwelling units may be allowed in conjunction with a nursing home under the following conditions:
 - a. The property where the semi-care units are located is adjacent to the property where the nursing home is located.
 - b. No more than two persons shall occupy each semi-care dwelling unit.
 - c. The ratio of semi-care dwelling units to full-time patients in the nursing home shall not exceed one to one.
 - d. Each semi-care unit structure shall not exceed 2,400 feet in area and shall not contain more than four semi-care dwelling units.
 - e. Each semi-care unit structure shall not exceed one story or twenty (20) feet in height, whichever is more restrictive.
- f. The design of each building and layout of all structures shall be compatible with the appearance of the surrounding single-family area.
7. Adult uses will be allowed in the area designated for Industry located between Bonneville Avenue, Highway 9 and Seventh Street.
8. In conjunction with veterinary clinic.
9. Limited to large animal veterinaries.
10. Site must be located less than 300 feet from a street designated as a collector or arterial.

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14.207.090 Government/Business Services Land Use Table.

Land Use	Open Space															((P))
	Urban Horticulture															
Single Family Residential																
Multi-family Residential - 12 Units per acre																
Multi-family Residential - 18 Units per acre																
Multi-family Residential - 24 Units per acre																
Commercial																
Neighborhood Business																
Historic Business District																
Business Park																
Industrial																
Airport Industry																
Mixed Use																
((Public))																
Land Use	OS	UH	SF	MF 12	MF 18	MF 24	CO	NB	HB	BP	IND	AI	MU	((P))		
Government services																
Communications facility, minor			p	p	p	p	p		c	p	p	p	p	p	((e))	
Court							p		p	p	p		p		((e))	
Fire Facility			c1	c1	c1	c1	p		p	p	p	p	c		((e1))	
Police facility							p		p	p	p		c		((e))	
Public agency archives							p		p	p	p	p	p		((e))	
Public agency office							p		p	p	p	p	p		((e))	
Public agency yard							p			p	p	p	c		((e))	
Sub regional utility		c	c	c	c	c	c		c	c	c	c	c		((e))	
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		((e))	
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			((e8))	
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			

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**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.

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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.

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14.207.110 Manufacturing Land Use Table.

Land Use	Open Space													
	Urban Horticulture													
	Single Family Residential													
	Multi-family Residential - 12 Units per acre													
	Multi-family Residential - 18 Units per acre													
	Multi-family Residential - 24 Units per acre													
	Commercial													
	Neighborhood Business													
	Historic Business District													
	Business Park													
Industrial														
Airport Industry														
Mixed Use ((Public))														
	OS	UH	SF	MF 12	MF 18	MF 24	CO	NB	HB	BP	IND	AI	MU	((P))
Manufacturing land uses														
Aircraft, ship and boat 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	p	p		c5	

**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 wood cabinets and millwork (excluding planing mills).
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.

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**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.
4. Major communication facilities are
permitted on existing utility towers
where the new facility will not exceed
the height of the existing tower. In all
other instances, a conditional use permit
is required. (Ord. 2092, 2006)

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.

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**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, excluding household pets, as an accessory use must meet the following conditions:
 - a. A minimum lot size of 40,000 square feet.
 - b. The lot upon which the animals are kept shall be maintained in a sanitary condition and shall be free of objectionable noise or odors.
 - c. Animals shall be contained on the lot owned or leased by the animal owner.
 - d. Animals shall be maintained in a humane manner and condition.
 - e. Shelter buildings, including stables and barns in excess of one hundred (100) square feet, shall be a minimum of sixty (60) feet from any property line unless the affected adjoining property owners agree in writing to a lesser distance. Such agreement shall be filed with the City Clerk and City Planner.
 - f. Beekeeping shall follow these additional requirements:
 1. Beekeepers shall register with the State Department of Agriculture as provided by law.
 2. Beehives shall not be kept for commercial purposes (i.e., for the purpose of selling honey).
 3. No more than four hives, each with only one swarm, shall be kept upon a City lot.
 4. Beehives will be located either twenty-five (25) feet or more away from any property line, or the hives will be elevated on a platform not less than eight (8) feet above grade, or a solid fence, six (6) feet in height, will be provided along any property line less than twenty-five (25) feet from the hive.

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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)

Chapter 14.245

SIGN REGULATIONS

Sections:

- 14.245.010 Purpose and Intent
- 14.245.020 Definitions
- 14.245.030 Sign Permit Required
- 14.245.040 Sign Permit Fees
- 14.245.050 Sign Permit – Historic District
- 14.245.060 Signs Exempt from Permit Requirements
- 14.245.065 Freestanding Signs
- 14.245.070 Building Signs
- 14.245.075 A-Frame Signs
- 14.245.080 Prohibited Signs
- 14.245.085 Electronic Changing Message Signs
- 14.245.090 Illumination of Signs
- 14.245.100 Grand Opening and Special Event Signs
- 14.245.110 Political Signs
- 14.245.115 Signs in Residential Land Use Designations
- 14.245.120 Maintenance of Signs
- 14.245.130 Non-conforming Signs

14.245.010 Purpose and Intent. The City of Snohomish believes it is important to encourage business owners to advertise their businesses, products and/or services to potential customers in an effective and appropriate manner that helps the businesses to thrive.

It is also recognized that unregulated signing of the City may result in the following problems: accidents resulting from visual confusion between advertising and traffic-control signs; the collapse of improperly constructed signs; distracting demand for attention, which may cause accidents and be injurious to health; creation of urban blight; destruction of natural beauty; loss of property values; and loss of character in the City's Historic District.

The intent of this chapter is to regulate the number, size, location, height, illumination, character, and other pertinent features of signs, in order to provide adequate identification and advertising for business, and access to advertising signage in a manner that will promote fair economic competition and at the same time protect the public health, safety, and welfare in the City. Except where sign regulations are provided specifically for other land use designations, this chapter applies to properties within a commercial or industrial designation. (Ord. 2109, 2006)

14.245.020 Definitions.

- A. Balloon Sign: An inflated sign that is attached to the ground or some other anchor and is not a free-floating conveyance.
- B. Building sign: Any sign that is painted on, or attached directly to or supported by, an exterior building wall, including facade signs, awning signs, canopy signs, and marquees, but excluding window signs.
- C. City: The City of Snohomish.
- D. Color, lightness: The degree to which a color appears to emit or reflect light. Lightness ranges from black (dark) to white (light). Sometimes referred to as "brightness" or "value". Lightness is one of the three standard measures of color appearance.
- E. Directional sign: A sign designed to guide or direct pedestrian or vehicular traffic to an area, place or convenience and may include incidental graphics such as trade names and trademarks.
- F. Electronic changing message sign: An electronically activated sign whose

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message content, either in whole or in part, may be changed by means of electronic or digital programming. (Ord. 2109, 2006)

- G. Freestanding sign: A sign standing directly upon the ground and being detached from any building or similar structure.
- H. Incidental sign: A sign, emblem or decal designed to inform the public of facilities or services available on the premises, and may include but not be limited to signs designating:
 - 1. Restrooms;
 - 2. Hours of operation;
 - 3. Acceptable credit cards;
 - 4. Property ownership or management;
 - 5. Phone booths; and
 - 6. Recycling containers.
- I. Monument sign: A ground based freestanding sign, which is constructed or connected directly on or to a sign support consisting of a permanent solid base material foundation which is constructed with the material comprising the sign area having the same composition as the base or support of the sign.
- J. Off-premises sign: A sign advertising, identifying, or related to an establishment, merchandise, service or entertainment, which is not sold, produced, manufactured or furnished at the property on which such sign is located, e.g., billboards.
- K. Portable Sign: A sign, such as an A-frame, which is capable of being moved and is not permanently affixed to the ground, a structure, or a building.
- L. Portable readerboard sign: A portable

sign supported by feet or wheels, with changeable letters and generally internally illuminated.

- M. Sign: Any device, structure, fixture, or placard that is visible from a public right-of-way or surrounding properties and uses graphics, symbols, logos, or written copy for the purpose of advertising or identifying any establishment, product, goods, service, or event.
- N. Temporary sign: A display device, constructed of cloth, canvas, plastic, vinyl, light fabric, cardboard, wall board or other light materials, with or without a frame, intended to be displayed for a limited period of time only.
- O. Tenant: A business, governmental, or non-profit entity, which occupies a building or other real property within the City.
- P. Window sign: Any sign located inside or on, affixed to, or located within the frame of a window of a building.
- Q. Video board: A device such as a television, computer monitor, flat panel display, plasma screen, or similar video electronic medium used as signage (Ord. 2109, 2006)

14.245.030 Sign Permit Required.

- A. Except as otherwise permitted by this chapter, no sign shall be installed, erected, altered or relocated without applying for and receiving a sign permit issued by the City Planner.
- B. No sign permit shall be required for cleaning or other normal maintenance and repair of a sign, or for changes to tenant or business names on multi-tenant

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signs; provided, that the original design, function and structure, and size of the sign are maintained and that they remain in compliance with this chapter.

- C. A building permit may also be required for a sign that is regulated by the City Building Code. In this event, a building permit shall be applied for and obtained from the City Building Official.

14.245.040 Sign Permit Fees.

- A. A fee will be required for the processing of all sign permit applications other than those determined to be exempt under SMC 14.245.060. The fee will be as set forth in the fee schedule adopted by resolution of the City Council.
- B. If a building permit is required, the fee for such permit shall be the amount set forth in the City's permit fee resolution.

14.245.050 Sign Permit – Historic District. For signs within the Historic District, no permit for the erection of a sign shall be issued pursuant to this chapter until the permit applicant has complied with the permit and approval requirements of Chapter 14.225 SMC.

14.245.060 Signs Exempt from Permit Requirements. The following types of signs are allowed on private property in all land use designations without a sign permit:

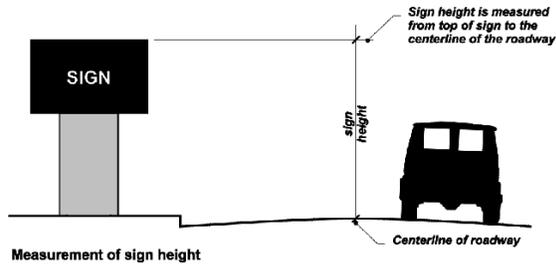
- A. Non-illuminated signs of two (2) square feet in area, or less, except in the Historic District.
- B. Window signs.
- C. Real estate signs advertising the sale or lease of the subject property.
- D. Traffic or pedestrian directional or warning signs.

- E. Memorial signs or tablets and names of buildings and dates of erection, when cut into any masonry surface or inlaid so as to be a part of the building or when constructed of bronze or other noncombustible material.
- F. Occupant signs in residential districts, the content of which is limited to the name of the occupant and/or the address of the premises.
- G. Signs required or specifically authorized for public purposes by any law, statute or ordinance.
- H. Religious symbols.
- I. Flags bearing the official emblem of a nation, state, municipality, educational institution, or non-commercial organization.
- J. Identification signs for parking lots, not advertising premises or products and having an area of three (3) square feet or less.
- K. Incidental signs.
- L. Political signs, as defined and regulated under SMC 14.245.110.

14.245.065 Freestanding Signs. Freestanding signs shall comply with the following regulations:

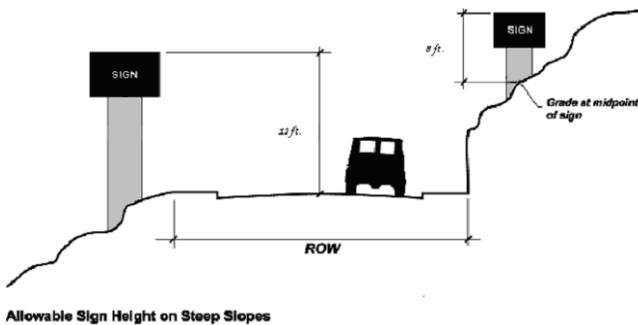
- A. The maximum allowable sign height is indicated in the "Freestanding signs table" below. In those instances where the roadway is depressed below or elevated above the adjacent property, adjustments in the allowed maximum height may be allowed by the City Planner in accordance with this section.

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C. The maximum allowable sign face area, excluding the frame and mounting, shall be as set forth in the following “Freestanding signs table” and as illustrated below:

1. The maximum height of a freestanding sign is measured from the elevation of the centerline of the adjacent roadway to the top of the frame or sign structure, whichever is tallest. Refer to the “Freestanding signs table” below and the illustration above.
2. If the side slope of the property perpendicular to the street right-of-way is so steep that it does not allow the construction of a 6’ tall sign within the maximum allowable height limit, the City Planner may allow the sign to extend 8’ above the grade. Refer to the “Freestanding signs table” and the illustration below.



B. A freestanding sign may have two faces. If the two faces are located in such relationship to each other that both cannot be viewed from any point at the same time, only one face will be counted in totaling the number of signs or sign area.

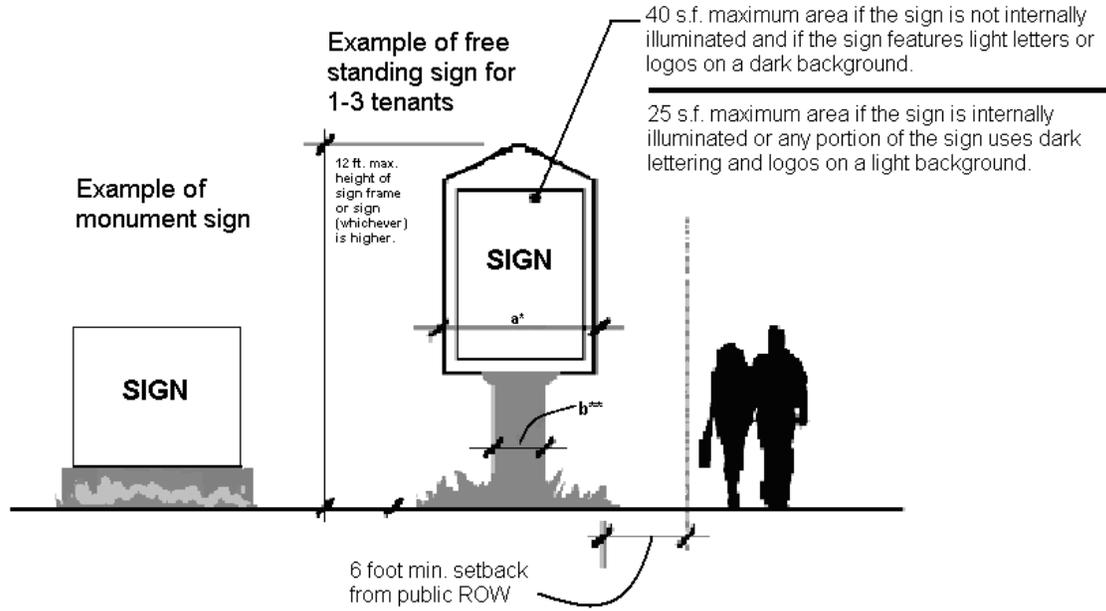
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Freestanding signs table

# tenants OR acreage (not both)	Square foot area of allowable text on sign	Sign height limit	Sign width limit
1-3 tenants	<p>40 square feet if sign face is not internally illuminated and uses light lettering and logos on dark back ground</p> <p>25 square feet if the sign face is internally illuminated or does not use light lettering and logos on a dark background</p>	12'	5'
4-7 tenants	<p>60 square feet if sign face is not internally illuminated and uses light lettering and logos on dark back ground</p> <p>40 square feet if the sign face is internally illuminated or does not use dark lettering and logos on a light background</p>	12'	6'
8+ tenants	<p>75 square feet if sign face is not internally illuminated and uses light lettering and logos on dark back ground</p> <p>50 square feet if the sign face is internally illuminated or does not use dark lettering and logos on a light background</p>	15'	8'
7 acres or more	<p>125 square feet if sign face is not internally illuminated or uses light lettering and logos on dark back ground AND is a non-internally illuminated monument sign with design elements related to the principal structures on site identifying the name of the development (Ord 2109, 2006)</p> <p>75 square feet if the sign face is internally illuminated or does not use light lettering and logos on a dark background</p> <p>In both of the above situations one additional monument sign may be installed with a maximum sign height of 5 feet above the ground and a maximum sign width of 8 feet. Said monument sign shall include design elements consistent with the principal structures on the site and shall relate to the entire site rather than an individual tenant.</p> <p>For commercial developments 30 acres or more in size, a second 18-foot-high freestanding sign may be installed in lieu of the 5-foot-monument sign where: 1) the commercial development has more than one driveway along that street frontage; and 2) two freestanding signs are separated by a minimum of 500 feet.</p>	18'	--

(Ord. 2142, 2008)

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** "b" must be at least 1/3 "a" or be architecturally treated to reflect the sign frame or on-site buildings.

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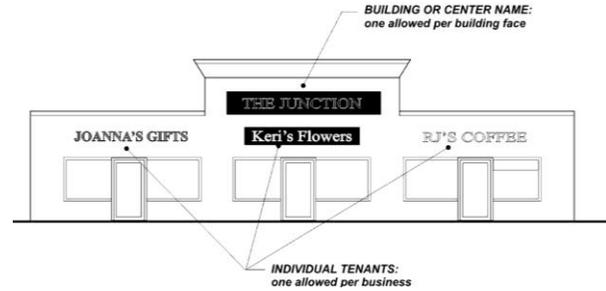
- D. In the “Freestanding signs table” above, “light” and “dark” refer to the amount of light reflected by a color. A dark color reflects less light than a light color. The City Planner shall have the authority to interpret the lightness of lettering/logos and other graphics relative to the lightness of the sign background.
- E. Sign base. Freestanding signs must have a substantial base with a length of at least one third the maximum length of the sign at its maximum cross-section as illustrated above.
- F. Location.
1. Any portion of a freestanding sign must maintain a six-foot minimum setback from the public right-of-way and a five-foot minimum setback from any property line.
 2. Freestanding signs shall meet the sight distance requirements of the City of Snohomish Public Works Standards.
- G. Number per site and minimum spacing.
1. One freestanding sign per site is allowed, except that a business with frontage on a City street and a State highway, where the building is not visible from the highway, may have an additional freestanding sign facing the highway, provided that the sign shall not exceed 18 feet in height as measured from pre-existing grade or finished grade of the sign location and shall not exceed 50 square feet in area. (Ord. 2109, 2006)
 2. Sites fronting on two streets may have one freestanding sign per street, provided that these signs are at least 150 feet apart.
- H. Materials used in the sign construction.
1. Sign frame construction must be durable and comply with the City Building Code. The sign and sign base should be architecturally integrated with the primary building or buildings on site.
 2. Sign faces constructed of metal, wood, concrete, masonry, or rock are encouraged. Plastic is discouraged except for backlit lettering.
- I. Landscaping.
1. A sufficient defined landscaped area shall be provided around the base of the freestanding sign to make the base of the sign and any ground-based lighting more attractive and deter vehicles, shopping carts, and people from contacting the base of the sign. The landscaping shall consist of a combination of ground cover materials and low growing shrubs.
- J. Architectural embellishment.
1. An additional allowance of two feet in sign height and width is permitted for architectural embellishment, which shall not include any logo, writing, or other form of business identification or advertisement. (Ord. 2109, 2006)
- 14.245.070 Building Signs.** Building signs shall comply with the following regulations:
- A. Building signs must not extend higher than the building eave, parapet, roof or cornice on which they are mounted.
 - B. The maximum allowable sign face area is twenty-five square feet plus 10 percent of the building facade area facing the street or main parking area, except that a business with frontage on a City street

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and a State highway, where the building is visible from the highway, may have an additional building sign that faces the highway, which sign shall not exceed eighty square feet in area and shall be constructed of individual, internally illuminated (or back lit) letters. This total allowable area shall include awning and marquee signs but shall not include the area allowed for blade signs or shingle signs that are mounted perpendicular to the building façade pursuant to subsection D. (Ord. 2109, 2006)

- C. The building signs must be integrated into the architectural design of the building and must be located in a manner compatible with other signs on the same building.
- D. Each tenant may also display a single blade or shingle sign that has a face perpendicular to the building, provided that the sign is no larger than three square feet, is no less than eight feet above the ground, and does not extend more than three feet from the building or beyond an existing architectural canopy.
- E. In the case of a multi-tenant building, the owner or the management of the building is responsible for allocation of sign area among the tenants and shall be a coapplicant on all sign applications pertaining to the building and property.
- F. The illustration below depicts typical building signs as allowed by this section.

Total amount of sign: 25 s.f. + 10% if façade facing the street or main parking area.



14.245.075 A-Frame Signs. The following regulations shall apply to all A-frame signs outside the Historic District:

- A. A-frame signs shall not exceed 24" in width and 36" in height.
- B. No more than one A-frame sign shall be displayed per business.
- C. No permit fee shall be required.
- D. A-frame signs shall be for businesses located within the City and accessible to the general public but shall not be required to be located immediately in front of the premises being advertised.
- E. A-frame signs may be located on public right-of-way; however, all A-frame signs shall be located so as not to create a safety hazard to pedestrians or motorists.
- F. A-frame signs may have changeable text. (Ord. 2109, 2006)

14.245.080 Prohibited Signs. The following signs are prohibited:

- A. Signs, or sign structures, which by coloring, working or location, resemble or conflict with traffic-control signs or devices.
- B. Signs that create a safety hazard for pedestrians or vehicular traffic.

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- C. All signs that rotate, move, glare, flash, change, reflect, or blink, or appear to do any of those things, including search lights, except as otherwise provided in this Chapter. (Ord. 2109, 2006)
- D. All inflatable advertising or attention getting devices, including balloon signs of all sizes.
- E. Any signs located on public right-of-way without evidence of specific approval by the City, except as otherwise provided in this Chapter. (Ord. 2109, 2006)
- F. Signs with changeable letters and numbers with the exception of gas price signs at service stations, with the exception of 35% of sign area for signs outside the Historic District, and with the exception of electronic changing message signs as provided in this Chapter. (Ord. 2109, 2006)
- G. Off-premises signs, except for signs which advertise community events and meet the following criteria:
 - 1. Are not displayed for longer than two (2) weeks.
 - 2. Are not located in City right-of-way or are permitted by a City right-of-way use permit.
 - 3. Are allowed by the property owner.
- H. Private signs attached to municipal sign and signal poles.
- I. All portable signs, except that within the Historic District two A-frames shall be allowed for each business located on Avenues A, B, or C between First and Second Streets, on Union, Glen and Cedar Avenues between First and

Second Streets, and on First Street between Union and Maple Avenues until the City has installed a wayfinder system in the Historic District, and except that A-frames shall be allowed outside the Historic District as provided in this Chapter. (Ord. 2109, 2006)

- J. All electronic changing message signs, except outside the Historic District as provided herein (Ord. 2097, 2005; Ord. 2109, 2006)

14.245.085 Electronic Changing Message Signs. The following provisions shall apply to electronic changing message signs:

- A. Only one electronic changing message sign shall be allowed per development.
- B. Electronic changing message signs shall only be allowed outside the Historic District within Commercial and Business Park land use designations.
- C. The maximum height for the electronic portion of an electronic changing message sign shall be ten feet.
- D. The maximum sign area for a changing electronic message sign, which is freestanding or wall mounted, shall be no greater than thirty-five percent of the maximum total allowable sign area.
- E. All electronic changing message signs shall be constructed as an integral part of a permanent sign constructed on site. Integral shall be considered to be incorporated into the framework and architectural design of the permanent sign.
- F. A maximum of one color shall be used for an electronic message, which shall be on a dark background of one color.

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- G. The occupant's name and address shall be provided in non-electronic format.
- H. The display shall be limited to numbers, letters, standard punctuation, and symbols. Video boards shall be prohibited.
- I. The display shall not appear to flash, undulate, pulse, blink, move closer or further from the viewer, expand or contract, bounce, rotate, twist or otherwise portray movement, except that the message may change in accordance with the following: electronic changing message signs shall maintain a 2-3-2 transition frequency. "2-3-2" means a message display time of a minimum of two seconds, a transition time between messages of a maximum of three seconds, followed by a message display time of a minimum of two seconds. Displays which scroll onto the signboard must hold for a minimum of two seconds including scrolling.
- J. Electronic changing message signs shall include internal ambient light monitors that automatically adjust the brightness level of the electronic display. (Ord. 2109, 2006)

14.245.090 Illumination of Signs.

- A. Light directed on, or internal to, any sign shall be so shaded, shielded or directed that the light intensity or brightness shall not adversely affect surrounding or facing premises, nor adversely affect safe vision of operators of vehicles moving on public or private roads, highways, or parking areas. Light shall not shine or reflect on, or into, residential structures.
- B. No sign shall have blinking, flashing or fluttering lights, or other illumination devices which have a changing light

intensity, brightness or color, or which are so constructed and operated as to create an appearance or illusion of writing or printing, except those showing date, time, and temperature, exclusively. However, within the Historic Business Land Use Designation, this provision shall not apply to signs which are approved consistent with the procedures set forth in Chapter 14.225 SMC. Further, nothing contained in this chapter shall be construed as preventing the use of lights or decorations relating to religious and patriotic festivities.

- C. No exposed incandescent lamps which exceed fifteen (15) watts shall be used on the exterior surface of any sign so as to expose the face of the bulb, light, or lamp, to any public street or adjacent property.

14.245.100 Grand Opening and Special Event Signs.

Grand opening displays, temporary signs, posters, banners, strings of lights, and clusters of flags may be permitted for a period of not more than thirty (30) nonconsecutive days per year to announce the opening of a completely new business, development or special event. (Ord. 2109, 2006)

14.245.110 Political Signs.

- A. Purpose. It is the City's intention that information concerning election issues and ballot propositions, elections, and candidates be readily available to the general public. Political signs play a valuable role in conveying information. Political signs are only subject to the regulations in this Section and do not require a permit from the City, except as provided in Subsection C.2.f. below and except as provided in other City codes pertaining to structural and fire safety.

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- B. Political sign. A political sign is a poster, banner, or sign that advocates voting for or against candidates, or for or against ballot issues and propositions being decided at an election.
- C. Restrictions on placement of political signs.
 - 1. Wooden or metal freestanding signs. Wooden or metal freestanding political signs may not be posted within eight feet of the paved, traveled portion of a roadway, or at any intersection where placement would reasonably impair the visibility of drivers and traffic. (Ord. 2109, 2006)
 - 2. All signs. All political signs shall be located in accordance with the following:
 - a. No political sign shall be nailed to a tree or trees.
 - b. No political sign shall block any sidewalk, road or driveway.
 - c. No political sign shall be affixed to, or be placed in or on, City property, other than City right-of-way as addressed in Subsection C.2.vi. below, without evidence of specific approval by the City.
 - d. No political sign shall be posted in any traffic median strip.
 - e. If affixed to a building and projecting from the building, no political sign shall be mounted in such a manner as to be closer than nine feet to ground level.

- f. No political sign over five square feet in area shall be located in City right-of-way without evidence of specific approval by the City Engineer based on a review of the sign's effect on public safety.

D. Political sign removal. Political signs shall be removed within ten (10) working days of the most current ballot election for which they were placed. If political signs are not removed by that deadline, the City may remove the signs. Political signs also must be removed if they are located to constitute an immediate and substantial threat to the public health and safety, including but not limited to blockage of a driver's visibility. City will notify the party posting the sign of the threat to public health and safety to allow voluntary removal. If voluntary removal does not occur, the City may remove the sign and the cost of removal will be charged to the person placing the sign.

14.245.115 Signs in Residential ((and Public)) Land Use Designations.

A. Signs in residential ((and public)) land use designations shall be as set forth in the following chart:

	<u>Residential designation</u>	
	Residential designation	Public facilities in residential designation
Freestanding signs		
Maximum sign area	12 sq. ft.	24 sq. ft.
Maximum sign height	5'	6'
Maximum number of signs	One per frontage	One per frontage

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Setback from internal property line	10'	10'
Building signs		
Maximum sign area	12'	16'
Maximum number of signs	One per frontage	One per frontage
General		
External illumination	Yes	Yes
Internal illumination	No	Yes
Changeable messages	No	Yes, subject to limitations for commercial designation
Electronic signs	No	Yes, subject to limitations for commercial designation
A-frame signs	See Below	No, except as allowed for special events
Signs identifying occupants of individual dwelling or home occupation	One freestanding or building sign not to exceed 2 sq. ft.	NA

- B. For land uses requiring a conditional use permit or recorded development plan, the hearing examiner may consider and approve variations from the above provisions, if the resulting signage is appropriate for the proposed land use and no adverse impact will result.
- C. In addition to the signs allowed pursuant to this section, businesses lawfully operating in residential land use designations may be allowed either one A-frame sign in accordance with SMC 14.245.075 or one grand opening/special

event sign without the 30-day time limitation specified by SMC 14.245.100 (Ord. 2109, 2006)

14.245.120 Maintenance of Signs. All signs and components thereof which are not kept in good repair and in safe, neat, clean and attractive condition are in violation of this code and shall be subject to abatement as a public nuisance.

14.245.130 Non-conforming Signs.

A. A sign legally in existence at the effective date of this chapter that does not comply with the provisions of this chapter shall be deemed legally nonconforming and may continue to exist. For the purpose of this section, "legally in existence" shall mean:

1. Installed prior to the existence of sign regulation within the City; or
2. Installed prior to the existence of sign regulation within the County or subject to a permit issued by Snohomish County prior to annexation into the City of Snohomish; or
3. Installed pursuant to a permit issued by the City of Snohomish or pursuant to an exemption from permit requirements. (Ord. 2109, 2006)

B. Modification of a sign legally in existence on the effective date of this chapter that does not comply with the provisions of this chapter may only occur as follows:

1. As part of an action to bring the entire sign more into compliance with the sign regulations in effect at the time of the modification; or

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2. Replacement of the sign face/cabinet. (Ord. 2109, 2006)

C. The non-conforming status of a sign shall not be affected by cleaning or other normal maintenance and repair including changes to tenant or business names on multi-tenant signs, provided that the original design function, operational capability, and structure of the sign are maintained and the sign is not otherwise enhanced or upgraded.

D. Abatement.

1. Signs located within the street rights-of-way that are not in compliance with this chapter and are not legally nonconforming pursuant to SMC 14.245.130(A) shall be abated in the following manner:

a. The property owner or business owner responsible for the sign will be contacted by certified mail from the City Building Official and/or City Planner, informed of the observed violation, and given a copy of the sign ordinance. The mailed notice will specify a reasonable time period within which the sign must be removed. If the City confirms that the sign has not been removed after the specified time period has passed, City crews will remove and impound the sign. The business or property owner will be charged one hundred dollars (\$100) per sign to recover the sign.

b. No notice or hearing will be required to remove signs from the street rights-of-way, where the sign is determined to be an

immediate danger to public health, safety or welfare, or interferes with maintenance of the right-of-way. Such determination shall be made in the sole discretion of the City Engineer.

2. Signs located on private property, which are not in compliance with this chapter and are not legally nonconforming pursuant to SMC 14.245.130(A), shall be abated as provided in SMC Chapter 14.85.

3. A-frame signs that are not in compliance with SMC 14.245.075 may remain in existence, and shall not be abated, until May 1, 2007. (Ord. 2109, 2006)

E. Subject to compliance with all other provisions of this chapter, permits may be issued for new signs on property containing one or more legally nonconforming signs. (Ord. 2077, 2005, Ord. 2109, 2006)

Severability. If any section, subsection, paragraph, sentence, clause or phrase of this ordinance or its application to any person or circumstance be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be preempted by state or federal law or regulation, such a decision or preemption shall not affect the validity or constitutionality of the remaining portions of this ordinance or its application to any other persons or circumstances. (Ord. 2109, 2006)

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Chapter 14.290
SCHOOL IMPACT FEES

Sections:

- 14.290.010 Purpose
- 14.290.020 Applicability
- 14.290.030 Incorporation of school district capital facilities plan as a sub-element of the City capital facilities plan
- 14.290.040 Establishment of impact fees
- 14.290.050 Exemptions from impact fees
- 14.290.060 Procedure for determining mitigation impacts
- 14.290.070 Method for calculating impact fees
- 14.290.080 Administrative adjustment of fee amount
- 14.290.090 School district impact area
- 14.290.100 Comparable In-kind mitigation option
- 14.290.110 Credit for payment or obligation previously incurred
- 14.290.120 Time of performance for mitigation of impact
- 14.290.130 Use of impact mitigation funds
- 14.290.140 Unacceptable impact levels
- 14.290.150 Impact fee schedule exemptions
- 14.290.160 Impact fee limitations
- 14.290.170 Revision of school district CFP
- 14.290.180 Annual report
- 14.290.190 Appeals

14.290.010 Purpose. The regulations contained in this chapter are necessary for the protection and preservation of the public health, safety, and general welfare of the citizens of the City of Snohomish. The public school system which serves City residents is unable to provide the services required to meet the educational needs of the growing community. The purposes of this

chapter are (1) to ensure that adequate school facilities are available to serve new growth and development; and, (2) to require that new growth and development pay a proportionate share of the costs of new school facilities needed to serve new growth and development.

14.290.020 Applicability. The terms of this title shall apply to all residential development as defined herein for which a complete application for approval has been submitted on or after the effective date of this chapter.

14.290.030 Incorporation of School District Capital Facilities Plan as a Sub-Element of the City Capital Facilities Plan. By separate ordinance, the City Council has adopted and incorporated by reference the Capital Facilities Plan of the Snohomish School District as a sub-element of the Capital Facilities element of the City's Comprehensive Plan. The necessary school facilities and the methodology and schedule of school impact fees set forth in the School District's Capital Facilities Plan shall constitute the basis for the school impact fees established in SMC 14.290.040.

14.290.040 Establishment of Impact Fees. As a condition of approval of all development or development activity, as defined herein, or as a condition of issuance of a building permit for existing undeveloped lots, the City will require mitigation of adverse impacts on school services pursuant to the State Growth Management Act, RCW 36.70A, RCW 82.02 and this chapter. School impact fee amounts shall be based on the Snohomish School District's Capital Facilities Plan (~~(2006—2011)~~) **2008-2013** as follows:

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Development	Per Unit Impact Fee
Single-Family Dwelling	((\$6,024)) <u>\$4,672</u>
Studio or one-bedroom multifamily dwelling	\$0
Multifamily dwelling with two or more bedrooms	((\$1,918)) <u>\$37</u>

(Ord. 2122, 2007)

14.290.050 Exemptions from Impact Fees. Accessory units, as defined in this title, are exempt from the requirements of this chapter.

14.290.060 Procedure for Determining Mitigation Impacts. Approval of residential development by the City shall be contingent upon the project proponents documenting to the satisfaction of the City the projects' adverse impacts on existing primary and secondary public educational improvements identified by this chapter and the School District's Capital Facilities Program. Documentation shall consist of a letter from the Snohomish School District stating that monetary, land, or comparable in-kind mitigation which meets the requirements of this chapter have been made by the project proponent.

14.290.070 Method for Calculating Impact Fees. The method and formula for determining any required school impact mitigation shall be as established by the Snohomish School District in its capital facilities plan and as adopted by the City of Snohomish in its Comprehensive Plan and this Chapter. The school impact fees shall be in conformance with the schedule set forth in SMC 14.290.040.

14.290.080 Administrative Adjustment of Fee Amount.

A. Within 14 days of acceptance by the City of a building permit application a developer or school district may appeal to the Planner for an adjustment to the fees imposed by this title. The City Planner may adjust the amount of the fee, in consideration of studies and data submitted by the developer and any affected district, if one of the following circumstances exists:

1. It can be demonstrated that the school impact fee assessment was incorrectly calculated;
2. Unusual circumstances of the development demonstrate that application of the school impact fee to the development would be unfair or unjust;
3. A credit for in-kind contributions by the developer is warranted; or
4. Any other credit specified in RCW 82.02.060(1)(b) may be warranted.

B. To avoid delay pending resolution of the appeal, school impact fees may be paid under protest in order to obtain development approval.

C. Failure to exhaust this administrative remedy shall preclude appeals of the school impact fee pursuant to SMC 14.290.190 below.

14.290.090 School District Impact Area. The service area for which a subdivision or residential development shall be considered to have impacted, shall be the entire Snohomish School District. The District encompasses a geographic area in excess of that of the City of Snohomish; therefore, impact fees cannot be directly attributable to a specific geographic area at all times. This

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is particularly true for junior and senior high schools. The School District shall, however, attempt to designate impact mitigation for elementary schools, as much as possible, to the general geographic area in which the subdivision or residential development is located, especially in such cases where the school population for the subdivision or residential development is within what is considered normal walking distances between home and an elementary school or school site.

14.290.100 Comparable In-Kind Mitigation Option. The Snohomish School District and the proponent of the project may consider in-kind options to satisfy the mitigation obligation. Land dedication, site preparation, provision of portable units, equipment purchases, and other in-kind mitigation options equivalent in value to the dollar amount required for mitigation may be utilized if acceptable to the School District, so long as the mitigation is found by the School District to be equal to the impact fees otherwise due under this chapter.

14.290.110 Credit for Payment or Obligation Previously Incurred. The dollar value of comparable in-kind mitigation shall be credited against the dollar amount of mitigation required pursuant to this chapter. If the dollar value of comparable in-kind mitigation or any impact element exceeds the dollar amount required for mitigation for that element, the project proponent shall be reimbursed from impact mitigation monies collected for the same or similar mitigation for subsequent projects. Any process or schedule for reimbursement shall be negotiated between the project proponent and the School District, a copy of which will be forwarded to the City of Snohomish to be included in

the file for the project, prior to final development approval.

14.290.120 Time of Performance for Mitigation of Impact. Payment of any required school impact fees or in-kind contribution shall be made prior to the issuance of a building permit. A project proponent may elect to pay before the final plat is approved for the lots within a subdivision or residential development. Such election to pay shall be noted by a covenant placed on the deed for each affected lot within the subdivision or residential development. When a subdivision or residential development is conditioned upon the performance of a comparable in-kind mitigation, a final plat shall not be recorded, and no building permit for any individual lot shall be issued until the School District indicates in writing to the City that such in-kind mitigation has been satisfactorily completed.

14.290.130 Use of Impact Mitigation Funds. The Snohomish School District shall use mitigation impact funds received under this chapter to meet its Capital Facilities Plan, so long as said mitigation funds received are used in the same manner as mitigation funds received from subdivisions and residential developments from outside of the City limits of the City of Snohomish; and further provided the use of said mitigation funds results in improvements to district-wide student housing.

14.290.140 Unacceptable Impact Levels.
A. The City shall review residential development proposals pursuant to all applicable state and local laws and regulations, including the State Environmental Policy Act (Chapter 43.21C RCW), the State Subdivision Law (Chapter 58.17 RCW), and the

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applicable sections of the Snohomish Municipal Code. Following such review, the City may condition or deny development approval as necessary or appropriate to mitigate or avoid significant adverse impacts to school facilities, to assure that appropriate provisions are made for schools, school grounds, and safe student walking conditions, and to ensure that development is compatible and consistent with each district's services, facilities and capital facilities plan.

- B. Impact fees required by this chapter for development, together with compliance with development regulations and other mitigation measures offered or imposed at the time of development review, shall constitute adequate mitigation for all of a development's specific adverse environmental impacts on the school system for the purposes of Chapter 14.90, SMC. Nothing in this chapter prevents a determination of significance from being issued, the application of new or different development regulations, and/or requirements for additional environmental analysis, protection and mitigation measures to the extent required by applicable law. (Ord. 2122, 2007)

14.290.150 Impact Fee Schedule Exemptions. The Council may, on a case-by-case basis, grant exemptions to the application of the fee schedule for low-income or senior housing that achieves broad public purposes as defined in Chapter 14.05.020 SMC, and authorized by and in accordance with the conditions specified under RCW 82.02.060(2). To qualify for the exemption, the developer of such housing shall submit a petition to the Planner for consideration by the Council prior to application for building permit.

Conditions for such approvals shall be established by the Council at the time of approval that, at a minimum, meet the requirements of RCW 82.02.060(2), and which shall also include a requirement for a covenant to assure the project's continued use for low-income or senior housing. The covenant entered into by and between the developer and the City shall be an obligation that runs with the land, and shall be recorded against the title of the real property upon which such housing is located in the real property records of the City of Snohomish. The covenant shall be reviewed and approved as to form by the City Attorney. (Ord. 2122, 2007)

14.290.160 Impact Fee Limitations.

- A. School impact fees shall be imposed for District capital facilities that are reasonably related to the development under consideration, shall not exceed a proportionate share of the costs of system improvements that are reasonably related to the development, and shall be used for system improvements that will reasonably benefit the new development.
- B. School impact fees must be expended or encumbered for a permissible use within six years of receipt by the District.
- C. To the extent permitted by law, school impact fees may be collected for capital facilities costs previously incurred to the extent that new growth and development will be served by the previously constructed capital facilities, provided that school impact fees shall not be imposed to make up for any existing system deficiencies.
- D. A developer required to pay a fee pursuant to RCW 43.21C.060 for capital facilities shall not be required to pay a

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school impact fee pursuant to RCW 82.02.050 - .090 and this title for the same capital facilities.

14.290.170 Revision of School District CFP. The Snohomish School District must review and update its CFP biannually in order for this ordinance to remain in effect. The CFP must be submitted in reasonable time for City review in advance of the expiration of the current CFP. The City will accept the updated CFP by adopting the Snohomish School District CFP as part of the City CFP in the City Comprehensive Plan and annual budget.

14.290.180 Annual Report. The Snohomish School District must submit to the City annually a report in accordance with the requirements of RCW 82.02.070 showing the system improvements that were financed in whole or in part by impact fees and the amount of funds collected, expended and held for future improvements. The annual report shall be sent to the City on or before April 1 of each year for the preceding calendar year.

14.290.190 Appeals. Appeals of mitigation requirements imposed pursuant to this title shall be as provided in Chapter 14.75 of the Snohomish Municipal Code. (Ord. 2082, 2005; Ord. 2122, 2007)