



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, September 5, 2024, at 5:00 PM

1. Draft Ordinances for 2024 Comprehensive Plan and Associated Zoning Amendments



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

DATE: September 5, 2024

SUBJECT: September CDC Agenda Topics

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

Draft Ordinances for 2024 Comprehensive Plan and Associated Zoning Amendments

The Planning Commission held a public hearing on the 2024-2044 Comprehensive Plan and the associated code amendments on May 8, June 10, and July 8, 2024. At their July meeting they formally recommended approval of the Comprehensive Plan and the associated ordinances to the Council. Their recommendation included the following 5 changes:

1. Provide better description, vision and policy direction on the uptown small scale commercial code amendment. Create a vision of what the city would like to see in these zones. Examples could include an insurance or therapist office inside a home.
2. Add language that Stanwood will support future legislation concerning Electric Vehicles and charging stations.
3. Add details of how public/private partnerships can address supporting community members such as seniors and low-income residents.
4. Allow mini-storage facilities in the General Industrial (GI) zone with a Conditional Use Permit (CUP).
5. Add links throughout the electronic version of the Comprehensive Plan to lead people to specific municipal code sections for further reading.

Other comments included that they liked the indigenous terms with translations throughout the Comprehensive Plan and that the Scandinavian theme does not have to be the dominant theme in the downtown areas. Stanwood had settlers from multiple countries and cultures.

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.

Changes since July 2 CDC meeting:

- Minor reformatting throughout the document
- Updated data throughout the introduction, land use element, and housing element to reflect accurate zoning and development conditions
- Updated Transportation Element maps to reflect new pedestrian-oriented projects
- Land Use Element Change Highlights
 - Added additional sidebars to explain comprehensive goals and policies and buildable lands report
 - Updated Future Land Use Map (FLUM) and Zoning Map including formatting and color schemes
 - Added text discussing mixed use development and the Traditional Neighborhood zone
 - Reformatted historic preservation spread including adding more information and photos
 - Reformatted land use inventory spread including additional graphics and visuals
 - Updated Land Capacity Status Map and added sidebar to explain land capacity status
 - Updated capacity totals and growth rates to reflect proposed zoning and added statement for emergency housing capacity
- Housing Element Change Highlights
 - Major reformat of the housing need/affordability, and housing by income band capacity analysis spreads
 - Added new text explaining the tables better
 - Reformatted tables to improve readability
 - Added emergency housing capacity analysis
- Policy Changes
 - LUP 3.1 revised to “New development **and growth should be** ~~may only occur within the UGA or along existing major transportation routes outside the floodplain in an effort to concentrated~~ **new growth** in underutilized lands.”
 - LUP 3.5 revised to “**Support the protection of valuable** ~~Protect existing agricultural and forest lands within unincorporated Stanwood~~ **Snohomish County** ~~by locating urban development within the City~~ **partnering and participating in conservation futures programs, applying for federal conservation grants, collaborating with local land trusts** and limiting expansions of the Urban Growth Area boundaries in accordance with the right to farm act **to maintain the areas rural character**.”
 - Added 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.**
 - Added New **LUP 4.8: Reduce disparities in access to opportunities for all residents through inclusive community planning.**
 - Added New **LUP 9.8 Consider an amendment to the Municipal Code allowing small scale independently owned commercial uses along arterials in the uptown residential area to support neighborhood livability and support pedestrian-**

oriented needs such as commercial day cares, coffee shops, and personal services. Uses and buildings should be compatible with the associated neighborhood scale by considering parking, landscaping, building height, design, pedestrian access, and the appropriate permitting process. Strip malls, commercial chain businesses, or franchises do not meet the intent of this policy.

- Added New **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.**
- Revised LUP 18.1: The City shall adopt a wildland – urban interface code in compliance with state building code regulations **and RCW 36.70.a.070 to reduce wildfire risks.**
- Revised HG 2 **Update the Stanwood Municipal Code to** allow for **the** development of a range of housing types to ensure a diverse variety of living accommodations for those desiring to live in Stanwood.
- Revised HP 2.4 Encourage moderate-density development such as townhomes, duplexes, triplexes, fourplexes, **permanent supportive housing, apartments, condominiums**, 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.
- Added New HP 2.6: **Encourage and support the development of a variety of housing types that effectively uses the City's remining land supply to meet housing needs, including accessory dwelling units, cottages, manufactured homes and similar infill housing types.**
- Added New **HG #X: Using the Housing Action Plan as guidance, respond to community growth needs by providing a variety of housing opportunities for homeowners and renters that are affordable to everyone now and into the future.**
 - Added New **HPX.1: Analyze and implement the strategies contained in the Housing Action Plan when updating land use policies or updating the municipal code.**
- Added new **HG #X: Consider risks and the likelihood of displacement risks given current and expected market conditions and neighborhood characteristics when drafting land use regulations.**
 - Added New **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.**

- Added New **HP X.2: Consider equitable development initiatives, inclusionary zoning, and other strategies to counter potential displacement impacts when amending the zoning code.**
- New **EDP 3.13 Consider subsidizing permit and utility fees as an effective strategy to attract healthcare providers and community support services that help seniors age in place. This approach not only lowers the financial barriers for businesses looking to establish or expand their operations but also promotes a more business-friendly environment conducive to meeting the needs of older adults.**
- Revised TP 6.1 Reduce greenhouse gas emissions and pollutants from transportation activities through the electrification of the transportation system, use of cleaner fuels and vehicles, and ~~developing of~~ **installing the** infrastructure needed to support clean fuel vehicles such as electric vehicle chargers.
- Revised TP 10.7: Prioritize funding transportation safety improvement projects, **including sidewalk gaps to promote pedestrian access,** during the annual adoption process of the Transportation Improvement Plan (TIP) and city budget.

Stanwood Municipal Code Amendments:

The Growth Management Act requires that the Comprehensive Plan and the Zoning Code be consistent. The draft ordinance was reviewed by the CDC on July 2, 2024. The following summarizes the proposed amendments and changes made since the July meeting.

Exhibit A:

Amends 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.

Changes since July 2 CDC meeting:

- Format has been changed to match the municipal code style guide.

Exhibit B:

Amends 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 and merged with General Commercial zone, renamed the Light Industrial zoning district to Planned Industrial and added additional uses; and added the Public Facilities zoning district.

Changes since July 2 CDC meeting:

- Commercial Permitted Use Matrix
 - Deleted reference to overlay zones;
 - Corrected citation references in the footnote section;

- Amended matrix and footnote 12 to allow limited light manufacturing in the TN – Mixed Use designation to allow startup/incubator businesses in the urban growth area; maximum of 30% of the gross acreage (property owner request);
 - Added new footnote 39 addressing requiring mixed-use buildings along the major streets in the downtown area; and
 - Footnote 40 reference the marijuana standards.
 - Added emergency housing, as mandated by state law (RCW 35.21.683), as a conditional use permit in the Downtown Mixed Use and General Commercial zones. This form of housing is similar to transitional housing but limited to a 60-day length of stay and has tax exemption incentives for nonprofit entities. Cities are mandated to allow emergency housing in the same zone that hotels are allowed.
- **Industrial Permitted Use Matrix**
 - Changed Freezer Plant/Cold Storage/Food Mill to a conditional use permit;
 - Added additional personal service, health care, and restaurant uses in the Planned Industrial zone;
 - Deleted park and ride facilities as they were only allowed in the transit overlay area which has been deleted;
 - Allows limited residential uses in Planned Industrial Parks as part of a mixed-use development (property owner request);
 - Kept mini-storage facilities as an allowed use in the General Industrial zone, but made them subject to a conditional use permit (planning commission recommendation);
 - Correct citation references in the footnote section;
 - Changed footnote 5 by deleting references to the transit overly which is being deleted and added the option to allow mixed-use developments as part of a Planned Industrial Park; and
 - Added a graphic showing the location of allowed adult entertainment uses.
 - Added emergency housing, as mandated by state law (RCW 35.21.683), as a conditional use permit in the Planned Industrial. This form of housing is similar to transitional housing but limited to a 60-day length of stay and has tax exemption incentives for nonprofit entities. Cities are mandated to allow emergency housing in the same zone that hotels are allowed.

Exhibit C:

Amends Chapter 17.47, Traditional Neighborhood Zoning District to distinguish between residential and mixed-used projects and their development standards.

Changes since July 2 CDC meeting:

- Clarified TN uses and locations: residential in the uptown area and mixed-use along SR 532 and the urban growth area;
- Clarified the types of uses allowed in TN Residential and TN Mixed-Use:

TN Residential	TN Mixed-Use
▪ 3 types of housing units / development; and ▪ Minimum amount of Single Family Residential reduced from 65% to 50%	▪ Commercial uses are not required; however 3 housing types must be provided; ▪ If commercial uses are proposed, the commercial space must equal a minimum of 3% of the gross land area;

	▪ Projects that include 10% or less of commercial space must provide 3 housing unit types; ▪ If more than 10% of commercial space is proposed, only 2 housing unit types are required; and ▪ A maximum of 50% of the site can be dedicated to commercial uses.
--	--

- Added new design requirements:
 - Mixed use is encouraged along SR 532 and 64th Avenue;
 - Mixed use and multifamily buildings cannot exceed 4 stories;
 - All projects are subject to the architectural design standards in SMC 17.112 and the open space standards in SMC 17.147;
 - TN properties in the urban growth area are required to prepare an annexation agreement prior to final annexation approval.

Exhibit D:

Readopts Chapter 17.50 to replace references to the Light Industrial with Planned Industrial.

No changes since July 2 CDC meeting.

Exhibit E:

Readopts Chapter 17.65, Zoning Standards Table, to replace and merge the MB I and II districts with the Downtown Mixed-Use District and deleted the mixed-use overlay and readopts the LI standards as the new PI standards.

Changes since July 2 CDC meeting:

- Five footnote changes were added:
 - Applies the DMU design standards to the GC mixed-use projects;
 - Density in the GC zone is determined by lot constraints such as lot size, building height, parking, landscaping, etc.;
 - Mixed use buildings in the GC zones shall be a maximum of 4 stories;
 - Allows a small amount (35% of the gross floor area) of mixed-use buildings in a Planned Industrial Park; and
 - The based height in the GC zone is 35 feet; an additional 10 feet, for a total of 45 feet, is allowed if the additional height is stepped back 10 feet from the façade of the building facing the street.

Exhibit F:

Readopt the MBII design standards for the new DMU zone and requires residential uses to be built behind or above commercial spaces.

Changes since July 2 CDC meeting:

- Includes a provision for an applicant to apply for an exception to the commercial use requirement if not economically viable. A market analysis is required to obtain the exception.

Exhibit G:

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.

No changes since July 2 CDC meeting.

Exhibit H:

Amends 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.

No changes since July 2 CDC meeting.

Exhibit I

Includes 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.

No changes since July 2 CDC meeting.

This Page Intentionally Left Blank

Exhibit A

2024-2044 Comprehensive Plan

Version 3

To Be Handed Out At The Meeting

This Page Intentionally Left Blank

CITY OF STANWOOD

WASHINGTON

ORDINANCE NO. 1538

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, June 10 and July 8, 2024, was closed after hearing comments from the public. The Planning Commission deliberated and then made their Findings and Recommendations to approve of the proposed Plan 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 12, September 26, and October 10, 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) GC (general commercial) zoning district;~~
- ~~(11) GC-MXO (general commercial with mixed use overlay) zoning district;~~
- ~~(12) LI (light industrial) zoning district~~ **PI (Planned Industrial) zoning district;**
- ~~(13) 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.

- (1) Single Family Residential 12.4 Zone. This designation shall provide for primarily for single-family residential and accessory dwelling units at a density of 3.5 units per acre.
- (2) Single Family Residential 9.6 Zone. This zoning district is intended to provide opportunities for moderate density residential development with larger lot sizes, and provide standards that encourage reasonable integration of new and existing residential areas, active and passive recreational facilities and activities that support these residential communities. The zone also supports public/quasi-public facilities such as secondary schools, community centers and parks that draw from and support the regional community. This zone implements the residential medium density land use designation in the Comprehensive Plan. This designation shall provide for primarily for single-family residential, townhouses, duplexes, triplexes and accessory dwelling units at a density of 4.5 units per acre.
- (3) Single Family Residential 7.0 Zone. This zoning district is intended to accommodate medium density residential development as infill on smaller lots than in moderate density designations but platted at a standard that is consistent with the density of the existing residential area, and to provide standards and uses to encourage reinvestment in and maintenance of existing properties, and provide supportive active and passive recreational facilities. The zone also allows public/quasi-public uses such as elementary schools, community centers, parks and community-based recreation facilities that support those uses and serve more than one residential area. This zone implements the residential medium density land use designation in the Comprehensive Plan and provides for primarily for single-family residential, townhouses, duplexes, triplexes, quadplexes and accessory dwelling units at a density of 6-7 units per acre.
- (4) Single Family Residential 5.0 Zone. This zoning district is intended to provide standards to maintain the smaller lot plat pattern of the pre-1940 subdivisions that predominate the areas in this designation; promote infill, redevelopment and maintenance of property consistent with the historic smaller lot pattern and older housing stock; provide infill housing at higher density on larger parcels, encourage active and passive recreational facilities such as community centers, parks and community-based recreation that support the neighborhood; and allow for public and quasi-public uses that are part of these areas due to this historic settlement pattern, such as elementary schools that may serve more than one neighborhood. This zone implements the residential medium density land use designation in the Comprehensive Plan and provides for primarily for single-family residential, townhouses, duplexes, triplexes, quadplexes and accessory dwelling units at a density of 9-10 units per acre.
- (5) MR (Multi-Family Residential) Zone. 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.

- (6) NB (Neighborhood Business) zone. This designation shall comprise retail and service businesses which serve the limited convenience shopping and personal service needs of the immediate surrounding neighborhood.
- (7) TN (Traditional Neighborhood) Zone. 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.
- (8) DMU (Downtown Mixed-Use) Zone. 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.
- (9) GC (General Commercial) Zone. 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.
- (10) PI (Planned Industrial) Zone. 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.

- (11) GI (General Industrial) Zone. 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.
- (12) POS (Parks and Open Space) Zone. The parks and open space zoning designation is applied to lands which are to be maintained as park space or natural open spaces in perpetuity by the city. Many of these lands have underlying contractual agreements with either the Washington State Recreation and Conservation Office, conservation futures easements, or critical area easements. The POS designation should be applied to public park properties identified in the city's parks, recreation and open space plan.
- (13) PF (Public Facilities) Zone. This designation is applied to lands that are used as public lands and facilities, including utilities, schools, railroad, and the wastewater treatment plant.

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	<u>P(12)</u>					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> (39)		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> (39)		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> (39)		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
<u>Emergency Housing</u>	<u>P-1</u>				<u>C (7)</u>		<u>C (7)</u>		<u>A facility whose primary purpose is to provide temporary shelter and supportive services to those experiencing homelessness for no more than sixty days.</u>
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

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 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
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 (38)</u> <u>(39)</u>		<u>P(21)</u> <u>(38)</u> <u>(39)</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 (39)</u>		P (8) <u>(39)</u>	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 fee	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	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.

Land Use	Permit Type	TN	MB-I	MB-II	DMU	NB	GC	GC / MF MXO-(3)	Abbreviated Definition (Chapter 17.20 Contains Full Definition)
(Non-Strip Mall Design)									
Retail – Strip Mall or Big Box greater than 10,000 square feet	P-III			G			C-P	G	Large scale retail uses such as supermarkets, construction supply stores, furniture stores, and more.
Agricultural Produce Stand	P-I	P		P	P	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	P	P	P	P	P	P	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)	AC (23)	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		G		C(40)				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			P	P			P	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		P	P	P		P	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	P (24)	P (24)	P	P	P	P	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	P (24)	P (24) (26)	P (25) (26)	P (24) (25) (26)	P (25) (26)	P (25) (26)		Restaurants specializing in coffee, tea, and other assorted beverage products, accessory baked goods and concessions.

Land Use	Permit Type	TN	MB-I	MB-II	DMU	NB	GC	GC / MF MXO-(3)	Abbreviated Definition (Chapter 17.20 Contains Full Definition)
Restaurant	P-I	P (24) (26)	P (24) (26)	P (25)	<u>P</u> (24) <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.
Tavern	P-I		P (24)	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>	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	<u>P</u> <u>(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)		<u>P</u> <u>(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)	<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)	<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)	<u>P</u>	<u>P</u>	<u>P</u>	P	P		A facility that provides transmission and distribution of electric power
Electrical Transmission Lines	P-II		<u>P</u>	<u>P</u>	<u>P</u>		P		Lines which connect the power produced at generating facilities to substations
Recycle Collection Stand	P-II		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)		<u>P</u>	<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

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 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	P	P	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

Land Use	Permit Type	TN	MB-I	MB-II	DMU	NB	GC	GC / MF MXO (3)	Abbreviated Definition (Chapter 17.20 Contains Full Definition)
									occupants to enter into a lease or an occupancy agreement.
Temporary Uses	P-I	P	P	P	<u>P</u>	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~~ **8.70**.

(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 **Title 8, Animals** [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** [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 **east of 72nd Avenue**, light manufacturing is limited to assembly and fabrication of products such as medical equipment, optics, electrical and electronic goods. **In the TN – Mixed Use designation light manufacturing uses are limited to 30% of the site and shall consist of incubator businesses wholly contained within the building; no outdoor storage.**

(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 **depicted in SMC 17.05.110**, 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	L -P-I	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>C</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(5)</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	<u>P</u>	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	L - <u>P</u>	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
<u>Emergency Housing</u>	<u>P-I</u>	<u>C(8)</u>		<u>A facility whose primary purpose is to provide temporary shelter and supportive services to those experiencing homelessness for no more than sixty days.</u>
Mixed Use	P-II	<u>P(5)</u>	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 feet		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.

Land Use	Permit Type	LI-PI	GI	Abbreviated Definition (Chapter 17.20 Contains Full Definition)
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 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-C	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.

Land Use	Permit Type	LI-PI	GI	Abbreviated Definition (Chapter 17.20 Contains Full Definition)
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.
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				

Land Use	Permit Type	L-I PI	GI	Abbreviated Definition (Chapter 17.20 Contains Full Definition)
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.
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 **Title 8, Animals** [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** [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~~ **planned industrial** 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.

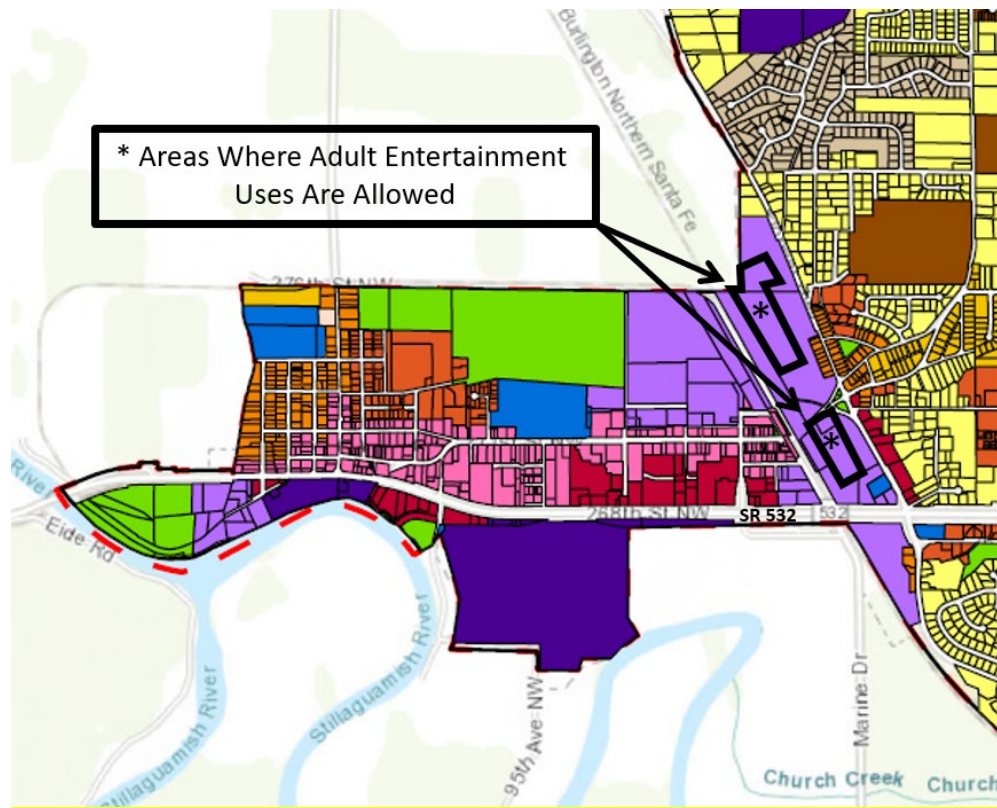
(3) The cross-section areas of service station canopy supports where they meet the ground shall be measured as coverage for the purposes of determining maximum lot coverage and also shall be used for the measurement of setback requirements.

(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](#).~~ **Permitted in conjunction with a planned industrial park development under SMC 17.50.010; no more that 35% of the total industrial park floor area may be devoted to residential uses and all residential uses must be located above commercial or industrial uses. A minimum of 5 acres of land is needed to apply the mixed-use allowances.**

(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 as shown below** 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 **business**.
- (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

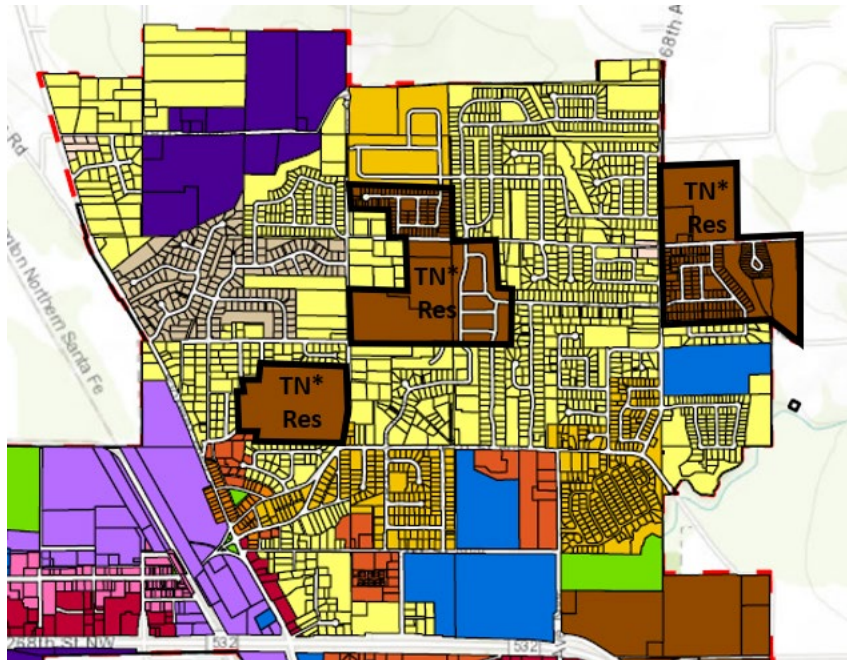
17.47.020 Application procedures for TN subdivisions.

- (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 **plan** ~~development permit~~ **may shall** be required prior to construction.
- (6) Construction **civil** 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.

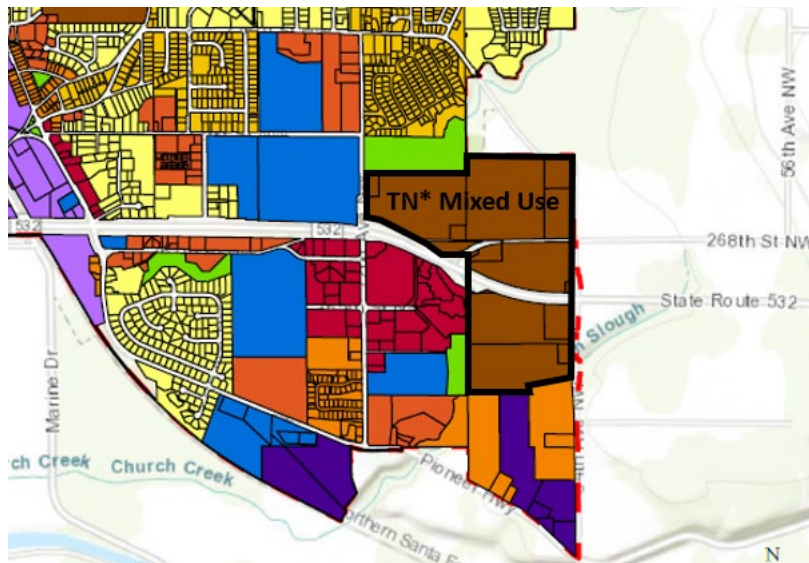
i Text is the same with revisions shown in bold / underline. The section has been reformatted for clarity.

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) **Projects that include zero to ten percent (0-10%) of the gross acreage in commercial uses shall:**
 - (i) **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.**
 - (ii) **If commercial space is provided, a minimum of 3% of the gross acreage shall be required.**
- (b) **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) **A maximum of** ~~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).

(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 D Chapter 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 to create the DMU standards and deleted GC-MXO standard.

17.60.030 Residential / commercial zone development standards.

	TN	MB-I	MB-II	DMU	GC-MXO ¹¹
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	<u>10 du/ac</u>	No maximum ¹²
Duplex				<u>20 du/ac</u>	
Townhouse/ Apartment in Mixed-Use		10 du/ac		<u>20 du/ac¹⁰</u>	
Multifamily		20 du/ac		<u>20 du/ac¹⁰</u>	
Cottage				<u>20 du/ac</u>	
Minimum Residential Density					
Lot Area: Minimum square feet for subdivision.					
Base Standard	None	2,500	5,000	<u>2,500</u>	20,000
Single Family	5,000			<u>2,500</u>	
Duplex	6,000			<u>2,500</u>	
Townhouse:					
End Lot	2,000	2,000	2,000	<u>2,000</u>	
Interior Lot	1,800	1,800	1,800	<u>1,800</u>	
Multifamily	20,000		7,000	<u>7,000</u>	
Minimum Lot Width					
Base Standard	50'	35'	35'	<u>35'</u>	100'
Minimum Lot Depth					
Base Standard	70'	75'	75'	<u>75'</u>	100'
Minimum Front Setback ^{1, 2}					
Based Standard	0	0	0	<u>0</u>	0
Accessory Structure	10'	10'	10'	<u>10'</u>	10'
Attached Dwelling	0	0	0	<u>0</u>	0
Rear Setback ^{1, 2, 4}					
Base Standard	25'	25'	25'	<u>25'</u>	0
Accessory Structure	15'	15'	15'	<u>15'</u>	0
Side Setback ^{1, 2}					
Base Standard	5' ^{6, 7}	0	5'	<u>5'</u>	0
Accessory Structure	5'	0	5'	<u>5'</u>	5'
Maximum Height					
Based Standard	30' ³	35' ³	45' ⁹	<u>45' ³</u>	50' ¹³
Accessory Structure	20'				
Maximum Building coverage ⁸					
Base Standard	60% ⁸	90%	90%	90%	90%

Footnotes:

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 uses in the TN – **Residential designation** zone and to 55 feet for multifamily, townhouse, hotel/motels, and mixed-use **buildings** when in the TN – **Mixed Use designation**. zone is located within 200 feet of SR 532. An additional 10 feet may be allowed for multifamily, townhouse, **mixed-use buildings** and hotel/motels when in the TN- **Mixed Use designation** zone is located within 200 feet of SR 532 if the structure includes a pitched roof **(not a shed roof design)** 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, 14}	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%	10%	10%
Density for Mixed-Use Projects				
<u>Base Standard</u>		<u>No Limit</u> _{11,12}	<u>35%</u> ¹³	

Footnotes:

Development Conditions – Commercial and Industrial 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. 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 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.**
- 13. Density of Mixed-Use projects developed under the Planned Industrial Park standards (SMC 17.50.010) is limited to 35% of the gross floor area. Mezzanines shall not be counted in the gross floor area for the purpose of determining the total number of allowed units.**
- 14. The base height in the General Commercial zone is 35 feet. Mixed use buildings in the General Commercial zone may be increased to 45 feet so long as the additional building height is stepped back 10 feet from the face of the building along the street frontage(s).**

[INSERT GRAPHICS HERE]

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.

	PF ^{1,2}
<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>

Development Conditions:

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.**

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. 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 Alone Residential Buildings in the DMU Zone:

1. ~~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.~~
2. **To determine if a project has commercial viability, the applicant shall submit a written request to the Community Development Director than analyzes:**
 - (a) **existing and projected market conditions that affect supply and demand trends;**
 - (b) **site and location analysis which addresses accessibility, visibility, signage, and site characteristics needed for business success.**

~~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 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