

City of Monroe

Public/Open Space Land Use Zone

Attachment B

18.10.047 Purpose of the public open space zoning district.

The purpose of the public open space zoning district is to provide areas to include public neighborhood, community and regional parks, recreational facilities, and undisturbed natural open space; public school facilities; public city facilities; and other special regional use facilities operated by the county, state, or federal government, within the city's urban growth area. (Ord. 033/2008 § 6)

18.10.050 Zoning land use matrix.

The zoning administrator, under MMC 18.08.020, Interpretations, is charged with the responsibility of determining in which zone similar or like uses, not shown in the matrix, would be located and whether or not such uses are permitted outright, require a conditional use permit or special use permit, are an accessory use, or are prohibited.

A zoning matrix is used to summarize all land uses and districts to show at a glance both the uses permitted in a specific zoning district as well as the zones in which specific uses are permitted.

Conforming Use	Zoning Matrix								
	Public Open Space	Limited Open Space	Limited Open Space – Airport	SR 15,000	UR 9,600	Residential 4 Units	UR 6,000	MR 6,000	General Commercial
Accessory dwelling units				P7	P7	P7	P7	P7	
Adult entertainment (business use)									P2
Agricultural uses		P		P					
Aircraft and flight schools			P9						
Aircraft hangars and parking areas			P9						
Aircraft sales, rentals, repair (major and minor), rebuilds, and maintenance services			P9						
Airports, landing fields, and heliports	EPF	EPF	EPF						
Amusement facilities									P
Animal shelters									C
Animal slaughtering, processing, and/or incidental rendering		S							S
Art galleries									P
Asphalt batch plants (mix asphalt)									
Athletic fields	P	C							
Auto repair, major and minor			P9						P
Auto towing									C
Auto sales									P
Auto wrecking yards									
Aviation fuel sales			P9						
Bakeries									P
Banks with drive-up facility									P
Bed and breakfasts		C	A1		C	C	C	C	
Boat sales									P
Breweries									

B-1

Breweries, micro									P
Car washes									P
Cement manufacturing	S	S							
Cemeteries	P	C							
Churches	P	C		C	C	C	C	C	P
Cleaning establishments									P
Clinics, health services	P								C
Clubs, fitness		P							P
Clubs			A1						P
Coffee shops			A1						P
Convenience stores									P
Day care centers		C1		C1	C1	C1	C1	C1	C1
Department stores									P
Dog kennels (indoor)				C					C
Drugstores			A1						P
Dwellings, caretaker/ security			A1						
Dwellings, duplex				P3	P3	P3	P3	P8	
Dwellings, farm worker		A		A					A
Dwellings, mobile home/manufactured home		P		P	P	P	P	P	
Dwellings, multifamily								P	
Dwellings, single-family		P	P9	P	P	P	P	P	
Dwellings, townhouse								P	
Electrical transmission lines of higher voltage than 115 kV, in existing corridors	P	P		P	P	P	P	P	P
Electrical transmission lines of higher voltage than 115 kV, in new corridors	C	C		C	C	C	C	C	C
Fabrication shops			A1						C
Family day care				A	A	A	A	A	
Fire stations	P	C	A1	C	C	C	C	C	P
Fix-it shops			A1						P
Garden produce		P		C	C				P
Gas stations									P
Government facilities	P								C
Greenhouses, retail		P							P
Grocery stores									P
Group homes, Type 1		P		P	P	P	P	P	
Group homes, Type 2		C3		C3	C3	C3	C3	C3	
Halfway houses		EPF		EPF	EPF	EPF	EPF	EPF	
Hardware stores									P
Hazardous/dangerous waste facilities	EPF								EPF
Home improvement centers									P

B-2

Home occupations				P	P	P	P	P	
Hospitals	EPF								EPF
Hotels									
Hotels/motels			A1						P
In-patient facilities, including substance abuse and mental health facilities	P								C
Libraries	P								P
Locksmiths									P
Lumber yards									P
Mini self storage			A1						
Mobile home and travel trailer sales									P
Mobile/manufactured home parks				C	C	C	C	C	
Model home(s) and sales offices				P	P	P	P	P	
Motor vehicle equipment and sales									P
Mortuaries									P
Nursing and/or convalescent homes	P							C	C
Offices, general			P9						P
Offices, professional			P9						P
Outdoor storage			A1						
Parks and recreation facilities	P	C5		C5	C5	C5	C5	C5	
Parks, RV		C							C
Parking lots	P		A1						A
Photo processing shops									P
Preschools	C	C		C	C	C	C	C	C
Printing plants									
Print shops									P
Prisons/jails	C								
Processing of sand, gravel, rock, black soil, and other natural deposits	S	S							
Public stables	C	C							
Quarry, mining, and/or removal of sand, gravel, rock, black soil, and other natural deposits	S	S							
Recycling centers									
Regional transit stations, including bus, train, and other high-capacity vehicle bases	EPF	EPF	EPF						EPF
Research facilities									
Restaurants			A1						P
Retail sales (livestock)									P
Retail stores			A1						P

B.3

Retirement housing/ assisted living facilities								P5	
Service establishments									P
Sewer treatment plants	EPF	EPF							
Schools	P	C		C	C		C	C	
Secondhand stores									P
Shake and shingle mills									
Solid waste handling and/or transfer facilities	EPF								EPF
Solid waste landfills	EPF								
Shooting ranges (indoor)									P
State educational facilities including colleges, community colleges, and universities, ten acres in size or larger	EPF								EPF
State and regional transportation facilities including highways of statewide significance	EPF	EPF	EPF	EPF	EPF	EPF	EPF	EPF	EPF
State and local correctional facilities	EPF								
Storage and sale of aviation fuel, oil, and other fluids commonly used in aircraft			P9						
Taverns									P
Temporary residential trailers			A1	C	C		C	C	
Tool sales and rental									P
Tow truck operations									C
Utility power-generating facilities, public or private, including hydroelectric	S								
Utility services	P	P	P9	P	P	P	P	P	P
Veterinary clinics/animal hospitals									C
Warehouses			A1						
Wholesale establishments									
Work release facilities	EPF								

P = Permitted use; A = Accessory use; C = Requires a conditional use permit; S = Requires a special use permit; EPF = Essential public facility (see Chapter 18.15 MMC)

Notations to Zoning Matrix

P1 Must be located above or behind a commercial frontage.

P2 Must be located within the city's defined adult entertainment boundary.

P3 Requires one and one-half the minimum lot area of a single-family dwelling.

P4 See P1.

P5 Based upon bedrooms as opposed to dwelling units in any combination of one-, two- and/or three-bedroom units, not to exceed the maximum density allowed in the underlying zoning district. The standard formula would be to use the maximum allowed density per acre (forty-three thousand five hundred sixty square feet divided by minimum zone lot size) multiplied by three (standard bedroom equivalent unit) to achieve bedroom density. For example, in the MR 6,000 zone, a one-acre site could achieve thirty-three bedrooms per acre ($43,560/4,000 = 10.89$ or 11 dwelling units per acre $\times 3 = 33$).

P6 All outdoor storage shall be enclosed by a six-foot-tall site-obscuring fence or wall, and shall include a Type III

B-4

landscaping buffer along the exterior perimeter of the property or site (see MMC 18.78.030).

P7 Must meet criteria outlined in Chapter 18.40 MMC, Accessory Dwelling Units.

P8 The minimum lot size for duplex and multifamily structures shall be four thousand square feet per unit.

P9 Subject to Chapter 18.60 MMC (Airport Compatibility).

C1 Limitation on number of children permitted per establishment.

C2 Facility cannot have frontage or direct access to Main Street or Lewis Street, and cannot be within one hundred fifty feet of said streets.

C3 Group homes that qualify as essential public facilities shall follow the regulations in Chapter 18.15 MMC, Essential Public Facilities.

C4 Based upon bedrooms as opposed to dwelling units; see P5.

C5 If a parks and recreation facility is the primary use a conditional use permit will be required; if the facility is secondary to a larger project, the use is considered accessory.

A1 Subject to Chapter 18.60 MMC (Airport Compatibility).

(Ord. 033/2008 § 6; Ord. 028/2006 § 3; Ord. 016/2006 § 4; Ord. 013/2005; Ord. 006/2004 § 2; Ord. 1269, 2002; Ord. 1177, 1999)

18.10.060 Zoning lot area, lot coverage and setback requirements matrix.

The setback matrix establishes minimum and maximum zoning lot coverage, height, and setback requirements for lots within the city. These requirements may be amended under the Chapter 18.84 MMC, Planned Residential Development (PRD). (Ord. 1177, 1999)

18.10.070 Public service lot area requirements.

The lot area in the PS zone shall not be less than in the most restrictive abutting zone. The abutting zone shall be the one the public use is most nearly oriented towards. (Ord. 1177, 1999)

18.10.080 Limited open space lot area requirements.

Minimum lot area in the LOS zone shall be five acres. (Ord. 1177, 1999)

18.10.090 Single-family lot area requirements.

Minimum lot areas within the city residential zoning districts are reflected in the zoning district title description. Minimum lot size within the suburban residential (SR 15,000) zoning district is fifteen thousand square feet, within the urban residential (UR 9,600) zoning district is nine thousand six hundred square feet, within the residential 4 units (R-4) zoning district is seven thousand five hundred square feet, and within the urban residential (UR 6,000) zoning district is six thousand square feet. (Ord. 1177, 1999)

18.10.100 Duplex lot area requirements.

Duplexes are permitted in the SR 15,000, UR 9,600, R-4, and UR 6,000 single-family zoning districts on lots that are at least one and one-half times the minimum single-family lot area. Duplexes are permitted in the MR 6,000 and PO zoning districts on lots that are a minimum of eight thousand square feet. (Ord. 033/2008 § 6; Ord. 1177, 1999)

18.10.110 Multifamily lot area requirements.

Minimum lot area requirements within the multifamily (MR 6,000) zoning district are four thousand square feet per multifamily unit or single-family dwelling unit. Duplexes located within the MR 6,000 zoning district are permitted. Minimum lot area for duplexes located within the MR 6,000 zoning district shall be eight thousand square feet per duplex. (Ord. 033/2008 § 6; Ord. 006/2004 § 3; Ord. 1177, 1999)

18.10.115 Professional office lot area requirements.

Minimum lot area requirements within the professional office (PO) zoning district are six thousand square feet per single-family dwelling unit, eight thousand square feet per duplex, and four thousand square feet per multifamily unit. (Ord. 033/2008 § 6)

B-5

18.10.120 Downtown, service and general commercial lot area requirements.

There shall be no minimum lot size in the commercial zones except that the district boundaries of a commercial area shall not be less than one acre in size. (Ord. 1177, 1999)

18.10.130 Light and general industrial lot area requirements.

There shall be a minimum lot area in the industrial zones of six thousand square feet. (Ord. 1177, 1999)

18.10.135 North Kelsey design guidelines.

A. The North Kelsey Planning Area consists of approximately one hundred acres of land and has three primary property owners: the city of Monroe, Snohomish County and LakeSide Industries. The North Kelsey Planning Area is located north of SR 2, south of the proposed SR 2 bypass, east of the SR 522 overpass and west of Chain Lake Road. The North Kelsey Planning Area is graphically depicted on the map attached to the ordinance codified in this section and incorporated herein as if set forth in full.

B. The North Kelsey Design Guidelines prepared by Makers Architecture and Urban Design and attached to the ordinance codified in this section are hereby adopted and incorporated into this section by this section by this reference as if set forth in full. All development within the North Kelsey Planning Area shall comply with the design guidelines. (Ord. 006/2004)

18.10.140 Building setbacks.

See Setback Matrix, below.

Setback Matrix						
Zoning District	District Symbol	Minimum Lot Area	Max. Lot Coverage	Max. Bldg. Ht.	Front Yard Setback	Side Yard
Public Open Space	PS	Same as the closest most restrictive zone	Same as the closest most restrictive zone	35' (higher with CUP)	Same as the closest most restrictive zone	Same as the most restric
Limited Open Space	LOS	Five acres	30%	35'	50' from an arterial 25' from other streets	25'
Limited Open Space – Airport	LOS-Airport	Commercial and airport uses – None Single-family – one unit per two acres	100% with Type I landscaping along exterior perimeter of LOS-Airport zone	35'	Interior LOS-Airport zone – As per IBC and IFC1 Adjacent to non-LOS-Airport zones: 20 feet	Interior LO zone – As p and IFC1 Adjacent to LOS-Airpo 20 feet
Suburban Residential	SR 15,000	Single-family 15,000 S.F. Duplex 22,500 S.F.	50%	35'	10' – Living portion 20' – Garage	10'
Urban Residential 9600	UR 9,600	Single-family 9,600 S.F. Duplex 14,400 S.F.	50%	35'	10' – Living portion 20' – Garage	Single story 2' for each story
Urban Residential 6000	UR 6,000	Single-family 6,000 S.F. Duplex 9,000 S.F.	50%	35'	10' – Living portion 20' – Garage	Single story 2' for each story
Residential 4 units per acre	R-4	Single-family 7,500 S.F. Duplex 11,250 S.F. (See Footnote 4)	50%	35'	10' – Living portion 20' – Garage	Single story 2' for each story
Multifamily Residential 6000	MR 6,000	Single-family 4,000 S.F. Duplex 8,000 S.F. 4,000 S.F. per multifamily dwelling unit	60%	35'	20' from all street rights-of-way	Single story 2' for each story
Professional Office	PO	Single-family 6,000 S.F. Duplex 8,000 S.F. 4,000 S.F. per multifamily dwelling unit	75%	35'	20' from all street rights-of-way	Single story 2' for each story
Service Commercial	SC	None	None*	35'	25' from arterial 20' from all other streets	As per IBC IFC1
General Commercial	GC	None	None*	35'	25' from arterial 20' from all other streets	As per IBC IFC1

B6

Downtown Commercial	DC	Residence – see MR 6,000 Commercial – None	None*	35'3	None	As per IBC IFC1
Light Industrial	LI	6,000 S.F.	75%	35'	25' from arterial 20' from all other streets	As per IBC IFC1
General Industrial	GI	6,000 S.F.	75%	50'	25' from arterial 20' from all other streets	As per IBC IFC1

*Except as required by the landscape and parking district requirements.

1. IBC and IFC refer to International Building Code and International Fire Code.
2. New or renovated buildings fronting upon Main Street between Blakeley Street and Railroad Avenue and upon Lewis Street between McDougall Street and the Burlington Northern Railroad tracks may have their second and third floors extended three feet over the street property line; provided, that:
 - a. The exterior architecture substantially reflects the architecture of the turn of the century in the downtown area of Monroe;
 - b. The extension is over a public sidewalk and not over the street;
 - c. The extension does not increase the floor area ratio beyond that permitted in the 2003 International Building Code;
 - d. Canopies may extend an additional three feet beyond the building overhang, provided:
 - i. The canopy reflects the architecture style of the turn of the century;
 - ii. The canopy is a permanent canopy and not an awning;
 - iii. The canopy is supported from the building above the first floor level as opposed to the sidewalk area;
 - iv. The canopy is architecturally compatible with the building.
3. New or renovated buildings fronting upon Main Street between Blakeley Street and Railroad Avenue and upon Lewis Street between McDougall Street and the Burlington Northern Railroad tracks may attain a ten-foot height bonus for mixed-use buildings; provided, that all the following criteria are met:
 - a. The exterior architecture substantially reflects the architecture of the turn of the century, circa 1900, in downtown area of Monroe. Specific examples include the Doloff-Key Building at the southeast corner of Lewis Street and Main Street, and the Main Frame and Gallery Building on the south side of Main Street between S. Ferry Street and S. Woods Street.
 - b. The proposed building meets the definition of a mixed-use building as stated in Chapter 18.02 MMC (Definitions).
 - c. The proposed building shall not exceed a maximum height of forty-five feet above grade.
 - d. The first floor of the building, at grade with Main Street and/or Lewis Street, shall consist of retail, restaurant, and entertainment uses.
 - e. At least twenty-five percent of the building shall be dedicated to residential uses.
 - f. At least sixty percent of the first floor exterior facade fronting Main Street and/or Lewis Street shall be transparent, such as windows and doors.
 - g. The first floor finished grade shall be no greater than two feet above the grade of the sidewalk along Main Street and/or Lewis Street.
 - h. Windows on the first floor, fronting Main Street and/or Lewis Street, shall have a minimum height of eight feet and shall begin a maximum of two feet above the first-floor finished grade.
4. Residential 4 Zoning District. The minimum lot size shall be seven thousand five hundred square feet per single-family structure. The minimum lot size for a duplex shall be eleven thousand two hundred fifty square feet. The number of lots is calculated by removing up to twenty percent of the area for roads, gutters, curbs, sidewalks, and retention areas, multiplied by four units per acre. Lot size for single-family structures may be reduced to six thousand square feet per unit, as provided in MMC 20.05.070(I)(2)(b), to the extent necessary to accommodate transfers in density attributable to critical areas as authorized by MMC 20.05.070(I). The minimum lot size for duplex lots shall remain eleven thousand two hundred fifty square feet.

(Ord. 033/2008 § 6; Ord. 024/2008 § 1; Ord. 028/2006 § 4; Ord. 036/2004 § 1; Ord. 006/2004 § 4; Ord. 1234, 2001; Ord. 1177, 1999)

18.10.150 Minimum public service zone setbacks.

B.7

Setbacks shall be no less than the most restrictive setbacks permitted in an abutting zone. Such abutting zone shall be determined by the orientation of the public use. (Ord. 1177, 1999)

18.10.160 Minimum limited open space zone setbacks.

All structures shall observe the following setbacks:

- A. From an arterial highway, fifty feet;
- B. From all other public streets, twenty-five feet;
- C. From a side or rear yard, twenty-five feet;
- D. From a wetland or slope, see Chapter 20.05 MMC, Critical Areas. (Ord. 006/2004 § 5; Ord. 1177, 1999)

18.10.170 Minimum single-family zone setbacks.

There shall be a front yard setback of not less than ten feet for the living side of a residential building and twenty feet for a garage, except that residences fronting on a collector or arterial roadway shall have a twenty-foot setback. Side and rear yard setbacks shall be five feet, except that side yard and rear yard setbacks shall be increased by two feet for every story exceeding the first story. (Ord. 036/2004 § 2; Ord. 1177, 1999)

18.10.180 Minimum multifamily zone setbacks.

There shall be twenty-foot front yard setbacks. Rear yard and side yard setbacks in the multifamily zone shall not be less than five feet. Side yard setbacks shall be increased by two feet for every story exceeding the first story. For single-family residential uses in the multifamily zone, the rear yard and side yard setbacks shall be five feet, except that side yard setback shall be increased by two feet for every story exceeding the first story. (Ord. 036/2004 § 3; Ord. 1177, 1999)

18.10.185 Minimum professional office zone setbacks.

There shall be twenty-foot front yard setbacks. For office uses, the side and rear yard setbacks in the professional office zone shall not be less than ten feet. For multifamily residential uses in the professional office zone, the rear yard and side yard setbacks shall be five feet, except that side yard setback shall be increased by two feet for every full story exceeding the first story. For single-family residential uses in the professional office zone, the rear yard and side yard setbacks shall be five feet, except that side yard setback shall be increased by two feet for every story exceeding the first story. (Ord. 036/2004 § 4)

18.10.190 Minimum garage setbacks.

Garages shall have the same front, side and rear yard setbacks as principal structures as noted on setback matrix, except that setbacks from public alleys shall be such that a motor vehicle parked on a garage apron (see MMC 18.86.115) either parallel to or perpendicular to the alley will not protrude into the alley right-of-way. Apron (parking space) dimensions are described in Table I of MMC 18.86.115. (Ord. 1177, 1999)

18.10.200 Minimum commercial and industrial setbacks.

Commercial and industrial zoned right-of-way setbacks shall be twenty-five feet from arterial roadways, and twenty feet for all other roadways. Side yard and rear yard setbacks shall be determined by the city building code. (Ord. 1177, 1999)

18.10.210 Minimum zoning district setbacks.

Commercial and industrial zoned property shall maintain a twenty-five-foot landscaped setback buffer from any residentially zoned property lines, including residentially zoned properties across rights-of-way. (Ord. 033/2008 § 6; Ord. 1177, 1999)

18.10.220 Maximum lot coverage.

The total impervious area to be covered by buildings, driveways, parking areas, sidewalks, pools, and similar impervious surface areas shall not exceed the percentage of a building lot area defined in the table below. When a proposal incorporates porous paving into the project design, complies with the standards of the Department of Ecology Stormwater Management Manual for Western Washington (current edition), and is allowed by the director and city engineer, the city will provide a fifty percent credit toward determining total lot coverage for the portion of the project using this material.

PS zone	The same as the most restrictive adjacent zone
---------	--

B-8

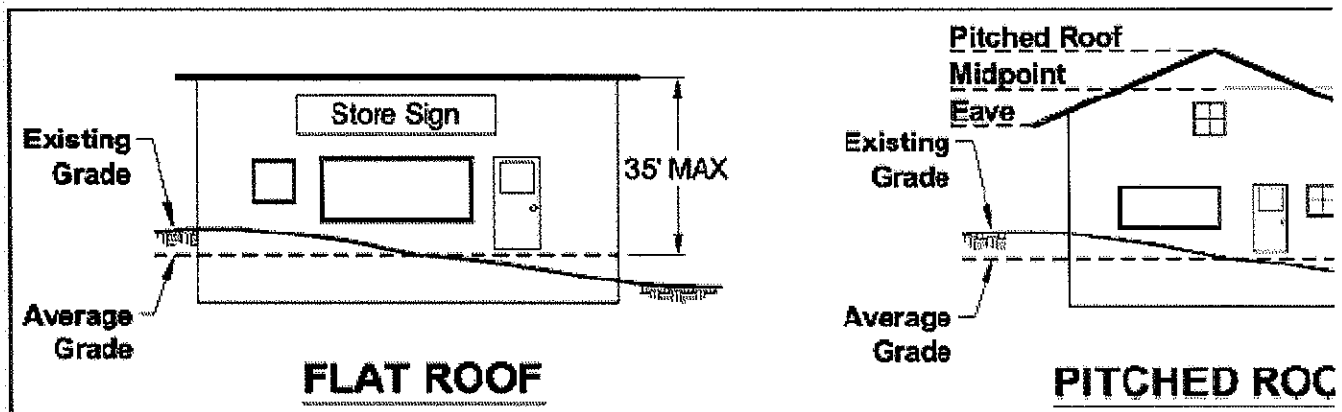
LOS zone	Not more than thirty percent of the lot area
SR 15,000 zone	Not more than fifty percent of the lot area
UR 9,600 zone	Not more than fifty percent of the lot area
R-4 zone	Not more than fifty percent of the lot area
UR 6,000 zone	Not more than fifty percent of the lot area
MR 6,000 zone	Not more than sixty percent of the lot area
PO zone	Not more than seventy-five percent of the lot area
DC/GC/SC zone	There is no maximum lot coverage except as required by landscape, parking and drainage open space requirements.
LI/GI zone	Not more than seventy-five percent of the lot area

(Ord. 033/2008 § 6; Ord. 1177, 1999)

18.10.230 Maximum building height.

- A. The maximum height of structures within the city of Monroe is thirty-five feet, except as permitted elsewhere in this title. Heights greater than the maximum height in a zoning district shall require a variance (VAR).
- B. Building height shall be measured vertically from the finished average grade level to the highest point of the roof surface of a flat roof, to the deck line of a mansard roof (not illustrated), and to the midpoint between the eaves and ridge of pitched roofs (e.g., gable, hip, gambrel roof, etc.), illustrated below in Figure 18.10.230B.

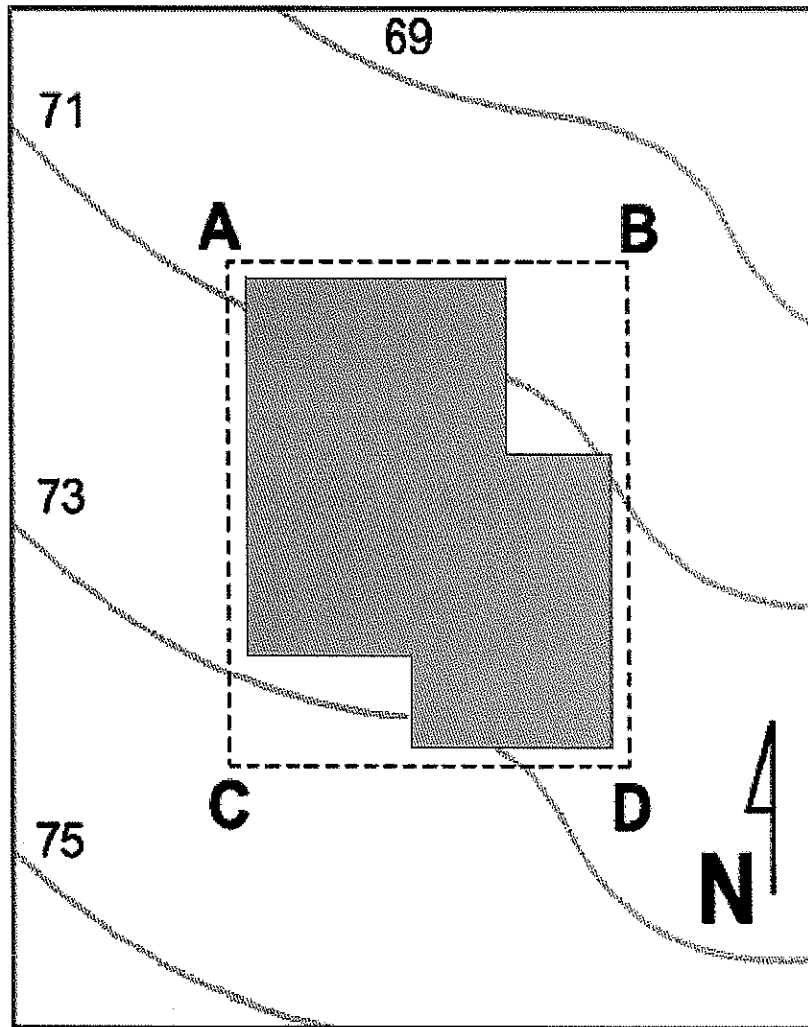
**Figure 18.10.230B
Building Height Measurement**



- C. The average grade level shall be measured by delineating the smallest rectangle which can enclose the proposed building, and then averaging the four corner elevations of the rectangle, as illustrated in Figure 18.10.230C. The standard formula for calculating average grade level is $(A+B+C+D)/4 = \text{average grade level}$. In the event the corner point of the rectangle drawn is not located on the subject property, the measurement point shall be determined by establishing the corner point from the property line where it intersects the rectangle.

**Figure 18.10.230C
Average Grade Level Calculation Diagram**

B.9



D. Submittal Requirements.

1. All applicants shall submit a site plan to scale that includes contour lines, elevation points, and benchmark location or source to determine the average grade level and building footprint;
2. All applicants are required to submit a building height calculation worksheet, with the building permit application, to determine the average ground level and the actual building height; and
3. A professional land surveyor must complete a certificate of average ground level with the building permit application, when the structure is within three feet of the maximum allowed height. (Ord. 033/2008 § 6; Ord. 1234, 2001)

18.10.240 Parking.

Parking shall be provided as required in Chapter 18.86 MMC. (Ord. 1177, 1999)

18.10.250 Signs.

All signage shall be in accordance with Chapter 18.80 MMC. (Ord. 1177, 1999)

18.10.260 Street access and surface.

A. All lots shall have access to a public street.

1. Lots having direct frontage on a public street shall have a minimum frontage of forty-five feet.
2. Lots fronting on a cul-de-sac shall have a minimum lot width of forty-five feet at the building setback line and a minimum lot width of thirty-five feet at the property line.
3. Lots with access to a public street, via private access easement or panhandle, shall have a minimum frontage

B-10

of not less than twenty feet in width across the entire length of the easement or panhandle, and shall have a minimum lot width of forty-five feet at the building setback line.

B. All access drives, access easements, parking spaces, and garage aprons shall be paved with an impervious surface such as asphalt or concrete, and shall meet the requirements for access and circulation as per MMC Title 17 and the public works standards. Porous paving, such as pervious asphalt or concrete, may be considered for use when the proposed application complies with standards of the Department of Ecology Stormwater Management Manual for Western Washington (current edition) and is approved by the director and city engineer. (Ord. 033/2008 § 6; Ord. 1177, 1999)

18.10.270 Performance standards.

Performance standards and regulations are used to control dangerous or objectionable environmental effects in the city. Any use of a building or property within the city shall comply with these standards. Prior to issuance of any permit, license or certificate of occupancy, an applicant shall furnish the city with information regarding the environmental effects of any proposed activity as regulated by this section. The applicant may submit a report by expert consultants to supplement the required information. This information may be submitted with any environmental assessment required by this code. A certificate of occupancy, license or permit shall not be issued until such time that the zoning code administrator has determined the use as proposed will not violate any of the applicable performance standards.

A. Odor. No emissions of noxious gases or particles shall be permitted in any district so as to exceed the odor threshold as measured beyond the lot lines. The odor threshold is defined as the concentration in the air of gases or vapors which will just evoke a response in the average human olfactory system.

B. Liquid and Solid Wastes. The discharge of any materials into any natural water or drainage system shall be regulated by the State of Washington Department of Ecology and city sewer code.

C. Fire and Explosion Hazards. All activities involving flammable and explosive materials shall provide adequate safety devices against the hazard of fire and explosion and shall provide adequate fire fighting and fire suppression equipment as determined by the city.

D. Electromagnetic Radiation. No use of a process established in the city shall involve any planned or intentional source of electromagnetic radiation for such purposes as communication, experimentation, entertainment, broadcasting, hearing, navigation, therapy, vehicle velocity measurement, weather survey, aircraft detection, topographical measurement, personal pleasure or any other use directly or indirectly associated with these purposes which does not comply with the current regulations of the Federal Communications Commission (FCC) regarding such sources of electromagnetic radiation, which commission enforces these regulations within the city.

E. Noise. The following table sets forth the maximum acceptable sound pressure level or noise:

Frequency Band in Cycles/Second	Sound Pressure Level DE RE 0.0002 Microbar
Below 75	72
75 – 150	59
150 – 300	52
300 – 600	46
600 – 1200	42
1,200 – 2,400	39
2,400 – 4,800	34
Above 4,800	32

It is expected that sound pressure level of noise radiated from any enterprise located in a zone will never exceed the above described values in any residential district between the hours of eight p.m. and seven a.m. and not more than ten percent of the time between seven a.m. and eight p.m., except construction between six a.m. and ten p.m.

F. Smoke. It is expected that smoke will not be emitted from any source in a light industrial zone in greater density or shade of gray than that described as No. 1 on the Ringlemann chart, except that visible gray smoke, of a shade not darker than that described as No. 2 on the Ringlemann chart, may be emitted for not more than four minutes in any thirty minutes. These provisions applicable to visible gray smoke also apply to visible smoke of a different color with an equivalent apparent opacity.

G. Dust, Dirt. It is expected that dust, dirt, fly ash or other airborne solids will not be emitted from any source in any zone in greater density than that described as No. 1 on the Ringlemann chart.

B-11

H. Vibration. It is expected that vibrations from any machine, operation or process will not exceed three thousandths of one inch displacement applied to the frequency range of zero to five thousand cycles per second, as measured at any point off the lot on which the machine, operation, or process is located.

I. Glare and Heat. It is expected that customary operation or process which causes offensive glare or heat will be conducted in a completely enclosed building, and that any such operation or process of any 5unusual or sporadic nature will be so conducted as to be invisible beyond the lot on which it is located.

J. Toxic Gases. It is expected that toxic gases or matter will not be emitted in quantities damaging to health, animals, vegetation, or which can cause any excessive soiling beyond the lot on which they are generated. (Ord. 1177, 1999)

18.10.280 Compliance required before permit issuance.

Prior to the issuance of a permit for construction, the applicant shall show that the requirements of Chapter 18.90 MMC have been met, as well as the provisions of all other applicable city codes:

- A. Comply with the International Fire Code to the satisfaction of the city;
 - B. Comply with the state and federal regulations on noise and noise abatement;
 - C. Comply with the state and federal regulations on emission and emission control, and sewage and industrial waste discharge;
 - D. Comply with state and federal regulations on logging practices and mineral extractions;
 - E. Comply with the International Building Code to the satisfaction of the city;
 - F. Comply with all requirements for connection to sewer and water as set forth in the applicable Monroe codes;
 - G. Comply with the drainage ordinance to the satisfaction of the city;
 - H. Comply with the state and city subdivision codes;
 - I. Comply with all other applicable Monroe codes (see the zoning matrix table in MMC 18.10.050). (Ord. 1177, 1999)
-

B-12

CITY OF SNOHOMISH

PUBLIC DESIGNATION
ZONE DESCRIPTION

Attachment C

**CITY OF SNOHOMISH ZONING CODE
PUBLIC DESIGNATION
ZONE DESCRIPTION**

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:

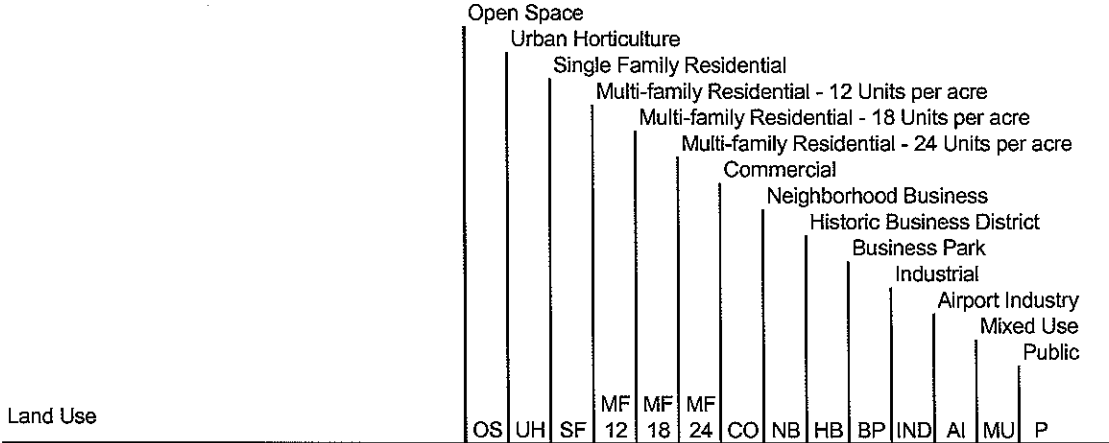
1. Public uses should adjoin streets which have sufficient capacity to accommodate associated vehicular and pedestrian traffic.
2. Public land uses may be utilized as a buffer between commercial, apartment, and single family areas, or as a core area around which residential units are located.
3. Public 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.

14.207.090 Government/Business Services 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
Government services														
Communications facility, minor			p	p	p	p	p		c	p	p	p	p	c
Court							p		p	p	p		p	c
Fire Facility			c1	c1	c1	c1	p		p	p	p	p	c	c1
Police facility							p		p	p	p		c	c
Public agency archives							p		p	p	p	p	p	c
Public agency office							p		p	p	p	p	p	c
Public agency yard							p		p	p	p	p	c	c
Sub regional utility		c	c	c	c	c	c		c	c	c	c	c	c
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	c
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	p	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	p	
Helipad												p		c8
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	p	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	

C-2

14.207.120 Regional Land Use Table.



Land Use	OS	UH	SF	MF 12	MF 18	MF 24	CO	NB	HB	BP	IND	AI	MU	P
Regional land uses														
Airport/heliport														p
College/university							p		p	p	p	p	p	c
Communication facility - major		c4		c4	c4	c4	c4		c4	c4	c4	c4		c4
Jail							p3							c
Landing field												p		
Municipal water production											p			c
Non-hydroelectric generation facility											p			
Public agency animal control facility														c
Public agency training facility											p2			c2
School bus base									p	p				c
Stadium/arena														c
Transfer station											c			c
Transit bus base											c			c
Transit park and ride lot							p		p			p	p	c
Wastewater treatment facility														c
Zoo/wildlife exhibit		p1												

G-3

14.207.130 Recreational/Cultural 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
Park and Recreation														
Campgrounds														c
Community stables		c												c
Destination resorts							p		p			p		c
Marina		c					p		p					c3
Public park	p	p	p	p	p	p	p		p	p	p	p	p	c1
Public Trails	p	p	p	p	p	p	p		p	p	p	p	p	p
Recreational center														c
Recreational vehicle park							p2							c2
Amusement/Entertainment														
Amusement arcades							p		p	p	p		p	
Bowling center							p			p				
Golf driving range												c		c
Golf facility														c5
Plays/theatrical production							p		p	p			p	c4
Shoot range											c6			c
Sports club							p		p	p	p		p	
Theater							p		p	p				c4
Cultural														
Arboretum			p	p	p	p	p		p	p	p	p	p	c
Conference center							p		p	p	p	p	p	c
Library			c	c	c	c	p		p				p	c
Museum			c	c	c	c	p		p	p	p		p	c

C-4