



City Council Committee Meeting Agenda

Community Development Committee

This meeting will be conducted in person at City Hall at 10220
270th Street NW, Stanwood, WA 98292

<https://www.stanwoodwa.org>

Thursday, July 2, 2024, at 5:00 PM

1. Draft Ordinances for 2024 Comprehensive Plan and Associated Zoning Amendments
2. Economic Development Board Meeting Schedule



**CITY OF STANWOOD
COMMUNITY DEVELOPMENT COMMITTEE
AGENDA STAFF REPORT**

DATE: July 2, 2024

SUBJECT: July CDC Agenda Topics

FROM: Patricia Love, Community Development Director
Tansy Schroeder, Senior Planner

Draft Ordinances for 2024 Comprehensive Plan and Associated Zoning Amendments

At the Committee's last meeting, they reviewed the draft ordinances for both the 2024 Comprehensive Plan and the associated amendments to the municipal code to implement the zoning changes of the comprehensive plan update. The July meeting is intended to continue that review and provide time for the Committee to make any suggested edits to the ordinances. In addition, a summary of the public comments received and staff's responses to those comments are attached for the Committee's review.

The Planning Commission held a public hearing on the 2024-2044 Comprehensive Plan and the associated code amendments on May 8 and June 10, 2024. Their July meeting will consist of Commission deliberations with the goal of forwarding a recommendation to the City Council. Once the Commission makes a recommendation, staff will update the Comp Plan and associated ordinance and start the formal Council review and adoption process.

2024-2044 Comprehensive Plan
Ordinance Summaries

Draft Ordinances for 2024 Comprehensive Plan and Associated Zoning Amendments

To adopt an amendment to the Comprehensive Plan, two ordinances are needed and findings of fact and conclusions describing how the amendments comply with the Stanwood Municipal Code.

Comprehensive Plan Ordinance:

This ordinance formally adopts the Comprehensive Plan and directs staff to make any necessary changes to the Plan and corresponding zoning map. The entire Comprehensive Plan is being updated into a reader friendly format, graphic oriented, and written to comply with the Washington State Growth Management Act. The Plan is divided into "Elements" which address specific requirements of the GMA including:

Element	General Description
Land Use:	Land use designations, zoning and population, and employment growth targets.

Housing:	Housing inventory, capacity for growth, provisions for housing affordability, and anti-displacement.
Economic Development:	Establishes goals and policies to promote economic growth and vitality of the city.
Parks and Recreation:	Acts as a master plan for park and recreational services for the city; it includes an inventory of park and trail facilities, establishes levels of service for various facilities, and provides policies relating to park and trail planning and development.
Natural Environment:	Provisions for protecting and developing within or near critical areas such as wetlands, streams, steep slopes, floodplains, and critical aquifers.
Shorelines:	Provisions for protecting and developing along regulated shorelines (Stillaguamish River and portions of Church Creek).
Transportation:	Inventory and capacity of the existing and future transportation network needs, level of service standards, provisions for both motorized and non-motorized transportation systems, and identification of future needs.
Utilities:	General location and capacity of existing and proposed utilities to serve existing residents and future growth.
Capital Facilities:	Inventory of public facilities, level of service standards, identify needed public improvements and a 6-year financing plan.

In addition to updating the Comprehensive Plan Elements to be consistent with the Growth Management Act, the Plan includes several rezones to improve clarity, match zoning designations to existing land uses, and ensure that growth occurs in a way that considers quality of life, placemaking, and other community character goals. The changes include:

- Consolidating the MB-I and MB-II zone into the DMU (Downtown Mixed Use) zone;
- Revision of the Light Industrial (LI) to Planned Industrial (PI) to address employment targets;
- Consolidating the GC-MXO (General Commercial Mixed-Use Overlay) and GC (General Commercial) zones into a single GC zone to eliminate the mixed-use overlay;
- Reduce the number of policies to eliminate duplications, redundancies, and policies that had already been implemented;
- Improve the readability of the Plan;
- Create opportunities for variety of housing types such as accessory dwelling units, duplexes, townhouses, mixed-use developments and cottages, thereby providing housing choices for people of all income levels;
- Provide equal emphasis on meeting pedestrian, bicycle, transit and vehicle needs; and
- Update the City's 6-year and 20-year capital project lists with cost estimates and funding sources.

Stanwood Municipal Code Amendments:

The Growth Management Act requires that the Comprehensive Plan and the Zoning Code be consistent. The following amendments to Title 17, Zoning, is necessary to implement the zoning changes proposed in the 2024-2044 Comprehensive Plan:

- Amending Chapter 17.10, Zoning Districts, to delete reference to the MainStreet Business I and II Districts and the Light Industrial zoning district; adding the Downtown Mixed-Use, Planned Industrial and Public Facilities districts.
- Amending Chapter 17.30, Permitted Uses, by merging the MBI and MBII districts to create the new Downtown Mixed-Use District; Deleted the Mixed-Use Overlay zone, renamed the Light Industrial zoning district to Planned Industrial and added additional uses; and added the Public Facilities zoning District.
- Amended Chapter 17.47, Traditional Neighborhood Zoning District to distinguish between residential and mixed-used projects and their development standards.
- Readopted Chapter 17.50 to replace references to the Light Industrial with Planned Industrial.
- Readopted Chapter 17.65 to replace references of the MB I and II districts with the Downtown Mixed-Use District and moved the mixed-use overlay standards over to this chapter.
- Repeals the overlay districts: Chapter 17.71, Adult Entertainment Overlay, Chapter 17.73, Historic Downtown Overlay, Chapter 17.74, Master Plan Overlay, Chapter 17.77, Transit Overlay, Chapter 17.78, Mineral Resource Lands Special District, and Chapter 17.79, Mixed-Use Overlay.
- Amended Chapter 17.105, Off Street Parking Requirements in the MB Zoning Districts, to reference the new Downtown Mixed-Use district and added a map showing where parking is exempted.
- Included a catch all section to include minor edits to correct references and abbreviations throughout Title 17 of the Stanwood Municipal Code is hereby amended to read as set forth in Attachment I, by reference as though fully set forth herein.

Economic Development Board Meeting Schedule

The Economic Development Board's Rules of Procedure currently states that Economic Development Board meetings shall be held monthly. Staff proposes amending the meeting language in the Rules of Procedure document to read as follows:

“The Economic Development Board shall meet at least six times per year, at a time established by the Board. Special meetings may be called when necessary.”

Making this amendment to the Rules of Procedure document will allow the Economic Development Board to meet every other month, or when established. This will provide staff with adequate time to prepare agendas that result in meaningful, productive dialogue, making optimum use of member time. In the event of a time-sensitive topic such as a Storefront Improvement Program application, a special meeting will be held.

This amendment was brought to the Economic Development for review on Friday, June 19 and board members are in favor of making this amendment so long as special meetings are held when a Storefront Improvement Program application is submitted to prevent any delays in the application moving forward.

The City of Stanwood Municipal Code (2.18.050) currently reads as follows:

- (1) The board is intended to meet monthly.
- (2) The board may set its own times for meetings. (Ord. 1513 § 1 (Exh. A), 2023).

This language does not require the Board to meet monthly, so a change to the meeting dates would not technically be inconsistent with City code. However, staff recommends reevaluating this language, at a later date, if Economic Development Board meetings are held six times per year on a permanent basis.

Is the Community Development Committee in support of making the proposed amendment to the Economic Development Board's Rules of Procedure document?

Exhibit A
Public Comment Responses



Response to Public Comments

(July 2024)

Written Public Comments:

Commentor	Comment	Response
Steve Shepro Councilmember / Resident June 27, 2024	Consider adoption of a historic preservation ordinance or revising the historic overlay area to protect the city's older buildings from redevelopment.	The Land Use Element contains a section on Historic Preservation. It has seven policies that encourage the preservation of culturally significant sites and buildings. Adoption of a historic preservation ordinance or creating a historic district takes time and requires outreach to those that have property that may be affected. Staff recommends adding a policy directing the City to evaluate the options to preserve the City's historic or culturally significant buildings. New Policy: <u>LUP 10.8: Evaluate options to preserve the City's unique history and historic properties by forming a historic district, adopting a historic preservation ordinance or adopting neighborhood-specific design guidelines that support the economic vitality of downtown.</u>
Ted Vanegas WA Depart of Commerce June 24, 2024	1. Include environmental justice goals and policies in the Land Use Element.	Two new policies will be added to Land Use Goal #4, Future Planning: New LUP 4.7: Future plans, policies and regulations shall eliminate barriers that have prevented historically marginalized communities and people of color from owning and developing land in the City of Stanwood. New LUP 4.8: Reduce disparities in access to opportunities for all residents through inclusive community planning.

Commentor	Comment	Response
	2. Include wildlife preparedness and fire adaptation measures in the Land Use Element.	Land Use Goal 18 addresses wildfire risk. The following minor amendment is proposed: LUP 18.1: The City shall adopt a wildland – urban interface code in compliance with state building code regulations <u>and RCW 36.70.a.070 to reduce wildfire risks.</u>
	3. Add policies to the Housing Element to support the development of low-income housing types.	Staff proposes strengthening Housing Goal 2 – Housing Variety, by amending the following policy: HP 2.4: Encourage moderate-density development such as townhomes, duplexes, triplexes, fourplexes, <u>permanent supportive housing, apartments, condominiums,</u> or other housing types to bridge the gap between higher-density residential areas to single-family residential to promote affordable housing ownership and rental opportunities.
	4. Include policies that address the potential for Accessory Dwelling Units (ADU's) to meet the City's housing needs.	Staff recommends adding the following new policy to the Housing Goal 2 – Housing Variety: <u>HP 2.6: Encourage and support the development of a variety of housing types that effectively uses the City's remaining land supply to meet housing needs, including accessory dwelling units, cottages, manufactured homes and similar infill housing types.</u>
	5. Include emergency housing land capacity analysis in the final draft.	The land use capacity analysis (appendix) will be updated to show that emergency housing is allowed in all zones that hotels are allowed.
	6. Summarize the Housing Action Plan in the Housing Element.	A new subsection will be added to the Housing Element summarizing the Housing Action Plan. The following goal and policies will be added: <u>HG #X: Using the Housing Action Plan as guidance, respond to community growth needs by providing a variety of housing opportunities for</u>

Commentor	Comment	Response
		<u>homeowners and renters that are affordable to everyone now and into the future.</u> <u>HPX.1: Analyze and implement the strategies contained in the Housing Action Plan when updating land use policies or updating the municipal code.</u>
	7. Add policies on racially disparate impacts, displacement and exclusion.	Consider adding the following goal and policies to the Housing Equity Section: <u>HG #X: Consider risks and the likelihood of displacement risks given current and expected market conditions and neighborhood characteristics when drafting land use regulations.</u> <u>HP X.1: Strive to prevent the displacement of historically and currently marginalized communities as well as extremely low-, very low-, low-, and moderate-income households from existing neighborhoods.</u> <u>HP X.2: Consider equitable development initiatives, inclusionary zoning, and other strategies to counter potential displacement impacts when amending the zoning code.</u>
	8. Adopt multimodal level of service standards by 2029.	Staff will participate in the Snohomish County Tomorrow Planning Advisory Committee process that will be used to discuss a regional approach to level of service standards.
	9. Adopt an Accessibility Transition Plan to identify and address deficiencies in public infrastructure by 2029.	Transportation policy 2.9 states that the City needs to prepare a citywide ADA inventory and transition plan. This will need to be budgeted in the near future.
Dean Tougas Resident June 15, 2024	The proposed zoning ordinance associated with the comprehensive plan update addresses permitted uses for mixed use and commercial, industrial and public zoning districts. However, the zoning ordinance does not address revisions to permitted	The permitted uses for the single-family zones will be updated with the subsequent municipal code update project. Staff anticipates the zoning will be revised to include the following permitted uses:

Commentor	Comment	Response
	uses for single-family zones to allow more housing types.	• Addition of townhomes, duplexes, triplexes, and fourplexes to allowed uses in the SR 5.0 and SR 7.0 zones
Jeffrey Pearce Resident June 10, 2024	Opposed to allowing permittable small-scale commercial uses for all zones in the Uptown Area along 80th Avenue, 68th Avenue, 284th Street, 276th Street, 272nd Street, 72nd Avenue, and Pioneer Highway unless appropriate restrictions are imposed. Suggested restrictions include the following: • Require owners to occupy the commercial spaces as residents • Forbid owners from renting or leasing their commercial space • Limit the commercial space to 500 square feet • Forbid the sale of goods, and allow only services (no retail stores, no gas stations, no shopping, for example) • Forbid large equipment, automotive and motorcycle repair shops • Limit parking to two commercial spaces • Limit hours to Monday-Friday, 10 a.m.-5:00 p.m., with no weekend use • Allow only one commercial enterprise per lot • Require five lots between each commercial enterprise • Do not allow variances or exceptions to the restrictions	These comments have been noted by city staff. No zoning or code changes are proposed at this time to implement uptown small-scale commercial uses. City staff will work on code changes for this proposal during the subsequent municipal code update project. Staff is keeping track of all code suggestions for this update.
Dennis Gordon Resident June 8, 2024	Is the City proposing to rezone or eliminate the Neighborhood Business (NB) zone?	No, the City is not proposing to eliminate the NB zone. The City is proposing to allow additional flexibility for small-scale commercial uses in non-commercial zones.

Commentor	Comment	Response
Steve Billieu Resident June 3, 2024	Concerns over whether or not any of the proposed amendments will affect the Twin City Sportsmen's Club which is currently located outside of city limits.	The Twin City Sportsmen's Club is located at 26933 64 th Avenue NW. This is located outside of city limits and is also located outside of the City's Urban Growth Area. The proposed changes are only applicable to lands within the city's urban growth area. As such, the proposed amendments should not affect the Twin City Sportsmen's Club.
Steve Shepro Councilmember May 30, 2024	Typos and corrections needed to specific pages of the comprehensive plan.	The noted items will be corrected in the next draft of the Comprehensive Plan.
Andrew Bernstein Resident May 27, 2024	Concerns over whether or not any of the proposed amendments will affect the Twin City Sportsmen's Club which is currently located outside of city limits.	The Twin City Sportsmen's Club is located at 26933 64 th Avenue NW. This is located outside of city limits and is also located outside of the City's Urban Growth Area. The proposed changes are only applicable to lands within the city's urban growth area. As such, the proposed amendments should not affect the Twin City Sportsmen's Club.
Donna Knight Resident May 24, 2024	It seems like Traditional Neighborhoods have more of a community feel. Are there any plans for a small public use park in the Kylie Park area? Also, what about grocery stores? Any plans for dealing with increased traffic?	The topic of a new park in the Uptown area is one that has been discussed by the city. Private developments are required to install recreational facilities and open space which help contribute to the city's parks needs. The City has also identified the uptown area for a new public park in the future when funds become available; policy PROS 2.4. The transportation element of the comprehensive plan includes 2044 traffic forecasts. The forecasts indicate that existing levels of service are not anticipated to be degraded below adopted standards with future growth. Staff is also proposing to allow additional flexibility for small-scale commercial uses which could allow for additional "mom and pop" businesses like a corner mart.
Lisa Olander Resident May 15, 2024	Questions relating to the proposed Light Industrial to Planned Industrial rezone: Are there any other density or dimensional changes, such as setbacks?	At this time, the city is proposing to change all existing code references from Light Industrial (LI) to Planned Industrial (PI). The existing industrial performance standards will still be in place to mitigate any potential detrimental effects on adjacent properties and the general

Commentor	Comment	Response
	• What is the city's interpretation of "compatibility" and do existing businesses (such as Carlson Trucking) meet this expectation? • How will the City track "livable wage jobs"? Will existing businesses have to comply with new regulations, applications, or standards? • Will taxes increase? • Will existing uses of property be allowed? Or will it be considered a legal non-conforming use? • If the use is still allowed, will there be any new regulations? • If the use will be considered legal non-conforming, what is the process or regulations for expansions of businesses? • What are the allowed uses in the new Planned Industrial zone?	public, ensuring compatibility. New or additional standards may be considered during the subsequent municipal code update project. Zoning changes can result in changes to property taxes. However, the proposed Planned Industrial zone is applicable to properties already zoned for industrial uses. As such, staff does not anticipate significant impacts to taxes. The PI zone will adopt the bulk and dimensional standards for the existing LI zone with the addition of a 10% maximum building coverage standard for accessory buildings. The city is not proposing any mandates for liveable wage jobs, but is trying to improve flexibility to allow more uses associated with liveable wage jobs. At this time the city is proposing the following changes to allowed uses for the new PI zone (based on existing uses allowed in the LI zone): • New permitted uses include bed and breakfasts, freezer plant/cold storage/food mills, health care offices, daycare centers, salons, tattoo/piercing parlors, public safety stations, bars/cocktail lounges, catering, beverage stands, and restaurants • New conditional use include hospitals • New prohibited uses include stand-alone parking lots and mini-warehouse/storage facilities It is possible that properties currently zoned General Industrial (GI) being rezoned to PI could potentially result in legally non-conforming uses. The industrial permitted use table will be revisited in the subsequent municipal code update project.
Tim Poetzl Resident May 13, 2024	Ensure there is room for centers of worship, churches, and spiritual centers. Churches are an important part of community and should be part of the city plan.	This comment is noted. At this time, the City is not proposing any changes to zoning regulations for houses of worship.

Commentor	Comment	Response
Russel Joe Master Builders Association of King and Snohomish Counties May 9, 2024	Provided suggested changes to policy language to strengthen the need for diverse housing. Suggestions include the following: • Add more provisions recognizing the city's role in providing attainable housing and a variety of housing types • Encourage permit reform consistent with new state law • Changes should not result in increased permit fees or permit timelines • Add additional policy support for ADU's consistent with new state legislation • Allow outright duplex, triplex, fourplex, townhomes, and cottage housing in Traditional Neighborhood and Single-Family Residential zones • Allow flexibility in the types of housing (including non-stick) allowed to create a variety of housing choices • How will the City prevent cumulative adverse environmental impacts to critical areas? • Policies should incorporate language that balances the goals of protecting the natural environment with the city's obligations under the GMA to plan for diverse housing needs	Staff proposes strengthening housing, economic development, and natural features goals and policies with suggested language provided by MBAKS.
Jeff Storrar WSDOT May 9, 2024	Supports the draft plan addressing increased density with providing multimodal transportation options and goals to reduce commutes. Appreciates the City's consideration of all travel modes in transportation plan, promoting alternative to single occupancy vehicles and encourages adoption of a complete streets ordinance. WSDOT looks forward to working with Stanwood on SR 532 issues.	Noted; no proposed changes. Complete Streets Ordinance adopted by City Council on June 13, 2024. Currently coordinating a follow up meeting with WSDOT to meet new staff members and discuss SR 532.

Commentor	Comment	Response
Brynn Berger Resident May 8, 2024	Concerns about inadequate storm drain and sewer on 272nd St NW resulting in unnecessary standing water and flooding in yards or driveways throughout the year whenever it rains/snows.	This item has been added to the 20-year stormwater capital improvement project list.
Denise Long Resident May 7, 2024	A corridor with “small town feel” development standards should be created around the arch. Consider a step back or tiered height regulations allowing the arch to maintain prominence. Future development should be focused on making the arch corridor more attractive. Consider not allowing houses of worship in commercial zones. The parks element needs more than a minimal effort to inventory assets and set usage policies. Measurable goals should be set for creating bike trails and identifying ideal properties to purchase for park and recreational purposes. Parks usable for non-residents to picnic and play will help bring tourism dollars into Stanwood. Consider adding public art as a way to enhance the lives of residents and attract visitors.	These comments have been noted by city staff. Staff is keeping track of all code suggestions for the subsequent municipal code update project. At this time, the City is not proposing any changes to zoning regulations for houses of worship. However, this can be revisited with the municipal code update. While the City can set levels of service for specific classifications of park facilities, it is also important to look at the entire park system cumulatively. If Stanwood is meeting its total park needs but not specific park classification needs, then the City may want to consider changes to the specific breakdown of park classification levels of service. Based on national standards, Stanwood’s cumulative park needs are met and exceeded by the existing park facilities. Goal EDG 5 emphasizes the importance of the arts in Stanwood and includes policies to support and promote the arts within the greater Stanwood community region.
Erika Harris PSRC May 7, 2024	1. Encourage the City to adopt a multimodal Level of Service (LOS) standard.	Policy TP 5.7 directs the City to develop and implement a multimodal LOS standard. Needs to be adopted by Comp Plan 5-year update check-in.
	2. Capacity analysis should clearly demonstrate available capacity in terms of people, jobs and housing.	These sections were updated with detailed capacity analysis after initial review by PSRC. Full summaries will be included in the appendix to the Plan.

Commentor	Comment	Response
	3. Essential public services and hazardous industries should be located outside the floodplain.	Land Use Policy 11.2 states that essential public facilities and hazardous industries should be located outside the floodplain.
	4. Adopt a Parks LOS to provide parks within a 10-minute walk of all residents.	Parks and recreational facilities include public parks, private homeowner association parks and shared use of school facilities. Staff will prepare a 10-minute walk radius map to see if there are any gaps. The City has also identified the uptown area for a new public park in the future when funds become available; policy PROS 2.4.
	5. Include a policy that supports safe walkable access for students to schools.	The Transportation Element includes several goals and policies that support multimodal connections between neighborhoods and the downtown, schools, parks and shopping areas. The Plan includes the following goals and policies: TG #3 regarding reducing single occupant vehicle trips, and the associated 13 policies, encourages the use and development of transit and non-motorized facilities. TG #4, community wellbeing, includes policies TP 4.5 and 4.7 which promote pedestrian mobility, connectivity and accessibility for people of all ages and abilities. To add clarity, staff proposes amending the following policy to prioritize construction of infill sidewalks to improve pedestrian mobility. TP 10.7: Prioritize funding transportation safety improvement projects, <u>including sidewalk gaps to promote pedestrian access</u>, during the annual adoption process of the Transportation Improvement Plan (TIP) and city budget.
Samuel Long Resident May 3, 2024	Stanwood should be an inclusive community that welcomes BIPOC. The Skanda emphasis does not promote diversity. Historic character should be	Staff has removed some of the references to Scandinavian culture throughout the document. Housing goals and policies have been strengthened for

Commentor	Comment	Response
	maintained through intentional development standards. New development should compliment the arch. The City should consider partnerships with local tribes for waterfront access.	diversity and inclusion. All elements include goals and policies on regional collaboration.
Tricia Sears WA DNR May 2, 2024	Comments that there appears to be gaps in information of the natural resource maps. Future updates to the critical area codes should make reference to state definitions. DNR has a portal and support documents that contains information that can help with future code updates.	Acknowledged. The City does not have a GIS system and this time and relies on state provided information. During the development review process applicants are required to provide detailed plans meeting the critical area codes submittal requirements. Staff will coordinate with DNR on the critical area code update as part of the Municipal Code Update project.
Robert Rapp Resident May 1, 2024	Sidewalks should be improved downtown. The City has been improving ADA ramps, but the ramps do not help if the sidewalk itself is unusable for a wheelchair user.	Transportation policy 2.9 states that the City needs to prepare a citywide ADA inventory and transition plan. This will need to be budgeted in the near future.
Cathy Wooten Resident April 30, 2024	Difficulties understanding where proposed rezones are located and what different abbreviations mean.	Noted. City staff followed up with the commentor to provide clarifications.
Stuart Heady Camano Island April 18, 2024	Long term planning should include consideration for how Stanwood could be impacted by sea level rise.	Stanwood is not required to include a climate change element at this time. Climate change, including sea level rise, will be addressed when updating the critical areas codes and when adopting a new climate change element in 2029.
Tyler Naab Resident April 15, 2024	Concerns about 101 st Avenue NW. The road needs reconstruction. Every year the street floods and then the standing water floods adjacent yards and crawl spaces due to lack of proper drainage. There are only 2 catch basins and no sidewalk/curb to direct the standing water to the 2 existing catch basins that are hundreds of feet apart.	This item has been added to the 20-year transportation capital improvement project list.

Commentor	Comment	Response
Derek Loop Resident April 15, 2024	Concerned about residential and commercial growth. Wants Stanwood to stay rural. Infrastructure is lacking.	Stanwood is an urban city subject to the Growth Management Act requiring compliance with population, housing and job growth targets. GMA as designed to protect rural lands by directing growth into cities. The challenge with any Comprehensive Plan is to balance state growth mandates with preservation of city character.
Christine Carvalho Resident April 15, 2024	There is a need for primary care physicians in Stanwood. Very few physicians are taking on new patients.	Staff has proposed adding health care offices and hospitals to permitted uses for the Planned Industrial zone to increase flexibility for new health care facilities.
Carol Kind Resident April 14, 2024	Some roads feel hazardous to drive. Roads should be widened to improve safety and comfort. Future roundabouts should be designed and sized appropriately.	The capital improvement project list includes a list of identified roadway reconstruction and widening projects. City staff can consider development of roundabout details for future updates of the street and utility standards.
Russell Joe Master Builders Association Jan 29, 2024	Early review comments: To avoid new and revised policies negatively impacting the cost of housing in the future, we ask that the following questions be analyzed at the staff level and discussed by the Stanwood City Council as policies are developed for your consideration. • How will the proposed new or revised policy be implemented? • Could implementation of the new or revised policy require additional applications, fees, or studies for housing projects? • Could implementation of the policy require additional internal review processes for permit applications? Could this increase the overall time to review permit applications for housing? • Could the proposed new or revised policy increase the cost to build and provide housing by increasing requirements related to housing projects?	These early comments were incorporated into the draft Comprehensive Plan.

Commentor	Comment	Response
Stuart Heady Camano Island Nov 14, 2023	Stanwood, with a downtown that is at present sea level, ought to be putting more public emphasis on establishing a permanent study of the latest and best science so as to keep local government up to speed and to inform the public.	Stanwood is not required to include a climate change element at this time. Climate change, including sea level rise, will be addressed when updating the critical areas codes and when adopting a new climate change element in 2029.
Morgan Krueger WDFW June 29, 2023	Suggest policy edits to the Natural Resource Element encouraging fish barrier removal as a city priority. Update critical area codes to most recent guidance for “no net loss” principals and monitoring requirements. WDFW and Department of Commerce have additional resources for addressing climate change.	Natural Resource policy 5.5 promote removal of fish barriers to promote wildlife habitat and fish passage. Critical area code will be updated as part of the Municipal Code Update project in 2025. Stanwood is not required to include a climate change element at this time. These resources will be used when updating the critical areas codes and when adopting a new climate change element in 2029.
Katherine Velasco PSE Aug 10, 2023	Various concerns about growth, changing Stanwood character, loss of rural farmlands, and lack of affordable housing. Appears to be a personal comment versus formal agency comments.	Stanwood is an urban city subject to the Growth Management Act requiring compliance with population, housing and job growth targets. GMA as designed to protect rural lands by directing growth into cities. The challenge with any Comprehensive Plan is to balance state growth mandates with preservation of city character.
Erika Harris PSRC June 29, 2023	Early review comments: Supportive of transportation goals and policies with suggestions to strengthen policies by removing “consider” from the policy language; delete repetitive policies; and include a specific policy addressing stormwater retrofits as a critical strategy supporting Puget Sound Recovery.	These early comments were incorporated into the draft Comprehensive Plan.
Jeff Storrar WSDOT June 26, 2023	Early review comments: Supported policies to mitigation traffic impacts of SR 532 and adoption of a complete streets ordinance.	Noted; Complete Streets ordinance adopted by Council on June 13, 2024.
Alec Kearns Resident June 22, 2023	Desires improvements to public softball/baseball facilities. Demand exceeds the available field facilities making field reservations and scheduling difficult. Stanwood teams have had to relocate “home games” away from Stanwood due to inadequate facilities including lack of available fields,	The capital improvement project list includes a list of identified park improvement projects including upgrades of existing facilities and construction of new facilities.

Commentor	Comment	Response
	field lighting, artificial turf surfacing, and improved drainage. At Church Creek and Heritage, bullpens and fenced batting cages adjacent to the softball/baseball fields should be installed. Proper construction and maintenance of roofed dugouts at every softball/baseball field in the city. A concession building and more parking is needed at Heritage Park.	
Stuart Heady Camano Island April 2, 2023	Stanwood should plan for sea level rise.	Stanwood is not required to include a climate change element at this time. Climate change, including sea level rise, will be addressed when updating the critical areas codes and when adopting a new climate change element in 2029.
Meagen Watne Resident April 24, 2023	Consideration should be given to removing restrictions for neighborhood based businesses and mixed use development. Additions of commercial zones in the uptown area, and increased density of mixed use of undeveloped or redeveloped downtown plots to encourage missing housing and missing commercial.	The City is proposing to allow additional flexibility for small-scale commercial uses in non-commercial zones. City staff will work on code changes for this proposal during the subsequent municipal code update project. Staff is keeping track of all code suggestions for this update.
Stuart Heady Camano Island Nov 14, 2022	Zoning should include and publicly display a “zone of study focused on sea level rise,” based on a yearly assessment. Stanwood could participate as an officially recognized liaison with the University of Washington climate science program. Stanwood should represent sea level Puget Sound communities at international conferences.	Stanwood is not required to include a climate change element at this time. Climate change, including sea level rise, will be addressed when updating the critical areas codes and when adopting a new climate change element in 2029.
Jeff Storrar WSDOT Oct 25, 2022	Initial WSDOT comment letter offering assistance and staff contacts during the Comp Plan update process.	Noted; no changes needed.

Commentor	Comment	Response
John Haarlow PUD Oct 21, 2022	Initial PUD comment letter offering assistance and staff contacts during the Comp Plan update process.	Noted; information was incorporated into the Utilities Element of the Comp Plan. No changes needed at this time. The City will coordinate with PUD as needed as projects arise.

Planning Commission Public Hearing Public Testimony (June 10, 2024)

Public Attendees: Sue Mancer, Denice & Sam Long, Dennis Gordon, Greg Stewart, Jeffrey D. Pearce, Tim Pearce, Ramona Snowden, Shannon Kyle, Arne Wennerberg, Dennis Higgins, Garrett Williams, Mellisa Williams, Ron & Patt Post, Tony & Nichale Bennett, Chris Castner, Carrie Richardson, Lisa Olander, Gina Wright, Rebecca Lewinski, Robin Carmichael

Public Questions & Comments

- Will Schenk Packing Co. be annexed into city limits? What is the purpose of the industrial zoning in that area? Schenk Packing Co. has not approached the city about annexing. The area was pre-zoned as industrial, if they decided to annex, the zoning would not change.
- There was once a property zoned multi-family (MF) near 284th Street and 80th Avenue, with apartments planned to be built. What happened to that development? The owner of the property decided not to move forward with the project, and the density (MF) was moved near Port Susan Middle School.
- Compatibility in the Planned Industrial zones means there may be light industrial businesses alongside office spaces, for example, which will increase job opportunities.
- How do road improvements occur in areas of higher development? Developers are required to install frontage improvements in addition to paying impact fees to the city. Those fees collected go towards road, sidewalk, and curb improvements. They are also used on projects listed on the Capital Improvements Plan.
- Farm property owners near the Stanwood Camano Fairgrounds are concerned that allowing 5000 square foot lots with single family homes will impact their businesses. Consider adding a buffer zone between residential and planned industrial zones in that area. Increased traffic and runoff from developments could be detrimental to the farms.
- Allowing mixed use along Pioneer Highway would take away from the historic charm of homes on that road.
- Mixed use along Pioneer Highway is not required, but it would be allowed if an owner wanted to apply such a use on their property.
- There is no way to disallow any person or group from buying any property.
- The types of uses allowed in neighborhood businesses will be addresses with the Stanwood Municipal Code update. It will be important for the uses to be viable and compatible with the surrounding neighborhoods.
- Which proposed changes are staff driven, developer driven, or community driven? Many changes proposed are staff driven to facilitate employment needs, and many are community driven by what is needed in the City.
- Concerns were raised about removing the Historic Overlay. Removing the Historic Overlay is just removing a designation. There will still be design standards in the code.

- There is potential that there are endangered species living in the UGA. Consider talking to Snohomish County biologists before any work is done there.
- Allowing small businesses along 80th Avenue would be a benefit to the community. Residents encouraged Planning Commissioners to allow this use.
- Consider allowing home businesses to keep equipment on their property.
- The Neighborhood Business zone allows for small commercial businesses, whereas the Traditional Neighborhood zone allows residential businesses.
- Stormwater drainage near the train tracks on Cedarhome Drive is a problem. There needs to be dredging in the drains to allow water to flow.
- The Adult Entertainment Overlay is defined by specific road boundaries.

Planning Commission Public Hearing Public Testimony (May 13, 2024)

Public Attendees: Ronald Moe, Harvey Stackhouse, Lynette Stackhouse, Christi M. Bell, Casey Wright, Lisa Olander, Tom Little, David Pelletier

Public Questions & Comments

- What is the incentive for Stanwood to comply with the Growth Management Act? It is a State mandated program allowing the City to receive tax revenues (up to 39% of the City's existing budget) and qualify for grants. The City would be penalized for non-compliance.
- Why don't developers fix all the sidewalks? State law says that developers do not pay for existing deficits. They are required to improve their own property. Some developers will go above and beyond their requirements at their choosing.
- There is a need for more healthcare facilities in Stanwood. How can the City attract more clinics to town? The City can provide proper zoning allowing for healthcare entities to operate in those zones. Healthcare providers often do their own research on what areas they are needed most.
- Will changes to the commercial zone create an influx of businesses? These changes will provide an avenue for new businesses to come in.
- There are concerns that the development happening near Warm Beach will cause more people to come into Stanwood to shop and do business. The County plans for their own growth with interjurisdiction coordination with Stanwood.
- The Planned Industrial rezones could cause a parking problem. How will the City address this? Parking in this zone will be required to be on-site parking, not street parking.
- One goal of the Planned Industrial zone is to attract business that pay living wages.
- Are there more parks planned for the City? The Parks and Open Space Plan was recently adopted by City Council. A lot of work has gone into parks and the City currently has greater than 10% of the budget going towards parks.

- Smaller neighborhood parks are privately owned and built by developers.
- City Council has put in a request for the City to look in to buying a parcel in uptown Stanwood for a park.

Exhibit B
Municipal Code Amendment Supporting the 2024-2044 Comprehensive Plan

CITY OF STANWOOD
WASHINGTON

ORDINANCE NO. 15XX

AN ORDINANCE OF THE CITY OF STANWOOD, WASHINGTON, AMENDING PORTIONS OF STANWOOD MUNICIPAL CODE TITLE 17 ENTITLED ZONING AND RELATING TO IMPLEMENTING THE 2024-2044 COMPREHENSIVE PLAN INCLUDING AMENDMENTS TO CHAPTER 17.10, ESTABLISHMENT OF ZONING DISTRICTS; CHAPTER 17.30, PERMITTED LAND USES; CHAPTER 17.47, TN (TRADITIONAL NEIGHBORHOOD) ZONING DISTRICT; CHAPTER 17.50, ADDITIONAL STANDARDS FOR LI AND GI ZONING DISTRICTS; CHAPTER 17.60, ZONING STANDARDS TABLE; CHAPTER 17.65, ADDITIONAL STANDARDS FOR MB II ZONING DISTRICT; CHAPTER 17.71, ADULT ENTERTAINMENT OVERLAY; CHAPTER 17.73, HISTORIC DOWNTOWN OVERLAY; CHAPTER 17.77, TRANSIT OVERLAY; CHAPTER 17.78, MINERAL RESOURCE LANDS SPECIAL DISTRICT; CHAPTER 17.79, MIXED-USE OVERLAY; CHAPTER 17.105, OFF STREET PARKING REQUIREMENTS IN THE MB ZONING DISTRICTS; OTHER MINOR EDITS TO CORRECT REFERENCES AND ABBREVIATIONS; AND ESTABLISHING SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, pursuant to Ordinance 956, on June 1, 1996 the City adopted its first Growth Management Act compliance Comprehensive Plan ("the Plan") pursuant to RCW Chapter 36.70A; and

WHEREAS, the City is required under RCW 36.70A.130(5)(a) to review and, if needed, revise its Plan and development regulations every ten years to ensure the Plan and regulations comply with the GMA, Ch. 36.70A RCW; and

WHEREAS, the Growth Management Act requires all cities within the counties of King, Pierce, Snohomish and Kitsap Counties to update their Comprehensive Plans by December 31, 2024; and

WHEREAS, the 2024 - 2044 Comprehensive Plan Amendment includes updates to the Future Land Use Map (FLUM), city-initiated rezones and implementing zoning amendments to meet GMA population, employment and housing targets, as required by the Growth Management Act; and

WHEREAS, the Growth Management Act requires that Comprehensive Plans and implementing zoning be consistent; and

WHEREAS, the public review process for the 2024-2044 Comprehensive Plan Amendments included a public hearing by the Planning Commission on May 13 and June 10,

2024 to: 1) review the proposed Comprehensive Plan amendments and implementing zoning code amendments, and 2) take public comments and testimony on the proposed amendments; and

WHEREAS, as required by RCW 36.70A.106, the City submitted the proposed City of Stanwood 2024-2044 Comprehensive Plan for the 60-day review to the Washington State Department of Commerce on April 29, and'

WHEREAS, the Department of Commerce's 60-day review period was completed on June 29, 2024; and

WHEREAS, the City issued a SEPA threshold determination of non-significance for the Comprehensive Plan and associated zoning changes on May 21, 2024, and the comment / appeal period ended on June 4, 2024; and

WHEREAS, in taking the actions set forth in this ordinance, the City has complied with the requirements of the State Environmental Policy Act, Chapter. 43.21C RCW; and

WHEREAS, on April 9, 2024 pursuant to city code the City mailed notice of the proposed land use designation and zoning change to properties within 300 feet of the proposal rezones providing for a 30 day comment period; and

WHEREAS, the Planning Commission public hearing held on May 13 and June 10, 2024 was closed after hearing comments from the public. The Planning Commission deliberated and then made their Findings and Recommendations for [approval/approval with conditions/denial] of the proposed amendments to the City Council; and

WHEREAS, all persons desiring to comment on the proposed amendments were given the opportunity to be heard; and

WHEREAS, at the September XX, and October XX, 2024 City Council meeting the City Council further reviewed and considered the Planning Commission recommendations; and

WHEREAS, as required by RCW 36.70A.130(2)(b), the City Council considered all proposed amendments to the Plan and the associated zoning amendments to the Stanwood Municipal Code concurrently so the cumulative effect of the proposed amendments could be ascertained; and

WHEREAS, the City Council hereby finds that the City's Plan and the zoning code amendments adopted herein are consistent with the County-Wide Planning Policies as required by RCW 36.70A.210;and

WHEREAS, the Stanwood City Council hereby finds that the adoption of the proposed amendments to the Stanwood Municipal Code are consistent with the Comprehensive Plan and serves and advances public health, safety and welfare of the greater community;

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

Section 1. SMC 17.10, Zoning Districts. Chapter 17.10, Establishment of Zoning Districts, of the Stanwood Municipal Code is hereby amended to read as set forth in Attachment A, by reference as though fully set forth herein.

Section 2. SMC 17.30, Permitted Uses. Chapter 17.30, Permitted Land Uses, of the Stanwood Municipal Code is hereby amended to read as set forth in Attachment B, by reference as though fully set forth herein.

Section 3. SMC 17.47, TN Zoning. Chapter 17.47, TN (Traditional Neighborhood) Zoning District, of the Stanwood Municipal Code is hereby amended to read as set forth in Attachment C, by reference as though fully set forth herein.

Section 4. SMC 17.50, Industrial Zoning Districts. Chapter 17.50, Additional Standards for LI and GI Zoning Districts, of the Stanwood Municipal Code is hereby amended to read as set forth in Attachment D, by reference as though fully set forth herein.

Section 5. SMC 17.60, Zoning Standards. Chapter 17.60, Zoning Standards Tables, of the Stanwood Municipal Code is hereby amended to read as set forth in Attachment E, by reference as though fully set forth herein.

Section 6. SMC 17.65, MBII Zoning Standards. Chapter 17.65, Additional Standards for MBII Zoning District, of the Stanwood Municipal Code is hereby amended to read as set forth in Attachment F, by reference as though fully set forth herein.

Section 7. Overlay Districts. Chapter 17.71, Adult Entertainment Overlay, Chapter 17.73, Historic Downtown Overlay, Chapter 17.74, Master Plan Overlay, Chapter 17.77, Transit Overlay, Chapter 17.78, Mineral Resource Lands Special District, and Chapter 17.79, Mixed-Use Overlay are hereby deleted in their entirety as set forth in Attachment G.

Section 8. SMC 17.105, Parking. Chapter 17.105, Off Street Parking Requirements in the MB Zoning Districts, of the Stanwood Municipal Code is hereby amended to read as set forth in Attachment H, by reference as though fully set forth herein.

Section 9. SMC 17.10, zoning Districts. Minor edits to correct references and abbreviations throughout Title 17 of the Stanwood Municipal Code is hereby amended to read as set forth in Attachment I, by reference as though fully set forth herein.

Section 10. Findings of Fact and Conclusions. In support of the amendment approved in this Ordinance the Stanwood City Council adopts the Findings of Fact and Conclusions attached hereto as Attachment J and incorporated herein by reference and the analysis contained in the Staff Report on the amendments.

Section 11. Severability. The various parts, sections and clauses of this ordinance are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby.

Section 12. Authority to Make Necessary Corrections. The City Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance including, but not limited to, the correction of scrivener's clerical errors, references, ordinance numbers, section/subsection numbers and any references thereto.

Section 13. Conflict. In the event that there is a conflict between the provision of this Ordinance and any other City ordinance, the provisions of this Ordinance shall control.

Section 14. Effective Date. This Ordinance shall take effect from and after five (5) days after its passage and publication as required by law.

PASSED AND APPROVED by the Stanwood City Council this _____ day of _____ 2024.

CITY OF STANWOOD

Sid Roberts, Mayor

ATTEST:

By: _____
Lisa Sokolik, City Clerk

APPROVED AS TO FORM:

By: _____
Nikki Thompson, City Attorney

Date of Publication: _____

Effective Date: _____

Exhibit A
Establishment of Zoning Districts

17.10.010 Zoning Districts.

The city of Stanwood is hereby divided into 44 the following zoning districts ~~as follows~~:

- (1) SR (single-family residential) 12.4 zoning district;
- (2) SR (single-family residential) 9.6 zoning district;
- (3) SR (single-family residential) 7.0 zoning district;
- (4) SR (single-family residential) 5.0 zoning district;
- (5) MR (multiple-family residential) zoning district;
- (6) TN (traditional neighborhood) zoning district;
- (7) NB (neighborhood business) zoning district;
- (8) ~~MB-I (Main Street business) zoning district~~ **DMU (Downtown Mixed-Use) zoning district;**
- ~~(9) MB-II (Main Street business) zoning district;~~
- ~~(10) 9) GC (general commercial) zoning district;~~
- ~~(11) GC-MXO (general commercial with mixed use overlay) zoning district;~~
- ~~(12) 10) LI (light industrial) zoning district~~ **PI (Planned Industrial) zoning district;**
- ~~(13) 11) GI (general industrial) zoning district;~~
- ~~(14) 12) POS (parks and open space) zoning district; and~~
- (13) PF (Public Facilities) zoning district.**

i Deleted existing section 17.10.020 in its entirety and replaced it with the table below showing the Comprehensive Plan designation description and the corresponding zoning district.

17.10.020 Purpose and Intent of zoning districts.

Comprehensive Plan Designation	Corresponding Zoning Designation
<i>Low Density Residential</i> <i>(3.5 dwelling units per acre)</i> This designation shall provide for primarily for single-family residential and accessory dwelling units at a density of 3.5 units per acre.	The Low-Density Residential designation is implemented by SR 12.4 (Single Family Residential 12.4) zoning.
<i>Medium Density Residential</i> <i>(4-10 dwelling units per acre)</i> This designation shall provide for primarily single family, accessory dwelling units, cottage, duplex and townhouse residential development at a range of densities between 4 and 10 dwelling units per acre and compatible uses such as schools, churches, daycare centers, and small neighborhood scaled retail businesses where the full range of public facilities and services to support urban development exists. Integration of a mix of dwelling types in clustered configurations may be appropriate if compatibility with nearby existing single-family development can be achieved.	The Medium Density Residential designation is implemented by the SR 9.6 (Single Family Residential 9.6), SR 7.0 (Single Family Residential 7.0), SR 5.0 (Single Family Residential 5.0) zoning.
<i>High-Density Residential</i> <i>(10-20 dwelling units per acre)</i> This designation shall provide for small lot single family and multi-family residential development at a range of densities between 10 and 20 dwelling units per acre. Small amounts of commercial uses such as schools, churches, daycare centers, live-work units, or small office where a full range of public facilities and services to support urban development exists should be allowed. Generally, this designation is appropriate for land which is located convenient to principal arterials and to business and commercial activity centers.	The High-Density Residential designation is implemented by MR (Multi-Family Residential) zoning.
<i>NB (Neighborhood Business)</i> This designation shall comprise retail and service businesses which serve the limited convenience shopping and personal service needs of the immediate surrounding neighborhood.	The Neighborhood Business designation is implemented by NB (Neighborhood Business) zoning.

Comprehensive Plan Designation	Corresponding Zoning Designation
<i>Downtown Mixed-Use</i> The intent of the Downtown Mixed-Use land use designation is to create a dense, mixed use, pedestrian-friendly shopping environment reminiscent in design and uses to a turn-of-the-century downtown. This designation generally applies to downtown Stanwood. The purpose of the Downtown Mixed-Use zoning is to permit a complementary mix of residential and commercial uses in a single district creating a walkable community. This district allows a combination vertical mixed-use and horizontal mixed-use, thus creating an area containing mixed-use buildings as well as distinct single-use buildings in close proximity to each other. Mixed-use buildings, with residential above or behind commercial/retail space, shall be allowed along the City's primary streets in downtown (270th Street, 271st Street, 92nd Avenue, and 88th Avenue). Whereas standalone residential buildings may be permitted on the secondary streets with no direct access to the primary streets. Developments should be designed so that shoppers are less dependent on the automobile. In general, zero lot line development shall be maintained with store fronts and common walls. Parking shall be located on the street or to the rear of buildings. On-street parking will be on both sides of the street, and diagonal in the east end. Public parking areas may be necessary to assist people in leaving their cars and traveling on foot. Within the historic downtown commercial areas, the City will allow flexible interpretations of standards to encourage re-investment in, re-use and maintenance of structures that display historic period architectural character and scale. The architectural styles representative of commercial and residential buildings that existed from 1890 through the 1920s should be maintained.	The Downtown Mixed-Use designation is implemented by DMU zoning.

Comprehensive Plan Designation	Corresponding Zoning Designation
<i>GC (General Commercial)</i> This designation comprises more intensive retail and service uses than described in the Downtown Mixed-Use zone. General commercial uses typically require outdoor display and/or storage of merchandise that tend to generate noise as part of the operation. Such uses include, but are not limited to grocery stores, pet stores, drug stores, medical clinics, recreational facilities vehicle sale lots, tire and muffler shops, and equipment rental. Many of the businesses allowed in the DMU district are also allowed in this district. This designation is also meant to include the development of high-density multi-family housing including both: 1) vertical mixed use with commercial / retail space on the bottom floor and residential above; or 2) horizontal mixed-use buildings where commercial building(s) face the street frontage and standalone multifamily buildings are located behind and setback from the commercial / retail buildings.	The General Commercial designation is implemented by GC (General Commercial) zoning.
<i>Planned Industrial</i> The intent of the Planned Industrial land use designation is to create a district that permits activities involved in the manufacture, repair, or service of goods, or products that are conducted with minimal adverse impact on the environment and the general community, as well as retail and office uses. The PI zone is intended to accommodate a variety of commercial and-industrial uses that complement typical light industrial complexes. Industrial, commercial, commercial or retail business uses desiring to locate in the PI zone must meet the architectural and performance standards for this district. The PI uses shall not adversely affect the health and safety of adjacent non-industrial and residential neighborhoods.	The Planned Industrial designation is implemented by PI (Planned Industrial) zoning.
<i>GI (General Industrial)</i> This designation comprises more intensive industrial type uses than those permitted in the Planned Industrial zone. Uses in the GI zone require equipment, devices or technology for the control of odors, dust, fumes, smoke, noise, or other wastes and/or by-products from affecting adjacent properties. The GI uses shall not adversely affect the health and safety of adjacent non-industrial and residential neighborhoods. Examples of General Industrial uses include large indoor manufacturing facilities, automotive repair, construction yards or material storage and the water and wastewater treatment plant.	The General Industrial designation is implemented by GI (General Industrial) zoning.

Comprehensive Plan Designation	Corresponding Zoning Designation
<i>PF (Public Facilities)</i> This designation is applied to lands that are used as public lands and facilities, including parks, open space, utilities schools, railroad, and the wastewater treatment plant.	The Public Facilities designation is implemented by the PF zoning for public uses; and The Parks and Open Space (POS) zoning for park facilities.
<i>Traditional Neighborhood (TN)</i> The purpose of the Traditional Neighborhood land use designation is to provide an alternative to typical residential developments. Developments in the Traditional Neighborhood designation are intended to develop in a higher density, mixed-use fashion more typical of older neighborhoods. It features requirements for common open space, through streets and a mix of housing types. This designation shall provide for residential development at densities of 10-20 dwelling units per acre. An allowance for commercial development shall also be allowed.	The Traditional Neighborhood designation is implemented by TN (Traditional Neighborhood) zoning.

Exhibit B Permitted Use Table

i Merged the MB-I and MB-II zoning to create the new Downtown Mixed-Use (DMU) district. Deleted the mixed-use overlay zone. Uses were amended to implement the intent of the new DMU zone.

17.30.070 Commercial and Mixed-Use Zoning Table Established

Permitted Use Table: Commercial and Mixed-Use Zones

Land Use	Permit Type	TN	MB-I	MB-II	DMU	NB	GC	GC / MF MXO (3)	Abbreviated Definition (Chapter 17.20 Contains Full Definition)
Animal Services									
Animal Daycare/Grooming	P-I	P (1)	P (1)	P	<u>P(1)</u>	P (1)	P (1)	P	An establishment providing daytime training, supervision, recreation, clipping, hygienic care, or cleaning services for animals
Kennel, Commercial Indoor / Outdoor			AC / C (4)	AC / C (4)	<u>AC / C (4)</u>				A facility holding 4 or more domestic animals over four months of age for boarding, breeding, sale, or treatment
Veterinarian Hospital or Clinic	P-I		P (5)	P (5)	<u>P(5)</u>		P	P	A building used to provide health care services to animals.
Automotive Services									
Automobile Rental Agency	P-I						P		A rental and incidental storage agency which provides motor vehicle rentals under 10,000 lb.
Automobile Repair and Services	P-I						P (6)		An establishment that provides a variety of levels of repair, sales, handling, maintaining, or disposing of motor vehicles.
Automobile Sales and Service, New or Used	P-I						P / C (7)		An establishment that sells new or used motorized vehicles as its primary use, and allows for minor or major repairs, or paint and body work.
Automobile Service Station	P-I			P (35)	<u>P(35)</u>				A building that sells or supplies fuels, lubricants, air, water, and other operating commodities for motor vehicles or boats
Car Wash	P-I			P	<u>P</u>		P		A building, or portion thereof, for washing automobiles utilizing mechanical devices.
Parking Lots, Garages	P-I	AC	AC, P (8)	P, AC	<u>P / AC</u>	AC	AC	AC	A building, or area beneath a building, except those described as a private garage, used for the parking only of automotive vehicles.

Land Use	Permit Type	TN	MB-I	MB-II	DMU	NB	GC	GC / MF MXO (3)	Abbreviated Definition (Chapter 17.20 Contains Full Definition)
Parking Structure, Commercial	P-I		P (8)				P		A stand-alone structure used for the storage or parking of motor vehicles.
Cultural / Entertainment									
Art Gallery	P-I		P	P	<u>P</u>		P	P	A room or building devoted to the exhibition of works of art or an institution or business exhibiting or dealing in works of art
Game, Video Arcade	P-I		P	P	<u>P</u>		P	P	A venue where people play indoor table games and/or arcade video games
Live Entertainment	P-I		AC (9)	AC (9)	<u>AC (9)</u>	AC (9)	AC (9)	AC (9)	Music, comedy, readings, dancing, acting, or other entertainment performed at an establishment such as a theater or concert hall.
Museum	P-II		P	P	<u>P</u>		P	P	A nonprofit, noncommercial establishment operated as a repository or a collection of natural, historic, scientific or works of art
Night club	P-I		P	P	<u>P</u>		P	P	A business conducted inside a building that has the capacity for at least 30 persons seated at tables, includes a bar, employs a bartender and maintains table service, dancing, and/or live entertainment.
Theater	P-I		P	P	<u>P</u>		P	P	A building or part of a building, devoted to showing motion pictures, or for dramatic, musical or live performances.
Hotels and Guesthouses									
Bed and Breakfast	P-III		P (2) (10) (11)	P (2) (10) (11)	<u>P (2) (10) (11)</u>		C (2) (10) (11)		A building other than a hotel or nursing home where meals and short-term lodging of more than two rooms are provided for compensation
Hotel	P-I		P	P / C (7)	<u>P / C (7)</u>		P	P	Any building containing more than six guest rooms intended to be used, rented or hired out to be occupied for sleeping purposes
Industrial									
Food and Beverage Processing Facility	P-III						C		Means sorting, packaging, bottling or labeling raw or semi-processed food or beverages into a product
Manufacturing, Light	P-II						P (12)		A use engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including process, fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution of such products, but excluding basic industrial processing
Communication Technology (TV	P-I						P	P	An industry consisting of the technological and commercial broadcasting institutions or filmmaking

Land Use	Permit Type	TN	MB-I	MB-II	DMU	NB	GC	GC / MF MXO-(3)	Abbreviated Definition (Chapter 17.20 Contains Full Definition)
broadcasting, radio station, video production, internet or movie production or other similar technologies)									
Office									
Professional Office	P-I	P	P	P	<u>P</u>	P	P	P	A business providing expertise to clients for a fee for service in any of the following related categories: accounting, architecture, engineering, planning, law, music, art, interior design, real estate, writing, education, or any similar type of business.
Health Care Office	P-I	P	P	P	<u>P</u>	P	P	P	Health care services such as primary care clinics, mental health clinics, community health centers, dentist, orthodontist, nutritionist, physical therapy, optometrists, or similar medical practices excluding hospitals.
Hospital	P-III	C	C	C	<u>C</u>	C	C	C	A facility providing primary health services and medical or surgical care to persons, primarily inpatients suffering from illness, disease, injury, deformity, other abnormal physical or mental conditions, chemical or substance dependency or abuse, and including as an integral part of the institution related facilities such as laboratories, outpatient facilities, and training facilities.
Personal Services									
Assisted / Independent Living		C		P / C (7) (17)	<u>P / C (7) (17)</u>		P (17)		A state licensed group residence for adults per RCW 18.20.
Salon	P-I	P	P	P	<u>P</u>	P	P	P	An establishment where hair cutting, coloring and styling, facials, manicures, lashes, and/or spa services are provided.
Daycare Center	P-I	P (13)	P (13)	P (13)	<u>P (13)</u>	P (13)	P (13)	P (13)	Care of children under the age of 12, or seniors, located in a facility which accommodates 13 or more persons.
Laundromat / Dry Cleaner	P-I	P (14)	P	P	<u>P</u>	P	P	P	An establishment providing dry cleaning businesses or washing, drying machines on the premises for rental use to the general public.
Equipment Rental	P-I			P	<u>P</u>		P	P	Equipment rental is a service providing machinery, equipment and tools of all kinds and sizes for a limited period of time individual consumers.

Land Use	Permit Type	TN	MB-I	MB-II	DMU	NB	GC	GC / MF MXO-(3)	Abbreviated Definition (Chapter 17.20 Contains Full Definition)
Health / Athletic Club	P-I		<u>P</u>	<u>P</u>	<u>P</u>		P	<u>P</u>	Gymnasiums (except those related to educational institutions), private clubs (athletic, health, or recreational), reducing salons, and weight control establishments.
Funeral Home	P-I		<u>P</u>	<u>P</u>	<u>P</u>				A building used for the preparation of the deceased for burial, the display of the deceased, and ceremonies connected therewith before burial or cremation; crematories are not considered part of a funeral home or an accessory.
Janitorial Services	P-I			<u>P</u>	<u>P</u>				A company providing janitorial services such as the cleaning of offices or other building establishments.
Mail / Small Shipping Store	P-I		<u>P</u>	<u>P</u>	<u>P</u>		P	<u>P</u>	An establishment that provides shipping, shredding, printing, fax, passport photos, personal and business mailboxes, and notary services.
Private Clubs	P-I		<u>P</u>	<u>P</u>	<u>P</u>		P	<u>P</u>	Organizations that are privately owned and operated by their members and not operated for profit such as clubs, lodges, lounges, and halls.
Tattoo & Piercing Parlors	P-I		<u>P</u>	<u>P</u>	<u>P</u>		P	<u>P</u>	A business designing and creating permanent graphic images on the human body, may include piercing.
Public Facilities									
Governmental Use	P-I	P	<u>P (15)</u>	<u>P (7)</u>	<u>P (7)</u>		P	<u>P</u>	Public facilities that are utilized for daily administration and operation of government business
Park and Ride Facility	P-II		<u>P (8)</u>						A parking area designated for commuters using public transportation.
Post Office	P-I		<u>P</u>	<u>P (7)</u>	<u>P (7)</u>		P		A facility authorized by a postal system for posting, receipt, sorting, handling, transmission, and delivery of mail and offer mail related services
Public Safety Station (Police and Fire)	P-II	P / C (15)	<u>P / C (15)</u>	<u>P / C (15)</u>	<u>P / C (15)</u>		P / C (15)	<u>P / C (15)</u>	A facility used for police and fire services.
Public Transit Storage and Maintenance Facility	P-II						P		A facility used for public transit storage and maintenance.
Public Transit Terminal	P-II		<u>P (8)</u>	<u>P</u>	<u>P</u>				A terminal used for public transit.
Quasi-Public									
Meeting Hall	P-II	P / C (7)	<u>P</u>	<u>P / C (7)</u>	<u>P</u>				A building or grounds used for social, civic, or recreational purposes and owned and operated by a nonprofit organization and open to the general public.
House of Worship / Church	P-III	C (7)	<u>P / C (7)</u>	<u>P / C (7)</u>	<u>P / C (7)</u>	P / C (7)	P / C (7)	<u>P / C (7)</u>	A building or structure wherein persons regularly assemble for religious worship, and which is

Land Use	Permit Type	TN	MB-I	MB-II	DMU	NB	GC	GC / MF MXO-(3)	Abbreviated Definition (Chapter 17.20 Contains Full Definition)
									maintained and controlled by a religious body organized to sustain public worship.
Recreation									
Amusement Park or Center	P-II						P		A group of amusement devices for children and/or adults and their accessory uses.
Bowling Alley	P-I			P	P				A recreational facility which includes bowling lanes, and may include a small lounge, restaurant or snack bar, video games and pool tables.
Community Garden	P-I	P		P	P		P		Land set aside for collective use for an organization or for the general public to grow produce and/or flowers. Excluding marijuana.
Open Space	P-I	P	P	P	P	P	P	P	A common, accessible area that is shared by residents of a subdivision and/or by the public and is left in its natural or undisturbed state
Park, Community	P-II	P	P	P	P	P	P	P	Regional park facility that serves an area of over 10,000 in population and is 20 to 100 acres
Park, Urban	P-II	P	P	P	P	P	P	P	A park providing public access and recreational, educational, cultural, historical, or aesthetic amenities
Private / HOA Parks	P-I	P	P	P	P		P	P	A park area under common ownership by a Homeowners Association
Trail	P-II	P	P	P	P	P	P	P	A paved or unpaved path used for walking, hiking, running, bicycling and/or horseback riding
Repair Services									
Minor Service Repairs Within the Confines of a Building; No Outside Storage or Repair	P-I	P	P	P	P	P	P	P	An establishment providing minor repair services such as shoe repair, tailoring, bicycle repairs, computer repairs or similar type uses.
Residential									
Adult Family Home	P-I	P	P	P	P	P	P	P	A residential home in which a person or persons provide personal care, special care, room, and board to more than one but not more than six adults who are not related by blood or marriage to the person or persons providing the services.
Assisted Living/Independent Living	P-II						P	P	A state licensed group residence for adults per RCW 18.20.
Boarding House	P-I		P (16)	P (16)	P (16)				A building other than a motel, where lodging and meals are provided for more than five persons for compensation on a long-term basis.

Land Use	Permit Type	TN	MB-I	MB-II	DMU	NB	GC	GC / MF MXO-(3)	Abbreviated Definition (Chapter 17.20 Contains Full Definition)
Congregate Care Facility	P-III	C		P / C (7) (17)	P / C (7) (17)		P (17)	P (17)	A residential facility for the elderly and/or handicapped persons.
Daycare, Family	P-I	P	P (8)	P (13)	<u>P (13)</u>	P			A residence used for the care of children under the age of 12 or seniors located in the family dwelling of the person or persons under whose direct care the child or children are placed, accommodating 12 or fewer, such numbers to include those members of the resident family who are under the age of 12 years old.
Dwelling, Accessory	P-I	AC (18)			<u>P</u>				A secondary living unit that is located on the same property as the primary dwelling
Dwelling, Cottage	P-II	P (20)							A minimum of 4 small detached single-family homes located together in a neighborhood format around common open space
Dwelling, Duplex	P-I	P	P (37)	P (24)	<u>P (39)</u>		<u>P (21)</u>		A detached building, designed for 2 families living independently of each other & divided by a common wall
Dwelling, Triplex	P-I		P (37)		<u>P (39)</u>		<u>P (21)</u>		A detached building, designed for 3 families living independently of each other & divided by a common wall.
Dwelling, Multiple Family	P-II	P (7)		P	<u>P (39)</u>			P	A building designed 3 or more families living independently of each other, including apartment houses but not include hotels, trailers, or mobile/manufactured homes
Dwelling, Single Family	P-I	P	P (37)	P (24)					A detached building designed for or occupied exclusively by one family
Dwelling, Townhouse	P-I	P	P (8) (37)	P	<u>P</u>		P (8) <u>21</u>		A dwelling unit that is: occupancy by one family; has no units above or under it; and is attached to other units by common side walls
Enhanced Service Facility Conversion Category 1 – Existing Nursing Home Conversion of up to a 16 Bed Facility (21)	P-III	C		P	<u>P</u>		P	P	A facility licensed under chapter 70.97 RCW that provides support and services to persons for whom acute inpatient treatment is not medically necessary
Enhanced Service Facility Conversion Category 2 – Existing Assisted Living Conversion of up to a 16 Bed Facility (21)	P-II	C		P	<u>P</u>		P	P	A facility licensed under chapter 70.97 RCW that provides support and services to persons for whom acute inpatient treatment is not medically necessary

Land Use	Permit Type	TN	MB-I	MB-II	DMU	NB	GC	GC / MF MXO-(3)	Abbreviated Definition (Chapter 17.20 Contains Full Definition)
Enhanced Service Facility Conversion Category 3 – Existing Adult Family Home Conversion of up to a 6 Bed Facility (21)	P-I	P							A facility licensed under chapter 70.97 RCW that provides support and services to persons for whom acute inpatient treatment is not medically necessary
Group Care Facilities		P	P	P	<u>P</u>				Shared living quarters (without separate kitchen or bathroom facilities for each room or unit) for seven or more persons with physical or mental impairments that substantially limit one or more of such person's major life activities when such persons are not living together as a single household unit.
Group Home	P-I			P (19)	<u>P (19)</u>		P (19)		A facility licensed by the state to provide 24-hour training, care, custody, correction or control, or any combination of those functions, to one or more persons. This term shall not include schools, hospitals, prisons or other social service facilities
Home Occupation	P-I	AC (22)	AC (22)	AC (22)	<u>AC (22)</u>		AC	AC (22)	A business carried on within a dwelling unit or accessory building which is incidental and secondary to the residential use
Live/Work Units	P-1		P (38)	P	<u>P</u>		<u>P(21)</u>	P	Live/work unit means a single dwelling unit in a detached building, or in a multifamily or mixed-use building, that also accommodates limited commercial uses within the dwelling unit. The predominate use of a live/work unit is residential, and commercial activity is a secondary use.
Mixed Use	P-II	P	P	P (8)	<u>P</u>		P (8)	P	Residential and commercial uses within a single building or development that may occur either within one story as a horizontal mix, in one structure with multiple stories as a vertical mix or in more than one detached structure
Retail Trade Establishments									
Retail Shop – Boutique Style Less than 3,000 square feet	P-I		P	P	<u>P</u>	P		P	Small scale retail uses such as boutiques, bakeries, florists, convenience stores, pharmacies, and more.
Retail Shop – Mid-Range between 3,000 and 10,000 square feet (Non-Strip Mall Design)	P-I	P	P	P	<u>P</u>		P		Midsized retail uses such as grocery stores, sporting goods store, large thrift stores, office supplies, and more.
Retail – Strip Mall or Big Box greater than 10,000 square feet	P-III			€			€ <u>P</u>	€	Large scale retail uses such as supermarkets, construction supply stores, furniture stores, and more.

Land Use	Permit Type	TN	MB-I	MB-II	DMU	NB	GC	GC / MF MXO-(3)	Abbreviated Definition (Chapter 17.20 Contains Full Definition)
Agricultural Produce Stand	P-I	P		<u>P</u>	<u>P</u>	P	P		A farm stand that sells produce including fresh, dried or bottled vegetables and fruits and plants/flowers.
Farmer's Market	P-I	P	<u>P</u>	<u>P</u>	<u>P</u>	P	P	<u>P</u>	Retail area, outdoors or indoors, where vendors sell produce, baked goods, food and/or limited crafts to the public.
Kiosk / Vending Machine	P-I	AC (23)	AC (23)	AC (23)	<u>AC</u> <u>(23)</u>	AC (23)	AC (23)	AC (23)	Mobile units such as kiosks and vending machines that dispense products for sale including but not limited to beverages, food and video
Marijuana Retailer	P-I		<u>G</u>		<u>C(40)</u>				As set forth in RCW 69.50.101. --a person licensed by the board to sell marijuana concentrates, useable marijuana, and marijuana-infused products in a retail outlet.
Plant Nursery	P-I			<u>P</u>	<u>P</u>			<u>P</u>	An enterprise, establishment, or portion thereof that conducts the retailing or wholesaling of plants grown on the site, as well as accessory items (but not farm implements) directly related to their care and maintenance.
Retail Prepared Food / Beverage Establishments									
Bars and Cocktail Lounges	P-I		<u>P</u>	<u>P</u>	<u>P</u>		P	<u>P</u>	A business conducted entirely within a building wherein primarily alcoholic beverages are sold at retail for consumption on the premises. Limited food service and live entertainment may be provided as an accessory use. Excludes nightclubs, restaurants, and taverns.
Catering	P-I	P (24)	P (24)	<u>P</u>	<u>P</u>	P	P	<u>P</u>	An establishment that prepares food on site and delivers it to another location for consumption. Caterers may also provide party planning and occasional hourly labor for special events.
Beverage Stand	P-I	P (24)	P (24) (26)	P (25) (26)	<u>P</u> <u>(24)</u> <u>(25)</u> <u>(26)</u>	P (25) (26)	P (25) (26)		Restaurants specializing in coffee, tea, and other assorted beverage products, accessory baked goods and concessions.
Restaurant	P-I	P (24) (26)	P (24) (26)	P (25)	<u>P</u> <u>(24)</u> <u>(25)</u>	P (25) (26)	P (25) (26)	<u>P</u>	Restaurant - An establishment whose primary business is the sale of food and beverages to patrons for consumption on the premises.

Land Use	Permit Type	TN	MB-I	MB-II	DMU	NB	GC	GC / MF MXO-(3)	Abbreviated Definition (Chapter 17.20 Contains Full Definition)
Tavern	P-I		P (24)	P	P		P	P	A business conducted entirely within a building where beer and/or wine is served to the public, which holds a class "A" or "B" license from the Washington State Liquor Control Board. Limited food service and live entertainment may be provided as an accessory use. Excludes bars/cocktail lounges, night clubs and restaurants
Schools									
Elementary School	P-III	C							Any school, public or private, intended for the education of children from kindergarten through the fifth grade
Preschool Facility	P-II/P-III		P (8)	P or C	P <u>P (27)</u>				An educational establishment that provides instruction and daytime care, for 4 or more children between the ages of 2 and 5 years
School, Other	P-I		P (27)		P <u>P (27)</u>				Places for systematic instruction, to include trade, vocational/technical, art, music, dance, and business schools or similar type institutions.
Wholesale Storage / Distribution Facilities									
Detached Commercial Accessory Storage	P-III		C (28)	C (28)	C (28) <u>C (28)</u>	C (28)	C (28)		Storage structure that is subordinate and incidental to a commercial or industrial use. This use is not a mini-warehouse storage unit facility.
Utilities									
Electrical Equipment and Pole Storage Yard Associated with an Electrical Substation	P-I	P (29) (36)	P (29) (36)	P (29) (36)	P (29) (36) <u>P (29)</u> <u>(36)</u>	P (29) (36)	P (29) (36)	P (29) (36)	Area used for the storage of equipment and support poles associated with permitted electrical substations.
Electrical Substation	P-II	P (29)	P	P	P <u>P</u>	P	P		A facility that provides transmission and distribution of electric power
Electrical Transmission Lines	P-II		P	P	P <u>P</u>		P		Lines which connect the power produced at generating facilities to substations
Recycle Collection Stand	P-II		AC	AC	AC <u>AC</u>	AC	AC		A movable kiosk for the collection of recyclable materials or donations such as newspapers, clothing or book
Sewage Lift Station	P-II	P(29)		P	P <u>P</u>	P			The station in a sewer system where the wastewater needs to be pumped (lifted) to a higher elevation so that gravity can be used to bring the wastewater to the treatment plant
Water Well and Pump Station	P-II	P							Infrastructure used to move water from a ground water source and convey water within a utility system

Land Use	Permit Type	TN	MB-I	MB-II	DMU	NB	GC	GC / MF MXO-(3)	Abbreviated Definition (Chapter 17.20 Contains Full Definition)
Water, Drainage or Sewage Infrastructure	P-II	P	P	P	<u>P</u>	P	P	P	Pipes, installations and other infrastructure that are part of a system used for the purpose of water, drainage or sewage
Wireless Communications Facilities									
Co-Location PWCA	P-I	P (30)	P (30)	P (30)	<u>P (30)</u>	P (30)	P (30)	P (30)	The placement and arrangement of multiple providers' antennas and equipment on a single support structure or equipment pad area
Minor Facilities	P-I	P (31)	P (31)	P (31)	<u>P (31)</u>	P (31)	P (31)	P (31)	Wireless communications facility consisting of up to three antennas within specified size limitations
Single PWCF	P-II	P (32)	P (32)	P (32)	<u>P (32)</u>	P (32)	P (32)	P (32)	A wireless communications facility for the transmission and/or reception of radio frequency signals associated with personal wireless services and which may include antennas, equipment shelter or cabinet, transmission cables, a support structure, reception and transmission devices and antennas and temporary or portable service facilities
Monopole Towers	P-III	C (33)	C (33)	C (33)	<u>C (33)</u>	C (33)	C (33)	C (33)	Any structure built for the sole or primary purpose of supporting any FCC-licensed or authorized antennas and their associated facilities
Small Cell Facilities	P-I	P (34)	P (34)	P (34)	<u>P (34)</u>	P (34)	P (34)	P (34)	A personal wireless services facility that meets the requirements SMC 17.200-220
Other									
Indoor Emergency Shelters	P-I	P	P	P	<u>P</u>	P	P	P	Emergency Shelter means a facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations.
Indoor Emergency Housing	P-I		P	P	<u>P</u>	P	P	P	Emergency Housing means temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement.

Land Use	Permit Type	TN	MB-I	MB-II	DMU	NB	GC	GC / MF MXO (3)	Abbreviated Definition (Chapter 17.20 Contains Full Definition)
Temporary Uses	P-I	P	P	P	P	P	P	P	A use established for a fixed period of time with the intent to discontinue such use upon the expiration of such time
Transitional Housing	P-I	P					P	P	Housing and supportive services to homeless persons or families for up to two years and that has as its purpose facilitating the movement of homeless persons and families into independent living.

Commercial and Mixed-Use Zoning Use Conditions:

(1) Subject to animal services grooming parlor conditions in SMC [8.02.480](#).

(2) Retail trade establishments are limited to 50,000 square feet gross floor area per individual establishment. A business license and compliance with conditions in SMC [17.100.060](#) for permitting a bed and breakfast use are required. Bed and breakfast residence use is limited to four rooms per residence. Bed and breakfast inn use is limited to six rooms in the SR 5.0 zone, 10 rooms in the MR zone and 16 rooms in the GC zone.

~~(3) Permitted when located in the mixed use overlay and part of a mixed use project as defined in SMC [17.79.030](#).~~

(4) A hobby kennel license is required for a total of four or more dogs and four or more cats over three months of age. A maximum of four animals is allowed when the parcel is under one acre, five animals per acre are allowed when the parcel is one to five acres and 25 animals are allowed when the parcel is over five acres. These maximums may be exceeded with special hobby kennel permit issued administratively by the animal control officer pursuant to SMC [8.02.450](#) and [8.02.470](#); provided, however, that in all cases exceeding the maximum standard by six animals requires a conditional use permit. All indoor and outdoor kennels shall comply with the animal control and licensing standards contained in Chapter [8.02](#) SMC. Three or fewer animals are allowed as an accessory use without a kennel license as pets.

(5) No outdoor kennels.

(6) Automobile repair is limited to minor repair services in the general commercial zone and to minor and major repair services as defined in SMC [17.20.020](#) in the light industrial zone. Minor repair, major repair and paint/body shops are permitted in the general industrial zone.

- (7) Minimum land area of 20,000 square feet is required. This standard may be modified through the conditional use permit process provided in SMC [17.80.120](#).
- ~~(8) Permitted in the transit overlay when part of a transit-oriented project as defined in SMC [17.77.040](#).~~
- (9) Subject to standards in SMC [17.100.055](#).
- (10) A business license and compliance with conditions in SMC [17.100.060](#) for permitting a bed and breakfast use are required.
- (11) Restaurants that serve lunches and/or dinner shall be allowed in bed and breakfast accommodations.
- (12) In the general commercial zone, light manufacturing is limited to assembly and fabrication of products such as medical equipment, optics, electrical and electronic goods.
- (13) All daycare uses shall comply with the daycare facilities requirements provided in SMC [17.95.382](#). Family daycare shall require a home occupation permit.
- (14) Limited to drop-off and pick-up with no on-site dry cleaning allowed.
- (15) Twenty thousand square feet of land area are required. This minimum land area requirement may be reduced through the conditional use permit process in SMC [17.80.120](#) provided the lot meets the minimum lot size standard for the zone.
- (16) Boarding/rooming houses shall be allowed only as second or third floor activities over retail trade, personal service or business professional service establishments, and not as ground floor uses.
- (17) Limited to 30 rooms/increment of minimum land area.
- (18) One accessory dwelling unit per lot is allowed. Accessory dwelling units shall comply with the criteria and design standards set forth in SMC [17.95.470](#) through [17.95.480](#).
- (19) This use shall comply with the special residential use requirements provided in SMC [17.95.375](#). Group homes are limited to six rooms in the GC zone.
- (20) Cottage housing units shall comply with the requirements in SMC [17.95.450](#).

(21) Permitted when part of a mixed-use development.

(22) A home occupation permit and business license are required. Home occupations shall comply with the requirements in SMC [17.95.380](#).

(23) Kiosks/vending machines are permitted only as accessory uses inside a building.

(24) No drive-through service allowed **on 271st between 88th Avenue and 84th Avenue and 270th from 99th Avenue to 102nd Drive.**

(25) Drive-up windows allowed subject to the supplemental standards for drive-through facilities provided in SMC [17.100.040](#).

(26) Outside dining is limited to areas designated for such use, shall be in keeping with the exterior architectural theme of the building, and shall not permit the consumption of food or beverages within automobiles.

(27) Permitted when located in the historic downtown areas as shown on **figure X, SMC 17.XX.XXX**, provided there is no outdoor display or storage.

(28) Detached accessory storage shall comply with nonresidential performance standards in SMC [17.100.075](#), conditions for permitting detached storage structures in commercial zones, and the additional architectural standards in SMC [17.112.030](#) in the ~~MB-I and MB-II~~ **DMU** zoning districts, and SMC [17.112.040](#) in the GC zoning district.

(29) Minimum land area of 10,000 square feet required.

(30) Subject to the wireless communications facilities standards in Chapter [17.220](#) SMC.

(31) Minor facilities are limited to co-location on an existing monopole and are subject to the wireless communications facilities standards in Chapter [17.220](#) SMC.

(32) Limited to one personal wireless communications facility (PWCF) on existing light standards and power poles within the public right-of-way and subject to the wireless communications facilities standards in Chapter [17.220](#) SMC.

(33) All small wireless communication facilities shall be subject to the requirements of Chapters [17.200](#), [17.205](#), and [17.210](#) SMC.

(34) Monopole towers only are permitted. Guy and lattice towers are prohibited. Limited to locations on properties with existing public use, except in the general commercial and general industrial zones subject to a conditional use permit, and subject to the wireless communications facilities standards in Chapter [17.220](#) SMC.

(35) The cross-section areas of service station canopy supports where they meet the ground shall be measured as coverage for the purposes of determining maximum lot coverage and also shall be used for the measurement of setback requirements.

(36) Pole yards and storage areas shall be screened from adjacent residential or commercial uses. Chain link fences with slats are not allowed.

~~(37) Only permitted on properties fronting on 102nd Avenue and north of 272nd Street in the MB-I zoning district. All parking must be maintained on site. No parking shall be allowed on street or in an alley.~~

(38) Live/work units are allowed as part of a mixed-use development.

(39) Only mixed-used commercial / residential developments are allowed on properties with street frontage on 271st Street, 88th Avenue, 92nd Avenue, 102nd Avenue and 270th Street between 99th Avenue and 102nd Drive. The Commercial mixed-use building(s) shall be the dominant use along the street frontage. All other properties may be developed with residential in-fill developments without associated commercial uses.

(40) Subject to standards in SMC 17.100.045.

Industrial Permitted Use Table

i Renamed the Light Industrial zoning district to Planned Industrial (PI) and added additional uses.

17.30.080 Industrial Use Zoning Table Established

Permitted Use Table: Industrial Zones

Land Use	Permit Type	LI PI	GI	Abbreviated Definition (Chapter 17.20 Contains Full Definition)
Animal Services				
Kennel, Commercial Indoor / Outdoor	P-I	P (1)		A building holding 4 or more domestic animals over four months of age for boarding, breeding, sale, or treatment
Veterinarian Hospital or Clinic	P-II	P		A building used to provide health care services to animals
Automotive Services				
Automobile or Truck Repair and Services	P-I	P (2)	P (2)	An establishment that provides a variety of levels of repair, sales, handling, maintaining, or disposing of motor vehicles
Automobile Sales and Service, New or Used	P-I	P	P	An establishment that sells new or used motorized vehicles as its primary use, and allows for minor or major repairs, or paint and body work
Automobile Service Station	P-I	P (3)		A building that sells or supplies fuels, lubricants, air, water, and other operating commodities for motor vehicles or boats
Car Wash	P-I	AC		A building, or portion thereof, for washing automobiles utilizing mechanical devices
Impound, Storage, Tow Yards	P-I	AC (4)	AC 4)	A lot used for temporary storage of vehicles which have been towed by a towing company or for impounded vehicles
Parking Lots, Garages	P-I	AC, P (5)	AC, P (5)	A building, or area beneath a building, except those described as a private garage, used for the parking only of automotive vehicles
Parking Structure, Commercial	P-I	P	P (5)	A stand-alone structure used for the storage or parking of motor vehicles
Towing	P-I	P (6)	P (6)	A service that provides the towing of a disabled vehicle or trailer
Wrecking	P-I		P (6)	The dismantling/wrecking of one or more motor vehicles or trailers; and/or the storage, sale, or dumping of dismantled vehicles or their parts
Cultural / Entertainment				
Adult Entertainment Facility	P-I		P (7)	A room or building devoted to the exhibition of works of art or an institution or business exhibiting or dealing in works of art
Live Entertainment	P-I	AC		Music, comedy, readings, dancing, acting, or other entertainment performed at an establishment such as a theater or concert hall.

Land Use	Permit Type	LI -PI	GI	Abbreviated Definition (Chapter 17.20 Contains Full Definition)
Hotels and Guesthouses				
Bed and Breakfast	P-I	<u>P</u>	P (5)	A building other than a hotel or nursing home where meals and short-term lodging of more than two rooms are provided for compensation
Hotel	P-I	P (8)		Any building containing more than six guest rooms intended to be used, rented or hired out to be occupied for sleeping purposes
Resort	P-III	P (8)		A hotel that serves as a destination point for visitors, generally provides recreational facilities for paying guests on vacation
Industrial				
Building Construction Yard	P-I		P	An outdoor area consisting of short-term parking and storage of equipment and supplies used in the construction industry and may contain an office
Feed and Fertilizer Operation	P-I		P	A business which produces feed and/or fertilizer typically for the purpose of agricultural use
Food and Beverage Processing Facility	P-I	P	P	Means sorting, packaging, bottling or labeling raw or semi-processed food or beverages into a product
Freezer Plant / Cold Storage / Food Mill	P-I	<u>P</u>	P	An industrial business providing refrigeration and storage of food or products requiring refrigeration/freezing and may include food processing
Laboratory	P-I	P	P	A place devoted to experimental study, such as testing and analyzing, as well as physical diagnostic facilities. Manufacturing of any product is not considered part of this definition
Laundry Plant	P-I		P	An establishment for the mechanized washing and/or dry cleaning of clothing and the like
Lumber and Wood Products Processing	P-I		P	A facility that fabricates wood products and/or provides mill work or construction and assembly of products made of wood
Manufacturing, Heavy	P-II		P	A use engaged in the basic processing and manufacturing of materials or products predominantly from extracted or raw materials, or a use engaged in the storage of, or manufacturing processes that potentially involve, hazardous or commonly recognized offensive conditions
Manufacturing, Light	P-II	P (9)	P (9)	A use engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including process, fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution of such products, but excluding basic industrial processing
Communication Technology (TV broadcasting, radio station, video production, internet or movie production or other similar technologies)	P-I	P		An industry consisting of the technological and commercial broadcasting institutions or filmmaking
Printing, Publishing, and Allied Industry	P-I	P	P	An establishment providing printing and publishing services

Land Use	Permit Type	L -P-I	GI	Abbreviated Definition (Chapter 17.20 Contains Full Definition)
Office				
Professional Office	P-I	P	P	A business providing expertise to clients for a fee for service in any of the following related categories: accounting, architecture, engineering, planning, law, medicine, music, art, interior design, real estate, writing, education, or any similar type of business
<u>Health Care Office</u>	<u>P-I</u>	<u>P</u>		<u>Health care services such as primary care clinics, mental health clinics, community health centers, dentist, orthodontist, nutritionist, physical therapy, optometrists, or similar medical practices excluding hospitals.</u>
<u>Hospital</u>	<u>P-III</u>	<u>C</u>		<u>A facility providing primary health services and medical or surgical care to persons, primarily inpatients suffering from illness, disease, injury, deformity, other abnormal physical or mental conditions, chemical or substance dependency or abuse, and including as an integral part of the institution related facilities such as laboratories, outpatient facilities, and training facilities.</u>
Personal Services				
Daycare Center	P-I	<u>P</u>	P (5)	Care of children under the age of 12, or seniors, located in a facility which accommodates 13 or more persons
Equipment Rental	P-I	P	P	Equipment rental is a service providing machinery, equipment and tools of all kinds and sizes for a limited period of time individual consumers
Funeral Home	P-I	P		A building used for the preparation of the deceased for burial, the display of the deceased, and ceremonies connected therewith before burial or cremation; crematories are not considered part of a funeral home or an accessory to a funeral home.
Health / Athletic Club	P-I	P		Gymnasiums (except those related to educational institutions), private clubs (athletic, health, or recreational), reducing salons, and weight control establishments
Janitorial Services	P-I	P	P	A company providing janitorial services such as the cleaning of offices or other building establishments
Laundromat / Dry Cleaner	P-I	P	P	An establishment providing dry cleaning businesses or washing, drying machines on the premises for rental to the general public
Mail / Small Shipping Store	P-I	P		An establishment that provides shipping, shredding, printing, fax, passport photos, personal and business mailboxes, and notary services
Salon	P-I	<u>P</u>	P (5)	An establishment where hair cutting, coloring and styling, facials, manicures, lashes, and/or spa services are provided
Tattoo & Piercing Parlors	P-I	<u>P</u>	P	A business designing and creating permanent graphic images on the human body, may include piercing
Public Facilities				
Courthouse	P-III	P		A building in which courts of law are regularly held
Park and Ride Facility	P-II	P (5)	P (5)	A parking area designated for commuters using public transportation

Land Use	Permit Type	LI-PI	GI	Abbreviated Definition (Chapter 17.20 Contains Full Definition)
Post Office	P-I	P		A facility authorized by a postal system for posting, receipt, sorting, handling, transmission and delivery of mail and offer mail related services
Public Safety Station	P-II	P	P	A facility used for police and fire services
Public Transit Storage and Maintenance Facility	P-II		P	A facility used for public transit storage and maintenance
Public Transit Terminal	P-II	P (5)	P (5)	A terminal used for public transit
Quasi-Public				
Meeting Hall	P-II	P (10)		A building or grounds used for social, civic, or recreational purposes and owned and operated by a nonprofit organization and open to the general public
Recreation				
Bowling Alley	P-I	P		A recreational facility which includes bowling lanes, and may include a small lounge, restaurant or snack bar, video games and pool tables
Go-Cart Track	P-I	P		Tracks used for go-kart racing
Open Space	P-I	P	P	A common, accessible area that is shared by residents of a subdivision and/or by the public and could be left in its natural or undisturbed state, used as community gardens or conservation areas
Park, Community	P-II	P	P	Regional park facility that serves an area of over 10,000 in population and is 20 to 100 acres
Park, Neighborhood	P-II	P	P	A park of five to 20 acres serving an area of 2,000 to 10,000 population within a quarter to one-half mile service area
Park, Urban	P-II	P	P	A park providing public access and recreational, educational, cultural, historical, or aesthetic amenities
Skating Rink	P-I	P		A surface used for ice skating or roller skating located indoors or outdoors
Swimming Pool	P-II	P		Any in-ground or above-ground structure designed for swimming, wading, or other aquatic recreational purposes
Trail	P-II	P	P	A paved or unpaved path used for walking, hiking, running, bicycling and/or horseback riding
Repair Services				
Minor Service Repairs Within the Confines of a Building; No Outside Storage or Repair	P-I	P		An establishment providing minor repair services such as shoe repair, tailoring, bicycle repairs, computer repairs or similar type uses
Small Appliance and Tool	P-I	P		An establishment repairing a wide variety of electrical, gas and mechanical appliances and tools
Small Engines	P-I	P	P	An establishment repairing small engines (excluding automobiles)
Residential				
Caretaker's House	P-I	P (11)	P (11)	An accessory building for the sole use of a person employed on the premises

Land Use	Permit Type	LI-PI	GI	Abbreviated Definition (Chapter 17.20 Contains Full Definition)
Dwelling, Multiple Family	P-II		P (5)	A building designed 3 or more families living independently of each other, including apartment houses but not include hotels, trailers, or mobile/manufactured homes
Dwelling, Townhouse	P-I		P (5)	A dwelling unit that is: occupancy by one family; has no units above or under it; and is attached to other units by common side walls
Home Occupation	P-I		AC	A business carried on within a dwelling unit or accessory building which is incidental and secondary to the residential use
Mixed Use	P-II		P (5)	Residential and commercial uses within a single building or development that may occur either within one story as a horizontal mix, in one structure with multiple stories as a vertical mix or in more than one detached structure
Retail Trade Establishments				
Retail Shop – Boutique Style Less than 3,000 square fee		P		Small scale retail uses such as boutiques, bakeries, florists, convenience stores, pharmacies, thrift stores, and more.
Retail Shop – Mid-Range between 3,000 and 10,000 square feet (Non-Strip Mall Design)		P	P	Midsized retail uses such as grocery stores, sporting goods store, large thrift stores, office supplies, and more
Retail – Strip Mall or Big Box greater than 10,000 square feet		C	C	Large scale retail uses such as supermarkets, construction supply stores, furniture stores, sporting goods store, and more.
Farmer's Market	P-I	P (12)		Retail area, outdoors or indoors, where vendors sell produce, baked goods, food and/or limited crafts to the public.
Kiosk / Vending Machine	P-I	AC (13)	AC (13)	Mobile units such as kiosks and vending machines that dispense products for sale including but not limited to beverages, food and video.
Plant Nursery	P-I	P (12)		An enterprise, establishment, or portion thereof that conducts the retailing or wholesaling of plants grown on the site, as well as accessory items (but not farm implements) directly related to their care and maintenance.
Retail Prepared Food / Beverage Establishments				
Bars and Cocktail Lounges	P-I	<u>P</u>	P	A business conducted entirely within a building wherein primarily alcoholic beverages are sold at retail for consumption on the premises. Limited food service and live entertainment may be provided as an accessory use. Excludes nightclubs, restaurants, and taverns.
Catering	P-I	<u>P</u>	P	An establishment that prepares food on site and delivers it to another location for consumption. Caterers may also provide party planning and occasional hourly labor for special events.
Beverage Stand	P-I	<u>P</u>	P (14) (15)	Restaurants specializing in coffee, tea, and other assorted beverage products, accessory baked goods and concessions.
Restaurant	P-I	<u>P</u>	P (14), P (15)	Restaurant - An establishment whose primary business is the sale of food and beverages to patrons for consumption on the premises.
Schools				
Bus Transportation and Maintenance Facility	P-I	P	P	Any building and adjacent outdoor space required for the servicing, washing, and the overnight parking of buses or other mass transit vehicles that are used

Land Use	Permit Type	LI-P	GI	Abbreviated Definition (Chapter 17.20 Contains Full Definition)
				for transporting the public, tourists, school children, the elderly, and/or handicapped or construction workers.
Middle School	P-II		P (5)	Any school, public or private, intended for the education of children from the sixth through eighth grade.
Post-Secondary School	P-II	P		An institution providing a post-secondary level of education that is provided at academies, universities, colleges, seminaries, institutes of technology, and certain other collegiate-level institutions, such as vocational schools, trade schools, and career colleges, that award academic degrees or professional certifications.
Preschool Facility	P-I	P (5)	P (5)	An educational establishment that provides instruction and daytime care, for 4 or more children between the ages of 2 and 5 years
School, Other	P-I	P		Places for systematic instruction, to include trade, vocational/technical, art, music, dance, and business schools or similar type institutions.
Wholesale Storage / Distribution Facilities				
Detached Commercial Accessory Storage	P-I	C (16)	C (16)	Storage structure that is subordinate and incidental to a commercial or industrial use.
Equipment and Machinery Storage	P-I		P	An establishment handling heavy machinery used in agriculture, trucking, industry and manufacturing, and providing short-term storage in addition to sales. The use occurs both indoors and outdoors, and may include storage yards.
Freight Distribution Center	P-II		P	An industrial business receiving, storing and delivering a wide variety of goods to other wholesale or retail outlets typically by truck or train. Facilities may include a loading dock.
Fuel Storage Facility	P-III		C	An area used for the storage and distribution of petroleum products used for the powering of motor vehicles, boats and ships, and aircraft, and for the operation of electrical generating plants. The facilities may be above ground or underground storage tanks of propane, gasoline and other petroleum storage and distribution.
Mini Warehouse / Storage Facility	P-II	P (17)	P	A building or group of buildings consisting of individual storage units not exceeding 400 square feet per storage unit that are leased or owned for the storage of business and household goods or contractor's supplies, not to be used for any wholesale or retail operations.
Moving Van and Storage Facilities	P-I	P (17)	P	An establishment providing trucking to move household or business furniture and both short-term or long-term storage facilities.
Warehouse Operations	P-II	P (17)	P	The storage of goods and materials. Warehouse operations may also include office and maintenance areas as accessory functions.
Wholesale Operations	P-II	P (17)	P	An establishment that includes large storage and distribution areas for receiving goods (such as produce) and shipping these goods to places such as grocery stores and restaurants or large facilities to provide items for sale to the public at wholesale prices. This definition excludes retail sales or clubs that sell wholesale goods to members as a retail transaction.

Land Use	Permit Type	<u>L-P</u>	GI	Abbreviated Definition (Chapter 17.20 Contains Full Definition)
Utilities				
Electrical Equipment and Pole Storage Yard	P-I	P (24) (25)	P (24) (25)	Area used for the storage of equipment and support poles associated with permitted electrical substations.
Electrical Generating Plant	P-II		C	An establishment or utility that provides electricity.
Electrical Substation	P-II	P	P	A facility that provides transmission and distribution of electric power.
Electrical Transmission Lines	P-II	P	P	Lines which connect the power produced at generating facilities to substations.
Recycle Collection Stand	P-II	AC		A movable kiosk for the collection of recyclable materials or donations such as newspapers, clothing or book.
Sewage Lift Station	P-II	P		The station in a sewer system where the wastewater needs to be pumped (lifted) to a higher elevation so that gravity can be used to bring the wastewater to the treatment plant.
Sewage Treatment Plant	P-II		C (18)	Any arrangement of devices and structures used for treating sewage and does not include the definition of septage facility.
Solid Waste Disposal / Recycling Center	P-II		C	A facility providing solid waste disposal or sorting and/or processing of recycled material for resale.
Water Well and Pump Station	P-II	P		Infrastructure used to move water from a ground water source and convey water within a utility system.
Water, Drainage or Sewage Infrastructure	P-II	P	P	Pipes, installations and other infrastructure that are part of a system used for the purpose of water, drainage or sewage.
Wireless Communication Facilities				
Co-Location PWCA	P-I	P (19)	P (19)	The placement and arrangement of multiple providers' antennas and equipment on a single support structure or equipment pad area.
Minor Facilities	P-I	P (20)	P (20)	Wireless communications facility consisting of up to three antennas within specified size limitations.
Single PWCF	P-II	P (21)	P (21)	A wireless communications facility for the transmission and/or reception of radio frequency signals associated with personal wireless services and which may include antennas, equipment shelter or cabinet, transmission cables, a support structure, reception and transmission devices and antennas and temporary or portable service facilities.
Monopole Towers	P-III	C (22)	C (22)	Any structure built for the sole or primary purpose of supporting any FCC-licensed or authorized antennas and their associated facilities.
Small Cell Facilities	P-I	P (23)	P (23)	A personal wireless services facility that meets the requirements SMC 17.200-220.
Other				
Indoor Emergency Housing	P-I	P		Emergency Housing means temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement.

Land Use	Permit Type	L-I PI	GI	Abbreviated Definition (Chapter 17.20 Contains Full Definition)
Indoor Emergency Shelter	P-I	P		Emergency Shelter means a facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations.
Transitional Housing	P-I	P		Housing and supportive services to homeless persons or families for up to two years and that has as its purpose facilitating the movement of homeless persons and families into independent living.
Temporary Uses	P-I	P	P	A use established for a fixed period of time with the intent to discontinue such use upon the expiration of such time.

Industrial Zoning Use Conditions:

(1) A hobby kennel license is required for a total of four or more dogs and four or more cats over three months of age. A maximum of four animals is allowed when the parcel is under one acre, five animals per acre are allowed when the parcel is one to five acres and 25 animals are allowed when the parcel is over five acres. These maximums may be exceeded with special hobby kennel permit issued administratively by the animal control officer pursuant to SMC [8.02.450](#) and [8.02.470](#); provided, however, that in all cases exceeding the maximum standard by six animals requires an administrative conditional use permit. All indoor and outdoor kennels shall comply with the animal control and licensing standards contained in Chapter [8.02](#) SMC. Three or fewer animals are allowed as an accessory use without a kennel license as pets.

(2) Automobile repair is limited to minor repair services in the general commercial zone and to minor and major repair services as defined in SMC [17.20.020](#) in the light industrial zone. Minor repair, major repair and paint/body shops are permitted in the general industrial zone.

(3) The cross-section areas of service station canopy supports where they meet the ground shall be measured as coverage for the purposes of determining maximum lot coverage and also shall be used for the measurement of setback requirements.

(4) A six-foot sight-obscuring fence or wall and landscaping consistent with Chapter [17.145](#) SMC, Landscape Performance Standards, shall be required.

~~(5) Permitted in the transit overlay when part of a transit-oriented project as defined in SMC [17.77.040](#).~~

(6) Twenty thousand square feet of land area are required. This minimum land area requirement may be reduced through the conditional use permit process in SMC [17.80.120](#) provided the lot meets the minimum lot size standard for the zone.

(7) Adult entertainment uses shall **only** be **allowed in the** ~~located only in the adult entertainment overlay~~ **General Industrial zone located between the railroad tracks (east of 84th Avenue) and Pioneer Highway** and shall comply with the requirements in SMC [5.32.030](#).

(8) Limited to 30 rooms/increment of minimum land area.

(9) Accessory retail limited to 2,000 square feet for goods manufactured, assembled or distributed on site.

(10) Minimum land area of 20,000 square feet is required. This standard may be modified through the conditional use permit process provided in SMC [17.80.120](#).

(11) Caretaker units are limited to one per parcel.

(12) Retail trade establishments are limited to 50,000 square feet gross floor area per individual establishment.

(13) Kiosks/vending machines are permitted only as accessory uses inside a building.

(14) Outside dining is limited to areas designated for such use, shall be in keeping with the exterior architectural theme of the building, and shall not permit the consumption of food or beverages within automobiles.

(15) Drive-up windows allowed subject to the supplemental standards for drive-through facilities provided in SMC [17.100.040](#).

(16) Detached accessory storage shall comply with nonresidential performance standards in SMC [17.100.075](#), conditions for permitting detached storage structures in commercial zones, and the additional architectural standards in SMC [17.112.030](#) in the ~~MB-I and MB-II~~ **DMU** zoning districts, SMC [17.112.040](#) in the NB, GC and GI zoning districts and SMC [17.112.045](#) in the ~~LI~~ **PI** zoning district.

(17) Accessory retail limited to 2,000 square feet for goods manufactured, assembled or distributed on site.

(18) Privately owned and operated sewage treatment plants, including but not limited to septage facilities, are not permitted.

(19) Subject to the wireless communications facilities standards in Chapter [17.220](#) SMC.

(20) Minor facilities are limited to co-location on an existing monopole and are subject to the wireless communications facilities standards in Chapter [17.220](#) SMC.

(21) Limited to one personal wireless communications facility (PWCF) on existing light standards and power poles within the public right-of-way and subject to the wireless communications facilities standards in Chapter [17.220](#) SMC.

(22) Monopole towers only are permitted. Guy and lattice towers are prohibited. Limited to locations on properties with existing public use, except in the general commercial and general industrial zones subject to a conditional use permit, and subject to the wireless communications facilities standards in Chapter [17.220](#) SMC.

(23) All small wireless communication facilities shall be subject to the requirements of Chapters [17.200](#), [17.205](#), and [17.210](#) SMC.

(24) Minimum land area of 10,000 square feet required.

(25) Pole yards and storage areas shall be screened from adjacent residential or commercial uses. Chain link fences with slats are not allowed.

i Added the Public Facilities (PF) zoning district to the matrix.

17.30.090 Public Facilities Zoning Table Established

Permitted Use Table: Parks and Open Space and Public Facilities

Land Use	Permit Type	POS	PF	Abbreviated Definition (Chapter 17.20 Contains Full Definition)
Recreation				
Athletic Field	P-I	P		Grounds used for playing sports or games generally but not exclusively outdoors. Generally, playing fields are wide expanses of grass, dirt or sand without many obstructions.
Ball Park	P-II	P		An athletic field or stadium in which games such as baseball or soccer are played.
Batting Cage	P-II	P		An area where pitching machines enable batting practice in a controlled environment for recreational purposes.
Community Garden	P-I	P		Land set aside for collective use for an organization or for the general public to grow produce and/or flowers. No marijuana shall be grown in such gardens.
Conservation Area	P-I	P		A tract of land that has protected status in order to ensure that natural features, cultural heritage or biota are safeguarded. A conservation area may be a nature reserve, a park, a land reclamation project or other area
Golf Course	P-III	P		A tract of land for the playing of the game of golf, with tees, greens, fairways, hazards, etc. A golf course may be nine or 18 holes in length.
Open Space	P-I	P		A common, accessible area that is shared by residents of a subdivision and/or by the public and is left in its natural or undisturbed state.
Park, Community	P-III	P		Regional park facility that serves an area of over 10,000 in population and is 20 to 100 acres
Park, Neighborhood	P-II	P		A park of five to 20 acres serving an area of 2,000 to 10,000 population within a quarter to one-half mile service area.
Park, Urban	P-II	P		A park providing public access and recreational, educational, cultural, historical, or aesthetic amenities.
Playground	P-I	P		A piece of land used for and usually equipped with facilities for recreation especially by children. This definition includes small parcels

Land Use	Permit Type	POS	PF	Abbreviated Definition (Chapter 17.20 Contains Full Definition)
				developed as “tot lots” and may include playground equipment such as swings, slides and climbing structures.
Recreation Area / Facility	P-I	P		Any privately or publicly owned passive or active park, playground, sports field, access easement, beach, or other recreation area.
Swimming Pool	P-III	P		Any in-ground or above-ground structure designed for swimming, wading or other aquatic recreational purposes.
Trail	P-II	P		A path paved or unpaved used for walking, hiking, running, bicycling and/or horseback riding.
<u>Schools</u>				
Public School			<u>P</u>	<u>Any public school intended for the education of children from kindergarten through the twelfth grade.</u>
School Administration Buildings			<u>P</u>	<u>A facility used for a School District’s administration services.</u>
<u>Utilities</u>				
Electrical Equipment and Pole Storage Yard	P-I	P (1) (2)		Area used for the storage of equipment and support poles associated with permitted electrical substations.
Water, Drainage or Sewage Infrastructure	P-II	P		Pipes, installations and other infrastructure that are part of a system used for the purpose of water, drainage or sewage.
<u>Other</u>				
Temporary Uses	P-I	P		A use established for a fixed period of time with the intent to discontinue such use upon the expiration of such time. Such uses do not involve the construction or alteration of any permanent structure.
<u>Government Offices or Facilities</u>			<u>P</u>	<u>Public facilities that are utilized for daily administration and operation of government business.</u>
<u>Public Safety Station (Police & Fire)</u>			<u>P</u>	<u>A facility used for police and fire services.</u>
<u>Cemetery</u>			<u>C</u>	<u>Burial grounds, gravesites or graveyard, where the remains of dead people are buried or otherwise interred.</u>

Exhibit C

TN (Traditional Neighborhood) Zoning District

17.47.020 Application procedures for TN subdivisions.

- (1) Prior to the submittal of a subdivision application within the TN zone, a **general information** ~~pre-application~~ meeting is required with **city staff** ~~the planning commission~~.
- (2) Applications shall meet the submittal requirements of Chapter 16.15 SMC for preliminary plats.
- (3) All TN subdivision applications shall follow the permit review and hearing procedures and meet the requirements as provided in Chapter 16.15 SMC for preliminary plat applications.
- (4) Preliminary plats for TN subdivisions shall be approved by the hearing examiner utilizing criteria set forth in SMC 16.15.090.
- (5) An approved site development permit may be required prior to construction.
- (6) Construction plan approval shall be required prior to any construction.
- (7) Final plat applications and city council approval shall be subject to the requirements of Chapter 16.20 SMC.

i Text is the same with revisions shown in bold / underline. The section has been reformatted for clarity.

17.47.030 Permitted Uses

- (1) TN developments **located along 80th Avenue NW, 284th Street NW, or 68th Avenue NW** shall **be referred to as TN Residential and shall** provide a mix of residential uses in accordance with the zoning use table provided in SMC [17.30.070](#).
- (2) TN developments **within 1,000 feet of SR 532** shall **be referred to as TN Mixed-Use and** may include a mix of commercial and public uses in addition to residential uses in accordance with the zoning use table provided in SMC [17.30.070](#).
- (3) TN **Mixed-Use** developments ~~located within 200 feet of SR 532~~ shall be allowed to utilize the general commercial (GC) zoning uses provided in SMC [17.30.070](#).

- (4) Public facilities identified as a permitted use within the TN zone in SMC [17.30.070](#) are allowed to be constructed outright and without providing residential units or commercial uses. Public facilities are not required to meet the standards set forth in this chapter.

17.47.040 Mix and Location of Uses

(1) **TN Residential:**

- (a) All TN **residential** development shall provide a mix **of three different** residential unit types. The number of single-family dwelling units shall range from a minimum of ~~65~~ **50%** percent to a maximum of 80 percent. Of the remaining number of residential units, no more than 75 percent shall be the same residential unit type. Residential units incorporating home occupations shall not count as a separate unit type.
- (b) Up to ~~20~~ **10** percent of the acreage of the TN development may be devoted to commercial uses (not including home occupations).

(2) **TN Mixed-Use:**

- (a) **All TN Mixed Use development shall provide a mix of three different residential unit types. No more than 75 percent shall be the same residential unit type. Residential units incorporating home occupations shall not count as a separate unit type.**
- (b) **Projects that provide commercial uses shall provide a minimum of three (3) percent of the acreage developed to commercial.** Projects providing greater than 10 percent of the acreage devoted to commercial use and/or general commercial use ~~as allowed in subsections (2) and (3) of this section (not including home occupations)~~ shall be allowed to provide any **only** two types of residential units. One of the residential unit types shall consist of at least ~~30~~ **25** percent of the residential mix.
- (c) Up to 50 percent of the acreage of the TN development located within 200 feet of SR 532 may be devoted to commercial use and/or general commercial uses (not including home occupations).
- (d) Up to 50 percent of the acreage of the TN **Mixed-Use** development ~~located within 200 feet of SR 532~~ may be devoted to commercial use and/or general commercial uses (not including home occupations).

(3) **TN general provisions for both TN-Residential and TN-Mixed-Use:**

- (a) Except for home occupations, commercial uses that are included shall be located along collectors, at corners, or adjacent/across from common open spaces.

- (b) Congregate care, ~~assisted living, and independent living~~ facilities are each to be considered separate residential unit types.
- (c) Cottage housing shall be permitted and considered a separate residential unit type. Cottage housing units shall also comply with the requirements in SMC 17.95.450.
- (d) Mixed-Use buildings are encouraged along SR 532 and 64th Avenue.**
- (e) Mixed-Use and Multifamily residential buildings shall not exceed four (4) stories and must be designed with a pitched roof. Shed roofs do not qualify as a pitched roof. The four stories shall include parking under the habitable spaces of the building if provided.**
- (f) All projects are subject to architectural design standards contained in SMC 17.112 and the recreational and open space standards contained in SMC 17.147.**
- (g) TN properties within the Urban Growth Area shall be subject to an annexation agreement approved by the City Council. The annexation agreement shall address utilities, traffic, architecture, open space, critical areas, landscape buffers and uses.**

Exhibit DChapter 17. 50, Additional Standards for LI and GI (Light Industrial and General Industrial) Zoning Districts

Chapter 17. 50

Additional Standards for ~~LI~~ **PI** and GI

(~~Light Industrial~~ **Planned Industrial** and General Industrial) Zoning Districts

Chapter 17.50 shall be readopted in its entirety with the following changes:

1. Wherever the term “Light Industrial” is used, it shall be replaced with “Planned Industrial”.
2. Wherever the term “LI” is used, it shall be replaced with “PI”.

Exhibit E
Zoning Standards Table

i Amended section to refer to revised zoning districts: Downtown Mixed-Use, Planned Industrial and Public Facilities.

17.60.010 Zoning standards, tables and interpretation.

- (1) *Standards Established.* The tables in this chapter contain density dimension standards and other limitations for the various zones. Additional development requirements found in these tables not related to zoning will also apply. Additional performance standards that could apply include but are not limited to those found in SMC Title [16](#) and Chapters [17.90](#) through [17.153](#) and [17.200](#) through [17.220](#) SMC.
- (2) *Tables.* There are four separate zoning tables dealing with the following general land use categories and zones:
 - (a) Residential (SR 12.4, SR 9.6, SR 7.0, SR 5.0 and MR);
 - (b) Residential and commercial (TN, ~~MB-I, MB-II and GC-MXO~~ **and DMU**) ;
 - (c) Commercial and industrial (NB, GC, ~~L~~ **PI** and GI); ~~and~~
 - (d) Parks and open space (POS); **and**
 - (e) **Public facilities (PF).**
- (3) *Interpretation of Zoning Tables.* Development standards are listed under each zone and headings are listed at the left of the standard. The table cells contain the minimum and in some cases maximum requirements of the zone. The small number (superscript) in a cell or on a heading indicates additional requirements or detailing information which is not able to fit in the table. Development conditions referenced in the superscript are listed by number below each table. A blank cell indicates there are no specific requirements.

i Merged MB-I and MB-II zoning standards and deleted GC-MXO standard.

17.60.030 Residential / commercial zone development standards.

	TN	MB-I	MB-II	DMU	GC-MXO ¹⁴
Maximum Residential Density. Density standards are not subject to the variance procedure.					
Single Family	20 du/ac ⁵ for all unit types		30 du/ac ¹⁰	10 du/ac	No maximum ¹²
Duplex				20 du/ac	
Townhouse/ Apartment in Mixed-Use		10 du/ac		20 du/ac¹⁰	
Multifamily		20 du/ac		20 du/ac¹⁰	
Cottage				20 du/ac	
Minimum Residential Density					
Lot Area: Minimum square feet for subdivision.					
Base Standard	None	2,500	5,000	2,500	20,000
Single Family	5,000			2,500	
Duplex	6,000			2,500	
Townhouse:					
End Lot	2,000	2,000	2,000	2,000	
Interior Lot	1,800	1,800	1,800	1,800	
Multifamily	20,000		7,000	7,000	
Minimum Lot Width					
Base Standard	50'	35'	35'	35'	100'
Minimum Lot Depth					
Base Standard	70'	75'	75'	75'	100'
Minimum Front Setback ^{1, 2}					
Based Standard	0	0	0	0	0
Accessory Structure	10'	10'	10'	10'	10'
Attached Dwelling	0	0	0	0	0
Rear Setback ^{1, 2, 4}					
Base Standard	25'	25'	25'	25'	0
Accessory Structure	15'	15'	15'	15'	0
Side Setback ^{1, 2}					
Base Standard	5' ^{6, 7}	0	5'	5'	0
Accessory Structure	5'	0	5'	5'	5'
Maximum Height					
Based Standard	30' ³	35' ³	45' ⁹	45' ³	50' ¹³
Accessory Structure	20'				
Maximum Building coverage ⁸					
Base Standard	60% ⁸	90%	90%	90%	90%

Footnotes:

1. Development Conditions – Residential/Commercial Zones. 1. The front, rear and side yard setbacks for structures in these zones are not intended to be applied to each individual building when there are multiple buildings on a site. Rather, they are meant to be used to establish the minimum dimensional requirements for the perimeter of the development.
2. Setbacks are applicable to the primary structure and attached accessory structures.
3. Height may be increased to 55 feet for hotels/motels and 40 feet for bed and breakfast accommodations, boarding houses, residential units over retail/office/personal service uses in the ~~MB-I~~ **DMU** zone. Heights may be increased to 40 feet for multifamily, and mixed use in the TN zone and to 55 feet for multifamily, townhouse, hotel/motels, and mixed use when the TN zone is located within 200 feet of SR 532. An additional 10 feet may be allowed for multifamily, townhouse, and hotel/motels when the TN zone is located within 200 feet of SR 532 if the structure includes a pitched roof and no additional floors are added.
4. Rear setbacks of 15 feet are required for residential uses. Setbacks may be reduced to five feet when property is served by an alley.
5. Maximum density in the TN zone is calculated based on the total number of dwelling units of all types per gross acre. The density for each housing type within a project is determined by the minimum lot size.
6. Side setback for commercial is zero.
7. Side setback for attached townhouse units and multifamily is zero for interior units and 10 feet for end units. Side setback for utilities and public facilities is 20 feet.
8. For automobile service stations the cross-section areas of service station canopy supports where they meet the ground shall be measured as coverage for the purposes of determining maximum lot coverage, and also shall be used for measurement of setback requirements.
9. ~~Height may be increased to 55 feet when a minimum of 50 percent of the required parking is provided on the ground floor or when the structure is at least LEED silver certified except where the MB-II zone directly abuts a residential zone and the increased height would obstruct the view corridor of the existing homes.~~
10. Density may be increased to ~~60~~ **30** du/acre for mixed use developments when 100 percent of the required residential parking is provided on the ground floor and the building is at least LEED silver certified.
11. ~~General commercial – mixed use overlay zone shall comply with the specific standards of Chapter 17.79 SMC, Mixed Use Overlay.~~
12. ~~Density shall be determined by the development standards required for the specific property, including, but not limited to: height, parking, landscaping, lot coverage, recreational and open space, and stormwater.~~

13. ~~Maximum of four stories. The building shall have pitched roof or parapet roof design and comply with the architectural elements of Chapter 17.112 SMC, Architectural Design Standards.~~

i Changed LI (Light Industrial) to PI (Planned Industrial). Added footnotes from the General Commercial – Mixed-Use Overlay to the GC (General Commercial) zoning.

17.60.040 Commercial and Industrial Development Standards

	NB	GC ¹⁰	LI PI	GI
Lot Area: Minimum Square Fee for Subdivision				
Base Standard	6,000	10,000	20,000	1 Acre
Minimum Lot Width				
Base Standard	50'	70'	80'	100'
Minimum Lot Depth				
Base Standard	70'	70'	80'	100'
Front Setback ^{1,2,7}				
Based Standard	10'	25'	25'	25'
Accessory Structure	10'	25'	25'	25'
Rear Setback ^{1,2,7}				
Base Standard	25'	25'	5' ⁴	25' ⁴
Accessory Structure	15'	5'	5'	5'
Side Setback ^{1,2,7}				
Base Standard	10'	10'	5' ⁴	25' ⁴
Accessory Structure	5'	0	5'	5'
Maximum Height				
Based Standard	30'	35' ⁹	35' ⁹	35' ^{6,8}
Accessory Structure	20'	0	0	30'
Maximum Building coverage ^{3,7}				
Base Standard	40%	60%	80%	80% ⁵
Accessory Structure	10%	10%	<u>10%</u>	10%
Density for Mixed-Use Projects				
<u>Base Standard</u>		<u>No Limit</u> <u>11,12</u>		

Footnotes:

(2) Development Conditions – Commercial and Industrial Zones.

- The front, rear and side yard setbacks for structures in these zones are not intended to be applied to each individual building when there are multiple buildings on a site. Rather, they are meant to be used to establish the minimum dimensional requirements for the perimeter of the development.

2. Setbacks are applicable to the primary structure and attached accessory structures.
3. Ten percent additional coverage is allowed for detached accessory structures in the NB, GC, and GI zones in addition to the allowance for the primary structure.
4. Where an industrial or manufacturing use abuts a residential zone, a 25-foot setback is required in the **LI** **PI** zone and a 50-foot setback is required in the GI zone.
5. Coverage may be increased to 40 percent for wholesale, moving van/storage and warehouse operations, 50 percent for petroleum products distribution and storage and school bus maintenance facilities, and 65 percent for mini-warehouse.
6. Height may be increased to 50 feet for food processing plants, wholesale operations, warehousing operations, and freight distribution centers.
7. For automobile service stations, the cross-section areas of service station canopy supports where they meet the ground shall be measured as coverage for the purposes of determining maximum lot coverage, and also shall be used for measurement of setback requirements.
8. Height may be increased to 80 feet for feed and fertilizer operations abutting railroad corridors for silos and grain elevator structures only.
9. Height may be increased to 55 feet for hotels/motels.
- 10. General commercial mixed use projects overlay zone shall comply with the specific standards of Chapter 17.65 SMC, Additional Standards –Downtown Mixed-Use Zoning Standards**
- 11. Where residential uses are allowed, density shall be determined by the development standards required for the specific property, including, but not limited to: height, parking, landscaping, lot coverage, recreational and open space, and stormwater.**
- 12. Maximum of four stories. The building shall have pitched roof or parapet roof design and comply with the architectural elements of Chapter 17.112 SMC, Architectural Design Standards.**

i New Section for the bulk and dimensional Standards for the Public Facility zone.

17.60.0450 Public Facility Development Standards

Development standards for the Public Facilities zone.

	<u>PF</u>
<u>Minimum Lot Area (Square Footage):</u>	<u>5,000</u>
<u>Minimum Lot Width:</u>	<u>50'</u>
<u>Front Setback:</u>	<u>25'</u>

<u>Side Setback:</u>	<u>25'</u>
<u>Rear Setback:</u>	<u>25'</u>
<u>Maximum Height:</u>	<u>40'</u>
<u>Building Coverage:</u>	<u>60%</u>
<u>Density:</u>	<u>N/A</u>

Exhibit F

Additional Standards for MB-II (MainStreet Business II) Zoning Districts

Chapter 17.65

Additional Standards – ~~MB-II (Main Street Business II)~~ **Downtown Mixed-Use** Zoning Standards

Chapter 17.65 shall be readopted in its entirety with the following changes:

- Wherever the term “MainStreet Business -II” is used, it shall be replaced with “Downtown Mixed-Use”.
- Wherever the term “MB-II” is used, it shall be replaced with “DMU”.

i Moved the definitions from the Mixed-Use Overlay Chapter (SMC 17.79.030) to the renamed Downtown Mixed-Use zoning standards.

17.65.025 Definitions

- 1. For the purposes of this section, “vertical mixed use” shall be defined as a single structure supporting commercial (retail, office, service) use on the ground floor, with or without enclosed garage space on the ground floor, and with one or more stories of residential use above.**
- 2. For the purposes of this section, “horizontal mixed use” shall be defined as a single structure supporting residential (apartments, condominiums, townhouses) use on the ground floor, with or without enclosed garage space on the ground floor, and with two or more stories of residential use. The residential building must be located behind an existing commercial use and have no frontage along a public street.**

i Moved the permitted uses and standards from the Mixed-Use Overlay Chapter (SMC 17.79.050) to the renamed Downtown Mixed-Use zoning standards.

17.65.035 Mixed-Use ~~Developments~~ Buildings in the DMU Zone:

When mixed use buildings or projects are proposed in the Downtown Mixed-Use District, the following standards are required:

1. A minimum of two uses are required for a vertical mixed use building that has frontage along a public street.
 - (i) Retail Trade, Professional or Personal Service. Mixed use buildings shall provide commercial and/or office uses on ground floors with a minimum of 30 feet of depth, except that “drive through” windows and establishments are not permitted. Limited office and restaurant uses may be located on a portion of second story space. ~~Any commercial use utilizing or producing hazardous, odorous or airborne substances shall meet all requirements of the building code in effect at the time of permit application in order to contain, reduce, and mitigate impacts.~~
 - (ii) **Residential uses must be located above or behind the commercial use. If the property is large enough, standalone residential units may be allowed per the underlying zoning if located behind commercial or mixed-use buildings.**
 - (iii) Enclosed garage space may be located in a portion not to exceed 50 percent of the ground floor space, or may be located underground.
 - (iv) For vertical mixed use buildings with two uses, a minimum of 60 percent of the gross floor area of the first floor shall include uses allowed in ~~the following categories in SMC 17.30.070, for the general commercial zone: cultural/entertainment, hotel, office, personal services, retail trade establishments, or retail prepared food/beverage establishments. In addition, “dog grooming” and “veterinarian/hospital or clinic” uses qualify to meet the minimum 60 percent of gross floor area standard.~~ The 60 percent commercial use requirement in subsection ~~(4)(b)~~ of this section may be reduced to 30 percent of gross floor area when a minimum of 50 percent of the parking required for the residential uses in a mixed use structure is provided on the ground floor, or underground.
 - (v) Accessory functions of residential uses such as lobbies, entrances, exercise, storage, and meeting rooms, provided for the use of residents, may be located on the ground floor.
 - (vi) Parking lots and parking garages are allowed. Enclosed garage space may be located in a portion of the ground and second floor space or underground. The community development director may approve limited garage space on other stories.
 - (vii) “Drive-through” windows and establishments are not permitted on 271st Street from 88th Avenue to 84th Avenue or on 270th Street from 98th Avenue to 102nd Drive.
 - (viii) Dry cleaners are limited to drop-off facilities only.
 - (ix) ~~Office and restaurant uses on the second floor require an administrative conditional use permit except that accessory offices, and home offices meeting the standards in SMC 17.95.380, Supplemental standards for home occupations, are exempt from this conditional use permit requirement.~~
 - (x) Any commercial use utilizing or producing hazardous, odorous or airborne substances shall contain, reduce, and mitigate impacts and may be subject to additional conditions as determined by the community development director.
 - (xi) ~~Commercial and/or office uses on ground floors shall have a minimum of 30 feet of depth.~~

17.65.037 Stand Along Residential Buildings in the DMU Zone:

A ~~horizontal mixed use~~ residential-only building may be allowed **in the Downtown Mixed-Use zone** if the building(s) **are not located on 271st Street, 88th Avenue, 92nd Avenue, 270th Street, or 102nd Avenue,** ~~has private street frontage~~ or if the property is situated where a commercial use is not visible from an arterial public street or would not be viable based on the location ~~and must be located behind an existing commercial use.~~

~~Residential dwelling units are only allowed on the ground floor if the property only has access to private streets and if the commercial element of the mixed use building would not be visible or viable from the property location and be situated behind an existing commercial use.~~

Exhibit G

Repeal of Stanwood Municipal Code Chapters

The following chapters shall be repealed in their entirety.

Stanwood Municipal Code, Chapter 17.71, Adult Entertainment Overlay

Stanwood Municipal Code, Chapter 17.73, Historic Downtown Overlay

Stanwood Municipal Code, Chapter 17.74, Master Plan Overlay

Stanwood Municipal Code, Chapter 17.77, Transit Overlay

Stanwood Municipal Code, Chapter 17.78, Mineral Resource Lands Special District

Stanwood Municipal Code, Chapter 17.79, Mixed Use Overlay

Exhibit H

Chapter 17.105.110

Off-Street Parking Requirements in the MB Zoning District

17.105.110 Off-Street Parking Requirements in **MB DMU** Zoning Districts

(1) *Number of Spaces.* To promote a more compact, pedestrian-friendly downtown center in Stanwood, retail trade, personal and business service establishments and offices, night clubs, and health club uses (as contained in the Table of Off-Street Parking Requirements contained in SMC [17.105.140](#)) are exempt from the requirements for off-street parking, provided the property is in the historic overlay **east and west end areas as shown in Figure X below** and the use is a permitted use.



(2) *Location and Orientation of Parking.*

(a) ~~In the MB-I zone,~~ **No** off-street parking stalls are permitted between the building and the street-front sidewalk (parking shall be provided in the rear of buildings and on-street).

(b) ~~Parking stalls in the east end MB-I zone that are on-street shall be diagonal in fashion.~~

(b) ~~In the MB-II zone,~~ **Parallel** or diagonal on-street parking stalls are required along a minimum of 50 percent of the street frontage. Where there is more than one frontage road, on-street parking stalls shall be required along at least one front. One row of parking and one drive aisle may be permitted along frontage roads between the building and the road based on an approved traffic analysis and with a maximum allowed width for parking and drive aisle of 42

feet; provided, that both frontages are public rights-of-way. If the 10-foot maximum setback is utilized on at least one frontage road, a maximum 60-foot side parking area may be allowed along the building edge to provide for a drive aisle and two rows of parking based on an approved traffic analysis. One such maximum 60-foot side parking area is allowed per building. Side parking for two buildings may abut one another to enable shared parking. Frontage along SR 532 shall not be considered a front for parking requirement purposes within the WSDOT designated controlled access area. All other surface parking shall be provided in the rear of the buildings and may gain access from alleys (preferred) or drive aisles as allowed in SMC [17.65.060\(6\)](#).

(c) Any newly created on-street parking stalls may be counted toward minimum parking requirements ~~in the MB-II zone.~~

(3) When an existing building ~~in the MB-I or MB-II district~~ is being reused and the existing lot is not large enough to provide needed on-site parking, the planning director may consider allowing parking to be accommodated in an existing city parking lot within 500 feet of the development, subject to availability of parking stalls, as determined by the community development director, or exempt the applicant from the requirement to provide additional parking due to a use change.

(4) The planning director may exempt existing buildings listed on the local, state or federal Register of Historic Places from required parking for a one-time floor area expansion provided (a) the floor area expansion is limited to an area equal to 25 percent of the area of the existing building and (b) existing conforming parking on site shall not be displaced except as otherwise may be allowed.

(5) To efficiently utilize parking resources, joint use parking for adjacent land uses may be allowed when sufficiently analyzed and deemed appropriate by the planning director. The planning director may authorize two or more uses to share parking if the total number of parking spaces provided is equal to the lowest number of required spaces for each use. To insure that a parking area is shared, each property owner must sign a statement in a form acceptable to the city attorney, stating that his/her property is used for parking by the other property. The applicant must file this statement with the Snohomish County assessor's office to run with the properties. Shared parking may include use of off-site parking in a city lot or parking structure.

(6) The planning director may administratively reduce parking up to an additional 50 percent for projects that, either through adoption of a program or actual parking characteristics of the use, will result in less auto dependence. Such programs or special uses may include implementation of enhanced bike storage facilities, installation of transit shelters, and senior and affordable housing. The burden of proof of how a program or use characteristics will decrease parking demand shall be on the developer.

Exhibit I

Overall Changes

For consistency with the 2024 – 2044 Comprehensive Plan and zoning amendments, the following existing terms in the Stanwood Municipal Code shall be replaced with the new terms / terminology as provided in the chart below.

Existing Terminology	New Terminology
MB – I (Main Street Business – I)	DMU (Downtown Mixed Use)
MB – II (Main Street Business – II)	DMU (Downtown Mixed Use)
LI (Light Industrial)	PI (Planned Industrial)
Overlay Zones:	
Adult Entertainment Overlay	Delete Reference
Historic Downtown Overlay	Delete Reference
Master Plan Overlay	Delete Reference
Transit Overlay	Delete Reference
Mineral Resource Lands Special District	Delete Reference
Mixed Use Overlay	Delete Reference
Adult Entertainment Overlay	Delete Reference

Exhibit J

Planning Commission Findings of Fact and Conclusions