



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, November 7, 2024, at 5:00 PM

1. Brick Road Design Review – Open House Comment Summary
2. Permitted Use and Bulk Standards Matrix Preliminary Discussion
3. Potential Readerboard Sign Project



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

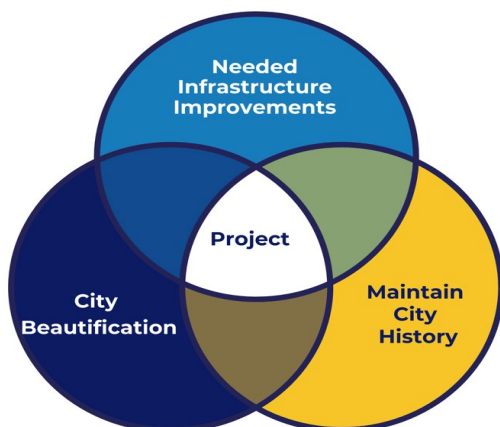
DATE: November 7, 2024
SUBJECT: November CDC Agenda Topics
FROM: Patricia Love, Community Development Director

Brick Road Design Review – Open House Comment Summary

As part of the continuation of the Twin City Mile Revitalization Project, the following “Brick Road” concepts were prepared for 270th Street between Camano Street and 102nd Avenue. These concepts were based on the original inspirational drawings with some changes to address construction costs.

- Not raising the full length of the road to be level with the sidewalk;
- Reducing the “festival square” at 101st Street to respect property boundaries;
- Mixing stamped concrete with asphalt paved overlay;
- Keeping the existing brick in front of the arts center building (old furniture store); and
- Optional mini traffic circle at Camano Street.

Two open houses were held in October and posted on social media. In general, the majority of the comments were supportive with the qualifier that the City needs to keep as much of the original brick as possible. In response, staff met with the consultants on October 23 to discuss options to reconfigure the design concepts.



Three core design themes were identified: 1) needed Brick Road infrastructure improvements due to current road conditions, 2) continuation of city beautification goals, and 3) maintaining the city history by keeping the brick. This project needs to be designed at the intersection of these important priorities. The final project will most likely be a hybrid of “do nothing” approach and the full design presented at the open houses.

The controlling issue on how the final project is designed may be dependent on soils. Downtown Stanwood is located in the floodplain which means a high-water table and sandy soils. The designs presented at the open houses were based on building up the road on top of

the existing infrastructure resulting in minimal need to disturb the ground. A geotechnical engineer will be added to the project team to assist in the design process.

Stanwood – Downtown Brick Road (270th Street NW)



The following ideas are being evaluated and will be presented to the Committee in January with sketches and a high-level project pro/con analysis.

Redesign Idea	Staff Comment
Continue with the full design presented at the open houses.	Not the preferred alternative based on public comments.
Repair the existing road by removing the existing brick and replacing it entirely with stamped brick concrete to match as close as possible to the existing brick.	Most expensive option as it requires full street reconstruction and installation of extensive sub-base materials due to poor underlying soils (this will help with maintaining road stability).
Preserve and identify portions of the brick that can be saved and patch the remaining street improvements.	Continues the patched road appearance.
Leave the existing brick in place and widen the sidewalk on the south side of the road, which will replace the majority of the failing roadway that is within the concrete patch sections. Repair / replace the small remainder of the failing concrete patches.	Leaves the existing brick in place and widens sidewalk on south side of road connecting to the Arts Center.
Leave as is and replace / repair the sidewalks and access ramps.	No roadwork; sidewalk repair and replacement only.
Other Committee Ideas	Identify any other ideas / concepts to bring back in January.

Below is a summary of the public comments from the open house, Council Committees, and social media.

Brick Road Design Comment Summary

Community Development Committee, October 3, 2024

- Would like to keep more of the existing brick than shown in the plans; possibly keep a strip of bricks down the center of the road; see Fairhaven roads in Bellingham as an example;
- Need better explanation as to why the existing bricks can't be saved and impacts on disturbing the underlying soils; need information on an engineering solution to keep the existing bricks;
- Too much asphalt; takes away from brick design and remnant heritage of the West End;
- Diagrams need dimensions; difficult to tell the width of the streets;
- Prefer the traffic circle but would like to see a 3-D graphic of the intersection; would like the tree to be permanent or have something decorative in the center; needs more greenery (traffic circles in uptown are ugly);
- Would like to readdress how to add stringed lighting over 102nd Avenue intersection;
- Add bollards around the corners of 102nd Avenue intersection by Wit's End Books;
- Needs pedestrian markings in front of Camano Plaza: stamped concrete, brick pavers, or stripping;
- Like the twinkle lights in the street trees;
- Concerns with 92nd Avenue intersection: stamped concrete color is too pink, fading too fast, weeds growing in the tree grates and between the brick pavers; needs maintenance;
- Would like additional information on the replacement lifespan on the stamped concrete and how do we replace in the future; and
- Bring summary of public comments back to the CDC before presenting to full Council.

Public Works Committee, October 7, 2024

- Keep existing brick.
- No clear preference on Camano intersection options.
- Perhaps try to fix some of the worst bumps.
- Would like to hear opinions from the Historical Society.
- Perhaps an arts piece when tree not out.
- Some permanent vegetation in the circle.

Councilmember Darren Robb (PWC Member), October 7, 2024

- I like the pavers, trees and bollards, and incorporating the Christmas tree into the design, but there is way too much asphalt.
- I don't want to tear out any existing brick. I would much rather consider replacing the bad asphalt patchwork with real brick to match.
- Replacing brick with stamped concrete is step back. I like stamped concrete in the Twin City Mile as a reasonable way of continuing the old brick theme, not as a replacement for existing brick.

- A complaint with the old brick road is it's uneven and bumpy. Without a major (i.e., expensive) road base improvement we will eventually have the same issue with asphalt - except we will have regrettably torn out an interesting and historic element of that part of town.
- I prefer the street triangle to the mini traffic circle.

Social Media Summary – October 16, 2024

Over 92 comments were summarized using Chat GPT (artificial intelligence)

1. Preservation of the Brick Road

- Strong emphasis on keeping the existing brick road.
- Many residents feel the bricks are a charming, historical aspect of Stanwood.
- Calls to maintain and repair the brick road instead of replacing it.

2. Concerns About Spending and Priorities

- Residents express frustration over perceived misallocation of funds on beautification projects rather than essential services.
- Suggestions that money could be better spent on community needs, such as traffic safety and infrastructure improvements.
- Repeated calls for prioritizing projects that residents feel are more beneficial, such as traffic control near schools and parks.

3. Traffic and Safety Issues

- High concern for traffic safety, especially around schools and busy intersections.
- Requests for better traffic management solutions, such as overpasses or sky bridges to ensure safe crossings for children and pedestrians.

4. Community Engagement and Input

- Residents appreciate that the city is seeking public input but are disappointed by the focus on projects that many do not want.
- Some residents express a feeling of disconnect between city priorities and community needs, emphasizing the need for more direct involvement in decision-making.

5. Suggestions for Alternative Projects

- Ideas for improving local parks and playgrounds, indicating that these areas require attention.
- Requests for revitalization efforts in specific areas, like Viking Village, to enhance community appeal.

6. Mixed Feelings About Change

- While many residents want to preserve the brick road, there are some who see the need for updates, particularly concerning usability and safety.
- A general sentiment against altering beloved local features, paired with a desire for modern amenities that enhance safety and accessibility.

Business Open House Summary – October 16, 2024

Comments were summarized using Chat GBT – artificial intelligence.

1. Preservation of the Brick Road

- Many comments stress the importance of keeping as much brick as possible, noting that once it's gone, it cannot be replaced. Some express a strong emotional connection to the brick road, calling it a landmark and a defining feature of the area.
- There is a fear that removing the brick would diminish the historical value and uniqueness of the Brick Road. Some suggest that any necessary repairs should prioritize restoring the brick.

2. Traffic and Access

- The need for better traffic management is highlighted. Some like the idea of bollards for pedestrian safety and slowing traffic down at the triangle.
- There is some support for the traffic circle, but others expressed dislike for it. There is a preference for the “T” intersection over a traffic circle for pedestrian access and safety.
 - Access to Nichols Building on 270th needs to be considered. The “T” option is better for access to this business.
- Some comments recognize the need for functionality, indicating balance between preserving the past and accommodating present-day requirements - “Many cars avoid driving on the Brick Road.”
- There are calls to consider closing the road to create a pedestrian-only space, with a strong preference for retaining the historical character of the area.

3. Community and Business Impact

- Comments mention that November and December are peak months for local businesses, urging that construction should not take place during these months. January is suggested as a better time for any construction. August is the best time in the summer if construction was to happen then. (Vida Verde Comments)
- The existing brick road is noted as a tripping hazard during festivals, which could affect community events and necessitate increased police presence.

Community Open House Summary – October 17, 2024

Comments were summarized using Chat GBT – artificial intelligence.

1. Aesthetic and Historical Preservation

- While community members support revitalizing the west-end of downtown Stanwood, there is a clear consensus on the importance of maintaining the historical character of the area. Many

respondents advocate for preserving existing brick roads, citing their aesthetic appeal and historical significance.

- Suggestions include repurposing bricks for community use and ensuring that any removal of brick is minimized.
Recommendations also include making the area into a historic arts district to enhance the local economy and revitalize the area. Fairhaven has been noted as a successful arts district to reference.
- There are also calls to add additional lighting and wayfinding signage to the area, along with arches or pergolas near the 102nd Ave Intersection to draw people in.
 - Mike Kmet, has expressed interest in having lights strung from his building to support a vibrant, well-lit downtown.
(Owner of Patinis and Sahara Pizza building).
- Concerns about drainage on the brick road were raised, indicating a need for infrastructure improvements to address these issues.
- The feedback underscores a desire for a well-maintained down. Residents express that neglect can lead to deterioration and diminish the area's charm.

2. Pedestrian Safety and Accessibility

- Comments emphasize the need for more pedestrian spaces and increased pedestrian safety. Proposed solutions include installing raised crosswalks, narrowing pedestrian crossings, expanding the width of sidewalks, and making sure sidewalks are accessible.
- There is some concern that a traffic circle detracts from walkability.
- It is recommended that in-ground lighting be installed at 102nd Ave Crosswalk
- There are mixed reviews about whether the brick slows traffic.

4. Traffic Management

- There are mixed feelings about traffic management solutions. While some support a traffic circle for slowing traffic as well as speeding through downtown, others prefer traditional stop signs.

Written Comments

- The bricks in the west end are the last of its kind in our downtown area. The bricks add charm as well as historical value. Please keep the brick street.
- The brick is a landmark and a destination removing historical features to beautify is a contradiction.
- Stanwood's Historical Brick Road is an important part of who we are.
- Preserve the bricks and create a historic arts district to revitalize the area and promote economic vitality.
- Preserve and celebrate the Brick Road

Survey Comments

1. Preservation of Historical Elements

- A significant majority of the respondents expressed a strong desire to preserve the original brick road. Many see the bricks as a key part of the town's history and identity.
- People are wary of replacing the historic bricks with stamped concrete or other modern materials, which are perceived as detracting from the town's historic charm.

2. Mixed Reactions to Design Concepts

1. Many respondents expressed support for design features that promote pedestrian accessibility, such as expanded pedestrian spaces, curbless streets, and walkability improvements.
2. Some people have concerns about the practicality and effectiveness of traffic solutions like roundabouts, especially in areas where they feel additional traffic controls are needed.

3. Community Priorities

- The consensus leans heavily toward preserving the town's historical essence rather than embracing new, modern concepts. Respondents frequently noted the sentimental and cultural value of the historic road, citing personal and family connections.
- While some respondents are excited about new ideas like festival spaces and modern design concepts, there is a recurring theme of skepticism about whether the execution of these ideas will be in line with the town's history.

Design Concepts Shown At Open Houses and Posted on Social Media

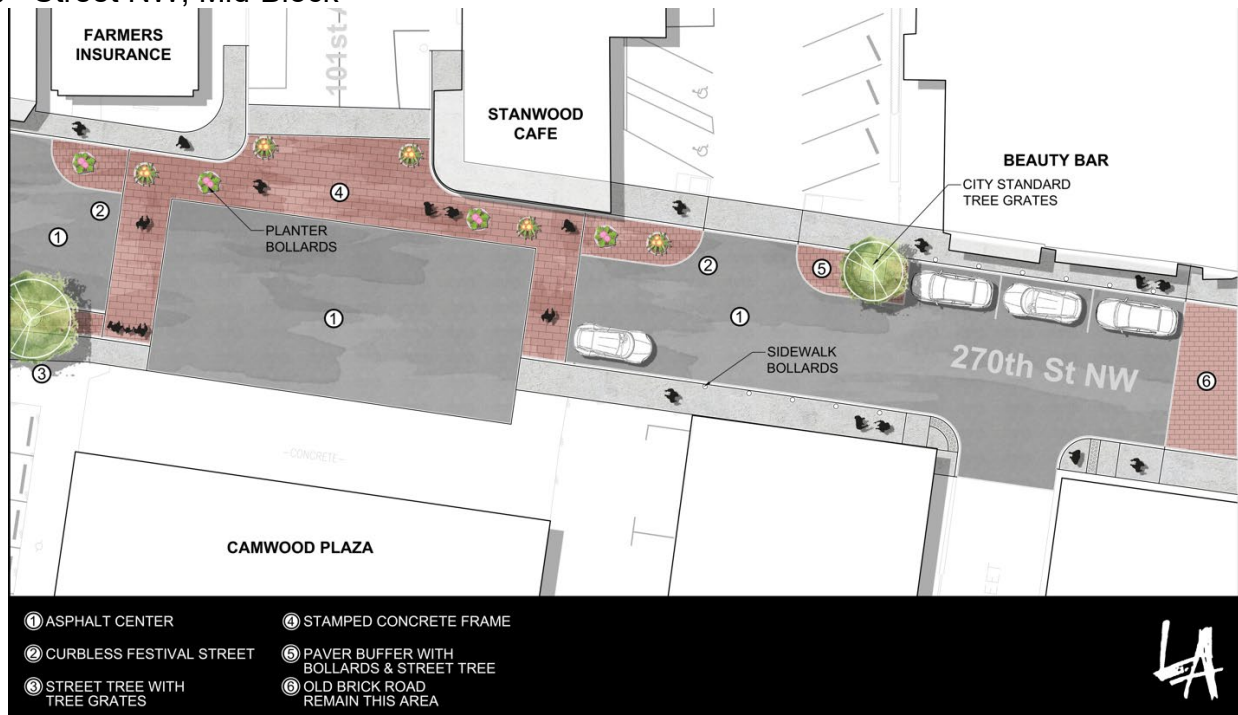
270th Street NW – Full Road Section



102nd Avenue NW Intersection



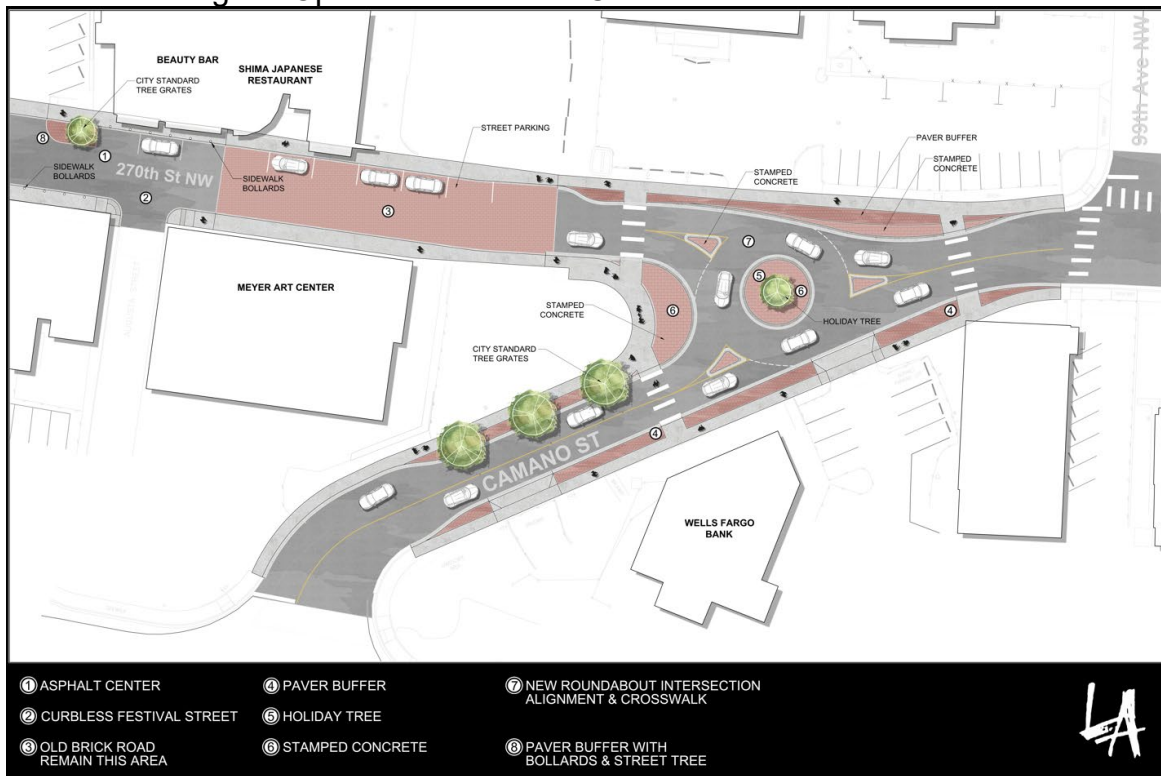
270th Street NW, Mid-Block



Camano Street Triangle – Option 1



Camano Street Triangle – Option 2 Mini Traffic Circle



Permitted Use and Bulk Standards Matrix - Preliminary Discussion

Work continues on the Municipal Code Update project by merging Title 16, Subdivisions and Title 17, Zoning into a new Title 18 titled Unified Development Code. A major component of a UDC includes evaluating what uses should be allowed in each zone and the building site dimensional standards. Prior to preparing the first draft of permitted use matrix and site dimensional standards, it is important to identify key issues of importance to the community and state mandates that need to be addressed. Responses to the following topics will set the foundation for the first draft.

1. Zoning District Purpose and Intent:

The City's zoning districts are based on the land use designations adopted in the Comprehensive Plan and the uses within each of these districts need to be consistent with the purpose and intent of the Comprehensive Plan. These definitions can be simplified so long as the intent is consistent with the Comprehensive Plan.

Comprehensive Plan Designation	Zoning District	Definition
Low Density Residential	SFR 12.4	This designation shall provide for primarily for single-family residential and accessory dwelling units at a density of 3.5 units per acre.
	SFR 9.6	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.
Medium Density Residential	SFR 7.0	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

Comprehensive Plan Designation	Zoning District	Definition
		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.
	SFR 5.0	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.
High Density Residential	MFR	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.
Traditional Neighborhood	TN – Res TN – MU	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.

Comprehensive Plan Designation	Zoning District	Definition
Mixed Use	DMU	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.
Commercial	General Commercial	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

Comprehensive Plan Designation	Zoning District	Definition
		buildings are located behind and setback from the commercial / retail buildings.
	Neighborhood Business	This designation shall comprise retail and service businesses which serve the limited convenience shopping and personal service needs of the immediate surrounding neighborhood.
Industrial	Planned Industrial	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.
	General Industrial	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.
Public Facility	Parks and Open Space	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.
	Public Facilities	This designation is applied to lands that are used as public lands and facilities, including utilities, schools, railroad, and the wastewater treatment plant.

2. Organizational Structure:

In 2022 the city restructured its permitted use tables into its current format that groups uses by category and zone: residential, commercial, Industrial, public facilities. This change was intended to bring consistency to how codes are presented, aligning use tables with bulk and dimensional standards for each zone. Consistency between chapters makes the regulations clearer and easier to interpret, reduces the risk of misinterpretation and prevents incompatible land uses from being placed adjacent to each other.

Since the community is already familiar with the current format, staff recommends maintaining it. Keeping this structure would likely support ongoing clarity and minimize confusion, ensuring residents and developers can continue to understand and apply zoning regulations without additional adjustments. This approach could also reinforce the initial goal of reducing misinterpretations and inconsistent applications of city codes.

Currently the matrixes are set up as follows based on use category: residential, commercial, industrial, and public facilities. Unique land use regulations that apply to a specific use are noted by footnotes at the end of the matrix. Staff is recommending that the “definitions” in the matrix be replaced by the specific code citations that apply a particular use.

Originally, the abbreviated definition was added to the matrix for ease of use by both staff and the community. It eliminated the need to flip back and forth between the permitted use chapter and the definition chapter. New features in the electronic version of the Municipal Code allows someone to hover over a use category and the definition will pop up next to it, eliminating the need for the definition to be included in the matrix.

Existing Format:

Land Use	Permit Type	Zoning Designation	Zoning Designation	Zoning Designation	Zoning Designation	Abbreviated Definition
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Proposed New Format:

Land Use	Permit Type	Zoning Designation	Zoning Designation	Zoning Designation	Zoning Designation	Zoning Standards Cross Reference
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Next to the land use column, uses are then identified as one of the following. This structure will remain the same.

Key:	
Blank = Not Permitted	C = Conditional Use
P = Out Right Permitted	AC = Accessory Use

3. Permitted Use Issues:

The primary focus of this segment of the Unified Development Code (UDC) update will involve reassessing land uses to ensure alignment with the Comprehensive Plan's vision for Stanwood, adherence to state requirements, and responsiveness to community needs. These amendments aim to establish a framework that will guide development for the next 10 to 20

years. In amending the City's permitted land uses chapter, staff is proposing the following updates:

- Consolidate uses into broader, more generalized use categories;
- Review the prohibited uses in regard to new zoning categories and land use compatibility;
- Include missing middle housing types in residential, multifamily, and commercial zones;
- Update Accessory Dwelling Unit requirements consistent with state law;
- Adopt Essential Public Facilities standards;
- Update family and commercial day care location and development standards;
- Move Adult Entertainment standards into UDC;
- Evaluate small commercial uses that may be appropriate to be located in the uptown area;
- Review definitions against changes; and
- Other hot topics identified by Committee and Board members.

Attached are the existing permitted use matrixes to start the conversation on future land uses and guide the development of the first draft.

4. Bulk and Dimensional Standards:

The associated bulk standards play a crucial role in shaping Stanwood's development by setting clear parameters for density, lot size, building setbacks, building height, and lot coverage. These standards are designed to ensure that new development aligns with the community's vision, while the City builds out its remaining vacant land supply. The aim of these project amendments is to strike a balance between allowing flexibility in lot development while preserving existing density standards. This approach helps maintain a consistent character across the city as it grows while simultaneously providing development flexibility for efficient use of land and preservation of critical areas.

Bulk standards address two issues: lot dimensions and lot development.

Lot Dimensions: This includes requirements for minimum lot sizes, lot width, and lot depth, ensuring that lots are appropriately sized for the intended land use and align with the Comprehensive Plan for density and character.

Lot Development: This includes building setbacks, building height, lot coverage, building area. These standards manage how structures are placed and sized on individual lots.

Together, these standards regulate the physical form and layout of development. In amending the City's bulk and dimensions chapter, staff is proposing the following updates:

- Move the lot dimension standards to the land development (subdivisions) chapter;
- Create flexibility in lot dimensions standards to accommodate subdivision layout, critical areas, and road design;
- Consider amending lot development standards to provide flexibility for smaller lots, accessory dwelling units, cottage housing, and accessory buildings; and
- Reevaluate the structure of the matrixes and footnotes for better readability.

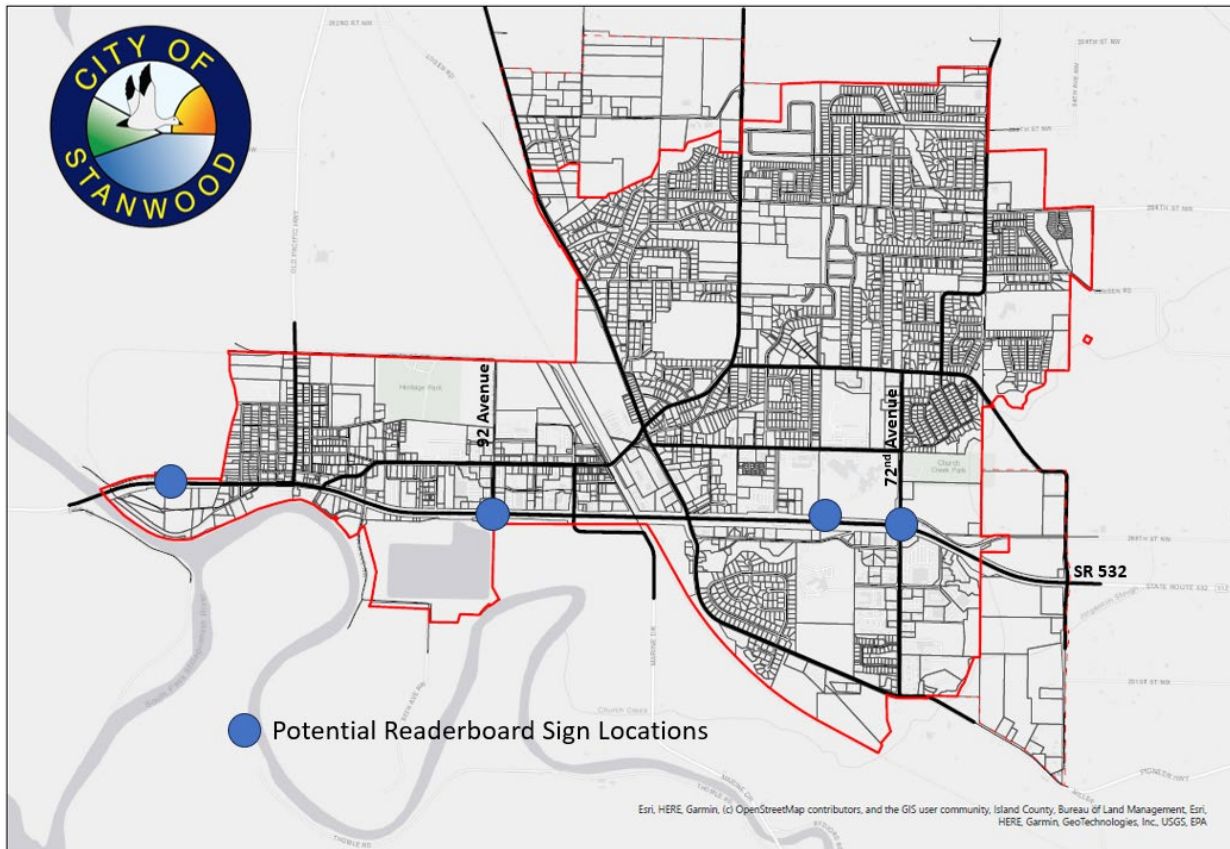
Attached are copies of the existing bulk standards to help identify necessary updates to ensure the new code balances development flexibility with the preservation of Stanwood's character. Staff will also be reaching out to our development community, including the Master Builders Association, to get a better understanding of issues they feel are barriers to development. Their feedback will provide insight into real-world challenges and perceived barriers with the City's current code.

Potential Readerboard Sign Project

The City Beautification Program includes projects that improve and expand the city's wayfinding signage to promote tourism. This could include the addition of a digital readerboard sign. Things to consider:



- Design – Use of the City's existing Snow Goose Wayfinding Signs with electronic readerboard beneath the logo or create new sign design;
- Location – Staff has identified three potential locations:
 - SR 532 & 72nd Avenue near current banner poles
 - SR 532 At existing entrance sign
 - SR 532 & 92nd Avenue at Port Susan Trail entrance
 - SR 532 & Ovenell Park near existing entrance sign
- Power – Power will need to be added at all sites and costs could range around \$10,000;
- Messaging – Management of the readerboard messages (public use only, community / special events, or other) will need to be discussed;
- Zoning – Readerboard sign will need to comply with city code; and
- Maintenance – Staffing needs to maintain messaging and signage.



Stanwood readerboard sign regulations:

- No more than three lines of text shall be permitted in any approved sign.
- Text shall be a minimum of 10 inches in height, utilizing a single color on a black background.
- No images or logos shall be utilized.
- Text shall fade in and out (not scroll or flash) no more than once every 90 seconds.
- Electronic signs shall be limited to no more than one per property or group of adjacent properties held by a single landowner.
- Electronic signs shall be designed as part of a larger sign with the electronic portion consuming a maximum of 75 percent of the sign face. The remaining 25 percent shall adhere to the other applicable sections of this chapter.
- Readerboard signs that are attached to pole signs and meet the standards of SMC [17.110.070\(2\)](#) and subsection [\(1\)](#) of this section shall be permitted.
- Readerboard signs that are converted into monument signs that meet the standards of SMC [17.110.070\(2\)](#) and subsection [\(1\)](#) of this section shall be permitted.
- The advertisement contained on any readerboard sign shall pertain only to the business conducted on or within the premises on which such sign is erected or maintained.

If supported by the CDC, staff will begin investigating options to design and locate a readerboard in town.

Exhibit A1 Permitted Uses – Residential Uses
&
Exhibit A2 Commercial, Industrial, PF PU Matrix

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17.30.060 Residential use zoning table established.**Permitted Use Table: Residential Zones**

Land Use	Permit Type	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
Agriculture							
Farm, Existing	P-I	P(1)	P(1)	P(1)	P(1)	P(1)	Property previously and currently used for ongoing agricultural activity.
Animal Services							
Kennel, Hobby	P-I	AC/C(2)	AC/C(2)	AC/C(2)	AC/C(2)		A collection of 3 or more adult dogs or 4 or more cats and 1 litter of unweaned pups.
Hotels and Guest Houses							
Bed and Breakfast	P-III	C(3)(4)	C(3)(4)	C(3)(4)	C(3)(4)	C(3)(4)	A building other than a hotel or nursing home where meals and short-term

Land Use	Permit Type	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
							lodging are provided for compensation to guests.
Public Facilities							
Governmental Use	P-I					P	Public facilities that are utilized for daily administration and operation of government business.
Public Safety Station (Police and Fire)	P-II	P(5)	P(5)	P(5)	P(5)	P(5)	A facility used for police and fire services.
Quasi-Public							
Cemetery, Existing	P-I		P				A place for the burial or interment of dead persons or household pets.
Community Center	P-III	C	C	C	C	P	A building or grounds used for social, civic,

Land Use	Permit Type	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
							or recreational purposes.
House of Worship/Church	P-III	C	C	C	C	P	A building or structure wherein persons regularly assemble for religious worship and which is maintained and controlled by a religious body organized to sustain public worship.
Meeting Hall	P-III	C	C	C	C	P	A place of assembly that is used on a temporary but recurring basis for a variety of public or private events.
Recreation							
Open Space	P-I	P	P	P	P	P	A common, accessible area that is shared by residents

Land Use	Permit Type	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
							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	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	P	P	P	A park of 5 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	P	P	P	A park providing public access and recreational, educational, cultural, historical, or aesthetic amenities.

Land Use	Permit Type	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
Private/HOA Parks	P-I	P	P	P	P	P	A park area under common ownership by a homeowners association.
Trail	P-II	P	P	P	P	P	A paved or unpaved path used for walking, hiking, running, bicycling and/or horseback riding.
Residential							
Adult Family Home	P-I	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 1 but not more than 6 adults who are not related by blood or marriage to the person or persons providing the

Land Use	Permit Type	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
							services.
Assisted Living/Independent Living	P-II					P	A state licensed group residence for adults per Chapter 18.20 RCW.
Congregate Care Facility	P-III					C(6)	A residential facility for the elderly and/or handicapped persons.
Daycare, Home	P-I	AC(7)	AC(7)	AC(7)	AC(7)	AC(7)	Care for children under the age of 12 or seniors located in the family dwelling accommodating 12 or fewer.
Dwelling, Accessory	P-I	AC(8)	AC(8)	AC(8)	AC(8)		A secondary living unit that is located on the same property as the primary dwelling.
Dwelling, Cottage	P-III	P(9)	P(9)	P(9)	P(9)		A minimum of 4 small detached

Land Use	Permit Type	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
							single-family homes located together in a neighborhood format around common open space.
Dwelling, Duplex	P-I				P(10)	P	A detached building, designed for 2 families living independently of each other and divided by a common wall.
Dwelling, Multiple-Family Development Up to 20 Units	P-I					P	A building designed for 3 or more families living independently of each other, including apartment houses but not including hotels, trailers, or mobile/manufactured homes.
Dwelling,	P-II					P	A building designed

Land Use	Permit Type	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
Multiple-Family Development 21 Units or Greater							for 3 or more families living independently of each other, including apartment houses but not including hotels, trailers, or mobile/manufactured homes.
Dwelling, Single-Family	P-I	P	P	P	P	P	A detached building designed for or occupied exclusively by 1 family.
Dwelling, Townhouse	P-I				C	P	A dwelling unit that is: occupied by 1 family; has no units above or under it; and is attached to other units by common side walls.
Enhanced Service Facility Conversion Category 1 – Existing	P-III					C	A facility licensed under Chapter 70.97 RCW that provides

Land Use	Permit Type	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
Nursing Home Conversion of Up to a 16-Bed Facility (21)							support and services to persons for whom acute inpatient treatment is not medically necessary.
Enhanced Service Facility Conversion Category 2 – Existing Assisted Living Conversion of Up to a 16-Bed Facility (21)	P-II					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	P	P	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.
Group Home	P-I	P(11)	P(11)	P(11)	P(11)	P(11)	A facility licensed by the state to provide

Land Use	Permit Type	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
							24-hour training, care, custody, correction or control, or any combination of those functions, to 1 or more persons. This term shall not include schools, hospitals, prisons or other social service facilities.
Home Occupation	P-I	AC(12)	AC(12)	AC(12)	AC(12)	AC(12)	A business carried on within a dwelling unit or accessory building which is incidental and secondary to the residential use.
Homeless Housing	P-I	P	P	P	P	P	"Homeless housing" means housing types that are usually geared specifically towards homeless populations including: transitional

Land Use	Permit Type	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
							housing and permanent supportive housing.
Manufactured/Mobile Home	P-I	P(13)	P(13)	P(13)	P(13)		A residential unit on 1 or more chassis for towing to the point of use and designed to be used with a permanent foundation as a dwelling unit on a year-round basis.
Schools							
Elementary School	P-III	C	C	C	C		Any school, public or private, intended for the education of children from kindergarten through the fifth grade.
High School	P-III	C	C	C	C		Any school, public or private, intended for the education of

Land Use	Permit Type	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
							children from the ninth through the twelfth grade.
Middle School	P-III	C	C	C	C		Any school, public or private, intended for the education of children from the sixth through eighth grade.
Preschool Facility	P-II/P-III	C	C	C	P(10)	P	An educational establishment that provides instruction and daytime care, for 4 or more children between the ages of 2 and 5 years.
Seminary	P-III			C(14)			An educational institution for religious study.
Utilities							

Land Use	Permit Type	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
Electrical Equipment and Pole Storage Yard Associated with Electrical Substations	P-I	P	P	P	P	P	Area used for the storage of equipment and support poles associated with a permitted electrical substation.
Electrical Substation	P-II	P	P(15)	P(15)	P(15)	P	A facility that provides transmission and distribution of electric power.
Electrical Transmission Lines	P-II	P	P	P	P	P	Lines which connect the power produced at generating facilities to substations.
Sewage Lift Station	P-II	P	P	P	P	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

Land Use	Permit Type	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
							treatment plant.
Water Well and Pump Station	P-II	P	P	P	P	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	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 PWCF	P-II	P(16)	P(16)	P(16)	P(16)	P(16)	The placement and arrangement of multiple providers' antennas and equipment on a single support structure or

Land Use	Permit Type	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
							equipment pad area.
Minor Facilities	P-II	P(17)	P(17)	P(17)	P(17)	P(17)	Wireless communications facility consisting of up to 3 antennas within specified size limitations.
Single PWCF	P-II	P(18)	P(18)	P(18)	P(18)	P(18)	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

Land Use	Permit Type	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
							temporary or portable service facilities.
Monopole Towers	P-II	C(19)	C(19)	C(19)	C(19)	C(19)	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-II	P(20)	P(20)	P(20)	P(20)	P(20)	A personal wireless services facility that meets the requirements of Chapters 17.200 through 17.220 SMC.
Other							
Daycare Center	P-II			P(7)	P(7)	P(7)	Care of children under the age of 12, or seniors, located in a facility which

Land Use	Permit Type	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
							accommodates 13 or more persons.
Daycare, Mini	P-II				P(7)	P(7)	Care of children under the age of 12, or seniors, located in a facility other than a family dwelling, which accommodates 12 or fewer persons.
Transitional Housing	P-II	P	P	P	P	P	Temporary housing for individuals and families for periods up to 2 years. Such facilities may also include job and/or self-sufficiency training and other supportive services to help people transition to independent living.
Emergency Shelter	P-I	P	P	P	P	P	"Emergency shelter" means an indoor

Land Use	Permit Type	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
							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.
Emergency Housing	P-I	P	P	P	P	P	“Emergency housing” means temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that are intended to

Land Use	Permit Type	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
							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.
Temporary Uses	P-I	P	P	P	P	P	A use established for a fixed period of time with the intent to discontinue such use upon the expiration of such time.

Residential Zoning Use Conditions:

(1) Farms shall register with the city for the right to farm per Chapter [17.102](#) SMC. New farms are limited to the SR 12.4 zone with a minimum land area of two and one-half acres. Farms preexisting on the effective date of Ordinance No. [1032](#) in 2002 are permitted on smaller land areas and may register to receive right-to-farm protection.

(2) A hobby kennel license is required for a total of four or more dogs and four or more cats over three months of age. A maximum of four animals is allowed when the parcel is under one acre, five animals per acre are allowed when the parcel is one to five acres and 25 animals are allowed when the parcel is over five acres. These maximums may be exceeded with special hobby kennel permit issued

administratively by the animal control officer pursuant to SMC [8.02.450](#) and [8.02.470](#); provided, however, that in all cases exceeding the maximum standard by six animals requires an conditional use permit. All indoor and outdoor kennels shall comply with the animal control and licensing standards contained in Chapter [8.02](#) SMC. Three or fewer animals are allowed as an accessory use without a kennel license as pets.

(3) 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.

(4) Restaurants that serve lunches and/or dinner shall be allowed in bed and breakfast accommodations.

(5) 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.

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

(7) All daycare uses shall comply with the daycare facilities requirements provided in SMC [17.95.382](#). Family daycare shall require a home occupation permit. Daycare centers are limited to a minimum land area of 10,000 square feet in the SR 5.0 zone and 30,000 square feet in the SR 7.0 zone.

(8) 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](#).

(9) Cottage housing units shall comply with the requirements in SMC [17.95.450](#).

(10) Minimum land area of 7,000 square feet required.

(11) 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 SR 7.0, SR 5.0, RM and GC zones.

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

(13) This use shall comply with the manufactured housing requirements of SMC [17.95.385](#). Manufactured housing use is limited to Type A homes certified as meeting U.S. HUD standards. Manufactured home park use may accommodate both Type A and Type B HUD certified units and requires a minimum land area of three acres in SR 7.0 and two acres in SR 5.0 zones.

(14) Limited to 9,000 square feet in the SR 7.0 zone.

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

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

(17) 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.

(18) 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.

(19) 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.

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

(21) Enhanced service facility conversions of Category 1 – 3 facilities shall be subject to the requirements of SMC [17.95.375](#).

(Ord. 1499 § 2 (Exh. B), 2021).

The Stanwood Municipal Code is current through Ordinance 1542, passed through September 12, 2024.

Disclaimer: The city clerk's office has the official version of the Stanwood Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

[City Website: stanwoodwa.org](http://stanwoodwa.org)

[Hosted by General Code.](#)

Permitted Use Table: Commercial and Mixed-Use Zones

Land Use	Permit Type	TN	DMU	NB	GC
Animal Services					
Animal Daycare/Grooming	P-I	P (1)	P(1)	P (1)	P (1)
Kennel, Commercial Indoor / Outdoor			AC / C (4)		
Veterinarian Hospital or Clinic	P-I		P(5)		P
Automotive Services					
Automobile Rental Agency	P-I				P
Automobile Repair and Services	P-I				P (6)
Automobile Sales and Service, New or Used	P-I				P / C (7)
Automobile Service Station	P-I		P(35)		
Car Wash	P-I		P		P
Parking Lots, Garages	P-I	AC	P / AC	AC	AC
Cultural / Entertainment					
Art Gallery	P-I		P		P
Game, Video Arcade	P-I		P		P
Live Entertainment	P-I		AC (9)	AC (9)	AC (9)
Museum	P-II		P		P
Night club	P-I		P		P
Theater	P-I		P		P
Hotels and Guesthouses					
Bed and Breakfast	P-III		P (2) (10) (11)		C (2) (10) (11)
Hotel	P-I		P / C (7)		P
Industrial					
Food and Beverage Processing Facility	P-III				C
Manufacturing, Light	P-II	P(12)			P (12)
Communication Technology (TV broadcasting, radio station, video production, internet or movie production or other similar technologies)	P-I				P
Office					
Professional Office	P-I	P	P	P	P
Health Care Office	P-I	P	P	P	P
Hospital	P-III	C	C	C	C
Personal Services					

Land Use	Permit Type	TN	DMU	NB	GC
Assisted / Independent Living		C	P / C (7) (17)		P (17)
Salon	P-I	P	P	P	P
Daycare Center	P-I	P (13)	P (13)	P (13)	P (13)
Laundromat / Dry Cleaner	P-I	P (14)	P	P	P
Equipment Rental	P-I		P		P
Health / Athletic Club	P-I		P		P
Funeral Home	P-I		P		
Janitorial Services	P-I		P		
Mail / Small Shipping Store	P-I		P		P
Private Clubs	P-I		P		P
Tattoo & Piercing Parlors	P-I		P		P
Public Facilities					
Governmental Use	P-I	P	P (7)		P
Park and Ride Facility	P-II				
Post Office	P-I		P (7)		P
Public Safety Station (Police and Fire)	P-II	P / C (15)	P / C (15)		P / C (15)
Public Transit Storage and Maintenance Facility	P-II				P
Public Transit Terminal	P-II		P		
Quasi-Public					
Meeting Hall	P-II	P / C (7)	P		
House of Worship / Church	P-III	C (7)	P / C (7)	P / C (7)	P / C (7)
Recreation					
Amusement Park or Center	P-II				P
Bowling Alley	P-I		P		
Community Garden	P-I	P	P		P
Open Space	P-I	P	P	P	P
Park, Community	P-II	P	P	P	P
Park, Urban	P-II	P	P	P	P
Private / HOA Parks	P-I	P	P		P
Trail	P-II	P	P	P	P
Repair Service					
Minor Service Repairs Within the Confines of a Building; No Outside Storage or Repair	P-I	P	P	P	P
Residential					
Adult Family Home	P-I	P	P	P	P
Assisted Living/Independent Living	P-II				P

Land Use	Permit Type	TN	DMU	NB	GC
Boarding House	P-I		P (16)		
Congregate Care Facility	P-III	C	P / C (7) (17)		P (17)
Daycare, Family	P-I	P	P (13)	P	
Dwelling, Accessory	P-I	AC (18)	P		
Dwelling, Cottage	P-II	P (20)			
Dwelling, Duplex	P-I	P	P (39)		P(21) (39)
Dwelling, Triplex	P-I		P(39)		P(21) (39)
Dwelling, Multiple Family	P-II	P (7)	P(39)		
Dwelling, Single Family	P-I	P			
Dwelling, Townhouse	P-I	P	P		P (8 21) (39)
Emergency Housing	P-1		C (7)		C (7)
Enhanced Service Facility Conversion Category 1 – Existing Nursing Home Conversion of up to a 16 Bed Facility (21)	P-III	C	P		P
Enhanced Service Facility Conversion Category 2 – Existing Assisted Living Conversion of up to a 16 Bed Facility (21)	P-II	C	P		P
Enhanced Service Facility Conversion Category 3 – Existing Adult Family Home Conversion of up to a 6 Bed Facility (21)	P-I	P			
Group Care Facilities		P	P		
Group Home	P-I		P (19)		P (19)
Home Occupation	P-I	AC (22)	AC (22)		AC
Live/Work Units	P-1		P (38) (39)		P(21) (38) (39)
Mixed Use	P-II	P	P (39)		P (8) (39)
Retail Trade Establishments					
Retail Shop – Boutique Style Less than 3,000 square feet	P-I		P	P	
Retail Shop – Mid-Range between 3,000 and 10,000 square feet (Non-Strip Mall Design)	P-I	P	P		P

Land Use	Permit Type	TN	DMU	NB	GC
Retail – Strip Mall or Big Box greater than 10,000 square feet	P-III				€-P
Agricultural Produce Stand	P-I	P	P	P	P
Farmer's Market	P-I	P	P	P	P
Kiosk / Vending Machine	P-I	AC (23)	AC (23)	AC (23)	AC (23)
Marijuana Retailer	P-I		C(40)		
Plant Nursery	P-I		P		
Retail Prepared Food / Beverage Establishments					
Bars and Cocktail Lounges	P-I		P		P
Catering	P-I	P (24)	P	P	P
Beverage Stand	P-I	P (24)	P (24) (25) (26)	P (25) (26)	P (25) (26)
Restaurant	P-I	P (24) (26)	P (24) (25)	P (25) (26)	P (25) (26)
Tavern	P-I		P		P
Schools					
Elementary School	P-III	C			
Preschool Facility	P-II/P-III		P (27)		
School, Other	P-I		P (27)		
Wholesale Storage / Distribution Facilities					
Detached Commercial Accessory Storage	P-III		C (28)	C (28)	C (28)
Utilities					
Electrical Equipment and Pole Storage Yard Associated with an Electrical Substation	P-I	P (29) (36)	P (29) (36)	P (29) (36)	P (29) (36)
Electrical Substation	P-II	P (29)	P	P	P
Electrical Transmission Lines	P-II		P		P
Recycle Collection Stand	P-II		AC	AC	AC
Sewage Lift Station	P-II	P(29)	P	P	
Water Well and Pump Station	P-II	P			
Water, Drainage or Sewage Infrastructure	P-II	P	P	P	P
Wireless Communications Facilities					
Co-Location PWCA	P-I	P (30)	P (30)	P (30)	P (30)
Minor Facilities	P-I	P (31)	P (31)	P (31)	P (31)
Single PWCF	P-II	P (32)	P (32)	P (32)	P (32)
Monopole Towers	P-III	C (33)	C (33)	C (33)	C (33)

Land Use	Permit Type	TN	DMU	NB	GC
Small Cell Facilities	P-I	P (34)	P (34)	P (34)	P (34)
Other					
Indoor Emergency Shelters	P-I	P	P	P	P
Indoor Emergency Housing	P-I		P	P	P
Temporary Uses	P-I	P	P	P	P
Transitional Housing	P-I	P			P

Commercial and Mixed-Use Zoning Use Conditions:

(1) Subject to animal services grooming parlor conditions in SMC [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) Reserved

(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 ; 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 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

(7) Minimum land area of 20,000 square feet is required. This standard may be modified through the conditional use permit process.

(8) Reserved

(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 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 DMU zone, 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) Reserved
- (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.

17.30.080 Industrial Use Zoning Table Established

Permitted Use Table: Industrial Zones

Land Use	Permit Type	PI	GI
Animal Services			
Kennel, Commercial Indoor / Outdoor	P-I	P (1)	
Veterinarian Hospital or Clinic	P-II	P	
Automotive Services			
Automobile or Truck Repair and Services	P-I	P (2)	P (2)
Automobile Sales and Service, New or Used	P-I	P	P
Automobile Service Station	P-I	P (3)	
Car Wash	P-I	AC	
Impound, Storage, Tow Yards	P-I	AC (4)	AC (4)
Parking Lots, Garages	P-I	AC	AC
Parking Structure, Commercial	P-I	P	P (5)
Towing	P-I	P (6)	P (6)
Wrecking	P-I		P (6)
Cultural / Entertainment			
Adult Entertainment Facility	P-I		P (7)
Live Entertainment	P-I	AC	
Hotels and Guesthouses			
Bed and Breakfast	P-I	P	P
Hotel	P-I	P (8)	
Resort	P-III	P (8)	
Industrial			
Building Construction Yard	P-I		P
Feed and Fertilizer Operation	P-I		P
Food and Beverage Processing Facility	P-I	P	P
Freezer Plant / Cold Storage / Food Mill	P-I	C	P
Laboratory	P-I	P	P
Laundry Plant	P-I		P
Lumber and Wood Products Processing	P-I		P
Manufacturing, Heavy	P-II		P
Manufacturing, Light	P-II	P (9)	P (9)
Communication Technology (TV broadcasting, radio station, video production, internet or movie production or other similar technologies)	P-I	P	
Printing, Publishing, and Allied Industry	P-I	P	P
Office			
Professional Office	P-I	P	P
Health Care Office	P-I	P	
Hospital	P-III	C	
Personal Services			
Daycare Center	P-I	P(5)	P (5)
Equipment Rental	P-I	P	P
Funeral Home	P-I	P	

Land Use	Permit Type	PI	GI
Health / Athletic Club	P-I	P	
Janitorial Services	P-I	P	P
Laundromat / Dry Cleaner	P-I	P	P
Mail / Small Shipping Store	P-I	P	
Salon	P-I	P	P
Tattoo & Piercing Parlors	P-I	P	P
Public Facilities			
Courthouse	P-III	P	
Post Office	P-I	P	
Public Safety Station	P-II	P	P
Public Transit Storage and Maintenance Facility	P-II		P
Public Transit Terminal	P-II	P	P
Quasi-Public			
Meeting Hall	P-II	P (10)	
Recreation			
Bowling Alley	P-I	P	
Go-Cart Track	P-I	P	
Open Space	P-I	P	P
Park, Community	P-II	P	P
Park, Neighborhood	P-II	P	P
Park, Urban	P-II	P	P
Skating Rink	P-I	P	
Swimming Pool	P-II	P	
Trail	P-II	P	P
Repair Services			
Minor Service Repairs Within the Confines of a Building; No Outside Storage or Repair	P-I	P	
Small Appliance and Tool	P-I	P	
Small Engines	P-I	P	P
Residential			
Caretaker's House	P-I	P (11)	P (11)
Emergency Housing	P-I	C(8)	
Mixed Use	P-II	P(5)	
Retail Trade Establishments			
Retail Shop – Boutique Style Less than 3,000 square fee		P	
Retail Shop – Mid-Range between 3,000 and 10,000 square feet (Non-Strip Mall Design)		P	P
Retail – Strip Mall or Big Box greater than 10,000 square feet		C	C
Farmer's Market	P-I	P	
Kiosk / Vending Machine	P-I	AC (13)	AC (13)
Plant Nursery	P-I	P (12)	
Retail Prepared Food / Beverage Establishments			
Bars and Cocktail Lounges	P-I	P	P
Catering	P-I	P	P
Beverage Stand	P-I	P	P (14) (15)
Restaurant	P-I	P	P (14), P (15)
Schools			
Bus Transportation and Maintenance Facility	P-I	P	P
Middle School	P-II		P
Post-Secondary School	P-II	P	

Land Use	Permit Type	PI	GI
Preschool Facility	P-I	P (5)	P (5)
School, Other	P-I	P	
Wholesale Storage / Distribution Facilities			
Detached Commercial Accessory Storage	P-I	C (16)	C (16)
Equipment and Machinery Storage	P-I		P
Freight Distribution Center	P-II		P
Fuel Storage Facility	P-III		C
Moving Van and Storage Facilities	P-I	P (17)	P
Warehouse Operations	P-II	P (17)	P
Wholesale Operations	P-II	P (17)	P
Utilities			
Electrical Equipment and Pole Storage Yard	P-I	P (24) (25)	P (24) (25)
Electrical Generating Plant	P-II		C
Electrical Substation	P-II	P	P
Electrical Transmission Lines	P-II	P	P
Recycle Collection Stand	P-II	AC	
Sewage Lift Station	P-II	P	
Sewage Treatment Plant	P-II		C (18)
Solid Waste Disposal / Recycling Center	P-II		C
Water Well and Pump Station	P-II	P	
Water, Drainage or Sewage Infrastructure	P-II	P	P
Wireless Communication Facilities			
Co-Location PWCA	P-I	P (19)	P (19)
Minor Facilities	P-I	P (20)	P (20)
Single PWCF	P-II	P (21)	P (21)
Monopole Towers	P-III	C (22)	C (22)
Small Cell Facilities	P-I	P (23)	P (23)
Other			
Indoor Emergency Housing	P-I	P	
Indoor Emergency Shelter	P-I	P	
Transitional Housing	P-I	P	
Temporary Uses	P-I	P	P

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; 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 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 planned industrial zone and minor repair, major repair and paint/body shops are permitted in the general industrial zone.

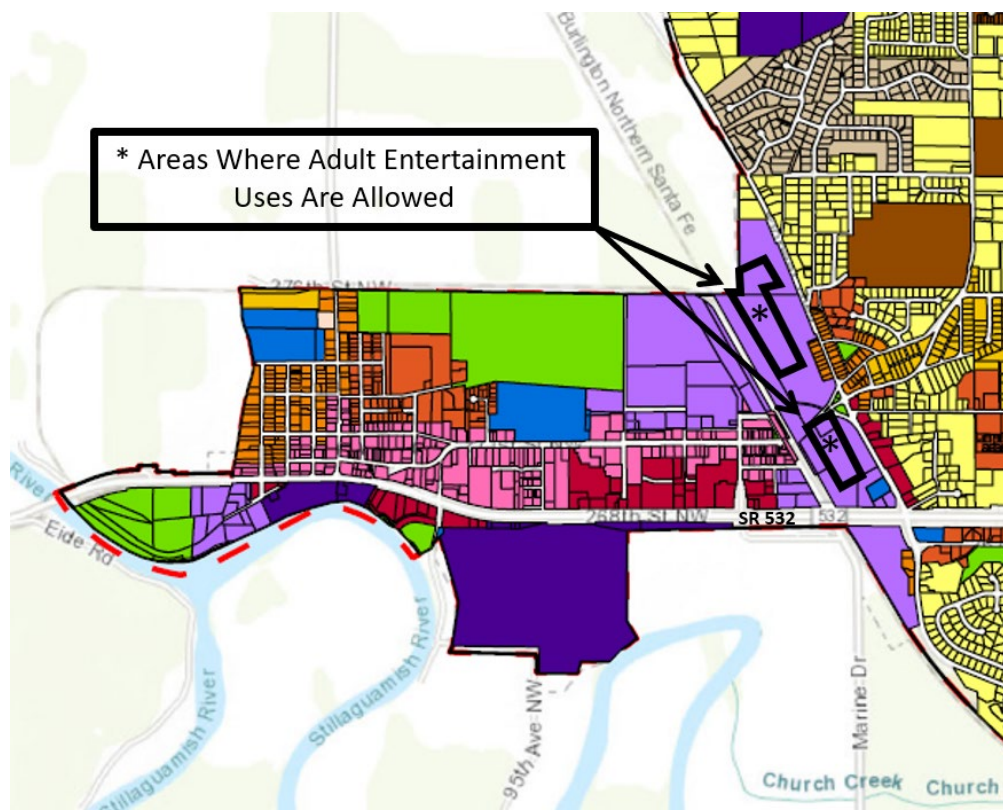
(3) The cross-section areas of service station canopy supports where they meet the ground shall be measured as coverage for the purposes of determining maximum lot coverage and also shall be used for the measurement of setback requirements.

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

(5) Permitted in conjunction with a planned industrial park development under SMC 17.50.010; no more than 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 provided the lot meets the minimum lot size standard for the zone.

(7) Adult entertainment uses shall only be allowed in the 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.
- (11) Caretaker units are limited to one per 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 [17.112.040](#) in the NB, GC and GI zoning districts and SMC [17.112.045](#) in the 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.

Permitted Use Table: Parks and Open Space and Public Facilities

Land Use	Permit Type	POS	PF
Recreation			
Athletic Field	P-I	P	
Ball Park	P-II	P	
Batting Cage	P-II	P	
Community Garden	P-I	P	
Conservation Area	P-I	P	
Golf Course	P-III	P	
Open Space	P-I	P	
Park, Community	P-III	P	
Park, Neighborhood	P-II	P	
Park, Urban	P-II	P	
Playground	P-I	P	
Recreation Area / Facility	P-I	P	
Swimming Pool	P-III	P	
Trail	P-II	P	
Schools			
Public School			P
School Administration Buildings			P
Utilities			
Electrical Equipment and Pole Storage Yard	P-I	P (1) (2)	
Water, Drainage or Sewage Infrastructure	P-II	P	
Other			
Temporary Uses	P-I	P	
Government Offices or Facilities			P
Public Safety Station (Police & Fire)			P
Cemetery			C

Exhibit B1 Bulk Matrix – Residential Development Standards
&
Exhibit B2 Bulk Matrix – Commercial, Industrial, and Public Facilities

17.60.020 Residential development standards.

(1) *Development Standards Table – Residential Zones.*

	SR 12.4	SR 9.6 ^{10, 11, 12}	SR 7.0	SR 5.0	MR
Density: maximum dwelling unit per gross acre. Density standards are not subject to the variance procedure. Base Standard PRD review Cottage	3.5 5 10	5 6 10	6 8 10	10 ² N/A 10	20 ¹
Lot Area: minimum square feet for subdivision. Base Standard PRD review Cottage	12,400 10,000 3,000	9,600 7,000 3,000	7,000 5,000 3,000	5,000 N/A 3,000	20,000
Minimum Lot Width Base Standard PRD	100' 85' 50'	75' 60' 50'	60' 50' 50'	50' N/A 50'	100'

	SR 12.4	SR 9.6^{10,} 11, 12	SR 7.0	SR 5.0	MR
Cottage					
Minimum Lot Depth	100'	100'	80'	75'	200'
Base Standard	100'	80'	75'	N/A	
PRD	60'	60'	60'	60'	
Cottage					
Front Setback	20 – 30' ⁹	20 – 30' ⁹	20'	10 – 20' ^{3, 9}	20' ³
Base Standard ⁴	25'	10'	10'	N/A	20'
PRD	10'	10'	10'	10'	
Cottage	25'	25'	25'	20'	
Accessory Structure ⁵					
Rear Setback	25'	25'	20'	15' ³	15' ³
Base Standard ⁴	25'	20'	15'	N/A	5'
PRD	10'	10'	10'	10'	20'
Cottage	5'	5'	5'	5'	
Accessory Structure ³					
Congregate Care					
Side Setback	15'	10'	10'	5' ³	25' ³
Base Standard ⁴	20'	15'	15'	N/A	5'

	SR 12.4	SR 9.6^{10,} 11, 12	SR 7.0	SR 5.0	MR
PRD	combined	combined	combined	5'	10'
Cottage	5' each	5' each	5' each	5'	
Accessory Structure ⁵	side	side	side		
Congregate Care	10'	5'	5'		
			5'		
Corner Lot Side	15'	15'	15'	15'	25'
Setback	15'	15'	15'	N/A	
Base Standard ⁴	10'	10'	10'	10'	
PRD	10'	5'	5'	5'	
Cottage					
Accessory Structure					
Maximum Height	30'	30'	30'	30'	40' ¹³
Base Standard ⁴	30'	30'	30'	N/A	20'
PRD	30'	30'	30'	30'	
Cottage	20'	20'	20'	20'	
Accessory Structure					
Percent of Lot	30 ⁷	35	40	50	40
Coverage	40	40	40	N/A	
Base Standard	40	40	40	40	

	SR 12.4	SR 9.6^{10, 11, 12}	SR 7.0	SR 5.0	MR
PRD Cottage Accessory Structure ^{5, 6}	10 ⁷	10	10	10	
Maximum Building Area Cottage	1,200 sq. ft.	1,200 sq. ft.	1,200 sq. ft.	1,200 sq. ft.	N/A
Minimum Driveway Length Base Standard PRD Cottage	None None 20'	None 20' 20'	None 20' 20'	20' ⁸ N/A 20'	N/A

(2) *Development Conditions – Residential Zones.* 1. In the MR zone, single-family detached use requires a minimum land area of 4,500 square feet per unit, duplex use requires a minimum land area of 7,000 square feet, and townhome use requires a minimum land area of 2,000 square feet for end units, and 1,800 square feet for interior units. Multiple structures may occur on a legal lot with a minimum of 20,000 square feet.

2. In the R 5.0 zone, duplexes and townhouses require a minimum land area of 7,000 square feet. Townhomes require a minimum land area of 2,000 square feet for end units, and 1,800 square feet for interior units. Multiple structures may occur on a legal lot with a minimum of 7,000 square feet.

3. The front, rear and side yard setbacks for attached dwellings in these zones are not intended to be applied to each individual dwelling 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 housing development.

4. Setbacks are applicable to the primary structure, attached accessory structures and accessory dwelling units.

5. Excludes residential accessory structures.

6. Coverage for accessory dwelling units may be increased by 15 percent over the base coverage.

7. Greenhouses on farms within the SR 12.4 zone are excluded from maximum coverage calculations.

8. A 20-foot-long driveway from the front or rear is required in the SR 5.0 zone.

9. No two adjacent dwellings that front the same street shall have the same front yard setback unless otherwise approved by the city council. The front yard setback shall be randomly arranged with an equal number of dwellings at each increment. Setbacks shall be 20, 25 and 30 feet in the SR 12.4 and SR 9.6 zones. In the SR 5.0 zone, setbacks and structure placement shall be varied to accommodate the requirement for a 20-foot-long driveway from the front or rear in addition to the varied setback.

10. The community development director or hearing examiner may reduce lot sizes to a minimum of 8,000 square feet and/or widths to a minimum of 60 feet for the fewest number of lots necessary if development under the city's regular standards precludes the development from meeting minimum urban net density as established under the Growth Management Act. In addition, lots in plats vested to Snohomish County standards prior to annexation may have lot size reduced to 5,000 square feet, lot width reduced to 50 feet and lot depth reduced to 75 feet; provided, that overall density of the plat conforms to the land use element of the Stanwood Comprehensive Plan.

11. The community development director may approve reduced side and rear setbacks of five feet when the adjacent tract is devoted to open space, recreation space, or storm water detention. In addition, development on lots in plats vested to Snohomish County standards prior to annexation may conform to SR 5.0 zoning district standards for setbacks.

12. Heights may be increased to 60 feet for high school facilities.

13. Maximum of three stories. The building shall have a pitched roof and comply with the architectural elements of Chapter [17.112](#) SMC, Architectural Design Standards. (Ord. 1492 § 3 (Exh. C), 2021; Ord. 1440 § 4, 2017; Ord. 1418 § 11, 2016; Ord. 1294 § 18, 2011).

The Stanwood Municipal Code is current through Ordinance 1542, passed through September 12, 2024.

Disclaimer: The city clerk's office has the official version of the Stanwood Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

[City Website: stanwoodwa.org](http://stanwoodwa.org)

[Hosted by General Code.](#)

Bulk Matrix

Zoning Standards Table

17.60.030 Residential / commercial zone development standards.

	TN	DMU
Maximum Residential Density		
Single Family	20 du/ac ⁵ for all unit types	10 du/ac
Duplex		20 du/ac
Townhouse/ Apartment in Mixed-Use		20 du/ac ¹⁰
Multifamily		20 du/ac ¹⁰
Cottage		20 du/ac
Lot Areas Square Feet for Subdivisions		
Base Standard	None	2,500
Single Family	5,000	2,500
Duplex	6,000	2,500
Townhouse:		
End Lot	2,000	2,000
Interior Lot	1,800	1,800
Multifamily	20,000	7,000
Minimum Lot Width		
Base Standard	50'	35'
Minimum Lot Depth		
Base Standard	70'	75'
Minimum Front Setback ^{1,2}		
Based Standard	0	0
Accessory Structure	10'	10'
Attached Dwelling	0	0
Rear Setback ^{1,2,4}		
Base Standard	25'	25'
Accessory Structure	15'	15'
Side Setback ^{1,2}		
Base Standard	5' ^{6,7}	5'
Accessory Structure	5'	5'
Maximum Height		
Based Standard	30' ³	45' ³
Accessory Structure	20'	
Maximum Building Coverage ⁸		
Base Standard	60% ⁸	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 in the DMU zone. Heights may be increased to 40 feet for multifamily, and mixed uses in the TN – Residential designation and to 55 feet for multifamily, hotel/motels, and mixed-use buildings in the TN – Mixed Use designation if the structure has a pitched roof (not a shed roof).
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.
10. Density may be increased to 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.

17.60.040 Commercial and Industrial Development Standards

	NB	GC ¹⁰	PI	GI
Lot Area: Minimum Square Feet 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				
Base Standard		No Limit ^{11,12}	35% 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 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).

17.60.0450 Public Facility Development Standards

Development standards for the Public Facilities zone.

	PF ^{1,2}
Minimum Lot Area (Square Footage):	5,000
Minimum Lot Width:	50'
Front Setback:	25'
Side Setback:	25'
Rear Setback:	25'
Maximum Height:	40'
Building Coverage:	60%
Density:	N/A

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.