

LAND USE & ZONING



Zoning divides the city into mapped districts or zones, and controls the use of the land, bulk of the buildings, and layout of the site within each zone. See the current zoning map on the back side of this handout.

Zones are usually separated by residential, commercial, and industrial. Cities use lots of other different zones too, based on the needs and preferences of the community. Snohomish has 4 residential zones, 5 commercial/mixed use zones, 2 industrial zones, and a zone for parks and open space. Each zone has special rules for allowed uses and things like setbacks from property lines, height limits, and open space.

WHAT ZONING CHANGES ARE BEING CONSIDERED?

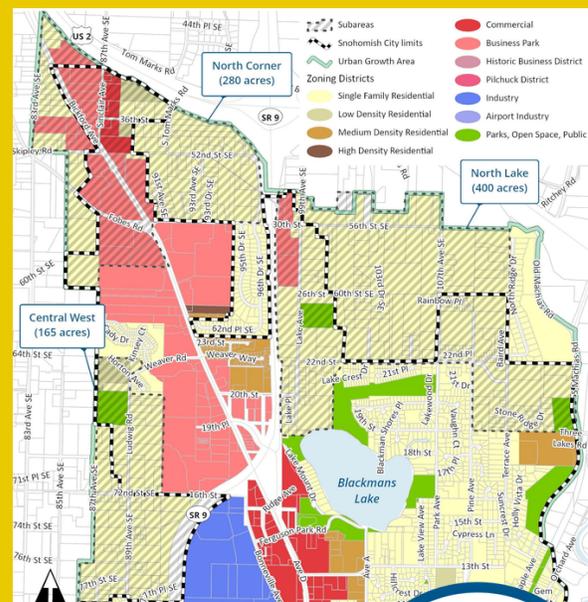
Recent legislation has affected allowed land uses. The City must make several changes to the land use and zoning code to be in compliance with state law. Some of the identified changes are below.

- Behavioral health facilities and supportive housing must be allowed land uses; several updates are necessary to ensure these uses are accommodated.
- Changes to the residential zones may be needed to make sure there is enough room for growth to meet required housing targets assigned by the state and Snohomish County.
- The rules for Accessory Dwelling Units (aka mother-in-law apartments or granny flats) will also be changed to reduce some of the limitations currently imposed on them.

SUBAREAS PLANNING

In 2022 the City Council designated three subareas: the North Lake, North Corner, and Central West subareas. Most of the identified development potential is in these areas, according to the Snohomish County Buildable Lands Analysis. A market and land use analysis was conducted to determine suitability and likelihood for more intense development. Additional discussions will be scheduled this fall to talk about potential design concepts in these areas.

Do you have ideas for what should happen in these areas over the next 20 years? Do you think any of these areas seem like the right places to handle growth, or should growth go somewhere else in the City?



Land use and zoning issues are discussed by the Planning Commission. They meet the first Wednesday of every month at 6pm in the lower level of the Carnegie, with a remote attendance option.



CITY OF SNOHOMISH 2023 City Zoning

Historic District
 City Limits
 Urban Growth Area

