



# City Council Committee Meeting Agenda

## Community Development Committee

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

<https://www.stanwoodwa.org>

Thursday, May 1, 2025, at 5:00 PM

1. Keller Annexation
2. Land Division / Missing Middle Housing Code Amendment
3. Critical Areas Code Recommendation
4. Proposed Notice Board Changes (Presented at Meeting)



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

**DATE:** May 1, 2025  
**SUBJECT:** CDC Agenda Topics  
**FROM:** Patricia Love, Community Development Director

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***Keller Annexation:***

Tyson O’Neil, representing KO Group LLC and KO2 LLC, has formally submitted a petition to annex approximately 26.75 acres of land located within the City of Stanwood’s eastern Urban Growth Area (UGA). This marks the initial step in the annexation process, commonly referred to as the “10% petition.”



The petition was originally scheduled for City Council consideration at the April 10th meeting. However, at the applicant’s request, the item was withdrawn from the agenda to allow additional time to refine and update the proposal.

The subject property currently carries a pre-zoning designation of *Traditional Neighborhood – Mixed Use (TN-MU)*, which requires a mix of residential and commercial uses. In alignment with this designation, the applicant submitted a concept plan featuring a blend of open space, senior housing, multifamily residential buildings, commercial incubator spaces, and retention of existing on-site businesses.

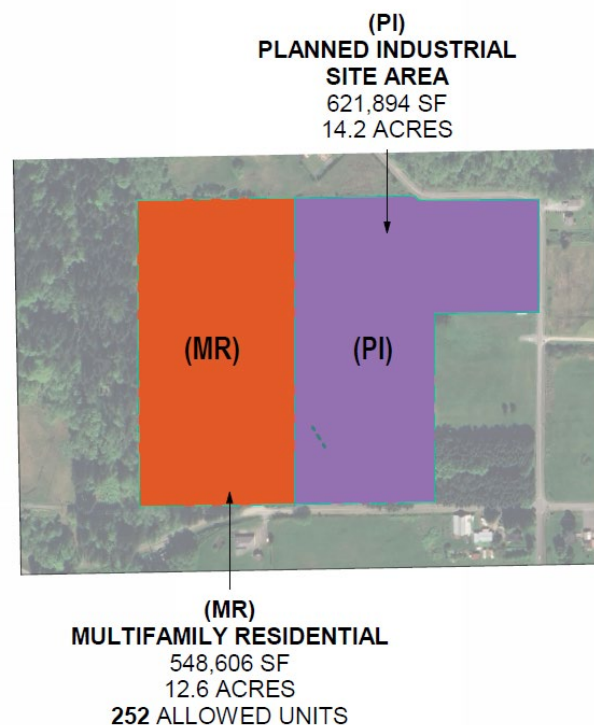
However, after further discussions with the applicant, it became clear that their primary interest lies in developing senior and assisted living facilities, along with a mix of commercial and light industrial incubator spaces intended to support small and startup businesses. The multifamily residential component included in the initial proposal was incorporated solely to conform with the TN-MU pre-zoning requirements.

To move forward with a project that focuses exclusively on senior living and incubator-style commercial/light industrial development, the applicant would need to request an amendment to the City's Comprehensive Plan and pursue a rezone as part of the annexation process. A more appropriate zoning approach would involve a combination of *Multifamily Residential (MR)* and *Planned Industrial (PI)* designations:

- **Multifamily Residential (MR):** This zone permits assisted living facilities as an outright use and would support the applicant's goals for senior housing.
- **Planned Industrial (PI):** This zoning allows for a flexible mix of commercial, medical and light industrial uses, aligning with the applicant's vision for incubator business spaces.

This zoning combination would also serve as an effective land use transition between the existing *Traditional Neighborhood – Mixed Use (TN-MU)* zoning to the west, home to the Cedarside Development.

### Proposed Zoning



## Conceptual Site Plan



_AREA - GROSS AREA TOTALS - Opt 2	
TYPE	AREA
(E) Commercial	12002 SF
Community	18000 SF
Flex Commercial	223400 SF
Residential Assisted Living	88813 SF / 150 Units
Residential Assisted Living - BOH	8325 SF (Kitchen, Storage, etc.)
Residential Assisted Living Amenity	17500 SF

To ensure the property is developed in accordance with the new proposed conceptual site plan, an annexation agreement would be prepared. This agreement would restrict development to the proposed uses, unless otherwise modified through a formal amendment approved by the City Council. The agreement ensures that the property is developed in accordance with the approved site plan and that the proposed land uses cannot be altered by the developer or any future property owner without City Council approval.

If the Committee is supportive of the revised proposal, staff will move forward with presenting the 10% annexation petition to the City Council for consideration of acceptance. It is important to note that the Council has full discretion when determining whether to accept the 10% petition. Acceptance does not obligate the Council to approve the annexation; rather, it authorizes the applicant to move forward with the next phase of the process—circulating a petition to obtain signatures from property owners representing at least 60% of the total assessed value within the proposed annexation area.

If the Council chooses not to accept the petition, the proposal is terminated, and the applicants have no right to appeal the decision.

## *Land Division Code / Missing Middle Housing:*

Over the past several months, the City has been actively developing proposed amendments to its subdivision and permitted use codes. These updates aim to better accommodate both the protection of critical areas and the integration of "missing middle" housing types—such as duplexes, triplexes, townhomes, and cottage housing. The overarching goal is to promote development flexibility that thoughtfully balances environmental stewardship with the need to provide housing options for a range of income levels.

In April, both the Community Development Committee and the Planning Commission evaluated a new approach to land development that emphasizes flexibility over rigid standards. Specifically, the proposed amendments recommend removing traditional bulk regulations—such as strict lot sizes, width, depth, and other dimensional requirements—in favor of a more adaptable framework that encourages creative site design and responds to market demand.

Key components of the proposed amendments include:

- **Missing Middle Housing:** Update the permitted use matrix with missing middle housing types.
- **Flexible Subdivision Design:** Developers would have the option to pursue alternative subdivision layouts that are better suited to site conditions and housing needs.
- **Reduced Lot Sizes and Setbacks:** While maintaining the city's adopted residential density standards, the amendments would allow smaller lots and reduced setbacks to encourage efficient land use and more housing types.

By shifting away from rigid dimensional standards, the changes are intended to remove regulatory barriers to sustainable, inclusive development while maintaining the City's goals for livability, environmental protection, and long-term growth management.

<b>New Subdivision Options</b>	<b>Lot Size and Dimensions</b>	<b>Building Setbacks and Coverage</b>
Urban Clusters	3,000 sf SFR Lot	PRD or Smaller Setbacks
Average Lot Size	1,500 sf Townhouse Lot	Increased Lot Coverage for Smaller Lots
Unit Lot Subdivisions	Lot Width to Depth Ratios	
Split Lot Subdivisions		

**Missing Middle Housing:**

Missing middle housing refers to a range of multi-unit or clustered housing types—such as duplexes, triplexes, townhomes, and cottage courts—that are compatible in scale with single-family neighborhoods. The purpose of missing middle housing is to fill the gap between traditional single-family homes and large apartment complexes, providing more diverse, affordable, and flexible housing options for a variety of household types and income levels. This type of housing supports walkable communities, efficient land use, and helps cities meet growing demand for housing without drastically altering neighborhood character.

The proposed amendments to the permitted use matrix include:

**Permitted Use Table: Residential Zones**

Land Use	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	TN-RES
<p><i>NOTE: This Permitted Use Table only includes the Residential and Other land use categories for ease and simplicity of review. This table excludes categories/uses/rows that are not related to missing middle housing or other amendments adopted by this ordinance, as well as abbreviated definitions and permit types. These uses are excluded for ease of review and are not intended to be deleted from this table as a result of this ordinance.</i></p> <p><i>Nonresidential uses will be allowed in the TN-RES zone per 17.47.040(1)(b) consistent with the TN-MU zone. These uses are not included in this table.</i></p> <p><i>For ease of reading, changes are bolded, underlined and highlighted.</i></p>						
Residential						
Adult Family Home	P	P	P	P	P	<b><u>P</u></b>
Assisted Living/Independent Living					P	
<b><u>Co-living Housing</u></b>					<b><u>P(22)</u></b>	
Congregate Care Facility					C(6)	<b><u>C</u></b>
Daycare, Home	AC(7)	AC(7)	AC(7)	AC(7)	AC(7)	<b><u>AC(7)</u></b>
<b><u>Dwelling, Accessory</u></b>	<b><u>P(8)</u></b>	<b><u>P(8)</u></b>	<b><u>P(8)</u></b>	<b><u>P(8)</u></b>		<b><u>P(8)</u></b>
<b><u>Dwelling, Cottage</u></b>	P(9)	P(9)	P(9)	P(9)	P(9)	<b><u>P(9)</u></b>
Dwelling, Duplex		<b><u>P</u></b>	<b><u>P</u></b>	P	P	<b><u>P</u></b>

Land Use	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	TN-RES
Dwelling, Multifamily Development Up to 20 Units					P	
Dwelling, Multifamily Development 21 Units or Greater					P	
Dwelling, Single-Family	P	P	P	P	P	<u>P</u>
<b>Dwelling, Townhouse</b>		<b><u>P(23)</u></b>	<b><u>P(23)</u></b>	<b><u>P(23)</u></b>	P	<u>P</u>
Enhanced Service Facility Conversion Category 1 – Existing Nursing Home Conversion of Up to a 16-Bed Facility (21)					C	<u>C</u>
Enhanced Service Facility Conversion Category 2 – Existing Assisted Living Conversion of Up to a 16-Bed Facility (21)					P	<u>C</u>
Enhanced Service Facility Conversion Category 3 – Existing Adult Family Home Conversion of Up to a 6-Bed Facility (21)	P	P	P	P	P	<u>P</u>
Group Care Facilities						<u>P</u>
Group Home	P(11)	P(11)	P(11)	P(11)	P(11)	
Home Occupation	AC(12)	AC(12)	AC(12)	AC(12)	AC(12)	<b><u>AC(12)</u></b>
Manufactured/Mobile Home	P(13)	P(13)	P(13)	P(13)		

Land Use	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	TN-RES
<b>Permanent Supportive Housing</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>
Transitional Housing	P	P	P	P	P	<b>P</b>
Other						
<b>Daycare Center</b>			<b>P(7)</b>	<b>P(7)</b>	<b>P(7)</b>	<b>P(7)</b>
Daycare, Mini				P(7)	P(7)	<b>P(7)</b>
<b>Small-Scale Commercial Infill in Uptown Area</b>		<b>C(24)</b>	<b>C(24)</b>		<b>P(24)</b>	<b>P(24)</b>
Temporary Uses	P	P	P	P	P	<b>P</b>

*NOTE: Existing footnotes that are not referenced above are excluded for ease and simplicity of review. These footnotes are not intended to be deleted as a result of this ordinance.*

**(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)** Accessory dwelling units shall comply with the design and development standards set forth in chapter 18.604.

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

**(10)** Minimum land area of 7,000 square feet required unless the requirements of SMC 17.100.085 are met.

**(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.

(22) Permitted on any lot that allows at least six multifamily dwelling units.

(23) Townhouses are permitted on minor arterials and collectors as identified in the comprehensive plan, and corner lots created within new subdivisions. Each individual townhouse building must have four or fewer townhouse dwelling units.

(24) Subject to SMC 17.100.085 Supplemental standards for small-scale commercial infill in the Uptown Area.

**Permitted Use Table: Commercial and Mixed-Use Zones**

Land Use	TN-MU	DMU	NB	GC
<p><i>NOTE: This Permitted Use Table only includes the Residential and Other land use categories for ease and simplicity of review. This table excludes categories/uses/rows that are not related to missing middle housing or other amendments adopted by this ordinance. These uses are excluded for ease of review and are not intended to be deleted from this table as a result of this ordinance.</i></p> <p><i>For ease of reading, changes are bolded, underlined and highlighted.</i></p>				
<b>Residential</b>				
Adult Family Home	P	P	P	P
Assisted Living/Independent Living				P
<b>Co-living Housing</b>	<b><u>P(16)</u></b>	<b><u>P(16)</u></b>		<b><u>P(16)</u></b>
Congregate Care Facility	C	P/C(7) (17)		P(17)
Daycare, Family	P	P(13)	P	
Dwelling, Accessory	P(18)	P(18)		
<b>Dwelling, Cottage</b>	P(20)	<b><u>P(20)(39)</u></b>		P(20) <b><u>(39)</u></b>
Dwelling, Duplex	P	P(39)		P(21)(39)
Dwelling, Multifamily	P(7)(41)	P(39)(41)		<b><u>P(39)(41)</u></b>
Dwelling, Single-Family	P			

Land Use	TN-MU	DMU	NB	GC
Dwelling, Townhouse	P	P(39)		P(21)(39)
Emergency Housing		P		P
Emergency Shelters		P		P
Enhanced Service Facility Conversion Category 1 – Existing Nursing Home Conversion of Up to a 16-Bed Facility (21)	C	P		P
Enhanced Service Facility Conversion Category 2 – Existing Assisted Living Conversion of Up to a 16-Bed Facility (21)	C	P		P
Enhanced Service Facility Conversion Category 3 – Existing Adult Family Home Conversion of Up to a 6-Bed Facility (21)	P			
Group Care Facilities	P	P		
Group Home		P(19)		P(19)
Home Occupation	AC(22)	AC(22)		AC
<b>Live/Work Units</b>	<b>P(38)(39)</b>	P(38)(39)		P(21)(38)(39)
Mixed-Use	P	P(39)		P(39)
<b>Permanent Supportive Housing</b>	<b>P</b>	<b>P</b>		<b>P</b>
<b>Transitional Housing</b>	P	<b>P</b>		P
Other				
<b>Small-Scale Commercial Infill in Uptown Area</b>	<b>P(42)</b>			
Temporary Uses	P	P	P	P

## **Commercial and Mixed-Use Zoning Use Conditions:**

*NOTE: Existing footnotes that are not referenced above are excluded for ease and simplicity of review. These footnotes are not intended to be deleted as a result of this ordinance.*

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

**(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.

**(16)** Permitted on any lot that allows at least six multifamily dwelling units.**(17)** Limited to 30 rooms/increment of minimum land area.

**(18)** Accessory dwelling units shall comply with the design and development standards set forth in chapter 18.604.

**(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](#).

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

**(39)** Only mixed-use 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, 72<sup>nd</sup> Avenue and 265<sup>th</sup> Street. 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.

**(41)** See SMC 17.25.165 for modified requirements for conversion to residential use in an existing building that meets the requirements of SMC 17.25.165(1).

**(42)** Subject to SMC 17.100.085 Supplemental standards for small-scale commercial infill in the Uptown Area.

**Aligning Bulk Standards with Comprehensive Plan Density Goals:**

The bulk standards of the zoning code govern the physical dimensions of lots—such as lot width, depth, setbacks, and building coverage. While density standards determine the number of housing units allowed per acre, bulk standards shape how those units can be configured on the land. When these two sets of regulations are misaligned, it becomes difficult—or even impossible—for property owners and developers to achieve the intended density set forth in the City’s Comprehensive Plan.

This misalignment is currently a challenge in Stanwood. While the Comprehensive Plan designates specific density ranges for residential growth, the restrictive nature of existing bulk standards—such as large minimum lot sizes and wide setbacks—effectively prevents developments from reaching those targets. As a result, even when a parcel is zoned to accommodate a higher number of units, the physical design constraints hinder full utilization of the site.

To resolve this conflict and create more flexible design options, City staff proposed two alternative approaches for updating the bulk standards:

- 1. Floor Area Ratio (FAR) Option:** This approach would regulate development based on the total floor area of buildings in relation to the lot size, allowing greater flexibility in lot dimensions and building configuration.

Bulk Standards - Lot size, dimensions, and density												
	Residential Zones <sup>4</sup>					Residential/ Commercial Zones		Commercial/Industrial Zones				Public Facilities Zones
	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	TN	DMU	NB	GC	PI <sup>3</sup>	GI	PF
<b>Maximum Density</b> <sup>1,2</sup> Dwelling units per gross acre	5	6	8	10	*20	20	20	N/A	No limit	35%	N/a	N/A
<b>Minimum Lot Area</b>	Lot size determined by FAR, not to exceed underlying density						None	6,000	10,000	20,000	1 acre	5,000
<b>Floor Area Ratio</b> Square feet	0.50	1.00	1.00	1.00	2.00	2.00	3.00	N/A	N/A	N/A	N/A	N/A
<b>Minimum Lot Width to Depth Ratio</b>	1:1	1:1.2	1:1.2	1:1.2	1:1.5	1:1.5	1:1.5	None	None	None	None	None
<b>Maximum Lot Width to Depth Ratio</b>	1:3	1:3	1:3	1:3	1:4	1:3	1:5	None	None	None	None	None

Footnotes:

- 1 No detached single family residential units are allowed in the DMU zone.
- 2 Cottage housing projects may increase their density to 10 units / acre in the SR 12.4, SR 9.6 and SR 7.0 zones
- 3 Mixed-Use residential buildings are only allowed in Planned Industrial Parks per SMC 17.50.010 (Note we will need to keep track of code number changes)
- 4 Residential lot sizes are flexible subject to the underlying density requirements

Where: Floor Area Ratio: Controls Lot Size in Proportion to Building  
 Lot Width to Depth Ratio: Maintains Lot Proportionality  
 Density: Ensuring Zoning is Consistent with Comp Plan  
 Setbacks, Lot Coverage, and Height: Controls Development Form

Width to Depth Ratio Notes:

- 1:1 – 1:3: Provides Proportional SFR Lots
- 1:1.2-1:3: Allows Flexibility to Townhomes / Duplexes
- 1:1.5-1:4: Supports Multifamily Development
- 1:1.5-1:5: Supports Mixed Use Development

2. **Minimum Lot Size Option:** This proposal would establish clear and more compact minimum lot sizes—specifically, 3,000 square feet for detached units (such as single-family homes or cottages) and 1,500 square feet for attached housing units (such as townhomes or duplexes). This would allow for smaller, more affordable lots while maintaining consistency with zoning and density requirements.

Bulk Standards - Lot size, dimensions, and density												
	Residential Zones <sup>4</sup>					Residential/ Commercial Zones		Commercial/Industrial Zones				Public Facilities Zones
	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	TN	DMU	NB	GC	PJ <sup>3</sup>	GI	PF
<b>Maximum Density</b> <sup>1,2</sup> Dwelling units per gross acre	5	6	8	10	*20	20	20	N/A	No limit	35%	N/a	N/A
<b>Minimum Lot Area</b>	3,000 sf for Detached Units or 1,500 sf for Attached Units						None	6,000	10,000	20,000	1 acre	5,000
<b>Floor Area Ratio</b> Square feet	0.50	1.00	1.00	1.00	2.00	2.00	3.00	N/A	N/A	N/A	N/A	N/A
<b>Minimum Lot Width to Depth Ratio</b>	1:1	1:1.2	1:1.2	1:1.2	1:1.5	1:1.5	1:1.5	None	None	None	None	None
<b>Maximum Lot Width to Depth Ratio</b>	1:3	1:3	1:3	1:3	1:4	1:3	1:5	None	None	None	None	None

Same footnotes and clarifiers apply.

After reviewing both options, the Planning Commission recommended moving forward with the second approach, citing its clarity, simplicity, and the desire to have a base standard for all lots.

**Setbacks and Lot Coverage Standards:**

When altering lot size and configuration standards, it is critical to simultaneously revise setback and lot coverage requirements. These development regulations are closely interconnected, and failing to adjust them in tandem can result in impractical or unusable lots.

For example, reducing minimum lot size without adjusting setbacks may leave too little buildable area. Similarly, lot coverage standards must be revisited to ensure that property owners have sufficient flexibility to construct appropriately sized homes. If these changes are not made concurrently, it can lead to a greater reliance on variances to allow development.

To minimize confusion surrounding the different lot types and their corresponding development standards, the information has been separated into two distinct tables. The first table outlines the base bulk standards that apply universally to all lots, providing a clear and consistent foundation.

The second table presents alternative standards that apply only to specific uses or lot types, such as accessory dwelling units, cottage or townhouse developments. This two-table format is designed to be more user-friendly and intuitive, replacing the previous reliance on numerous footnotes, cross-references, and exceptions that often-caused misunderstandings. By simplifying the structure, users can more easily identify which standards apply to their particular project type without needing to navigate complex footnotes.

**Residential Zones:**

	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	TN-RES
<p><i>NOTE: Development standards pertaining to density, lot area, lot width, and lot depth and associated footnotes 1, 2 and 10 are removed from this table for ease of review; however, these standards are not intended to be deleted by this ordinance.</i></p> <p><i>IBC=International Building Code</i></p>						
Front Setback	25'	10'	10'	10'	20'	10'
Rear Setback	25'	20'	15'	15'	5'	15'
Side Setback, Internal	15'	10'	10'	5'	25'	5'
Side Setback, Corner	15'	15'	15'	15'	25'	15'
Maximum Height	30'	30'	30'	30'	40'	30'
Percent of Lot Coverage	40%	40%	40%	50%	40%	50%
Minimum Driveway Length	None	20'	20'	20'	N/A	20'

Alternative Bulk Standards by Lot Type or Use:

	Accessory Dwelling Unit	Accessory Building	Cottage Lot	Cluster Lot Subdivision	Unit Lot Subdivision	Zero Lot Subdivision
Front Setback	Underlying Zoning	Underlying Zoning	10'	10'	10'	10'
Rear Setback	5'	5'	10'	10'	10'	5'
Rear Setback, Alley	0'	0'	5'	5'	5'	0'
Side Setback, Internal	5'	5'	5'	3'	IBC	IBC
Side Setback, Corner	10' or Sight Distance Triangle (Whichever Greater)	10' or Sight Distance Triangle (Whichever Greater)	10' or Sight Distance Triangle (Whichever Greater)	10' or Sight Distance Triangle (Whichever Greater)	10' or Sight Distance Triangle (Whichever Greater)	10' or Sight Distance Triangle (Whichever Greater)
Lot Coverage	20% Per Building	10% Per Building	60%	60%	80%	80%
Maximum Building Size	1,000 sf	20% of Principle Building	1,200 sf	N/A	N/A	N/A

Commercial Zones:

	TN-MU	DMU
<i>NOTE: Development standards pertaining to density, lot area, lot width, and lot depth and associated footnotes 5 and 10 are removed from this table for ease of review; however, these standards are not intended to be deleted by this ordinance.</i>		
Front Standard	0	0
Rear Setback	25'	25'
Side Setback, Internal	IBC	IBC
Side Setback, Corner	10' Or Site Distance Triangle (Which Greater)	10' Or Site Distance Triangle (Which Greater)

	<b>TN-MU</b>	<b>DMU</b>
Building Height	55'	45'
Maximum Building Coverage	60%	90%

Alternative Bulk Standards by Lot Type or Use:

	<b>Attached Dwelling Unit</b>	<b>Accessory Dwelling Unit</b>	<b>Accessory Building</b>
Front Setback	0'	10'	10'
Rear Setback	5'	15'	15'
Rear Setback, Alley	5'	5'	5'
Side Setback, Internal	IBC	IBC	5'
Side Setback, Corner	Sight Distance Triangle	Sight Distance Triangle	10' or Sight Distance Triangle (Whichever Greater)
Building Height	Underlying Zoning	24'	20'

**Illustrations:**

City staff is currently developing a series of illustrative subdivision examples to demonstrate how the City's existing development regulations are unintentionally hindering a property's ability to achieve the full residential density envisioned in the Comprehensive Plan and as permitted under current zoning.

These examples aim to highlight specific regulatory barriers—such as lot size, setbacks, road layout requirements, or open space provisions—that restrict the number of units that can be built, even when the zoning would otherwise allow for higher density. By visualizing these constraints, the City hopes to foster a clearer understanding of the disconnect between policy goals and on-the-ground implementation.

These illustrations will be presented and discussed in detail at the meeting to spur conversation about the proposed code changes included in this report.

## *Critical Areas Recommendation:*

On April 14th, the Planning Commission concluded its public hearing on the proposed updates to the Critical Areas Ordinance (CAO). Following final deliberations, the Commission voted to recommend approval of the ordinance with two minor amendments. These recommendations reflect the Commission's commitment to integrating best practices and preserving environmental and cultural resources.

The revised Critical Areas Ordinance will be presented to the City Council for consideration at a public hearing scheduled for May 22nd.

The Commission's recommended amendments include:

- ***Findings of Fact and Conclusions:*** Revise the document to explicitly state that the Critical Areas Ordinance incorporates the best available science, in accordance with guidance from relevant state agencies, including the Washington Department of Ecology and the Washington Department of Fish and Wildlife. This ensures that the ordinance aligns with state standards for best available science.
- ***Chapter 18.812 – Cultural Resources:*** Amend this chapter to require that all development projects include an Inadvertent Discovery Plan (IDP). This requirement would apply across the board and could be implemented through a standardized, boilerplate IDP document attached to approved construction plans. This measure enhances the city's ability to protect cultural and archaeological resources in the event that such resources are unexpectedly uncovered during project implementation.

# Missing Middle Housing Ordinance

CITY OF STANWOOD  
WASHINGTON  
**ORDINANCE NO. \_\_\_\_**

**AN ORDINANCE OF THE CITY OF STANWOOD, WASHINGTON, AMENDING STANWOOD MUNICIPAL CODE (SMC) TITLE 17, ZONING REGARDING ALLOWING MISSING MIDDLE HOUSING TYPES IN THE CITY OF STANWOOD AND ESTABLISHING SEVERABILITY AND AN EFFECTIVE DATE.**

WHEREAS, the City of Stanwood has begun a process to comprehensively update its municipal code to conform to current law and practice; and

WHEREAS, the Washington State Legislature found that the state is facing an unprecedented housing crisis for its current population and lacks affordable housing choices; and

WHEREAS, the State Legislature further found that in order to meet the goal of 1,000,000 new homes statewide by 2044, innovative housing policies will need to be adopted to increase housing options that are more affordable to various income levels;

WHEREAS, missing middle and infill housing can provide a wider variety of housing options and configurations to allow Washingtonians to live near where they work; and

WHEREAS, by allowing a variety of housing options in Stanwood, the city can lower the risk of displacement lower income or senior residents; and

WHEREAS, on September 26, 2024, the City Council adopted Ordinance No. 1537, incorporating supportive middle housing policies into the Housing Element of the Comprehensive Plan

WHEREAS, the amendments in this ordinance adopt missing middle housing options and associated land development provisions; and

WHEREAS, this code amendment also eliminates conflicts, improves clarity and overall function of the municipal code, and reflects current city and best practices; and

WHEREAS, pursuant to RCW 36.70A.106, the City submitted the proposed code amendment for the 60-day review to the Washington State Department of Commerce on \_\_\_\_\_, 2025. The 60-day review period was completed on \_\_\_\_\_, 2025; and

WHEREAS, the code amendment was circulated for public review on \_\_\_\_\_ through \_\_\_\_\_, 2025; and

WHEREAS, the City received comments on the draft amendments from \_\_\_\_\_; and

WHEREAS, their comments have been incorporated into the amendments; and

WHEREAS, a SEPA determination of non-significance for the draft ordinance was issued on \_\_\_\_\_, 2025, and the comment / appeal period ended on \_\_\_\_\_, 2025; and

WHEREAS, the Stanwood Community Development Committee reviewed the draft ordinance at their \_\_\_\_\_, 2025, meeting and has recommended that the City Council adopt the ordinance; and

WHEREAS, the Stanwood Planning Commission held their first reading of the ordinance on \_\_\_\_\_, 2025, held a public hearing on ordinance on \_\_\_\_\_, 2025, and forwarded their findings of fact and conclusions recommending to approve the ordinance on \_\_\_\_\_, 2025; and

WHEREAS, all persons desiring to either provide written testimony or speak for or against the ordinance were given the opportunity to do so before both the Planning Commission and City Council; and

WHEREAS, the City Council held a public hearing and first reading of the draft code amendment on \_\_\_\_\_, a second reading on \_\_\_\_\_, and accepted public comment; and

WHEREAS, the City Council of Stanwood has authority under RCW 36.70A to adopt plans and regulations related to development and operations within the City of Stanwood; and

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

**Section 1.** Chapter 17.20 Construction of Language – Definitions of the Stanwood Municipal Code is amended as shown in Exhibit A.

**Section 2.** Chapter 17.25 General Provisions of the Stanwood Municipal Code is amended as shown in Exhibit B.

**Section 3.** Chapter 17.30 Permitted Land Uses of the Stanwood Municipal Code is amended as shown in Exhibit C.

**Section 4.** Chapter 17.60 Zoning Standards Tables of the Stanwood Municipal Code is amended as shown in Exhibit D.

**Section 5.** Chapter 17.95 Residential Performance Standards of the Stanwood Municipal Code is amended as shown in Exhibit E.

**Section 6.** Chapter 17.100 Nonresidential Performance Standards of the Stanwood Municipal Code is amended as shown in Exhibit F.

**Section 7.** Chapter 17.105 Off-street Parking and Loading Standards of the Stanwood Municipal Code is amended as shown in Exhibit G.

**Section 8.** Section 17.148.040 Transportation Concurrency of the Stanwood Municipal Code is amended as shown in Exhibit H.

**Section 9.** Section 12.04.020 Sewer System Rates of the Stanwood Municipal Code is amended as shown in Exhibit I.

**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 10.** 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 11.** 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 12.** Effective Date. This Ordinance shall take effect five days after its passage and publication as required by law.

PASSED and APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2025.

CITY OF STANWOOD:

\_\_\_\_\_  
Sid Roberts, Mayor

Attest:

\_\_\_\_\_  
Lisa Sokolik, City Clerk

Approved as to Form:

\_\_\_\_\_  
Nikki Thompson, City Attorney

Date of Publication:

Effective Date:

# EXHIBIT A

## Chapter 17.20 Construction Of Language – Definitions.

**i** Sections from chapter 17.20 that have been amended are included below with redlines. Sections or definitions that are not proposed to be amended are not included in this document. Review document in All Markup mode to view tracked changes.

### 17.20.020 “A” definitions.

**i** Repealed definition of “accessory dwelling”. Replaced by new definitions for “accessory dwelling unit”, “accessory dwelling unit, attached”, and “accessory dwelling unit, detached.”

“Accessory dwelling unit” or “ADU” means a dwelling unit located on the same lot as a single-family dwelling unit.

“Accessory dwelling unit attached” or “AADU” means an accessory dwelling unit located within or attached to the principal single-family housing unit.

“Accessory dwelling unit detached” or “DADU” means an accessory dwelling unit that consists partly or entirely of a building that is separate and detached from the principal single-family housing unit.

### 17.20.030 “B” definitions.

**i** Removed the definition of “boarding house” because it is included in the definition of “co-living housing” per RCW 36.70A.535 Co-living Housing.

### 17.20.040 “C” definitions.

**i** Added the definition of “co-living housing” for compliance with RCW 36.70A.535 Co-living Housing. RCW definition does not address shared or private bathrooms.

“Co-living housing” means a residential development with sleeping units that are independently rented and lockable and provide living and sleeping space, and residents share kitchen facilities with other sleeping units in the building. Local governments may use other names to refer to co-living housing including, but not limited to, congregate living facilities, single room occupancy, rooming house, boarding house, lodging house, and residential suites.

## 17.20.050 “D” definitions.

- i** Updated for consistency with State middle housing guidance and to exclude reference to number of families.

“Duplex” means a residential building with two attached dwelling units.

- i** Updating “multiple-family” to “multifamily” throughout this chapter for consistency with State middle housing guidance, as well as internal consistency.

“Dwelling” means a building or portion thereof, occupied or intended to be occupied exclusively for residential purposes, but not including hotels. (See also “dwelling, multifamily” and “family.”)

Dwelling, Multifamily. See “Multifamily dwelling.”

## 17.20.060 “E” definitions.

- i** Added the definition of “emergency housing” and updated the definition of “emergency shelter” for compliance with RCW 35A.21.430. Definitions are consistent with RCW 36.70A.030.

“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.

“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.

## 17.20.070 “F” definitions.

- i** Updated the term “floor area” to “gross floor area”. Moved to SMC 17.20.080. “Gross floor area” is the term used throughout the code.
- i** Removing the term “floor area, usable” because it is not used in the code.

**17.20.080 “G” definitions.**

- i** Updated the existing term “floor area” to “gross floor area”. “Gross floor area” is the term used throughout the code. This promotes consistency with RCW 36.70A.696(7) for ADUs since GFA needed to be defined and avoids duplicate definitions.

“Gross floor area” means the sum of the gross horizontal areas of all of the floors of all buildings on the lot, measured from the exterior faces of exterior walls or from the centerline of walls separating two buildings. Floor area shall include the area of basements when used for residential, commercial or industrial purposes, but need not include a basement or portion of a basement used for storage or housing of mechanical equipment, or the basement apartment of a custodian in a multifamily dwelling, except that portion of said custodian’s dwelling unit which is in excess of 50 percent of the total basement area.

**17.20.090 “H” definitions.**

- i** Removed the definition of “homeless housing” since it is a redundant/umbrella term inclusive of “transitional housing” and “permanent support housing”. Added definitions of “transitional housing” and “permanent support housing” consistent with State law.

**17.20.100 “I” definitions.**

- i** Removed the definition of “indoor emergency shelters or housing” since it is redundant with definitions for “emergency housing” and “emergency shelters”. Furthermore, “indoor emergency shelters or housing” is not included in any permitted land use table.

**17.20.130 “L” definitions.**

- i** Removed the definition of “lodging house” because it is included in the definition of “co-living housing” per RCW 36.70A.535 Co-living Housing. Furthermore, “lodging house” is not included in any permitted land use table.

**17.20.140 “M” definitions.**

- i** Added definition of “major transit stop” for compliance with RCW 36.70A.540 Co-Living Housing. Definition of “major transit stop” does not include Amtrak station.

“Major transit stop” means:

- (1) A stop on a high capacity transportation system funded or expanded under the provisions of chapter 81.104 RCW;
- (2) Commuter rail stops;
- (3) Stops on rail or fixed guideway systems, including transitways, not including Stanwood Station;
- (4) Stops on bus rapid transit routes or routes that run on high occupancy vehicle lanes; or
- (5) Stops for a bus or other transit mode providing actual fixed route service at intervals of at least 15 minutes for at least five hours during the peak hours of operation on weekdays.

**i** Updated “multiple-family” to “multifamily” throughout this chapter for consistency with State middle housing guidance, as well as internal consistency. Removed reference to families.

**i** Defined as 3 or more single households. This may include a triplex, fourplex, etc., but not duplexes or townhouses (attached residential).

“Multifamily dwelling” means a building or portion thereof, used or designed as a residence for three or more single households living independently of each other and each with facilities that are used or intended to be used for living, sleeping, and cooking in said building. This definition includes apartment houses but does not include hotels, trailers, or mobile/manufactured homes.

#### **17.20.150 “N” definitions.**

**i** Removing definition because it is not a term used throughout the code.

#### **17.20.170 “P” definitions.**

**i** Added definition of “permanent supportive housing” for compliance with RCW 35A.21.430. Definitions are consistent with RCW 36.70A.030.

"Permanent supportive housing" is subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident of the housing with community-based health care, treatment, or employment services. Permanent supportive housing is subject to all of the rights and responsibilities defined in chapter 59.18 RCW.

**i** The following definition is new for compliance with ADU legislation (RCW 36.70A.696(7))

"Principal unit" means the single-family dwelling unit located on the same lot as an accessory dwelling unit. Also referred to as the "primary unit."

#### **17.20.200 "S" definitions.**

**i** This definition is from RCW 64.37.010(9). It was added to more clearly regulate short-term rentals when it comes to accessory dwelling units.

"Short-term rental" means a dwelling, or part of a dwelling, rented to guests for fewer than 30 consecutive nights. Hotels, motels, or bed and breakfasts are not short-term rentals. Short-term rentals also do not include:

- (1) A home or apartment where the owner lives for at least six months per year and rents out fewer than three rooms at a time.
- (2) A rental unit where the same guest stays for 30 or more consecutive nights.
- (3) Temporary housing provided by a registered charitable organization or government entity for individuals (or their families) receiving treatment for trauma, injury, or disease.

**i** Updated definition to remove reference to number of families per best practice.

"Single-family dwelling" means a detached residential building containing no more than one principal dwelling unit designed for occupancy by a single household.

**i** Added definition of "sleeping unit" to better implement RCW 36.70A.535 Co-living Housing.

"Sleeping unit" means an independently rented and lockable space used for living and sleeping within a co-living residential development.

#### **17.20.210 "T" definitions.**

**i** Updated for compliance with RCW 36.70A.622 (Residential parking regulations). New provisions are included in SMC 17.105.140 for tandem parking spaces.

"Tandem parking" means having two or more vehicles, one in front of or behind the other, with a means of ingress and egress.

**i** Amended definition of "townhouse or rowhouse" for consistency with middle housing guidance.

"Townhouse or rowhouse" means a building that contains two or more attached residential dwelling units that extend from foundation to roof and that have a yard or public way on not less than two sides. Each dwelling unit is designed for occupancy by a single household.

**i** Added definition of “transitional housing” for compliance with RCW 35A.21.430. Definitions are consistent with RCW 36.70A.030.

"Transitional housing" means a project that provides 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.

**17.20.220**      **“U” definitions.**

**i** Removing the term “usable floor area” because it is not used in the code. This definition is captured by “gross floor area”.

# EXHIBIT B

## Chapter 17.25 General Provisions

**i** Sections from chapter 17.25 that have been amended are included below with redlines. Sections that are not proposed to be amended are not included in this document. Review document in All Markup mode to view tracked changes.

### 17.25.160 Building conversions.

**i** Updated to provide an exception for when dwelling units are added to an existing building since a site development permit may be required. Furthermore, created two subsections from the existing text. Confirmed there are no existing internal references to SMC 17.25.160 that would also need to be updated. Added subsection 3, noting when a building permit is required.

1. No land use development review process shall be required if an existing building is converted from one use to another, so long as the proposed use is permitted in the zoning district in which the building is located, all off-street parking requirements can be met, and there is no alteration to or expansion of the building footprint or commercial use area except when the proposed use is subject to the requirements of SMC 17.25.165.
2. No land use development review process shall be required if an existing building containing rental apartments is converted to condominiums (or vice versa), so long as either the total number of dwelling units within the building does not increase or, if they do increase, they do not exceed the density limits permitted in the zoning district in which the building is located, and all off-street parking requirements can be met.
3. Where physical alterations to a building is proposed as part of a conversion, a building permit is required.

### 17.25.165 Conversion to residential use in an existing building.

**i** This section is added for compliance with RCW 35A.21.440 – new housing in existing buildings.

1. Building conversions that add dwelling units to existing building must meet the following criteria:
  - (a) The existing building is located in a commercial or mixed-use zone that allows multifamily dwelling units;
  - (b) The existing building received a certificate of occupancy at least three years prior to the permit application to add dwelling units; and
  - (c) The proposed development does not increase the floor area of nonresidential uses in the existing building.

**i** Per RCW 35A.21.440(2)(c), the City may not “...impose permitting requirements on the use of an existing building for residential purposes beyond those requirements generally applicable to all residential development within the building’s zone.”

2. The Director will determine whether the proposed development qualifies as a conversion to residential use in an existing building subject to the requirements of this section, and any related land use approvals, pursuant to Table 18.230.020-1 Types of Review.
3. For building conversions meeting the requirements of subsection 1 of this section, the requirements of this code shall apply except as modified below:
  - (a) Density of 50% more than what is allowed in the underlying zone is allowed when the following conditions are met:
    - i. New dwelling units are located entirely within the existing building envelope;
    - ii. Compliance with building code and fire standards; and
    - iii. Connection to water, sewer and drainage systems.

**i** Per RCW 35A.21.440(2)(f), the City may not “prohibit the addition of housing units in any specific part of a building except ground floor commercial or retail that is along a major pedestrian corridor as defined by the code city...” The proposed language preserves existing commercial uses at the ground floor when located along a “major pedestrian corridor”

- (b) Commercial or retail use must be provided on the ground floor when the existing building is located along a “major pedestrian corridor”, which is defined as minor arterials and collectors as identified in the city’s comprehensive plan, and 270th Street NW from 102nd Avenue NW to Camano Street.
- (c) No new off-street parking is required for the addition of dwelling units in an existing building; however, existing parking must be retained that is required to satisfy the minimum off-street parking requirements for the proposed use.

**i** Per RCW 35A.21.440(2)(e), cities may not, “Impose exterior design or architectural requirements on the residential use of an existing building beyond those necessary for health and safety of the use of the interior of the building or to preserve character-defining streetscapes, unless the building is a designated landmark or is within a historic district established through a local preservation ordinance.” Section (e) below establishes these requirements with the exception of standards pertaining to solid waste storage and lighting as these pertain to health and safety.

- (d) No exterior design standards or architectural requirements apply to the residential use of the existing building, unless:
  - (i) The building is a designated landmark or within a historic district; or
  - (ii) The standards pertain to solid waste disposal and storage areas, and lighting.
4. New units must meet the requirements of the current energy code. Unchanged portions of an existing building are not required to meet the current energy code.

5. If the proposed building meets the requirements of subsection 17.25.165(1) and is nonconforming with parking, height, setbacks, elevator size for gurney transport, or modulation, then the change is permissible if approved by the Director. The permit approval must be issued unless the Director provides written findings that the nonconformity is causing a significant detriment to the surrounding area by not meeting life and health safety standards.

# EXHIBIT C

## Chapter 17.30 Permitted Land Uses

**i** Sections from chapter 17.30 that have been amended are included below with redlines. Sections that are not proposed to be amended are not included in this document. Review document in All Markup mode to view tracked changes.

### 17.30.060 Residential use zoning table established.

- i** For ease and simplicity of review, the Permitted Use Table below only includes the Residential and Other land use categories. The table excludes uses/rows that are not related to missing middle housing or other amendments adopted by this ordinance. They are excluded for ease of review and are not intended to be deleted from this table as a result of this ordinance.
- i** Updated the Permitted Use Table to allow “co-living housing” in the MR zone for compliance with RCW 36.70a.535, which requires the City to allow co-living housing on any lot that allows at least six multifamily units and in mixed-used zones. Added footnote 22.
- i** Changed “AC” to “P” to allow ADUs as a permitted use in all SR zones. This reduces ambiguity in the dimensional standards table. The base standard will apply to ADUs rather than standards for accessory structures. Footnote 8 was also updated to refer to ADU standards in chapter 18.604.
- i** Updated in response to middle housing guidance and Policy Direction Guidance document to allow cottages in the MR zone, duplexes in the SR 7.0 and SR 9.6 zones, and townhouses in the SR 5.0, SR 7.0 and SR 9.6 zones. Added footnote 23 stating townhouses are limited main streets and corner lots; and to no more than 4 units in a single building in SR zones.
- i** Removed the reference to footnote 10 from “dwelling, duplex” in the SR 5.0 zone. Footnote regulated lot size, which is redundant with standards in the density table in Title 18 Land Divisions. Footnote 10 is not repealed in full because it applies to other uses.
- i** Changed “dwelling, multiple-family” to “dwelling, multifamily” for consistency with middle housing guidance, and internal consistency.
- i** Removed “homeless housing” as a permitted use because it is an umbrella term that includes transitional housing and permanent supportive housing. Separate lines are included for these individual uses.
- i** Added “permanent supportive housing” as a separate use in the Residential land use category. Note, “permanent supportive housing” was already allowed outright in residential zones under “homeless housing”.

- i** Removed “emergency shelters” and “emergency housing” as a permitted use in residential zones. RCW 35A.21.430 requires these uses to be permitted in any zone that allows hotels. These residential zones do not allow hotels.
- i** Moved “transitional housing” from Other to Residential land use category.
- i** Added small scale commercial infill as a permitted use in residential zones when subject to SMC 17.100.085, which includes floor area limits.
- i** Added TN-Residential to the table; applies SR 5.0 use standards.

**Permitted Use Table: Residential Zones**

Land Use	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	TN-RES
<p><i>NOTE: This Permitted Use Table only includes the Residential and Other land use categories for ease and simplicity of review. This table excludes categories/uses/rows that are not related to missing middle housing or other amendments adopted by this ordinance, as well as abbreviated definitions and permit types. These uses are excluded for ease of review and are not intended to be deleted from this table as a result of this ordinance.</i></p> <p><i>Nonresidential uses will be allowed in the TN-RES zone per 17.47.040(1)(b) consistent with the TN-MU zone. These uses are not included in this table.</i></p> <p><i>For ease of reading, changes are bolded, underlined and highlighted.</i></p>						
Residential						
Adult Family Home	P	P	P	P	P	<b>P</b>
Assisted Living/Independent Living					P	
<b>Co-living Housing</b>					<b>P(22)</b>	
Congregate Care Facility					C(6)	<b>C</b>
Daycare, Home	AC(7)	AC(7)	AC(7)	AC(7)	AC(7)	<b>AC(7)</b>
<b>Dwelling, Accessory</b>	<b>P(8)</b>	<b>P(8)</b>	<b>P(8)</b>	<b>P(8)</b>		<b>P(8)</b>

Land Use	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	TN-RES
<b>Dwelling, Cottage</b>	P(9)	P(9)	P(9)	P(9)	P(9)	<b>P(9)</b>
Dwelling, Duplex		<b>P</b>	<b>P</b>	P	P	<b>P</b>
Dwelling, Multifamily Development Up to 20 Units					P	
Dwelling, Multifamily Development 21 Units or Greater					P	
Dwelling, Single-Family	P	P	P	P	P	<b>P</b>
<b>Dwelling, Townhouse</b>		<b>P(23)</b>	<b>P(23)</b>	<b>P(23)</b>	P	<b>P</b>
Enhanced Service Facility Conversion Category 1 – Existing Nursing Home Conversion of Up to a 16-Bed Facility (21)					C	<b>C</b>
Enhanced Service Facility Conversion Category 2 – Existing Assisted Living Conversion of Up to a 16-Bed Facility (21)					P	<b>C</b>
Enhanced Service Facility Conversion Category 3 – Existing Adult Family Home Conversion of Up to a 6-Bed Facility (21)	P	P	P	P	P	<b>P</b>
Group Care Facilities						<b>P</b>
Group Home	P(11)	P(11)	P(11)	P(11)	P(11)	

Land Use	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	TN-RES
Home Occupation	AC(12)	AC(12)	AC(12)	AC(12)	AC(12)	AC(12)
Manufactured/Mobile Home	P(13)	P(13)	P(13)	P(13)		
<b>Permanent Supportive Housing</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>
Transitional Housing	P	P	P	P	P	<b>P</b>
Other						
<b>Daycare Center</b>			<b>P(7)</b>	<b>P(7)</b>	<b>P(7)</b>	<b>P(7)</b>
Daycare, Mini				P(7)	P(7)	<b>P(7)</b>
<b>Small-Scale Commercial Infill in Uptown Area</b>		<b>C(24)</b>	<b>C(24)</b>		<b>P(24)</b>	<b>P(24)</b>
Temporary Uses	P	P	P	P	P	<b>P</b>

**Residential Zoning Use Conditions:**

*NOTE: Existing footnotes that are not referenced above are excluded for ease and simplicity of review. These footnotes are not intended to be deleted as a result of this ordinance.*

**(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)** Accessory dwelling units shall comply with the design and development standards set forth in chapter 18.604.

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

**(10)** Minimum land area of 7,000 square feet required unless the requirements of SMC 17.100.085 are met.

**(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.

(22) Permitted on any lot that allows at least six multifamily dwelling units.

(23) Townhouses are permitted on minor arterials and collectors as identified in the comprehensive plan, and corner lots created within new subdivisions. Each individual townhouse building must have four or fewer townhouse dwelling units.

(24) Subject to SMC 17.100.085 Supplemental standards for small-scale commercial infill in the Uptown Area.

### **17.30.070 Commercial and mixed-use zoning table established.**

**i** For ease and simplicity of review, the Permitted Use Table below only includes the Residential and Other land use categories. The table excludes uses/rows that are not related to missing middle housing or other amendments adopted by this ordinance. They are excluded for ease of review and are not intended to be deleted from this table as a result of this ordinance.

**i** Removed “boarding house” because it is included in the definition of “co-living housing” per RCW 36.70A.535 Co-living Housing. State law also allows co-living housing in the DMU zone so “boarding house” does not need to be permitted as a separate use.

**i** Changed “AC” to “P” to allow ADUs as a permitted use in TN zone. This is consistent with the DMU zone. This reduces ambiguity in the dimensional standards table. The base standard will apply to ADUs rather than standards for accessory structures. Footnote 18 was also updated to refer to ADU standards in chapter 18.604.

**i** Updated to allow “co-living housing” in the TN and DMU zones for compliance with RCW 36.70a.535, which requires the City to allow co-living housing on any lot that allows at least six multifamily units and in mixed-used zones. Updated footnote 16.

**i** Updated to allow cottages in the DMU and GC zones per the Policy Direction Guidance document.

**i** Updated to remove “triplexes” as a permitted residential use. Triplexes are regulated as 3 attached townhouses.

**i** Updated to allow multifamily dwellings in the GC zone per the Policy Direction Guidance document. Added footnote 41 to “dwelling, multifamily” in the TN, DMU and GC zones, which directs the user to section SMC 17.25.165 for modified requirements for conversion to residential use in an existing building in a commercial or mixed-use zone.

**i** Moved “transitional housing”, “permanent supportive housing” and “emergency shelters” from Other to Residential land use category. Note, “emergency housing” and “emergency shelters” are

allowed outright in the DMU and GC zones, where hotels are allowed, per State law. These uses are not required to be allowed in the NB zone.

- i** Added “permanent supportive housing” as a permitted use in the TN, DMU and GC zones, where residential dwelling units and hotels are allowed outright, in compliance with RCW 35A.21.430.
- i** “Transitional housing” is currently allowed in the TN and GC zones. Updated “transitional housing” to also allow as a permitted use in the DMU zone, where residential dwelling units and hotels are allowed outright, in compliance with RCW 35A.21.430.
- i** Added small scale commercial infill as a permitted use in residential zones when subject to SMC 17.100.085, which includes floor area limits.

**Permitted Use Table: Commercial and Mixed-Use Zones**

Land Use	TN-MU	DMU	NB	GC
<p><i>NOTE: This Permitted Use Table only includes the Residential and Other land use categories for ease and simplicity of review. This table excludes categories/uses/rows that are not related to missing middle housing or other amendments adopted by this ordinance. These uses are excluded for ease of review and are not intended to be deleted from this table as a result of this ordinance.</i></p> <p><i>For ease of reading, changes are bolded, underlined and highlighted.</i></p>				
Residential				
Adult Family Home	P	P	P	P
Assisted Living/Independent Living				P
<b>Co-living Housing</b>	<b>P(16)</b>	<b>P(16)</b>		<b>P(16)</b>
Congregate Care Facility	C	P/C(7) (17)		P(17)
Daycare, Family	P	P(13)	P	
Dwelling, Accessory	P(18)	P(18)		
<b>Dwelling, Cottage</b>	P(20)	<b>P(20)(39)</b>		P(20) <b>(39)</b>
Dwelling, Duplex	P	P(39)		P(21)(39)
Dwelling, Multifamily	P(7)(41)	P(39)(41)		<b>P(39)(41)</b>

Land Use	TN-MU	DMU	NB	GC
Dwelling, Single-Family	P			
Dwelling, Townhouse	P	P(39)		P(21)(39)
Emergency Housing		P		P
Emergency Shelters		P		P
Enhanced Service Facility Conversion Category 1 – Existing Nursing Home Conversion of Up to a 16-Bed Facility (21)	C	P		P
Enhanced Service Facility Conversion Category 2 – Existing Assisted Living Conversion of Up to a 16-Bed Facility (21)	C	P		P
Enhanced Service Facility Conversion Category 3 – Existing Adult Family Home Conversion of Up to a 6-Bed Facility (21)	P			
Group Care Facilities	P	P		
Group Home		P(19)		P(19)
Home Occupation	AC(22)	AC(22)		AC
<b>Live/Work Units</b>	<b>P(38)(39)</b>	P(38)(39)		P(21)(38) (39)
Mixed-Use	P	P(39)		P(39)
<b>Permanent Supportive Housing</b>	<b>P</b>	<b>P</b>		<b>P</b>
<b>Transitional Housing</b>	P	<b>P</b>		P
Other				

Land Use	TN-MU	DMU	NB	GC
<b>Small-Scale Commercial Infill in Uptown Area</b>	<b>P(42)</b>			
Temporary Uses	P	P	P	P

**Commercial and Mixed-Use Zoning Use Conditions:**

*NOTE: Existing footnotes that are not referenced above are excluded for ease and simplicity of review. These footnotes are not intended to be deleted as a result of this ordinance.*

- (7)** Minimum land area of 20,000 square feet is required. This standard may be modified through the conditional use permit process.
- (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.
- (16)** Permitted on any lot that allows at least six multifamily dwelling units.**(17)** Limited to 30 rooms/increment of minimum land area.
- (18)** Accessory dwelling units shall comply with the design and development standards set forth in chapter 18.604.
- (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](#).
- (38)** Live/work units are allowed as part of a mixed-use development.
- (39)** Only mixed-use 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, 72<sup>nd</sup> Avenue and 265<sup>th</sup> Street. 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.
- (41)** See SMC 17.25.165 for modified requirements for conversion to residential use in an existing building that meets the requirements of SMC 17.25.165(1).
- (42)** Subject to SMC 17.100.085 Supplemental standards for small-scale commercial infill in the Uptown Area.

**17.30.080 Industrial use zoning table established.**

- i** For ease and simplicity of review, the Permitted Use Table below only includes the Residential and Other land use categories. The table excludes uses/rows that are not related to missing middle housing or other amendments adopted by this ordinance. They are excluded for ease of review and are not intended to be deleted from this table as a result of this ordinance.
- i** “Emergency housing” is listed in two categories. Removed “emergency housing” from the Residential category, where it was allowed as a conditional use in the PI zone. Changed “indoor emergency housing” to “emergency housing” in the Other category for consistency with RCW 35A.21.430, as well as internal organizational consistency. Note, “emergency housing” is allowed outright in the GI zone, where hotels are allowed outright, per State law.
- i** Changed “indoor emergency shelters” to “emergency shelters” consistent with RCW 35A.21.430.
- i** Added “permanent supportive housing” as a permitted use in the PI zone, where residential dwelling units and hotels are allowed outright, in compliance with RCW 35A.21.430.

**Permitted Use Table: Industrial Zones**

Land Use	PI	GI
<p><i>NOTE: This Permitted Use Table only includes the Residential and Other land use categories for ease and simplicity of review. This table excludes categories/uses/rows that are not related to missing middle housing or other amendments adopted by this ordinance. These uses are excluded for ease of review and are not intended to be deleted from this table as a result of this ordinance.</i></p> <p><i>For ease of reading, changes are bolded, underlined and highlighted.</i></p>		
Residential		
Caretaker’s House	P(11)	P(11)
Emergency Housing	P	
Emergency Shelter	P	
Mixed-Use	P(5)	
<b><u>Permanent Supportive Housing</u></b>	<b><u>P</u></b>	
Transitional Housing	P	

Land Use	PI	GI
Other		
Temporary Uses	P	P

**Industrial Zoning Use Conditions:**

*NOTE: Existing footnotes that are not referenced above are excluded for ease and simplicity of review. These footnotes are not intended to be deleted as a result of this ordinance.*

**(5)** Permitted in conjunction with a planned industrial park development under SMC [17.50.010](#); no more than 35 percent 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 five acres of land is needed to apply the mixed-use allowances.

**(11)** Caretaker units are limited to one per business.

# EXHIBIT D

## Chapter 17.60 Zoning Standards Tables

**i** Sections from chapter 17.60 that have been amended are included below with redlines. Sections that are not proposed to be amended are not included in this document. Review document in All Markup mode to view tracked changes.

### 17.60.020 Residential development standards.

- i** Development standards pertaining to density, lot area, lot width, and lot depth and associated footnotes 1, 2 and 10 are removed from this table for ease of review. These standards will be reviewed and adopted with the Part 4 Land Division UDC; however, these standards are not intended to be deleted by this ordinance.
- i** Simplified table by splitting into two: based standards table and exceptions.
- i** Added TN-RES zone.
- i** Bulk standards are set at the smaller amount of the old “PRD” or “Base” standard. Where PRD was not listed, the “Base” standard was applied.
- i** Restructuring the table resulted in elimination of many footnotes providing exceptions.
- i** Amended references and content of footnote 5 pertaining to ADUs for clarity.

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

	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	TN-RES
<p><i>NOTE: Development standards pertaining to density, lot area, lot width, and lot depth and associated footnotes 1, 2 and 10 are removed from this table for ease of review; however, these standards are not intended to be deleted by this ordinance.</i></p> <p><i>IBC=International Building Code</i></p>						
Front Lot Line Setback	25'	10'	10'	10'	20'	10'
Rear Lot Line Setback	25'	20'	15'	15'	5'	15'
Side Lot Line Setback, Internal	5'	5'	5'	5'	25'	5'

	<b>SR 12.4</b>	<b>SR 9.6</b>	<b>SR 7.0</b>	<b>SR 5.0</b>	<b>MR</b>	<b>TN-RES</b>
Side Lot Line Setback, Corner	15'	15'	15'	15'	25'	15'
Maximum Height <sup>1</sup>	30'	30'	30'	30'	40' <sup>2</sup>	30'
Percent of Lot Coverage	40% <sup>3</sup>	40%	40%	50%	40%	50%
Minimum Driveway Length	None	20'	20'	20'	N/A	20'

Alternative Bulk Standards by Lot Type or Use:

	<b>Accessory Dwelling Unit</b>	<b>Accessory Building</b>	<b>Cottage Lot</b>	<b>Cluster Lot Subdivision</b>	<b>Unit Lot Subdivision</b>	<b>Attached Units or Zero Lot</b>
Front Lot Line Setback	Underlying Zoning	Underlying Zoning	10'	10'	10'	10'
Rear Lot Line Setback	5'	5'	10'	10'	10'	5'
Rear Lot Line Setback, Alley	0'	0'	5'	5'	5'	0'
Side Lot Line Setback, Internal	5'	5'	5'	3'	IBC	IBC
Side Lot Line Setback, Corner	10' or Sight Distance Triangle (Whichever Greater)	10' or Sight Distance Triangle (Whichever Greater)	10' or Sight Distance Triangle (Whichever Greater)	10' or Sight Distance Triangle (Whichever Greater)	10' or Sight Distance Triangle (Whichever Greater)	10' or Sight Distance Triangle (Whichever Greater)
Lot Coverage	65%	10%	60%	60%	80%	80%
Maximum Building Size	1,000 sf	20% of Principle Building	1,200 sf	N/A	N/A	N/A

**(2) Development Conditions – Residential Zones.**

**i** NOTE: With new table style many footnotes were not needed. Remaining footnotes were kept and renumbered.

1. Heights may be increased to 60 feet for high school facilities.
2. 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.
3. Greenhouses on farms within the SR 12.4 zone are excluded from maximum coverage calculations.

**17.60.030 Residential/commercial zone development standards.**

**i** Development standards pertaining to density, lot area, lot width, and lot depth and associated footnotes 5 and 10 are removed from this table for ease of review. These standards will be reviewed and adopted with the Part 4 Land Division UDC; however, these standards are not intended to be deleted by this ordinance.

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

	<b>TN-MU</b>	<b>DMU</b>
<i>NOTE: Development standards pertaining to density, lot area, lot width, and lot depth and associated footnotes 5 and 10 are removed from this table for ease of review; however, these standards are not intended to be deleted by this ordinance.</i>		
Density (Exiting Lot) <sup>1</sup>	20 u /a	20 u/a
Front Lot Line Standard	0	0
Rear Lot Line Setback <sup>2</sup>	25'	25'
Side Lot Line Setback, Internal	IBC	IBC

	<b>TN-MU</b>	<b>DMU</b>
Side Lot Line Setback, Corner <sup>2</sup>	10' Or Site Distance Triangle (Which Greater)	10' Or Site Distance Triangle (Which Greater)
Building Height <sup>3</sup>	30'	45'
Maximum Building Coverage <sup>2</sup>	60%	90%

Alternative Bulk Standards by Lot Type or Use:

	<b>Attached Dwelling Unit</b>	<b>Accessory Dwelling Unit</b>	<b>Accessory Building</b>
Front Lot Line Setback	0'	10'	10'
Rear Lot Line Setback	5'	15'	15'
Rear Lot Line Setback, Alley	5'	5'	5'
Side Lot Line Setback, Internal	IBC	IBC	5'
Side Lot Line Setback, Corner	Sight Distance Triangle	Sight Distance Triangle	10' or Sight Distance Triangle (Whichever Greater)
Building Height	Underlying Zoning	24'	20'

(2) *Development Conditions – Residential/Commercial Zones.*

1. 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.

2. 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.
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).

**17.60.040 Commercial and industrial development standards.**

- i** Development standards pertaining to density, lot area, lot width, and lot depth and associated footnotes 11 and 13 are removed from this table for ease of review. These standards will be reviewed and adopted with the Part 4 Land Division UDC; however, these standards are not intended to be deleted by this ordinance.
- i** Included reference to footnote 12 in height standards because it pertains to height limits for mixed-use projects. Footnote 12 previously was referenced by density standards, which was moved to Title 18 Land Division.

(1) *Development Standards Table – Commercial and Industrial Zones.*

	NB	GC <sup>6</sup>	PI	GI
<i>NOTE: Development standards pertaining to density, lot area, lot width, and lot depth and associated footnotes 11 and 13 are removed from this table for ease of review; however, these standards are not intended to be deleted by this ordinance.</i>				
Front Lot Line Setback <sup>3</sup>	10'	25'	25'	25'
Rear Lot Line Setback <sup>3</sup>	25'	25'	5' <sup>1</sup>	35' <sup>1</sup>
Side and Corner Lot Line Setback <sup>3</sup>	10'	10'	5' <sup>1</sup>	25' <sup>1</sup>
Building Height	30'	35' <sup>15,7,8</sup>	35' <sup>15</sup>	35' <sup>2,4</sup>
Lot Coverage <sup>3</sup>	40%	70%	90%	90%

Alternative Bulk Standards by Lot Type or Use:

	<b>Accessory Building</b>
Front Lot Line Setback	Underlying Zoning
Rear Lot Line Setback	5'
Rear Lot Line Setback, Alley	5'
Side Lot Line Setback, Internal	5'
Side Lot Line Setback, Corner	Sight Distance Triangle
Building Height	20'

(2) *Development Conditions – Commercial and Industrial Zones.*

1. 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.
2. Height may be increased to 50 feet for food processing plants, wholesale operations, warehousing operations, and freight distribution centers.
3. 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.
4. Height may be increased to 80 feet for feed and fertilizer operations abutting railroad corridors for silos and grain elevator structures only.
5. Height may be increased to 55 feet for hotels/motels.
6. General commercial mixed-use projects shall comply with the specific standards of Chapter [17.65](#) SMC, Additional Standards – Downtown Mixed-Use Zoning Standards.
7. Maximum height of four stories for mixed-use projects. The building shall have pitched roof or parapet roof design and comply with the architectural elements of Chapter [17.112](#) SMC, Architectural Design Standards.
8. 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).

**17.60.045 Public facility development standards.**

**i** Development standards pertaining to density, lot area, and lot width are removed from this table for ease of review. These standards will be reviewed and adopted with the Part 4 Land Division UDC; however, these standards are not intended to be deleted by this ordinance.

(1) *Development Standards for the Public Facilities Zone.*

	<b>PF <sup>1,2</sup></b>
<i>NOTE: Development standards pertaining to density, lot area, and lot width are removed from this table for ease of review; however, these standards are not intended to be deleted by this ordinance.</i>	
Front Lot Line Setback:	25'
Side Lot Line Setback:	25'
Rear Lot Line Setback:	25'
Maximum Height:	40'
Building Coverage:	60%

# EXHIBIT E

## Chapter 17.95 Residential Performance Standards

**i** Sections from chapter 17.95 that have been amended are included below with redlines. Sections that are not proposed to be amended are not included in this document.

### Article IX. Accessory Dwelling Units

**i** Article IX is updated to comply with HB 1337.

#### **17.95.470 Purpose**

The purpose of this article is to establish standards on the design and incorporation of accessory dwelling units (ADUs) in existing residential neighborhoods.

#### **17.95.475 Applicability**

**i** Replaced by sections 1-2 below for consistency with HB 1337. Former subsection 4 was moved to 17.95.480 design and development standards – see new subsection 9.

- (1) Accessory dwelling units are allowed in zones as established in the Permitted Use Table in Chapter 17.30 SMC.
- (2) Applications for accessory dwelling units must follow the procedure established under Title 18 Part 2 Applications.

#### **17.95.480 Design and development standards**

**i** Replaced by section 1-9 below for consistency with HB 1337.

**i** New state law requirements under HB 1337: Must allow up to 1k sf, must allow two per unit, may not require owner occupancy or front door restrictions.

- (1) Two accessory dwelling units may be allowed on lots with a principal unit. Accessory dwelling units are not allowed on nonconforming lots unless they can meet all setback and lot coverage requirements.
- (2) Accessory dwelling units may be attached (AADU) or detached (DADU).

Figure 17.95.480(A) Examples of Accessory Dwelling Units



Source: AARP, The ABCs of ADUs

- (3) The size of an accessory dwelling unit may not exceed 1,000 square feet of gross floor area.
  - (a) For the purpose of this section, “gross floor area” means the interior habitable space of a dwelling unit including basements and attics but not including a garage or accessory structure.
- (4) The height of an accessory dwelling unit may not exceed 24 feet.
- (5) The setbacks, lot coverage, and building coverage standards of the underlying zone apply to accessory dwelling units.
  - (a) Exception. An accessory dwelling unit may be sited along a lot line that abuts a public alley.
- (6) One parking space per accessory dwelling unit must be provided.
- (7) Detached accessory dwelling unit development standards.
  - (a) Design. Detached accessory dwelling units must have at least one of the following elements in common with the principal unit:
    - (i) Roof lines or pitch;
    - (ii) Window frames;
    - (iii) Color; or
    - (iv) Siding materials or design.
  - (b) Materials. Detached accessory dwelling units may not be constructed out of temporary or makeshift materials such as yurts, Recreation Vehicles (RVs), or shipping containers.
  - (c) Utilities. Detached accessory dwelling units must provide their own separate water meter.
- (8) Accessory dwelling units may not be used as short-term rentals.

**i** The following is existing code from former SMC 17.95.475.

- (9) The applicant is responsible for consulting and complying with any private conditions, covenants, and restrictions (CC&Rs) that may apply to the property or the creation of accessory dwelling units.

## **Article XI. Co-living Housing**

**i** Added SMC 17.95.570 Co-living housing for compliance with RCW 36.70A.535 Co-living housing.

### **17.95.570 Co-living Housing**

- (1) Co-living housing is allowed as a permitted use on any lot when the following conditions are met:
  - (a) The lot is located in a zone that allows for at least six multifamily dwelling units; and
  - (b) The size of the lot allows for the development of at least six multifamily dwelling units.
- (2) Co-living housing is subject to the development and design standards of the zone in which they are located.
- (3) For the purposes of calculating dwelling unit density, a sleeping unit in co-living housing is equivalent to 0.25 dwelling unit.

# EXHIBIT F

## Chapter 17.100 Nonresidential Performance Standards

**i** Sections from chapter 17.100 that have been amended are included below. Sections that are not proposed to be amended are not included in this document.

**i** Subsection 7, small-scale commercial infill is newly added to the list.

### **17.100.020 Categories of use.**

The following categories of land use shall be subject to the standards contained in this chapter.

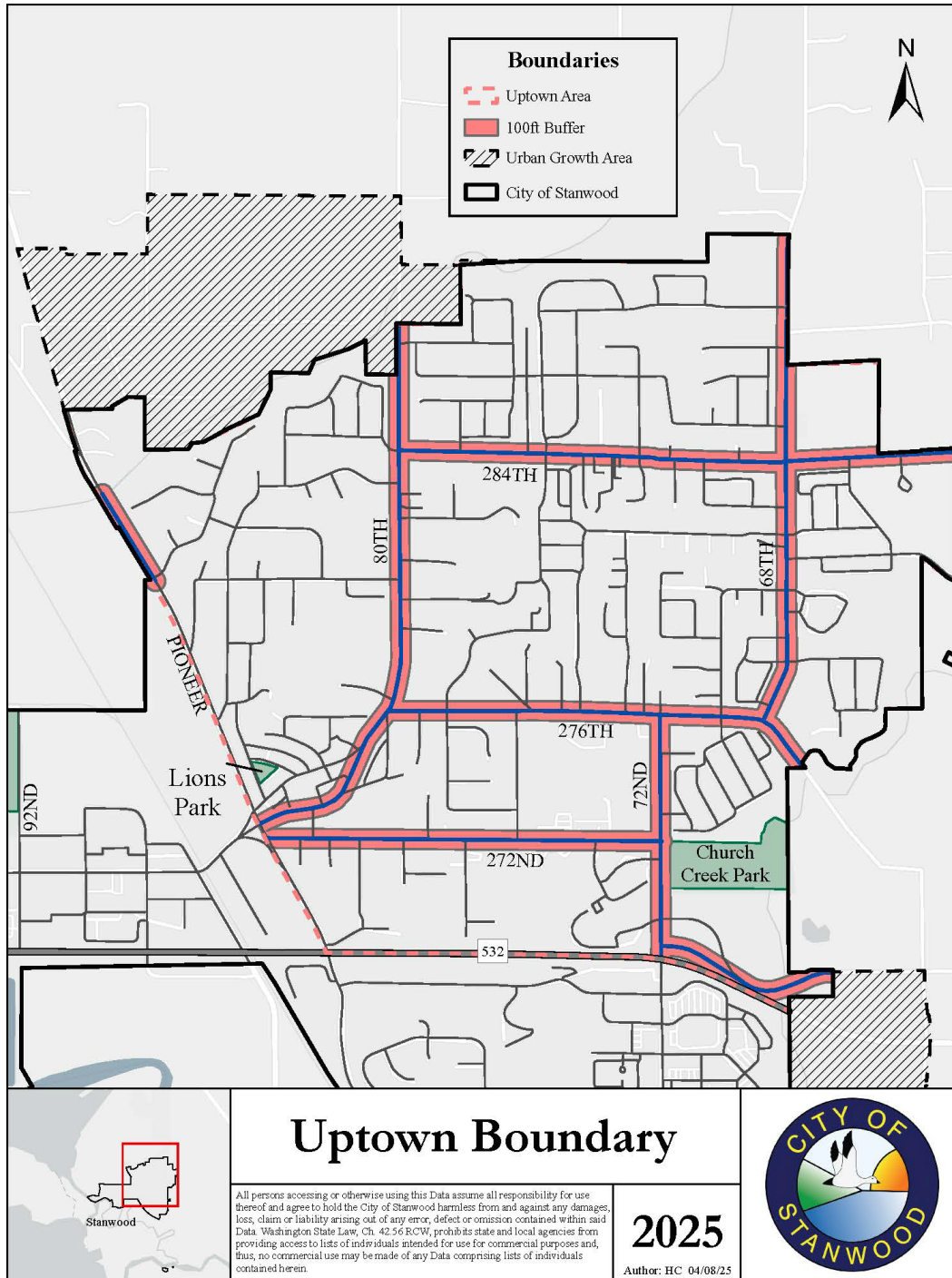
- (1) Public/semi-public: institutional uses and public services uses only;
- (2) Office uses;
- (3) Commercial uses: general commercial, commercial recreational, automobile-oriented commercial (gas stations, auto repair shops, tire shops, etc.), home building supply outlets, plant and landscape nurseries, and shopping centers;
- (4) Industrial uses: industrial, wholesaling, warehousing, and distribution activities;
- (5) Tourist facilities: hotels, bed and breakfast accommodations, and entertainment activities;
- (6) Live entertainment;
- (7) Small-scale commercial infill uses when located in the Uptown Area and the requirements of SMC 17.100.085 are met.

**i** The following section was added to establish applicability, permitting process, and supplemental standards for small-scale commercial infill in the Uptown Area in response to the City's Policy Direction Summary document.

### **17.100.085 Supplemental standards for small-scale commercial infill in the Uptown Area.**

- (1) Purpose. To enable small-scale commercial infill in residential neighborhoods in the Uptown area in select areas to meet limited convenience shopping and personal service needs of the immediate neighborhood.
- (2) Applicability. The following supplemental standards apply to all small-scale commercial infill projects:
  - (a) Small scale commercial uses are limited in the Uptown Area, north of SR 532, to only those properties that have direct frontage on the roadways identified in Figure 17.100.085(A): 284<sup>th</sup> Street NW, 276<sup>th</sup> Street NW, 272<sup>nd</sup> Street NW, 268<sup>th</sup> Street, 68<sup>th</sup> Avenue NW, 72<sup>nd</sup> Avenue NW, 80<sup>th</sup> Avenue NW, and portions of Pioneer Highway; and
  - (c) At least one of the following conditions must be met:
    - (i) Located on a corner lot; or
    - (ii) Located on an interior lot that is a minimum of 0.5 acres.

Figure 17.100.085(A) Uptown Area



- (3) Application procedure. An application for small-scale commercial infill development in the Uptown Area must include the application contents as required by SMC 18.220.030 and must be processed as a **Type 3** review in accordance with Chapter 18.230 Review Process.
- (4) Permitted land uses and maximum floor area. The only small-scale commercial uses allowed are those listed in the table below and is subject to the maximum floor area.

**17.100.085(A) Permitted Use Table: Commercial Infill**

<b>Land Use</b>	<b>Maximum Floor Area (square feet)</b>
Retail Shop/Boutique	3,000
Coffee Shop/Bakery	3,000
Café/Bistro	3,000
Live-Work Units	3,000 (non-residential area)
Salon	3,000
Animal Daycare/Grooming	3,000
Veterinarian Hospital or Clinic (No outdoor kennels allowed)	5,000
Professional Office	5,000
Healthcare Office	5,000
Daycare Center (Subject to SMC 17.95.382)	6,000
Preschool	6,000

- (5) Standards. These supplemental standards modify or apply in addition to all other applicable standards of this code, including chapter 17.112 Architectural Design Standards.
- (a) Primary entries must be oriented to the street or building corner facing an intersection of two public streets.
  - (b) Ground Floor Transparency. Window transparency must be provided along the building frontage:
    - (a) New Construction: Street-facing ground floor façades shall maintain a minimum of 60% transparency between 2 and 8 feet above grade using clear, non-reflective glass.
    - (b) Existing Buildings (Renovations): Where compliance with the minimum transparency standard is infeasible due to existing structural elements, a reduced standard of no less than 30% transparency may be approved. Alternatives that meet the design intent—such as decorative windows, lighting, or artistic treatments—may be considered by the Director.
  - (c) Required front or corner side lot setbacks may be reduced to 5 feet when the setback is designed as a transitional space along the building edge with the following elements, while also meeting the applicable requirements for sight triangles (SMC 17.145.130) and chapter 17.112 Architectural Design Standards.
    - (i) Landscaping;
    - (ii) Distinctive paving; and
    - (iii) Pedestrian amenities, such as fixed or moveable seating and tables.

(d) Where perimeter landscaping is required in accordance with SMC 17.145.100(1), the width of the landscape buffer may be reduced to 5 feet when sight-obscuring fencing is proposed. Fencing must be a minimum of 6 feet in height and must be of a material and design compatible with the overall architecture.

**i** Commercial infill development would be subject to Chapter 17.105 Off-Street Parking and Loading Standards, if parking is proposed, except as modified below.

(e) The minimum parking requirement may be reduced by the Director when the applicant provides a parking demand study demonstrating that the reduction will not result in spillover into the surrounding neighborhood.

(f) On-site parking is prohibited between the building and street.

(c) No drive-through service or drive-up windows are allowed.

(6) Neighborhood Compatibility. To protect residential neighborhoods from potential negative impacts from commercial uses such as odors, smoke, and noise, the following equipment is prohibited:

(a) Deep fryers (electric or gas powered)

(b) Open flame grill tops (charbroilers, flat-top grills, or similar equipment)

(c) Generators exceeding 55 decibels at the property line

(d) HVAC compressor exceeding 55 decibels at the property line

(e) Amplified sound systems such as outdoor speakers or PA systems

(f) Any other machinery, equipment, or tools that exceed 55 decibels at the property line

(7) Alternative Impact Study. Commercial applicants may request an exception to these standards by submitting an Alternative Impact Study demonstrating that the proposed development will not negatively impact the surrounding residential area. The study must include proposed mitigation measures such as physical screening, landscape buffering, or other appropriate technologies to reduce potential impacts related to vibrations, noise, light, smoke, and odor. All mitigation strategies must be consistent with applicable municipal code requirements.

(8) Examples of Small-Scale Commercial Infill development. The following is provided to provide context-sensitive commercial development that fits within existing residential neighborhoods and supports walkability.

(a) Conversion of a single-family home into a café, gallery, boutique, or small office;

(b) Construction of a one-story corner building;

(c) A small mixed-use building with ground-floor retail and one residential unit above;

(d) A live/work unit with a customer-facing commercial use on the ground floor;

(e) Reuse of historic or vacant buildings for neighborhood focused business.

**ADD PICTURES?**

## EXHIBIT G

### Chapter 17.105 Off-Street Parking And Loading Standards

**i** Sections from chapter 17.105 that have been amended are included below. Sections that are not proposed to be amended are not included in this document.

#### 17.105.020(2) General requirements.

**i** Updated 17.105.020(2) for compliance with RCW 36.70A.622 (Residential parking regulations), which requires parking spaces not to exceed 8 feet by 20 feet except for ADA stalls.

(2) For the purpose of these standards:

(a) The minimum dimensions for each parking space for a nonresidential use is eight and one-half feet wide by 18 feet long.

(b) The minimum dimensions for each parking space for a residential use is eight feet wide by 18 feet long.

(c) The maximum permitted dimensions for each parking space (except for designated handicapped spaces) shall be 10 feet wide by 20 feet long.

(d) On a corner lot, parking spaces may not be included within the area of any of required yards lying adjacent to either street.

(e) In no case shall any required off-street parking space be allowed to back out directly onto any major or minor collector road, as designated in the city's Comprehensive Plan.

#### 17.105.140(3) Minimum required off-street parking spaces.

**i** Added subsection (3) for compliance with RCW 36.70A.622 (residential parking regulation), which states, *"Parking spaces in tandem must count towards meeting minimum parking requirements at a rate of one space for every 20 linear feet with any necessary provisions for turning radius."* The definition for "tandem" is included in Chapter 17.20.

(3) Parking spaces in tandem count towards the minimum parking requirement for residential development at a rate of one space per 20 linear feet with necessary provisions turning radius.

- i** Added parking requirement for “co-living housing” consistent with RCW 36.70A.535 Co-living Housing. The definition for “major transit stop” is included in Chapter 17.20.
- i** Removed parking requirement for “boarding/rooming houses” because this use is now regulated as “co-living housing”. The remainder of the table was excluded and will be updated with the parking code updates in the future.

### **Table of Off-Street Parking Requirements**

<b>Use</b>	<b>Parking Requirement</b>
<b>Residential Development</b>	
<del>Boarding/Rooming Houses</del>	<del>1 space per bedroom</del>
Co-living Housing	0.25 spaces per sleeping unit, except that no parking is required within one-half mile walking distance of a major transit stop

# EXHIBIT H

## 17.148.040(6)(c) Transportation concurrency – Exempt development.

**i** Added subsection 17.148.040(6)(c) to exempt the addition of residential units within an existing building from transportation concurrency requirements when the requirements of SMC 17.25.165 (Conversion to residential use in an existing building) have been met. This change complies with RCW 35A.21.440.

### (6) *Change in Use.*

(a) For the purposes of this chapter, change in use shall not be considered an exempt development except as provided for by subsection c.

(b) However, if a change in use will have an equal or lesser impact on affected transportation facilities than the previous use as determined by the public works director based on review of information submitted by the developer, a certificate of capacity shall not be required.

(c) The addition of residential units within an existing building meeting the requirements of SMC 17.25.165 is exempt from the requirements of this chapter.

# EXHIBIT I

## 12.04.020(1) Sewer system rates.

**i** Added the definition of “Co-living housing” consistent with RCW 36.70A.535 Co-living housing.

"Co-living housing" means a residential development with sleeping units that are independently rented and lockable and provide living and sleeping space, and residents share kitchen facilities with other sleeping units in the building.

## 12.04.020(11) Sewer system rates.

**i** Added new section to establish rates consistent with RCW 36.70A.535 Co-living housing.

(11) *Co-living Housing Rates.* One sleeping unit in co-living housing is 0.5 dwelling unit for the purpose of calculating fees for sewer connections.

# EXHIBIT J

## Findings of Fact and Conclusions