Agenda
Public Works and Parks Committee Regular Meeting
November 3, 2025 | 5:30 PM

Public Works Wastewater Treatment Plant
26729 98th Dr. NW
Stanwood, WA 98292

This meeting will be conducted in person at the City of Stanwood Public Works Wastewater Treatment Plant, 26729 98th Dr. NW, Stanwood, WA 98292
https://www.stanwoodwa.org.

1. **Call to Order**
2. **New Business**
   a. Permitted Use Matrix Code Amendment
   b. AI Contract for Plan and Building Permit Review
   c. 2026 Event Schedule and City Beautification Project List
   d. Art: Troll Installation Request
3. **Adjourn**

City of Stanwood
Public Works and Parks
Committee Staff Report

Item Number: 2.a.

Date: November 3, 2025

Subject: Permitted Use Matrix Code Amendment

Contact Person:

Attachments:
1. PU Matrix Only v2
2. Chapter 17.30 SMC

ISSUE

The purpose of this item is for the Council Committee to review, discuss and provide feedback on potential changes to the permitted use matrix chapter of the Municipal Code.

RECOMMENDATION

Staff is requesting guidance from the Committee on the proposed amendments to finalize them before initiating the formal public review process.

BACKGROUND

The City of Stanwood is continuing its comprehensive update of the Municipal Code, with the next phase focused on revising the Permitted Use Matrix and the accompanying Use Standards. The Permitted Use Matrix defines the land uses permitted within each zoning district, while the Use Standards establish criteria to ensure that certain uses are designed and operated in a way that minimizes potential conflicts with neighboring properties.

The current Permitted Use Matrix and Use Standards were last updated in 2020, nearly five years ago. Since that time, significant changes have occurred, including the impacts of the COVID-19 pandemic, which altered how people work, live, and use space. Additionally, the City has updated its Comprehensive Plan, creating the need to reassess allowed uses for consistency with the community's long-term vision and recent state law changes.

The update will involve:
•Reviewing all permitted uses across zones to ensure consistency with the City's

Comprehensive Plan and community vision.
•Revising or consolidating use categories where appropriate for clarity and efficiency.
•Developing or refining specific use standards to mitigate potential impacts (e.g., noise, traffic, light, or compatibility issues).

DISCUSSION

The Permitted Use Matrix is a critical regulatory tool that defines which land uses are permitted, conditional, or prohibited within each zoning district. It provides the framework for how land can be developed and used throughout the city, ensuring that growth and land use decisions align with the City's adopted Comprehensive Plan and policies. The proposed approach to this update involves a comprehensive evaluation of both the existing Permitted Use Matrix and the corresponding Use Standards. This process will ensure that the matrix reflects current land use practices, addresses emerging uses, and enhances consistency across zoning districts.

An initial draft of the revised Permitted Use Matrix is attached, demonstrating the application of the strategies outlined above. Under the new Title 18, Unified Development Code (UDC), all Permitted Land Use provisions will be consolidated into Chapter 18.502, creating a single, easy-to-navigate reference for permitted and conditional uses. The detailed Use Standards that apply to specific land uses will be organized within Chapters 18.600 through 18.634.

This reorganization is designed to improve clarity, accessibility, and internal consistency within the code, making it easier for staff, applicants, and the public to understand and apply the city’s land use regulations.

Also attached is a copy of the existing Permitted Use Matrix, Stanwood Municipal Code (SMC) 17.30. The purpose of this meeting is to begin setting the direction for the next phase of the Municipal Code update. Specifically, the Commission will review the attachments to:
•Identify uses that may be outdated or no longer reflective of current community needs.
•Identify potential new uses that should be considered or added consistent with the City’s recently updated Comprehensive Plan and long-term vision.

To help understand the matrix, the following is provided.
P = Permitted Use
AC = Accessory Use
C = Conditional Use
Bland = Prohibited Use

PROPOSED MOTION

None; Discussion Item Only

18.502.040 Prohibited uses.

This section is based on SMC 17.30.050

Some prohibited uses may conflict with state law or other sections of code. We removed “orphanage” from the list, as this is an outdated term and could be confused with group homes, which are permitted.

“New enhanced treatment facilities” and “recovery homes” have been deleted, because these are both classified as essential public facilities and the city must have a process in their code for citing these. (RCW 36.70A.200)

“Manufactured home parks” is an allowed use in the code, so we deleted this from the list, though we maintained mobile home parks.

“Guy and lattice towers” are prohibited in Residential table footnote 19, but they are not on the list of prohibited uses here. Recommend that this should be dealt with in the Sign Code (if at all)

The following activities and uses are prohibited throughout the city of Stanwood due to their impactful nature on adjacent land uses or the community at large:

(1) Aggregate extraction.

(2) The disassembly, dismantling, or storage of more than five wrecked vehicles as defined in RCW 46.80.010(6) at any one time unless completely contained within an enclosed building.

(3) Manufacture of explosives.

(4) Stockyards, slaughterhouses, or rendering plants; with the exception of existing legal nonconforming uses or those established prior to November 8, 2018.

(5) Petroleum refineries.

(6) Fertilizer manufacture.

(7) Sanitary landfills.

(8) Waste-to-energy facilities.

(9) Casinos and card rooms with two or more card tables.

(10) Auctions or sale of livestock or similar animals in the planned industrial or general industrial zones as noted in Chapter 17.50 SMC.

(11) Storage, manufacturing or sales of highly volatile or otherwise extremely hazardous substances or materials.

(12) Incineration or reduction of garbage, sewage, dead animals or refuse.

(13) Crematoriums including the cremation of human and animal remains.

(14) Septage treatment plants.

(15) Uses that cannot meet and/or exceed the performance standards listed in SMC 17.50.020, Planned industrial and general industrial district performance standards.

(16) Use of an automobile, travel trailer, motor home, or other recreational vehicle for living purposes for more than two consecutive weeks at a time and more than four weeks per year.

(17)Temporary or permanent homeless encampments except as allowed by RCW 35A.21.360.

18.502.030 Permitted Land Use Table.

- This section is based on existing land use tables (SMC 17.30.060-.090), but the tables have been reformatted, some use categories have been combined, and the Permit Types column has been removed.
- In the Permitted Land Use Table below, the individual residential, commercial, industrial, and parks and open space use tables have all been combined into one permitted use table.
- Permissions that have been added have been bolded and highlighted in yellow; permissions that have been removed are shown in strikethrough and highlighted.
- Uses that have been edited or combined with other uses are shown in bold.
- Uses that have been removed from the table (either outright removed or combined under other uses) are shown in bolded strikethrough.
- Please refer to the corresponding "Use Changes" document for specific edits that have been made to the uses or permissions.
- The permit types columns were removed, and the Code Cross Reference column was added to reference where footnotes from the old permitted use tables have been incorporated into Division 6.

(1) The following table establishes which land uses are permitted to be developed in Stanwood's zones. The table establishes permission based on the following categories:

(a) The letter "P" means that the use is permitted in that zone.

(b) The letters "AC" mean that the use is permissible as an accessory use to a primary use on the same property.

(c) The letter "C" means that the use is permissible with a conditional use permit approved by the hearing examiner after holding a public hearing.

(d) No letter in the cell means the use is unclassified. See SMC 18.502.020.

(2) Where additional use standards exist for a specific land use, a cross reference is included in the lefthand column.

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Table 18.502.030(1) Permitted Land Use Table

	Residential Zones						Commercial Zones				Industrial Zones		Parks and Open Space and Public Facilities		
Land Use	**SR 12.4**	**SR 9.6**	**SR 7.0**	**SR 5.0**	**MR**	**TN-RES**	**TN-MU**	**DMU**	**NB**	**GC**	**PI**	**GI**	**POS**	**PF**	**Code Cross Reference**
Agriculture															
Farms	P	~~P~~	~~P~~	~~P~~	~~P~~										SMC 18.618 Farming and Agricultural Uses
Animal Services															
Animal Daycare/Grooming							P	P	P	P					SMC 8.70 Animal Welfare
Kennel, Commercial								AC/C			P				SMC 8.20 Hobby Kennels and Catteries
Kennel, Hobby	AC/C	AC/C	AC/C	AC/C	AC/C										SMC 8.20 Hobby Kennels and Catteries
Veterinarian Hospital or Clinic								P		P	P				SMC 8.20 Hobby Kennels and Catteries
Automotive Services															
Automotive Sales										P/C	P	P			SMC 18.608 Automotive Services
Automotive Rentals										P					SMC 18.608 Automotive Services
Automotive Fueling								P			P				SMC 18.608 Automotive Services
Automotive Minor Repair and Services										P	P	P			SMC 18.608 Automotive Services
Automotive Major Repair and Services											P	P			SMC 18.608 Automotive Services
Automotive High Intensity												P			SMC 18.608 Automotive Services
Parking Structure											P	P			SMC 18.608 Automotive Services
Parking Lot							AC	P/AC	AC	AC	AC	AC			SMC 18.608 Automotive Services
Automotive Display Lot										AC	AC	AC			SMC 18.608 Automotive Services
Automotive Storage Lot											AC	AC			SMC 18.608 Automotive Services
Cultural and Entertainment															
Adult Entertainment Facility												P			SMC 18.606 Adult Entertainment Uses

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	Residential Zones						Commercial Zones				Industrial Zones		Parks and Open Space and Public Facilities		
Land Use	**SR 12.4**	**SR 9.6**	**SR 7.0**	**SR 5.0**	**MR**	**TN-RES**	**TN-MU**	**DMU**	**NB**	**GC**	**PI**	**GI**	**POS**	**PF**	**Code Cross Reference**
Cultural or Entertainment Facility								P		P					SMC 18.610 Culture and Entertainment
Live Entertainment								AC	AC	AC	AC	**AC**			SMC 18.610 Culture and Entertainment
Lodging															
Bed and Breakfast	C	C	C	C	C			P		C	P	P			SMC 18.624.020 Bed and breakfast conditions of approval
Hotel								P/C		P	P				SMC 18.624.030 Hotel and Resort Standards
Resort											P				SMC 18.624.030 Hotel and Resort Standards
Industrial															
Building Construction Yard												P			SMC 18.632.040 Industrial Uses Standards
Food and Beverage Processing										C	P	P			SMC 18.632.040 Industrial Uses Standards
Freezer Plant/Cold Storage/Food Mill											C	P			SMC 18.632.040 Industrial Uses Standards
Laboratory											P	P			SMC 18.632.040 Industrial Uses Standards
Laundry Plant												P			SMC 18.632.040 Industrial Uses Standards
Lumber and Wood Products Processing												P			SMC 18.632.040 Industrial Uses Standards
Manufacturing, Heavy												P			SMC 18.632.040 Industrial Uses Standards
Small Appliance and Tool Repair											P				SMC 18.632.040 Industrial Uses Standards SMC. 18.608 Automotive Services
Manufacturing, Light							P			P	P	P			SMC 18.632.040 Industrial uses standards.
Communication Technology										P	P				SMC 18.632.040 Industrial Uses Standards
Printing, Publishing, or Allied Industry											P	P			SMC 18.632.040 Industrial Uses Standards
Office															
Professional Office							P	P	P	P	P	P			

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	Residential Zones						Commercial Zones				Industrial Zones		Parks and Open Space and Public Facilities		
Land Use	**SR 12.4**	**SR 9.6**	**SR 7.0**	**SR 5.0**	**MR**	**TN-RES**	**TN-MU**	**DMU**	**NB**	**GC**	**PI**	**GI**	**POS**	**PF**	**Code Cross Reference**
Health Care Office							P	P	P	P	P				
Hospital							C	C	C	C	C				SMC 18.620 Health Services
Personal Services															
~~**Equipment Rental**~~								~~**P**~~		~~**P**~~	~~**P**~~	~~**P**~~			
Health Club								P		P	P				
Janitorial Services								P			P	P			
Laundromat/Dry Cleaner							P	P	P	P	P	P			SMC 18.630.040 Mixed-use development standards
Private Clubs								P		P					
Salon							P	P	P	P	P	P			
Tattoo Parlors								P		P	P	P			
Public Facilities															
Courthouse											P				
Essential Public Facilities														P	SMC 18.616 Essential Public Facilities
Government Use					P		P	P		P				**P**	
~~**Park and Ride Facility**~~															
Post Office								P		P	P				
Public Safety Station	P	P	P	P	P		P/C	P/C		P/C	P	P		P	SMC 18.632.020 Public Safety Station Standards
Public Transit Storage and Maintenance Facility										P		P			
Public Transit Terminal								P			P	P			
Quasi-Public															
Cemetery		P												C	SMC 18.634 Quasi-Public Uses

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	Residential Zones						Commercial Zones				Industrial Zones		Parks and Open Space and Public Facilities		
Land Use	**SR 12.4**	**SR 9.6**	**SR 7.0**	**SR 5.0**	**MR**	**TN-RES**	**TN-MU**	**DMU**	**NB**	**GC**	**PI**	**GI**	**POS**	**PF**	**Code Cross Reference**
Community Center	C	C	C	C	P										SMC 18.634 Quasi-Public Uses
Funeral Home								P			P				SMC 18.634 Quasi-Public Uses
Religious Institution	C	C	C	C	P		C	P/C	P/C	P/C					SMC 18.634 Quasi-Public Uses
Meeting Hall	C	C	C	C	P		P/C	P			P				SMC 18.634 Quasi-Public Uses
Recreation Areas and Sports Facilities															
Amusement **Center**										P			**P**		SMC 18.636 Recreation Areas and Sports Facilities
Athletic Facility													P		SMC 18.636 Recreation Areas and Sports Facilities
~~**Batting Cage**~~													~~**P**~~		
Bowling Alley								P			P				SMC 18.636 Recreation Areas and Sports Facilities
Community Garden							P	P		P			P		SMC 18.636 Recreation Areas and Sports Facilities
~~**Go-Kart Track**~~											~~**P**~~				
Golf Course													P		SMC 18.636 Recreation Areas and Sports Facilities
Parks, Trails, and Open Space	P	P	P	P	P		P	P	P	P	P	P	P		SMC 18.636 Recreation Areas and Sports Facilities
Private/HOA Parks	P	P	P	P	P		P	P		P					SMC 18.636 Recreation Areas and Sports Facilities
Play Cafe								**P**		**P**	**P**				
~~**Skating Rink**~~											~~**P**~~				
Swimming Pool											P		P		SMC 18.636 Recreation Areas and Sports Facilities
~~**Repair Services**~~															

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	Residential Zones						Commercial Zones				Industrial Zones		Parks and Open Space and Public Facilities		
Land Use	**SR 12.4**	**SR 9.6**	**SR 7.0**	**SR 5.0**	**MR**	**TN-RES**	**TN-MU**	**DMU**	**NB**	**GC**	**PI**	**GI**	**POS**	**PF**	**Code Cross Reference**
~~**Automobile Repair Establishment - Minor Repair**~~							~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~				
~~**Small Engines**~~											~~**P**~~	~~**P**~~			
Residential															
Adult Family Home	P	P	P	P	P	P	P	P	P	P					
Assisted Living/Independent Living		C			P					P					
~~**Boarding House**~~								~~**P**~~							
Caretaker's House											P	P			SMC 18.632.040 Industrial Uses Standards
Co-living Housing					P	P	P	P		P					SMC 18.630.020 Co-living Standards
Congregate Care Facility					C	C	C	P/C		P					SMC 18.616 Essential Public Facilities
Dwelling, Accessory	P	P	P	P	P	P	AC	P							SMC 18.602 Accessory Dwelling Units (ADUs)
Dwelling, Cottage	P	P	P	P	P	P	P	P		P					SMC 18.402.130 *[proposed]*
Dwelling, Duplex		P	P	P	P	P	P	P		P					
Dwelling, Multiple Family					P		P	P		P					SMC 18.630.050 Mixed-use Development Standards
Dwelling, Single-Family	P	P	P	P	P	P	P								
Dwelling, Townhouse		P	P	P	P	P	P	P		P					SMC 18.630.040 Townhouse standards
Emergency Housing								P		P	P				
Emergency Shelter								P		P	P				SMC 18.616.050
~~**Indoor Emergency Shelters**~~							~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~				
~~**Indoor Emergency Housing**~~								~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~				
Enhanced Service Facility Category 1 – Nursing Home Type					C	C	C	P		P					SMC 18.616 Essential Public Facilities

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	Residential Zones						Commercial Zones				Industrial Zones		Parks and Open Space and Public Facilities		
Land Use	**SR 12.4**	**SR 9.6**	**SR 7.0**	**SR 5.0**	**MR**	**TN-RES**	**TN-MU**	**DMU**	**NB**	**GC**	**PI**	**GI**	**POS**	**PF**	**Code Cross Reference**
Enhanced Service Facility Category 2 –Assisted Living Type					P	C	C	P		P					SMC 18.616 Essential Public Facilities
Enhanced Service Facility Category 3 –Adult Family Home Type	P	P	P	P	P	P	P								SMC 18.616 Essential Public Facilities
Group Care Facilities						P	P	P							
Group Home	P	P	P	P	P	P	P	P		P					SMC 18.616 Essential Public Facilities
Home **Businesses**	AC	AC	AC	AC	AC	AC	AC	AC		AC					SMC 18.622 Home Businesses
~~**Homeless Housing**~~	~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~										
Live/Work Units							P	P		P					SMC 18.630.040 Mixed-use development standards
Manufactured/Mobile Home	P	P	P	P											SMC 18.610 Manufactured Housing
Mixed Use							P	P		P	P				SMC 18.630.050 Mixed-use development standards
Permanent Supportive Housing	P	P	P	P	P	P	P	P		P	P				
Transitional Housing	P	P	P	P	P	P	P	P		P	P				
Retail Trade Establishments															
Small Retail								P	P		P				SMC 18.640 Retail Trade Uses
Medium Retail							P	P		P	P	P			SMC 18.640 Retail Trade Uses
Strip Mall or Big Box Retail										P	C	C			SMC 18.640 Retail Trade Uses
Agricultural Produce Stand							P	P	P	P					
Farmer’s Market							P	P	P	P	P				
Kiosk/Vending Machine							AC	AC	AC	AC	AC	AC			
Mail/Small Shipping Store								P		P	P				
Marijuana Retailer								C							SMC 17.100.045

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	Residential Zones						Commercial Zones				Industrial Zones		Parks and Open Space and Public Facilities		
Land Use	**SR 12.4**	**SR 9.6**	**SR 7.0**	**SR 5.0**	**MR**	**TN-RES**	**TN-MU**	**DMU**	**NB**	**GC**	**PI**	**GI**	**POS**	**PF**	**Code Cross Reference**
Plant Nursery								P			P				
Retail Food & Drink Establishments															
Food Establishment							**P**	**P**	**P**	**P**	**P**	**P**			SMC 18.638 Retail Food Uses
Drinking Establishment								**P**		**P**	**P**	**P**			SMC 18.638 Retail Food Uses
~~**Bars**~~								~~**P**~~		~~**P**~~	~~**P**~~	~~**P**~~			
~~**Catering**~~							~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~			
~~**Beverage Stand**~~							~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~			
~~**Restaurant**~~							~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~			
~~**Tavern**~~								~~**P**~~		~~**P**~~					
Schools															
Bus Transportation and Maintenance Facility											P	P			
Daycare, Home	AC	AC	AC	AC	AC	AC	P	P							SMC 18.612 Daycares
~~**Daycare, Family**~~							~~**P**~~	~~**P**~~	~~**P**~~						
~~**Daycare, Mini**~~				~~**P**~~	~~**P**~~										
Daycare Center	P	P	P	P	P	P	P	P	P	P	P	P		AC	SMC 18.612 Daycares
Preschool Facility	C	C	C	P	P			P			P	P			
Elementary School	C	C	C	C			C								
Middle School	C	C	C	C								P			
High School	C	C	C	C											
Other Schools								P			P				
Post-Secondary School											P				

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	Residential Zones						Commercial Zones				Industrial Zones		Parks and Open Space and Public Facilities		
Land Use	**SR 12.4**	**SR 9.6**	**SR 7.0**	**SR 5.0**	**MR**	**TN-RES**	**TN-MU**	**DMU**	**NB**	**GC**	**PI**	**GI**	**POS**	**PF**	**Code Cross Reference**
Preschool Facility	C	C	C	P	P			P			P	P			
Public School														P	
School Administration Buildings														P	
Seminary			C												
Wholesale Storage/Distribution Facilities															
Detached Commercial Accessory Storage								C	C	C	C	C			SMC 18.604 Accessory Structures and Uses
Equipment and Machinery Storage												P			
Freight Distribution Center												P			
Fuel Storage Facility												C			
Moving Van and Storage Facilities											P	P			SMC 18.632.040 Industrial Uses Standards.
Warehouse Operations											P	P			SMC 18.632.040 Industrial Uses Standards.
Wholesale Operations											P	P			SMC 18.632.040 Industrial Uses Standards.
Utilities															
Electrical Equipment and Pole Storage Yard	P	P	P	P	P		P	P	P	P	P	P	P		SMC 18.632.030(2) Utility Use Standards.
Electrical Generating Plant												C			
Electrical Substation	P	P	P	P	P		P	P	P	P	P	P			SMC 18.632.030(1) Utility Use Standards.
Electrical Transmission Lines	P	P	P	P	P			P		P	P	P			
Recycling Collection Stand								AC	AC	AC	AC				
Sewage Lift Station	P	P	P	P	P		P	P	P		P				
Sewage Treatment Plant												C			SMC 18.632.040 Industrial Uses Standards.
Solid Waste Disposal/Recycling Center												C			

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	Residential Zones						Commercial Zones				Industrial Zones		Parks and Open Space and Public Facilities		
Land Use	**SR 12.4**	**SR 9.6**	**SR 7.0**	**SR 5.0**	**MR**	**TN-RES**	**TN-MU**	**DMU**	**NB**	**GC**	**PI**	**GI**	**POS**	**PF**	**Code Cross Reference**
Water, Drainage or Sewage Infrastructure	P	P	P	P	P		P	P	P	P	P	P	P		
Water Well and Pump Station	P	P	P	P	P		P				P				
Wireless Communication Facilities															
Co-Location PWCF	P	P	P	P	P		P	P	P	P	P	P			SMC 17.220 Wireless Communication Facilities (WCFs) Attached and Detached
Minor Facilities	P	P	P	P	P		P	P	P	P	P	P			SMC 17.220 Wireless Communication Facilities (WCFs) Attached and Detached
Monopole Towers	C	C	C	C	C		C	C	C	C	C	C			SMC 17.220 Wireless Communication Facilities (WCFs) Attached and Detached
Single PWCF	P	P	P	P	P		P	P	P	P	P	P			SMC 17.220 Wireless Communication Facilities (WCFs) Attached and Detached
Small Cell Facilities	P	P	P	P	P		P	P	P	P	P	P			SMC 17.220 Wireless Communication Facilities (WCFs) Attached and Detached
Other															
Small-Scale Commercial Infill in Uptown Area		C	C		P	P	P								SMC 18.644 Small Scale Commercial Infill in the Uptown Area
Temporary Uses	P	P	P	P	P	P	P	P	P	P	P	P	P		SMC 18.646 Temporary Uses and Structures

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Chapter 17.30
PERMITTED LAND USES

Sections:

17.30.010 Permitted land uses and established classification of uses.
17.30.020 Unclassified uses.
17.30.030 Zoning use table.
17.30.040 Change in use.
17.30.050 Prohibited uses.
17.30.060 Residential use zoning table established.
17.30.070 Commercial and mixed-use zoning table established.
17.30.080 Industrial use zoning table established.
17.30.090 Public facilities zoning table established.

Prior legislation: Ords. 1492, 1469, 1456, 1455, 1450, 1449, 1444, 1440, 1418, 1398, 1380, 1377, 1376, 1349, 1344, 1333, 1332, 1308, 1294, 1282.

17.30.010 Permitted land uses and established classification of uses.

(1) No building or structure shall be erected, converted, enlarged, reconstructed, or structurally altered, nor shall any building or structure or land be used, designed, or arranged, for any purpose other than is permitted pursuant to this section in the district in which the building or structure or land is located; provided, that such regulations shall not prohibit the continuance of an existing use.

(2) *Land Use Classifications Established.* This section establishes permitted, conditional, accessory, and prohibited uses for all properties within the city limits. All uses in a given zone are one of the following permit types:

(a) *Permitted Use.* Land uses allowed outright within a zone.

(b) *Accessory Use.* Uses customarily incidental and subordinate to the principal use and located upon the same lot occupied by the principal use. Accessory uses are intended to support the main occupancy of the principal use.

(c) *Conditional Use.* Uses with special characteristics that may not generally be appropriate within a zoning district, but may be permitted subject to review by the hearing examiner to establish conditions to protect public health, safety and welfare.

(d) *Prohibited Use.* Any use which is not specifically enumerated or interpreted by the city as allowable in that district. Any use not specifically listed as a permitted, accessory, or conditional use is prohibited, except those uses determined to be unclassified and permitted by the community development director. Specific

prohibited uses are listed in SMC 17.30.030. Any prohibited use is illegal and is subject to civil or criminal penalties under SMC Title 13.

(e) *Temporary Uses.* Temporary use permits are intended to allow for short-term placement of activities on private or public property with appropriate mechanisms in places to be compatible with surrounding areas. The director may approve or modify and approve an application for a temporary use permit if:

(i) The temporary use will not be materially detrimental to public health, safety, or welfare, nor injurious to property and improvements in the immediate vicinity of the subject temporary use.

(ii) The temporary use is not incompatible in intensity and appearance with existing land uses in the immediate vicinity of the temporary use.

(iii) Adequate parking is provided for the temporary use, and if applicable the temporary use does not create a parking shortage for the existing uses on the site.

(iv) Hours of operation of the temporary use are specified.

(v) The temporary use will not create noise, light, or glare which would adversely impact surrounding uses and properties.

(f) *Unclassified Use.* A use which is not a permitted use, accessory use, or conditional use, but which is interpreted by the Stanwood hearing examiner as similar to a permitted, conditionally permitted or accessory use and that is not otherwise prohibited by the permitted use tables listed in this chapter. (Ord. 1499 § 2 (Exh. B), 2021).

17.30.020 Unclassified uses.

(1) *Unclassified Uses.* In the event that a proposed use is not listed in the permitted use table or there is ambiguity as to if a proposed use meets the definition of a use defined by the Stanwood Municipal Code, an applicant may request an interpretation of the zoning code by the hearing examiner to determine if a proposed use not specifically listed is either allowed, allowed as an accessory use, allowed as a conditional use or prohibited, utilizing the criteria in subsection (2) of this section.

(2) *Criteria for Unclassified Uses.* In order to make a determination that an unclassified use is permitted, conditionally permitted, or accessory, the hearing examiner must find that the use is:

(a) In keeping with the purpose and intent of the zoning district as described in the Stanwood Comprehensive Plan.

(b) Compatible with other permitted, accessory or conditional uses in the zoning district including, but not limited to, being similar in nature to and no more intense than a specifically listed permitted, conditional or accessory use.

(c) Compatible in an alternative zoning district that is more appropriate for the proposed use. Evaluation should include, but not be limited to, traffic, access, noise, odor, smoke, vibrations, parking, outdoor storage, and adjacent use or zoning buffers.

(3) Unclassified use requests shall be processed as a Type P-III permit subject to a public hearing before the hearing examiner. After considering staff comments and taking public testimony on the proposed use, the hearing examiner shall determine if the use is allowed, allowed as an accessory use, allowed as a conditional use or prohibited within the requested zone or any other appropriate zoning district. The hearing examiner may also require special conditions be applied to the use to ensure compatibility with the intent of the zoning district.

(4) Appeals of a decision issued by the hearing examiner on an unclassified use request shall follow the appeal process for Type P-III permits.

(5) Upon the decision of the hearing examiner, or the conclusion of any associated appeals, the interpretation made by the hearing examiner shall be documented and posted on the city's website. Updates to this title, when consistent with the title format and level of detail, shall incorporate "unclassified use" interpretations upon adoption of a zoning code amendment by the city council. (Ord. 1499 § 2 (Exh. B), 2021).

17.30.030 Zoning use table.

(1) Permit types shall be classified according to the following:

(a) The letters "P-I" mean that the use is permissible in the indicated zone with a Type I administrative permit issued by the community development director.

(b) The letters "P-II" mean that the use is permissible in the indicated zone with a Type II administrative permit with public comment period issued by the community development director.

(c) The letters "P-III" mean that the use is permissible in the indicated zone with a Type III permit decision issued by the hearing examiner after holding a public hearing.

(d) The letters "P-IV" and "P-V" are additional permit types that require either review by the planning commission or approval by the city council.

(e) The letters "AC" mean that the use is permissible as an accessory use to a primary use on the same property.

(f) The letter "C" means that the use is permissible with a conditional use permit approved by the hearing examiner after holding a public hearing.

Permit Type Key Table

KEY:	
Blank = Not Permitted	AC = Accessory Use

Permit Type Key Table

P-I = Type I Permit	C = Conditional Use
P-II = Type II Permit	
P-III = Type III Permit	Footnote Number in Parentheses = Special Development Standards Specific to That Use

(Ord. 1499 § 2 (Exh. B), 2021).

17.30.040 Change in use.

(1) A substantial change in use of property occurs whenever a new use or activity conducted on a lot creates a more intensive impact to the site in question or to the infrastructure of the city than the previous use, as determined by the community development director and/or his or her designee.

(2) A change in the status of property from occupied to unoccupied or vice versa does not constitute a substantial change in use. Whether a change in use occurs shall be determined by comparing the two active uses of the property without regard to any intervening period during which the property may have been unoccupied, unless the property has remained unoccupied for more than 180 consecutive days or has been abandoned.

(3) A change in ownership of a business or enterprise or a change in the name shall not be regarded as a substantial change in use. (Ord. 1499 § 2 (Exh. B), 2021).

17.30.050 Prohibited uses.

The following activities and uses are prohibited throughout the city of Stanwood due to their impactful nature on adjacent land uses or the community at large:

(1) Aggregate extraction.

(2) The disassembly, dismantling, or storage of more than five wrecked vehicles as defined in RCW 46.80.010(6) at any one time unless completely contained within an enclosed building.

(3) Manufacture of explosives.

(4) Stockyards, slaughterhouses, or rendering plants; with the exception of existing legal nonconforming uses or those established prior to November 8, 2018.

(5) Petroleum refineries.

(6) Fertilizer manufacture.

(7) Sanitary landfills.

(8) Waste-to-energy facilities.

(9) Casinos and card rooms with two or more card tables.

(10) New enhanced service facilities.

(11) Recovery homes.

(12) Orphanage.

(13) Manufactured/mobile home parks.

(14) Auctions or sale of livestock or similar animals in the planned industrial or general industrial zones as noted in Chapter 17.50 SMC.

(15) Storage, manufacturing or sales of highly volatile or otherwise extremely hazardous substances or materials.

(16) Incineration or reduction of garbage, sewage, dead animals or refuse.

(17) Crematoriums including the cremation of human and animal remains.

(18) Septage treatment plants.

(19) Uses that cannot meet and/or exceed the performance standards listed in SMC 17.50.020, Planned industrial and general industrial district performance standards.

(20) Use of an automobile, travel trailer, motor home, or other recreational vehicle for living purposes for more than two consecutive weeks at a time and more than four weeks per year.

(21) Temporary or permanent homeless encampments except as allowed by RCW 35A.21.360. (Ord. 1538 § 9 (Exh. I), 2024; Ord. 1499 § 2 (Exh. B), 2021).

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 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							

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)
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, 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 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.

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)
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.
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 services.
Assisted Living/Independent Living	P-II					P	A state licensed group residence for adults per Chapter 18.20 RCW.

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)
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 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, Multiple-Family Development 21 Units or Greater	P-II					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.

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)
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 Nursing Home Conversion of Up to a 16-Bed Facility (21)	P-III					C	A facility licensed under Chapter 70.97 RCW that provides support and services to persons for whom acute inpatient treatment is not medically necessary.
Enhanced Service Facility Conversion Category 2 – Existing Assisted Living Conversion of Up to a 16-Bed Facility (21)	P-II					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 24-hour training, care, custody, correction or

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)
							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 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 children from the ninth through the twelfth grade.

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)
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							
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 treatment plant.

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)
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 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 temporary or portable service facilities.

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)
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 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.

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)
Emergency Shelter	P-I	P	P	P	P	P	"Emergency shelter" means an indoor 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 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 18.210.030 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).

17.30.070 Commercial and mixed-use zoning table established.

Permitted Use Table: Commercial and Mixed-Use Zones

Land Use	Permit Type	TN	DMU	NB	GC	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
Animal Services						
Animal Daycare/Grooming	P-I	P(1)	P(1)	P(1)	P(1)	An establishment providing daytime training, supervision, recreation, clipping, hygienic care, or cleaning services for animals.
Kennel, Commercial Indoor/ Outdoor			AC/C(4)			A facility holding 4 or more domestic animals over 4 months of age for boarding, breeding, sale, or treatment.
Veterinarian Hospital or Clinic	P-I		P(5)		P	A building used to provide health care services to animals.
Automotive Services						
Automobile Rental Agency	P-I				P	A rental and incidental storage agency which provides motor vehicle rentals under 10,000 lbs.
Automobile Repair and Services	P-I				P(6)	An establishment that provides a variety of levels of repair, sales, handling, maintaining, or disposing of motor vehicles.

Permitted Use Table: Commercial and Mixed-Use Zones

Land Use	Permit Type	TN	DMU	NB	GC	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
Automobile Sales and Service, New or Used	P-I				P/C(7)	An establishment that sells new or used motorized vehicles as its primary use, and allows for minor or major repairs, or paint and body work.
Automobile Service Station	P-I		P(35)			A building that sells or supplies fuels, lubricants, air, water, and other operating commodities for motor vehicles or boats.
Car Wash	P-I		P		P	A building, or portion thereof, for washing automobiles utilizing mechanical devices.
Parking Lots, Garages	P-I	AC	P/AC	AC	AC	A building, or area beneath a building, except those described as a private garage, used for the parking only of automotive vehicles.
Cultural/Entertainment						
Art Gallery	P-I		P		P	A room or building devoted to the exhibition of works of art or an institution or business exhibiting or dealing in works of art.

Permitted Use Table: Commercial and Mixed-Use Zones

Land Use	Permit Type	TN	DMU	NB	GC	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
Game, Video Arcade	P-I		P		P	A venue where people play indoor table games and/or arcade video games.
Live Entertainment	P-I		AC(9)	AC(9)	AC(9)	Music, comedy, readings, dancing, acting, or other entertainment performed at an establishment such as a theater or concert hall.
Museum	P-II		P		P	A nonprofit, noncommercial establishment operated as a repository or a collection of natural, historic, scientific or works of art.
Night Club	P-I		P		P	A business conducted inside a building that has the capacity for at least 30 persons seated at tables, includes a bar, employs a bartender and maintains table service, dancing, and/or live entertainment.
Theater	P-I		P		P	A building or part of a building, devoted to showing motion pictures, or for dramatic, musical or live performances.
Hotels and Guest Houses						

Permitted Use Table: Commercial and Mixed-Use Zones

Land Use	Permit Type	TN	DMU	NB	GC	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
Bed and Breakfast	P-III		P(2)(10)(11)		C(2)(10)(11)	A building other than a hotel or nursing home where meals and short-term lodging of more than 2 rooms are provided for compensation.
Hotel	P-I		P/C(7)		P	Any building containing more than 6 guest rooms intended to be used, rented or hired out to be occupied for sleeping purposes.
Industrial						
Food and Beverage Processing Facility	P-III				C	Means sorting, packaging, bottling or labeling raw or semi-processed food or beverages into a product.
Manufacturing, Light	P-II	P(12)			P(12)	A use engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including process, fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution of such products, but excluding basic industrial processing.
Communication Technology (TV broadcasting, radio station, video production,	P-I				P	An industry consisting of the technological and commercial

Permitted Use Table: Commercial and Mixed-Use Zones

Land Use	Permit Type	TN	DMU	NB	GC	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
internet or movie production or other similar technologies)						broadcasting institutions or filmmaking.
Office						
Professional Office	P-I	P	P	P	P	A business providing expertise to clients for a fee for service in any of the following related categories: accounting, architecture, engineering, planning, law, music, art, interior design, real estate, writing, education, or any similar type of business.
Health Care Office	P-I	P	P	P	P	Health care services such as primary care clinics, mental health clinics, community health centers, dentist, orthodontist, nutritionist, physical therapy, optometrists, or similar medical practices excluding hospitals.
Hospital	P-III	C	C	C	C	A facility providing primary health services and medical or surgical care to persons, primarily inpatients suffering from illness, disease, injury, deformity, other abnormal physical or mental conditions, chemical or

Permitted Use Table: Commercial and Mixed-Use Zones

Land Use	Permit Type	TN	DMU	NB	GC	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
						substance dependency or abuse, and including as an integral part of the institution related facilities such as laboratories, outpatient facilities, and training facilities.
Personal Services						
Assisted/Independent Living		C	P/C(7) (17)		P(17)	A state licensed group residence for adults per Chapter 18.20 RCW.
Salon	P-I	P	P	P	P	An establishment where hair cutting, coloring and styling, facials, manicures, lashes, and/or spa services are provided.
Daycare Center	P-I	P(13)	P(13)	P(13)	P(13)	Care of children under the age of 12, or seniors, located in a facility which accommodates 13 or more persons.
Laundromat/Dry Cleaner	P-I	P(14)	P	P	P	An establishment providing dry cleaning businesses or washing, drying machines on the premises for rental use to the general public.
Equipment Rental	P-I		P		P	Equipment rental is a service providing machinery, equipment and tools of all kinds and sizes for a

Permitted Use Table: Commercial and Mixed-Use Zones

Land Use	Permit Type	TN	DMU	NB	GC	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
						limited period of time to individual consumers.
Health/Athletic Club	P-I		P		P	Gymnasiums (except those related to educational institutions), private clubs (athletic, health, or recreational), reducing salons, and weight control establishments.
Funeral Home	P-I		P			A building used for the preparation of the deceased for burial, the display of the deceased, and ceremonies connected wherewith before burial or cremation; crematories are not considered part of a funeral home or an accessory.
Janitorial Services	P-I		P			A company providing janitorial services such as the cleaning of offices or other building establishments.
Mail/Small Shipping Store	P-I		P		P	An establishment that provides shipping, shredding, printing, fax, passport photos, personal and business mailboxes, and notary services.

Permitted Use Table: Commercial and Mixed-Use Zones

Land Use	Permit Type	TN	DMU	NB	GC	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
Private Clubs	P-I		P		P	Organizations that are privately owned and operated by their members and not operated for profit such as clubs, lodges, lounges, and halls.
Tattoo and Piercing Parlors	P-I		P		P	A business designing and creating permanent graphic images on the human body; may include piercing.
Public Facilities						
Governmental Use	P-I	P	P(7)		P	Public facilities that are utilized for daily administration and operation of government business.
Park and Ride Facility	P-II					A parking area designated for commuters using public transportation.
Post Office	P-I		P(7)		P	A facility authorized by a postal system for posting, receipt, sorting, handling, transmission, and delivery of mail and offering mail-related services.
Public Safety Station (Police and Fire)	P-II	P/C(15)	P/C(15)		P/C(15)	A facility used for police and fire services.

Permitted Use Table: Commercial and Mixed-Use Zones

Land Use	Permit Type	TN	DMU	NB	GC	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
Public Transit Storage and Maintenance Facility	P-II				P	A facility used for public transit storage and maintenance.
Public Transit Terminal	P-II		P			A terminal used for public transit.
Quasi-Public						
Meeting Hall	P-II	P/C(7)	P			A building or grounds used for social, civic, or recreational purposes and owned and operated by a nonprofit organization and open to the general public.
House of Worship/Church	P-III	C(7)	P/C(7)	P/C(7)	P/C(7)	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.
Recreation						
Amusement Park or Center	P-II				P	A group of amusement devices for children and/or adults and their accessory uses.
Bowling Alley	P-I		P			A recreational facility which includes bowling lanes, and may include a

Permitted Use Table: Commercial and Mixed-Use Zones

Land Use	Permit Type	TN	DMU	NB	GC	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
						small lounge, restaurant or snack bar, video games and pool tables.
Community Garden	P-I	P	P		P	Land set aside for collective use for an organization or for the general public to grow produce and/or flowers. Excluding marijuana.
Open Space	P-I	P	P	P	P	A common, accessible area that is shared by residents of a subdivision and/or by the public and is left in its natural or undisturbed state.
Park, Community	P-II	P	P	P	P	Regional park facility that serves an area of over 10,000 in population and is 20 to 100 acres.
Park, Urban	P-II	P	P	P	P	A park providing public access and recreational, educational, cultural, historical, or aesthetic amenities.
Private/HOA Parks	P-I	P	P		P	A park area under common ownership by a homeowners association.
Trail	P-II	P	P	P	P	A paved or unpaved path used for walking, hiking, running, bicycling and/or horseback riding.

Permitted Use Table: Commercial and Mixed-Use Zones

Land Use	Permit Type	TN	DMU	NB	GC	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
Repair Services						
Minor Service Repairs Within the Confines of a Building; No Outside Storage or Repair	P-I	P	P	P	P	An establishment providing minor repair services such as shoe repair, tailoring, bicycle repairs, computer repairs or similar type uses.
Residential						
Adult Family Home	P-I	P	P	P	P	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 services.
Assisted Living/ Independent Living	P-II				P	A state licensed group residence for adults per Chapter 18.20 RCW.
Boarding House	P-I		P(16)			A building other than a motel, where lodging and meals are provided for more than 5 persons for compensation on a long-term basis.
Congregate Care Facility	P-III	C	P/C(7) (17)		P(17)	A residential facility for the elderly and/or handicapped persons.

Permitted Use Table: Commercial and Mixed-Use Zones

Land Use	Permit Type	TN	DMU	NB	GC	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
Daycare, Family	P-I	P	P(13)	P		A residence used for the care of children under the age of 12 or seniors located in the family dwelling of the person or persons under whose direct care the child or children are placed, accommodating 12 or fewer, such numbers to include those members of the resident family who are under the age of 12 years old.
Dwelling, Accessory	P-I	AC(18)	P			A secondary living unit that is located on the same property as the primary dwelling.
Dwelling, Cottage	P-II	P(20)				A minimum of 4 small detached single-family homes located together in a neighborhood format around common open space.
Dwelling, Duplex	P-I	P	P(39)		P(21) (39)	A detached building, designed for 2 families living independently of each other and divided by a common wall.
Dwelling, Triplex	P-I		P(39)		P(21) (39)	A detached building, designed for 3 families living independently of each other and divided by a common wall.

Permitted Use Table: Commercial and Mixed-Use Zones

Land Use	Permit Type	TN	DMU	NB	GC	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
Dwelling, Multiple-Family	P-II	P(7)	P(39)			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, Single-Family	P-I	P				A detached building designed for or occupied exclusively by 1 family.
Dwelling, Townhouse	P-I	P	P		P(21) (39)	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.
Emergency Housing	P-I		C(7)		C(7)	A facility whose primary purpose is to provide temporary shelter and supportive services to those experiencing homelessness for no more than 60 days.
Enhanced Service Facility Conversion Category 1 – Existing Nursing Home Conversion of Up to a 16-Bed Facility (21)	P-III	C	P		P	A facility licensed under Chapter 70.97 RCW that provides support and services to persons for whom acute inpatient treatment is not medically necessary.
Enhanced Service Facility Conversion Category 2 –	P-II	C	P		P	A facility licensed under Chapter 70.97 RCW that provides support and

Permitted Use Table: Commercial and Mixed-Use Zones

Land Use	Permit Type	TN	DMU	NB	GC	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
Existing Assisted Living Conversion of Up to a 16-Bed Facility (21)						services to persons for whom acute inpatient treatment is not medically necessary.
Enhanced Service Facility Conversion Category 3 – Existing Adult Family Home Conversion of Up to a 6-Bed Facility (21)	P-I	P				A facility licensed under Chapter 70.97 RCW that provides support and services to persons for whom acute inpatient treatment is not medically necessary.
Group Care Facilities		P	P			Shared living quarters (without separate kitchen or bathroom facilities for each room or unit) for 7 or more persons with physical or mental impairments that substantially limit 1 or more of such person's major life activities when such persons are not living together as a single household unit.
Group Home	P-I		P(19)		P(19)	A facility licensed by the state to provide 24-hour training, care, custody, correction or control, or any combination of those functions, to 1 or more persons. This term shall not include schools, hospitals, prisons or other social service facilities.

Permitted Use Table: Commercial and Mixed-Use Zones

Land Use	Permit Type	TN	DMU	NB	GC	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
Home Occupation	P-I	AC(22)	AC(22)		AC	A business carried on within a dwelling unit or accessory building which is incidental and secondary to the residential use.
Live/Work Units	P-1		P(38) (39)		P(21) (38) (39)	"Live/work unit" means a single dwelling unit in a detached building, or in a multifamily or mixed-use building, that also accommodates limited commercial uses within the dwelling unit. The predominate use of a live/work unit is residential, and commercial activity is a secondary use.
Mixed-Use	P-II	P	P(39)		P(39)	Residential and commercial uses within a single building or development that may occur either within 1 story as a horizontal mix, in 1 structure with multiple stories as a vertical mix or in more than 1 detached structure.
Retail Trade Establishments						

Permitted Use Table: Commercial and Mixed-Use Zones

Land Use	Permit Type	TN	DMU	NB	GC	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
Retail Shop – Boutique Style Less Than 3,000 Square Feet	P-I		P	P		Small scale retail uses such as boutiques, bakeries, florists, convenience stores, pharmacies, and more.
Retail Shop – Mid-Range Between 3,000 and 10,000 Square Feet (Non-Strip Mall Design)	P-I	P	P		P	Midsized retail uses such as grocery stores, sporting goods store, large thrift stores, office supplies, and more.
Retail – Strip Mall or Big Box Greater Than 10,000 Square Feet	P-III				P	Large scale retail uses such as supermarkets, construction supply stores, furniture stores, and more.
Agricultural Produce Stand	P-I	P	P	P	P	A farm stand that sells produce including fresh, dried or bottled vegetables and fruits and plants/ flowers.
Farmer's Market	P-I	P	P	P	P	Retail area, outdoors or indoors, where vendors sell produce, baked goods, food and/or limited crafts to the public.
Kiosk/Vending Machine	P-I	AC(23)	AC(23)	AC(23)	AC(23)	Mobile units such as kiosks and vending machines that dispense products for sale including but not limited to beverages, food and video.

Permitted Use Table: Commercial and Mixed-Use Zones

Land Use	Permit Type	TN	DMU	NB	GC	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
Marijuana Retailer	P-I		C(40)			As set forth in RCW 69.50.101. – a person licensed by the board to sell marijuana concentrates, usable marijuana, and marijuana-infused products in a retail outlet.
Plant Nursery	P-I		P			An enterprise, establishment, or portion thereof that conducts the retailing or wholesaling of plants grown on the site, as well as accessory items (but not farm implements) directly related to their care and maintenance.
Retail Prepared Food/Beverage Establishments						
Bars and Cocktail Lounges	P-I		P		P	A business conducted entirely within a building wherein primarily alcoholic beverages are sold at retail for consumption on the premises. Limited food service and live entertainment may be provided as an accessory use. Excludes night clubs, restaurants, and taverns.
Catering	P-I	P(24)	P	P	P	An establishment that prepares food on site and delivers it to another

Permitted Use Table: Commercial and Mixed-Use Zones

Land Use	Permit Type	TN	DMU	NB	GC	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
						location for consumption. Caterers may also provide party planning and occasional hourly labor for special events.
Beverage Stand	P-I	P(24)	P(24)(25)(26)	P(25)(26)	P(25)(26)	Restaurants specializing in coffee, tea, and other assorted beverage products, accessory baked goods and concessions.
Restaurant	P-I	P(24)(26)	P(24)(25)	P(25)(26)	P(25)(26)	An establishment whose primary business is the sale of food and beverages to patrons for consumption on the premises.
Tavern	P-I		P		P	A business conducted entirely within a building where beer and/or wine is served to the public, which holds a class “A” or “B” license from the Washington State Liquor and Cannabis Board. Limited food service and live entertainment may be provided as an accessory use. Excludes bars/cocktail lounges, night clubs and restaurants.
Schools						

Permitted Use Table: Commercial and Mixed-Use Zones

Land Use	Permit Type	TN	DMU	NB	GC	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
Elementary School	P-III	C				Any school, public or private, intended for the education of children from kindergarten through the fifth grade.
Preschool Facility	P-II/ P-III		P(27)			An educational establishment that provides instruction and daytime care, for 4 or more children between the ages of 2 and 5 years.
School, Other	P-I		P(27)			Places for systematic instruction, to include trade, vocational/technical, art, music, dance, and business schools or similar type institutions.
Wholesale Storage/Distribution Facilities						
Detached Commercial Accessory Storage	P-III		C(28)	C(28)	C(28)	Storage structure that is subordinate and incidental to a commercial or industrial use. This use is not a mini-warehouse storage unit facility.
Utilities						
Electrical Equipment and Pole Storage Yard Associated With an Electrical Substation	P-I	P(29)(36)	P(29)(36)	P(29)(36)	P(29)(36)	Area used for the storage of equipment and support poles associated with permitted electrical substations.

Permitted Use Table: Commercial and Mixed-Use Zones

Land Use	Permit Type	TN	DMU	NB	GC	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
Electrical Substation	P-II	P(29)	P	P	P	A facility that provides transmission and distribution of electric power.
Electrical Transmission Lines	P-II		P		P	Lines which connect the power produced at generating facilities to substations.
Recycle Collection Stand	P-II		AC	AC	AC	A movable kiosk for the collection of recyclable materials or donations such as newspapers, clothing or books.
Sewage Lift Station	P-II	P(29)	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 treatment plant.
Water Well and Pump Station	P-II	P				Infrastructure used to move water from a ground water source and convey water within a utility system.
Water, Drainage or Sewage Infrastructure	P-II	P	P	P	P	Pipes, installations and other infrastructure that are part of a system used for the purpose of water, drainage or sewage.
Wireless Communications Facilities						

Permitted Use Table: Commercial and Mixed-Use Zones

Land Use	Permit Type	TN	DMU	NB	GC	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
Co-Location PWCA	P-I	P(30)	P(30)	P(30)	P(30)	The placement and arrangement of multiple providers' antennas and equipment on a single support structure or equipment pad area.
Minor Facilities	P-I	P(31)	P(31)	P(31)	P(31)	Wireless communications facility consisting of up to 3 antennas within specified size limitations.
Single PWCF	P-II	P(32)	P(32)	P(32)	P(32)	A wireless communications facility for the transmission and/or reception of radio frequency signals associated with personal wireless services and which may include antennas, equipment shelter or cabinet, transmission cables, a support structure, reception and transmission devices and antennas and temporary or portable service facilities.
Monopole Towers	P-III	C(33)	C(33)	C(33)	C(33)	Any structure built for the sole or primary purpose of supporting any FCC-licensed or authorized antennas and their associated facilities.

Permitted Use Table: Commercial and Mixed-Use Zones

Land Use	Permit Type	TN	DMU	NB	GC	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
Small Cell Facilities	P-I	P(34)	P(34)	P(34)	P(34)	A personal wireless services facility that meets the requirements of Chapters 17.200 through 17.220 SMC.
Other						
Indoor Emergency Shelters	P-I	P	P	P	P	"Emergency shelter" means a facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations.
Indoor Emergency Housing	P-I		P	P	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 address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require

Permitted Use Table: Commercial and Mixed-Use Zones

Land Use	Permit Type	TN	DMU	NB	GC	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
						occupants to enter into a lease or an occupancy agreement.
Temporary Uses	P-I	P	P	P	P	A use established for a fixed period of time with the intent to discontinue such use upon the expiration of such time.
Transitional Housing	P-I	P			P	Housing and supportive services to homeless persons or families for up to 2 years and that has as its purpose facilitating the movement of homeless persons and families into independent living.

Commercial and Mixed-Use Zoning Use Conditions:

(1) Subject to animal services grooming parlor conditions in Chapter 8.70 SMC.

(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 Chapter 17.100 SMC 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) *Repealed by Ord. 1538.*

(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 planning and community development director pursuant to Chapter 8.20 SMC; 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 SMC Title 8. 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) *Repealed by Ord. 1538.*

(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 percent 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 17.105.110, 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 zoning district, 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) *Repealed by Ord. 1538.*

(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. 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.

(Ord. 1538 § 2 (Exh. B), 2024; Ord. 1499 § 2 (Exh. B), 2021).

17.30.080 Industrial use zoning table established.

Permitted Use Table: Industrial Zones

Land Use	Permit Type	PI	GI	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
Animal Services				
Kennel, Commercial Indoor/ Outdoor	P-I	P(1)		A building holding 4 or more domestic animals over 4 months of age for boarding, breeding, sale, or treatment.
Veterinarian Hospital or Clinic	P-II	P		A building used to provide health care services to animals.
Automotive Services				
Automobile or Truck Repair and Services	P-I	P(2)	P(2)	An establishment that provides a variety of levels of repair, sales, handling, maintaining, or disposing of motor vehicles.

Permitted Use Table: Industrial Zones

Land Use	Permit Type	PI	GI	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
Automobile Sales and Service, New or Used	P-I	P	P	An establishment that sells new or used motorized vehicles as its primary use, and allows for minor or major repairs, or paint and body work.
Automobile Service Station	P-I	P(3)		A building that sells or supplies fuels, lubricants, air, water, and other operating commodities for motor vehicles or boats.
Car Wash	P-I	AC		A building, or portion thereof, for washing automobiles utilizing mechanical devices.
Impound, Storage, Tow Yards	P-I	AC(4)	AC(4)	A lot used for temporary storage of vehicles which have been towed by a towing company or for impounded vehicles.
Parking Lots, Garages	P-I	AC	AC	A building, or area beneath a building, except those described as a private garage, used for the parking only of automotive vehicles.
Parking Structure, Commercial	P-I	P	P	A standalone structure used for the storage or parking of motor vehicles.
Towing	P-I	P(6)	P(6)	A service that provides the towing of a disabled vehicle or trailer.
Wrecking	P-I		P(6)	The dismantling/wrecking of 1 or more motor vehicles or trailers; and/or the storage, sale, or dumping of dismantled vehicles or their parts.
Cultural/Entertainment				
Adult Entertainment Facility	P-I		P(7)	A room or building devoted to the exhibition of works of art or an institution or business exhibiting or dealing in works of art.

Permitted Use Table: Industrial Zones

Land Use	Permit Type	PI	GI	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
Live Entertainment	P-I	AC		Music, comedy, readings, dancing, acting, or other entertainment performed at an establishment such as a theater or concert hall.
Hotels and Guest Houses				
Bed and Breakfast	P-I	P	P	A building other than a hotel or nursing home where meals and short-term lodging of more than 2 rooms are provided for compensation.
Hotel	P-I	P(8)		Any building containing more than 6 guest rooms intended to be used, rented or hired out to be occupied for sleeping purposes.
Resort	P-III	P(8)		A hotel that serves as a destination point for visitors; generally provides recreational facilities for paying guests on vacation.
Industrial				
Building Construction Yard	P-I		P	An outdoor area consisting of short-term parking and storage of equipment and supplies used in the construction industry and may contain an office.
Food and Beverage Processing Facility	P-I	P	P	Means sorting, packaging, bottling or labeling raw or semi-processed food or beverages into a product.
Freezer Plant/Cold Storage/Food Mill	P-I	C	P	An industrial business providing refrigeration and storage of food or products requiring refrigeration/freezing and may include food processing.
Laboratory	P-I	P	P	A place devoted to experimental study, such as testing and analyzing, as well as physical diagnostic facilities. Manufacturing of any

Permitted Use Table: Industrial Zones

Land Use	Permit Type	PI	GI	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
				product is not considered part of this definition.
Laundry Plant	P-I		P	An establishment for the mechanized washing and/or dry cleaning of clothing and the like.
Lumber and Wood Products Processing	P-I		P	A facility that fabricates wood products and/or provides mill work or construction and assembly of products made of wood.
Manufacturing, Heavy	P-II		P	A use engaged in the basic processing and manufacturing of materials or products predominantly from extracted or raw materials, or a use engaged in the storage of, or manufacturing processes that potentially involve, hazardous or commonly recognized offensive conditions.
Manufacturing, Light	P-II	P(9)	P(9)	A use engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including process, fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution of such products, but excluding basic industrial processing.
Communication Technology (TV Broadcasting, Radio Station, Video Production, Internet or Movie Production or Other Similar Technologies)	P-I	P		An industry consisting of the technological and commercial broadcasting institutions or filmmaking.
Printing, Publishing, and Allied Industry	P-I	P	P	An establishment providing printing and publishing services.
Office				

Permitted Use Table: Industrial Zones

Land Use	Permit Type	PI	GI	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
Professional Office	P-I	P	P	A business providing expertise to clients for a fee for service in any of the following related categories: accounting, architecture, engineering, planning, law, medicine, music, art, interior design, real estate, writing, education, or any similar type of business.
Health Care Office	P-I	P		Health care services such as primary care clinics, mental health clinics, community health centers, dentist, orthodontist, nutritionist, physical therapy, optometrists, or similar medical practices excluding hospitals.
Hospital	P-III	C		A facility providing primary health services and medical or surgical care to persons, primarily inpatients suffering from illness, disease, injury, deformity, other abnormal physical or mental conditions, chemical or substance dependency or abuse, and including as an integral part of the institution related facilities such as laboratories, outpatient facilities, and training facilities.
Personal Services				
Daycare Center	P-I	P(5)	P(5)	Care of children under the age of 12, or seniors, located in a facility which accommodates 13 or more persons.
Equipment Rental	P-I	P	P	Equipment rental is a service providing machinery, equipment and tools of all kinds and sizes for a limited period of time to individual consumers.
Funeral Home	P-I	P		A building used for the preparation of the deceased for burial, the display of the

Permitted Use Table: Industrial Zones

Land Use	Permit Type	PI	GI	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
				deceased, and ceremonies connected wherewith before burial or cremation; crematories are not considered part of a funeral home or an accessory to a funeral home.
Health/Athletic Club	P-I	P		Gymnasiums (except those related to educational institutions), private clubs (athletic, health, or recreational), reducing salons, and weight control establishments.
Janitorial Services	P-I	P	P	A company providing janitorial services such as the cleaning of offices or other building establishments.
Laundromat/Dry Cleaner	P-I	P	P	An establishment providing dry cleaning businesses or washing, drying machines on the premises for rental use to the general public.
Mail/Small Shipping Store	P-I	P		An establishment that provides shipping, shredding, printing, fax, passport photos, personal and business mailboxes, and notary services.
Salon	P-I	P	P	An establishment where hair cutting, coloring and styling, facials, manicures, lashes, and/or spa services are provided.
Tattoo and Piercing Parlors	P-I	P	P	A business designing and creating permanent graphic images on the human body; may include piercing.
Public Facilities				
Courthouse	P-III	P		A building in which courts of law are regularly held.

Permitted Use Table: Industrial Zones

Land Use	Permit Type	PI	GI	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
Post Office	P-I	P		A facility authorized by a postal system for posting, receipt, sorting, handling, transmission and delivery of mail and offering mail-related services.
Public Safety Station	P-II	P	P	A facility used for police and fire services.
Public Transit Storage and Maintenance Facility	P-II		P	A facility used for public transit storage and maintenance.
Public Transit Terminal	P-II	P	P	A terminal used for public transit.
Quasi-Public				
Meeting Hall	P-II	P(10)		A building or grounds used for social, civic, or recreational purposes and owned and operated by a nonprofit organization and open to the general public.
Recreation				
Bowling Alley	P-I	P		A recreational facility which includes bowling lanes, and may include a small lounge, restaurant or snack bar, video games and pool tables.
Go-Kart Track	P-I	P		Tracks used for go-kart racing.
Open Space	P-I	P	P	A common, accessible area that is shared by residents of a subdivision and/or by the public and could be left in its natural or undisturbed state, used as community gardens or conservation areas.
Park, Community	P-II	P	P	Regional park facility that serves an area of over 10,000 in population and is 20 to 100 acres.

Permitted Use Table: Industrial Zones

Land Use	Permit Type	PI	GI	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
Park, Neighborhood	P-II	P	P	A park of five to 20 acres serving an area of 2,000 to 10,000 population within a quarter to one-half mile service area.
Park, Urban	P-II	P	P	A park providing public access and recreational, educational, cultural, historical, or aesthetic amenities.
Skating Rink	P-I	P		A surface used for ice skating or roller skating located indoors or outdoors.
Swimming Pool	P-II	P		Any in-ground or above-ground structure designed for swimming, wading, or other aquatic recreational purposes.
Trail	P-II	P	P	A paved or unpaved path used for walking, hiking, running, bicycling and/or horseback riding.
Repair Services				
Minor Service Repairs Within the Confines of a Building; No Outside Storage or Repair	P-I	P		An establishment providing minor repair services such as shoe repair, tailoring, bicycle repairs, computer repairs or similar type uses.
Small Appliance and Tool	P-I	P		An establishment repairing a wide variety of electrical, gas and mechanical appliances and tools.
Small Engines	P-I	P	P	An establishment repairing small engines (excluding automobiles).
Residential				
Caretaker's House	P-I	P(11)	P(11)	An accessory building for the sole use of a person employed on the premises.

Permitted Use Table: Industrial Zones

Land Use	Permit Type	PI	GI	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
Emergency Housing	P-I	C(8)		A facility whose primary purpose is to provide temporary shelter and supportive services to those experiencing homelessness for no more than 60 days.
Mixed-Use	P-II	P(5)		Residential and commercial uses within a single building or development that may occur either within one story as a horizontal mix, in 1 structure with multiple stories as a vertical mix or in more than 1 detached structure.
Retail Trade Establishments				
Retail Shop – Boutique Style Less Than 3,000 Square Feet		P		Small scale retail uses such as boutiques, bakeries, florists, convenience stores, pharmacies, thrift stores, and more.
Retail Shop – Mid-Range Between 3,000 and 10,000 Square Feet (Non-Strip Mall Design)		P	P	Midsized retail uses such as grocery stores, sporting goods store, large thrift stores, office supplies, and more.
Retail – Strip Mall or Big Box Greater Than 10,000 Square Feet		C	C	Large scale retail uses such as supermarkets, construction supply stores, furniture stores, sporting goods store, and more.
Farmer's Market	P-I	P		Retail area, outdoors or indoors, where vendors sell produce, baked goods, food and/or limited crafts to the public.
Kiosk/Vending Machine	P-I	AC(13)	AC(13)	Mobile units such as kiosks and vending machines that dispense products for sale including but not limited to beverages, food and video.
Plant Nursery	P-I	P(12)		An enterprise, establishment, or portion thereof that conducts the retailing or wholesaling of plants grown on the site, as

Permitted Use Table: Industrial Zones

Land Use	Permit Type	PI	GI	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
				well as accessory items (but not farm implements) directly related to their care and maintenance.
Retail Prepared Food/Beverage Establishments				
Bars and Cocktail Lounges	P-I	P	P	A business conducted entirely within a building wherein primarily alcoholic beverages are sold at retail for consumption on the premises. Limited food service and live entertainment may be provided as an accessory use. Excludes night clubs, restaurants, and taverns.
Catering	P-I	P	P	An establishment that prepares food on site and delivers it to another location for consumption. Caterers may also provide party planning and occasional hourly labor for special events.
Beverage Stand	P-I	P	P(14) (15)	Restaurants specializing in coffee, tea, and other assorted beverage products, accessory baked goods and concessions.
Restaurant	P-I	P	P(14) (15)	An establishment whose primary business is the sale of food and beverages to patrons for consumption on the premises.
Schools				
Bus Transportation and Maintenance Facility	P-I	P	P	Any building and adjacent outdoor space required for the servicing, washing, and the overnight parking of buses or other mass transit vehicles that are used for transporting the public, tourists, school children, the elderly, and/or handicapped or construction workers.

Permitted Use Table: Industrial Zones

Land Use	Permit Type	PI	GI	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
Middle School	P-II		P	Any school, public or private, intended for the education of children from the sixth through eighth grade.
Post-Secondary School	P-II	P		An institution providing a post-secondary level of education that is provided at academies, universities, colleges, seminaries, institutes of technology, and certain other collegiate-level institutions, such as vocational schools, trade schools, and career colleges, that award academic degrees or professional certifications.
Preschool Facility	P-I	P(5)	P(5)	An educational establishment that provides instruction and daytime care, for 4 or more children between the ages of 2 and 5 years.
School, Other	P-I	P		Places for systematic instruction, to include trade, vocational/technical, art, music, dance, and business schools or similar type institutions.
Wholesale Storage/Distribution Facilities				
Detached Commercial Accessory Storage	P-I	C(16)	C(16)	Storage structure that is subordinate and incidental to a commercial or industrial use.
Equipment and Machinery Storage	P-I		P	An establishment handling heavy machinery used in agriculture, trucking, industry and manufacturing, and providing short-term storage in addition to sales. The use occurs both indoors and outdoors, and may include storage yards.
Freight Distribution Center	P-II		P	An industrial business receiving, storing and delivering a wide variety of goods to other wholesale or retail outlets typically by truck

Permitted Use Table: Industrial Zones

Land Use	Permit Type	PI	GI	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
				or train. Facilities may include a loading dock.
Fuel Storage Facility	P-III		C	An area used for the storage and distribution of petroleum products used for the powering of motor vehicles, boats and ships, and aircraft, and for the operation of electrical generating plants. The facilities may be above-ground or underground storage tanks of propane, gasoline and other petroleum storage and distribution.
Moving Van and Storage Facilities	P-I	P(17)	P	An establishment providing trucking to move household or business furniture and both short-term or long-term storage facilities.
Warehouse Operations	P-II	P(17)	P	The storage of goods and materials. Warehouse operations may also include office and maintenance areas as accessory functions.
Wholesale Operations	P-II	P(17)	P	An establishment that includes large storage and distribution areas for receiving goods (such as produce) and shipping these goods to places such as grocery stores and restaurants or large facilities to provide items for sale to the public at wholesale prices. This definition excludes retail sales or clubs that sell wholesale goods to members as a retail transaction.
Utilities				
Electrical Equipment and Pole Storage Yard	P-I	P(24) (25)	P(24) (25)	Area used for the storage of equipment and support poles associated with permitted electrical substations.

Permitted Use Table: Industrial Zones

Land Use	Permit Type	PI	GI	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
Electrical Generating Plant	P-II		C	An establishment or utility that provides electricity.
Electrical Substation	P-II	P	P	A facility that provides transmission and distribution of electric power.
Electrical Transmission Lines	P-II	P	P	Lines which connect the power produced at generating facilities to substations.
Recycle Collection Stand	P-II	AC		A movable kiosk for the collection of recyclable materials or donations such as newspapers, clothing or books.
Sewage Lift Station	P-II	P		The station in a sewer system where the wastewater needs to be pumped (lifted) to a higher elevation so that gravity can be used to bring the wastewater to the treatment plant.
Sewage Treatment Plant	P-II		C(18)	Any arrangement of devices and structures used for treating sewage and does not include the definition of "septage facility."
Solid Waste Disposal/Recycling Center	P-II		C	A facility providing solid waste disposal or sorting and/or processing of recycled material for resale.
Water Well and Pump Station	P-II	P		Infrastructure used to move water from a ground water source and convey water within a utility system.
Water, Drainage or Sewage Infrastructure	P-II	P	P	Pipes, installations and other infrastructure that are part of a system used for the purpose of water, drainage or sewage.
Wireless Communication Facilities				
Co-Location PWCA	P-I	P(19)	P(19)	The placement and arrangement of multiple providers' antennas and equipment on a

Permitted Use Table: Industrial Zones

Land Use	Permit Type	PI	GI	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
				single support structure or equipment pad area.
Minor Facilities	P-I	P(20)	P(20)	Wireless communications facility consisting of up to 3 antennas within specified size limitations.
Single PWCF	P-II	P(21)	P(21)	A wireless communications facility for the transmission and/or reception of radio frequency signals associated with personal wireless services and which may include antennas, equipment shelter or cabinet, transmission cables, a support structure, reception and transmission devices and antennas and temporary or portable service facilities.
Monopole Towers	P-III	C(22)	C(22)	Any structure built for the sole or primary purpose of supporting any FCC-licensed or authorized antennas and their associated facilities.
Small Cell Facilities	P-I	P(23)	P(23)	A personal wireless services facility that meets the requirements in Chapters 17.200 through 17.220 SMC.
Other				
Indoor Emergency Housing	P-I	P		"Emergency housing" means temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement.

Permitted Use Table: Industrial Zones

Land Use	Permit Type	PI	GI	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
Indoor Emergency Shelter	P-I	P		"Emergency shelter" means a facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations.
Transitional Housing	P-I	P		Housing and supportive services to homeless persons or families for up to 2 years and that has as its purpose facilitating the movement of homeless persons and families into independent living.
Temporary Uses	P-I	P	P	A use established for a fixed period of time with the intent to discontinue such use upon the expiration of such time.

Industrial Zoning Use Conditions:

1 A hobby kennel license is required for a total of four or more dogs and four or more cats over three months of age. A maximum of four animals is allowed when the parcel is under one acre, five animals per acre are allowed when the parcel is one to five acres and 25 animals are allowed when the parcel is over five acres. These maximums may be exceeded with special hobby kennel permit issued administratively by the planning and community development director pursuant to Chapter 8.20 SMC; 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 SMC Title 8. 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.

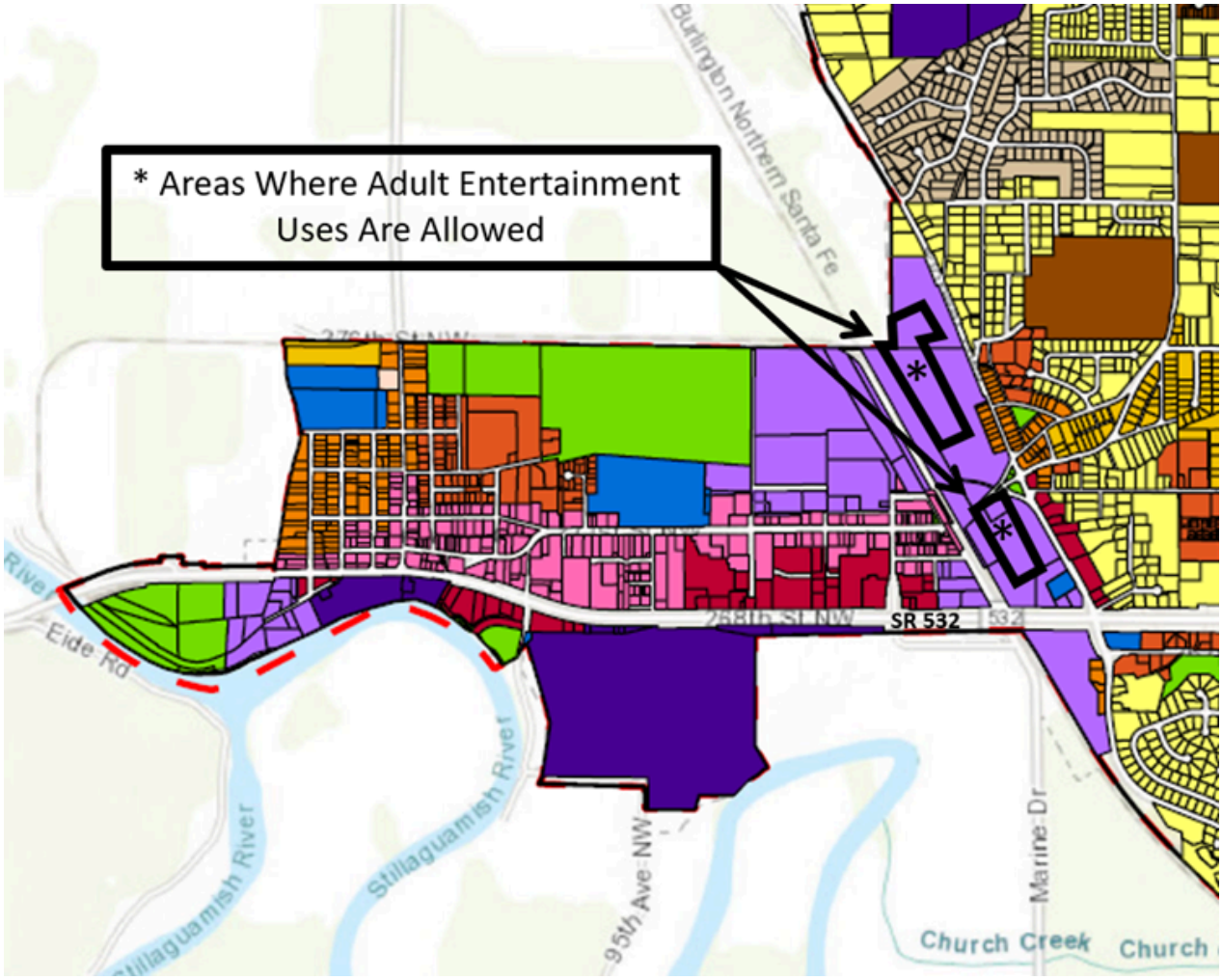
3 The cross-section areas of service station canopy supports where they meet the ground shall be measured as coverage for the purposes of determining maximum lot coverage and also shall be used for the measurement of setback requirements.

4 A six-foot sight-obscuring 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 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.

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 Chapter 5.32 SMC.



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.

(Ord. 1538 § 2 (Exh. B), 2024; Ord. 1499 § 2 (Exh. B), 2021).

17.30.090 Public facilities zoning table established.

Permitted Use Table: Parks and Open Space and Public Facilities

Land Use	Permit Type	POS	PF	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
Recreation				
Athletic Field	P-I	P		Grounds used for playing sports or games generally but not exclusively outdoors. Generally, playing fields are wide expanses of grass, dirt or sand without many obstructions.
Ball Park	P-II	P		An athletic field or stadium in which games such as baseball or soccer are played.
Batting Cage	P-II	P		An area where pitching machines enable batting practice in a controlled environment for recreational purposes.
Community Garden	P-I	P		Land set aside for collective use for an organization or for the general public to grow produce and/or flowers. No marijuana shall be grown in such gardens.
Conservation Area	P-I	P		A tract of land that has protected status in order to ensure that natural features, cultural heritage or biota are safeguarded. A conservation area may be a nature reserve, a park, a land reclamation project or other area.
Golf Course	P-III	P		A tract of land for the playing of the game of golf, with tees, greens, fairways, hazards, etc. A golf course may be 9 or 18 holes in length.

Permitted Use Table: Parks and Open Space and Public Facilities

Land Use	Permit Type	POS	PF	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
Open Space	P-I	P		A common, accessible area that is shared by residents of a subdivision and/or by the public and is left in its natural or undisturbed state.
Park, Community	P-III	P		Regional park facility that serves an area of over 10,000 in population and is 20 to 100 acres.
Park, Neighborhood	P-II	P		A park of 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		A park providing public access and recreational, educational, cultural, historical, or aesthetic amenities.
Playground	P-I	P		A piece of land used for and usually equipped with facilities for recreation especially by children. This definition includes small parcels developed as "tot lots" and may include playground equipment such as swings, slides and climbing structures.
Recreation Area/ Facility	P-I	P		Any privately or publicly owned passive or active park, playground, sports field, access easement, beach, or other recreation area.
Swimming Pool	P-III	P		Any in-ground or above-ground structure designed for swimming, wading or other aquatic recreational purposes.

Permitted Use Table: Parks and Open Space and Public Facilities

Land Use	Permit Type	POS	PF	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
Trail	P-II	P		A path paved or unpaved used for walking, hiking, running, bicycling and/or horseback riding.
Schools				
Public School			P	Any public school intended for the education of children from kindergarten through the twelfth grade.
School Administration Buildings			P	A facility used for a school district's administration services.
Utilities				
Electrical Equipment and Pole Storage Yard	P-I	P(1)(2)		Area used for the storage of equipment and support poles associated with permitted electrical substations.
Water, Drainage or Sewage Infrastructure	P-II	P		Pipes, installations and other infrastructure that are part of a system used for the purpose of water, drainage or sewage.
Other				
Temporary Uses	P-I	P		A use established for a fixed period of time with the intent to discontinue such use upon the expiration of such time. Such uses do not involve the construction or alteration of any permanent structure.

Permitted Use Table: Parks and Open Space and Public Facilities

Land Use	Permit Type	POS	PF	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
Government Offices or Facilities			P	Public facilities that are utilized for daily administration and operation of government business.
Public Safety Station (Police and Fire)			P	A facility used for police and fire services.
Cemetery			C	Burial grounds, gravesites or graveyard, where the remains of dead people are buried or otherwise interred.

Public Facilities Use Conditions:

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

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

(Ord. 1538 § 2 (Exh. B), 2024; Ord. 1499 § 2 (Exh. B), 2021).

The Stanwood Municipal Code is current through Ordinance 1547, passed June 12, 2025.

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

Hosted by General Code.

City of Stanwood
Public Works and Parks
Committee Staff Report

Item Number:	2.b.
Date:	November 3, 2025
Subject:	AI Contract for Plan and Building Permit Review
Contact Person:	Patricia Love, Community Development Director
Attachments:	1. Exh A Staff Report Supplemental Images 2. Exh B SOW Preliminary Outline- v3

ISSUE

The purpose of this agenda item is to brief the Committee on a pending contract with NebuLogic to build an artifical intelligence (AI) software tool for City staff to use in the review and approval process of planning, building and civil construction plans and permits.

RECOMMENDATION

Staff recommends Committee support of the AI contract with NebuLogic and referral to the full Council for review and action at the November 13, 2025, regular meeting.

BACKGROUND

The City has initiated a project to use AI in building, planning, and engineering permit and plan reviews. We issued an RFQ for consultant services, held interviews, and selected NebuLogic to develop a program tailored for the City. Attached is a copy of the proposed scope of work and contract language.

DISCUSSION

The City of Stanwood issued a Request for Qualifications with the intent to purchase an AI-powered permit review software system aimed at enhancing the efficiency and accuracy of the City's development review process. The primary goals of implementing this technology is to significantly reduce permit turnaround times by automating routine and repetitive tasks—such as code compliance checks —while also minimizing human error and addressing permit backlogs. Importantly, the City views this software as a support tool to augment, not replace, the expertise of its professional staff.

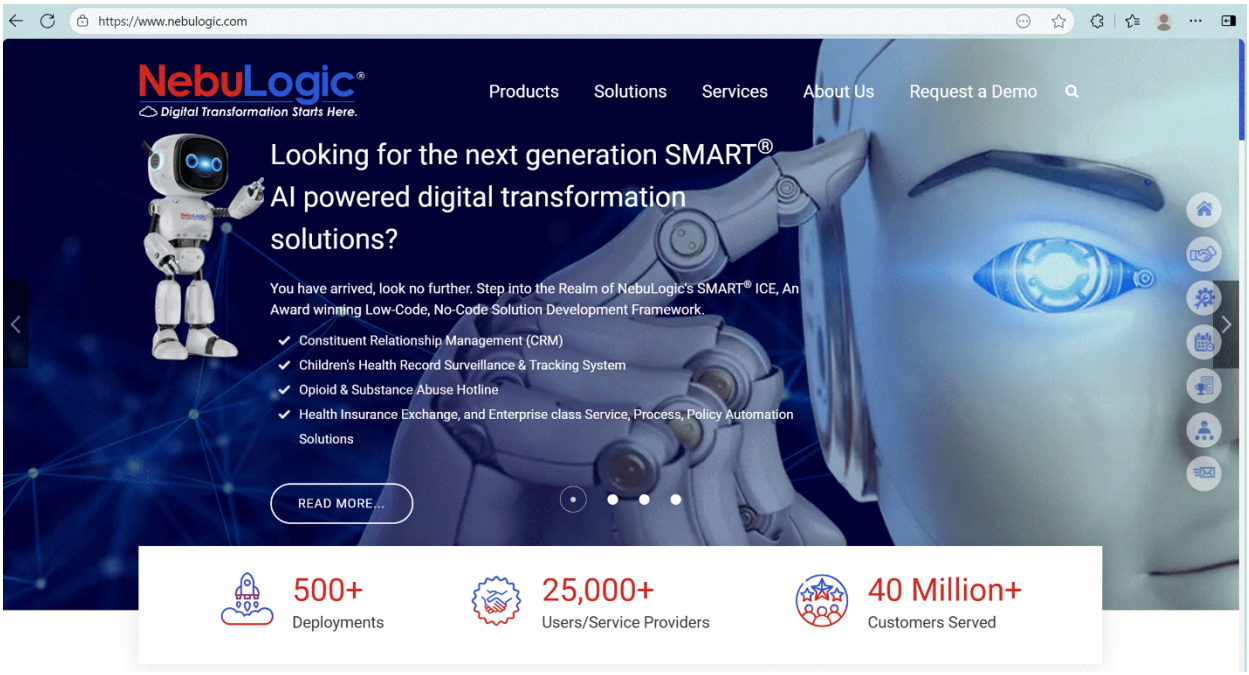
The tool will serve as a resource for plan reviewers—helping them identify potential issues more quickly and accurately—allowing staff to focus on higher-level planning considerations, nuanced code interpretations, and complex project evaluations. The selected system includes plan review capabilities across building, zoning, and engineering codes, integrating seamlessly into Stanwood's existing permit review workflows while improving overall customer service and project transparency.

ANALYSIS

The Request for Qualifications (RFQ) was publicly advertised for a three-week period, from July 14 through August 4, 2025. During this time, the City received proposals from seven qualified firms. Following an initial review, four firms were shortlisted and invited to participate in interviews with the selection committee. After careful evaluation, NebuLogic was chosen as the preferred firm. Their proposal stood out because it offered a custom-built software solution specifically designed to align with the City's codes and standards. In contrast, most of the other firms proposed standard, off-the-shelf software packages with unknown flexibility.

NebuLogic's approach integrates artificial intelligence (AI) technologies to automate routine administrative and data management tasks. By using an AI plan review tool, it is expected to increase staff efficiency and reduce workload, allowing permit and plan reviewers to focus on higher-level, strategic, and complex issues.

Below is a screenshot from NebuLogic's website for easy reference. Also attached is a sample project analysis with screenshots and associated text describing how AI would be used to review a building permit application.



General Scope of Services:
The scope of work will be broken into four phases as follows. The attached scope of work includes greater details on each step.

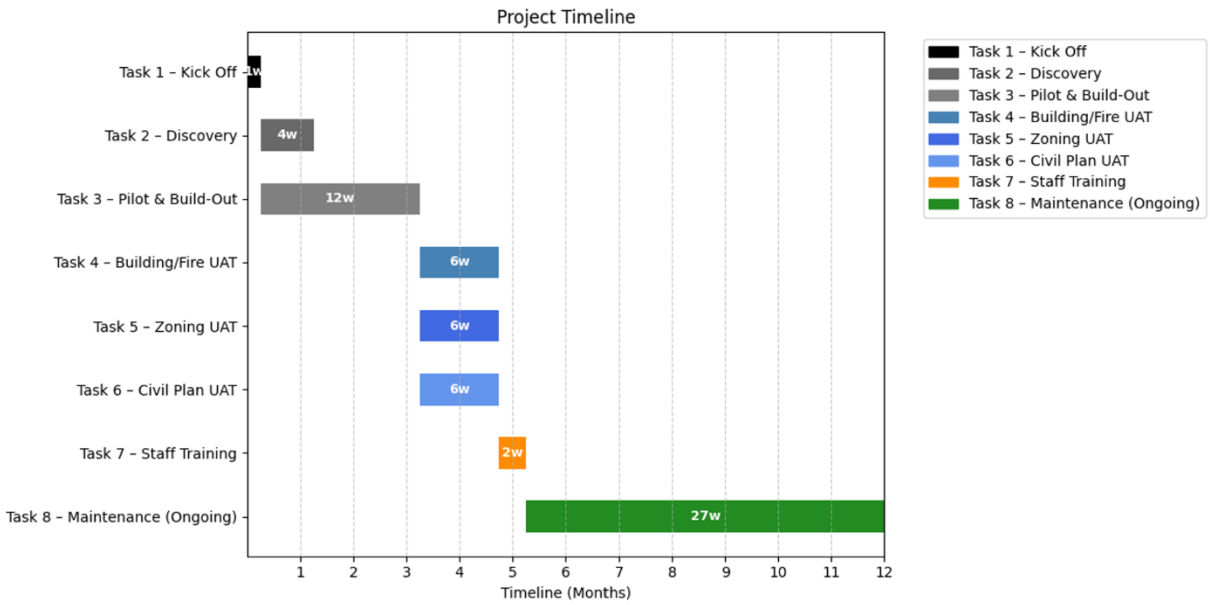
Phase 1 (Kickoff and Discovery):
Task 1 – Kick Off Meeting with City Staff
Task 2 – Discovery and Access Mapping (Information Gathering)

Phase 2 (Pilot):
Task 3: Pilot Project

Phase 3 (UAT, Training & Support):
Task 4 – Building and Fire Codes UAT (Stanwood Municipal Code Title 14)
Task 5 – Zoning Codes UAT (Stanwood Municipal Code Titles 17 and 18)
Task 6 – Civil Plan Review Codes UAT (Street and Utility Standards)
Task 7 – Staff Training

Phase 4 (On-Going Support and Maintenance):
Task 8 – Support and Maintenance

Anticipated Schedule:
It is anticipated that full implementation will take approximately a year to complete. Below shows the proposed project schedule by phase and month.



FISCAL ANALYSIS

As part of their proposal, NebuLogic offered a partnership in which they would develop a custom AI review tool for the City at a cost of $1.00 per expected permit (approximately 500 annually). In return, the City would provide technical expertise on plan review processes.

PROPOSED MOTION

None; Discussion Item Only

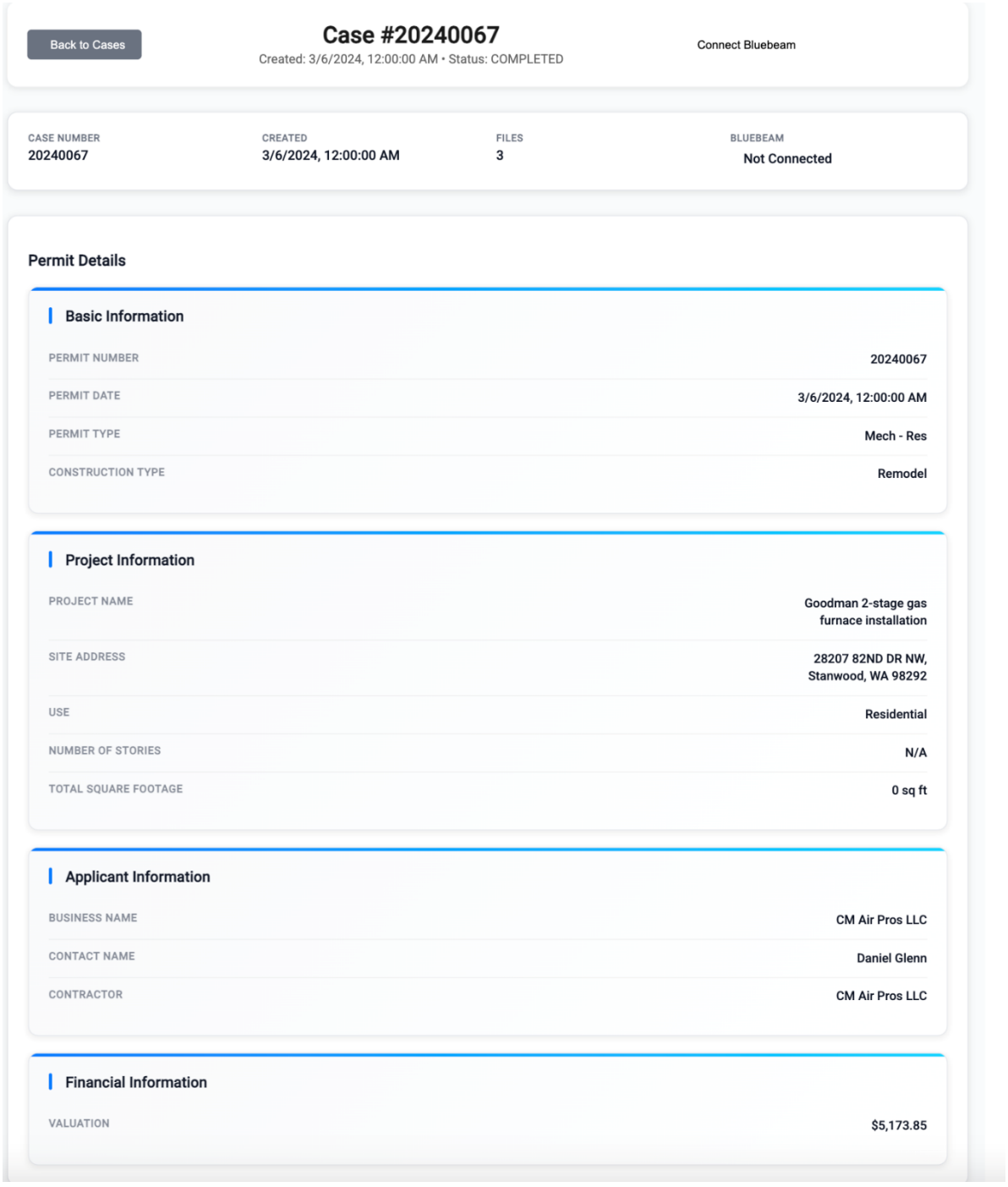


Figure 1: This screen displays metadata automatically extracted, parsed, and analyzed by our AI-powered Permit Review System. The system intelligently retrieves permit, project, applicant, and financial details directly from submitted documents and case records

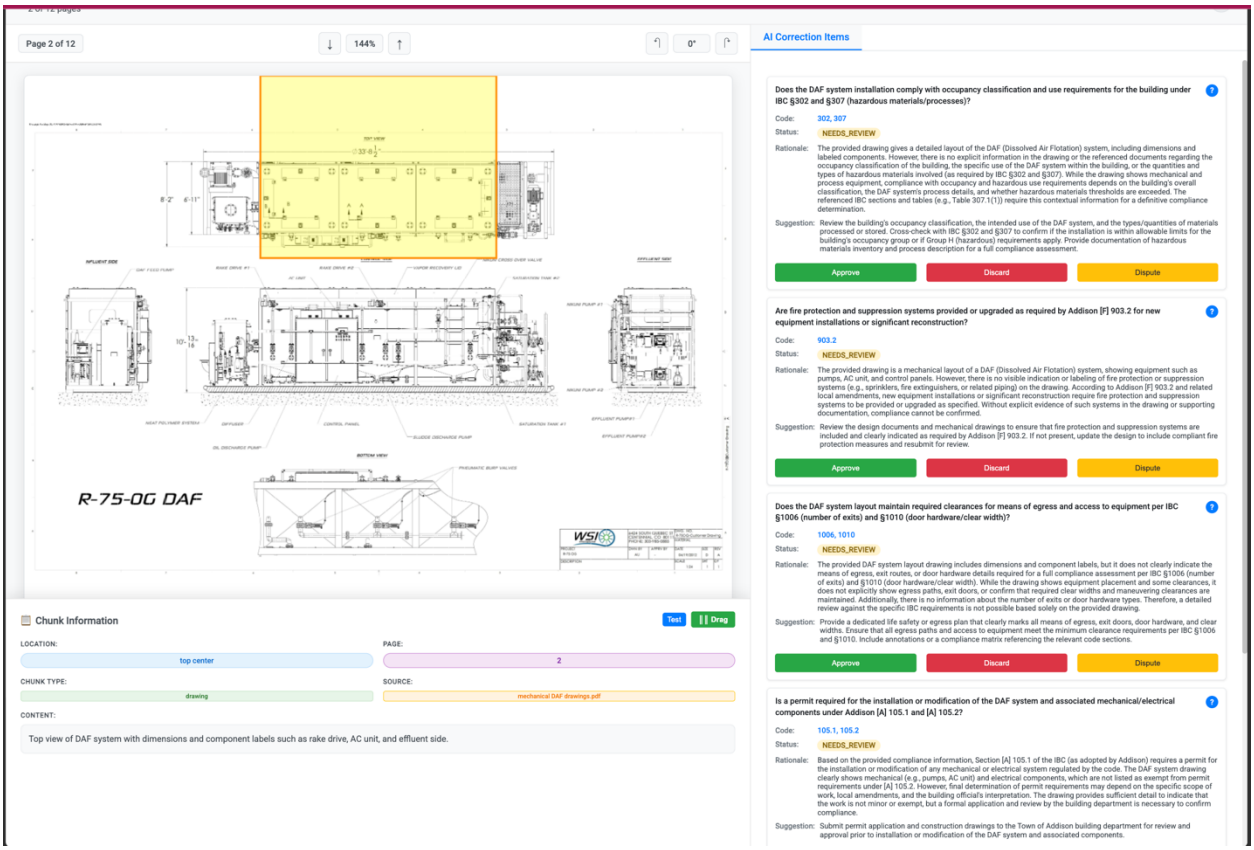


Figure 2: Highlighted regions represent document "chunks" automatically extracted by the AI Permit Review System. For each extracted section, the system dynamically generates relevant compliance questions, evaluates them against applicable building codes, and provides a reasoned compliance judgment. Reviewers can then approve, deny, or dispute each AI-generated determination, creating a transparent, human-in-the-loop workflow that accelerates code compliance verification while maintaining expert oversight.

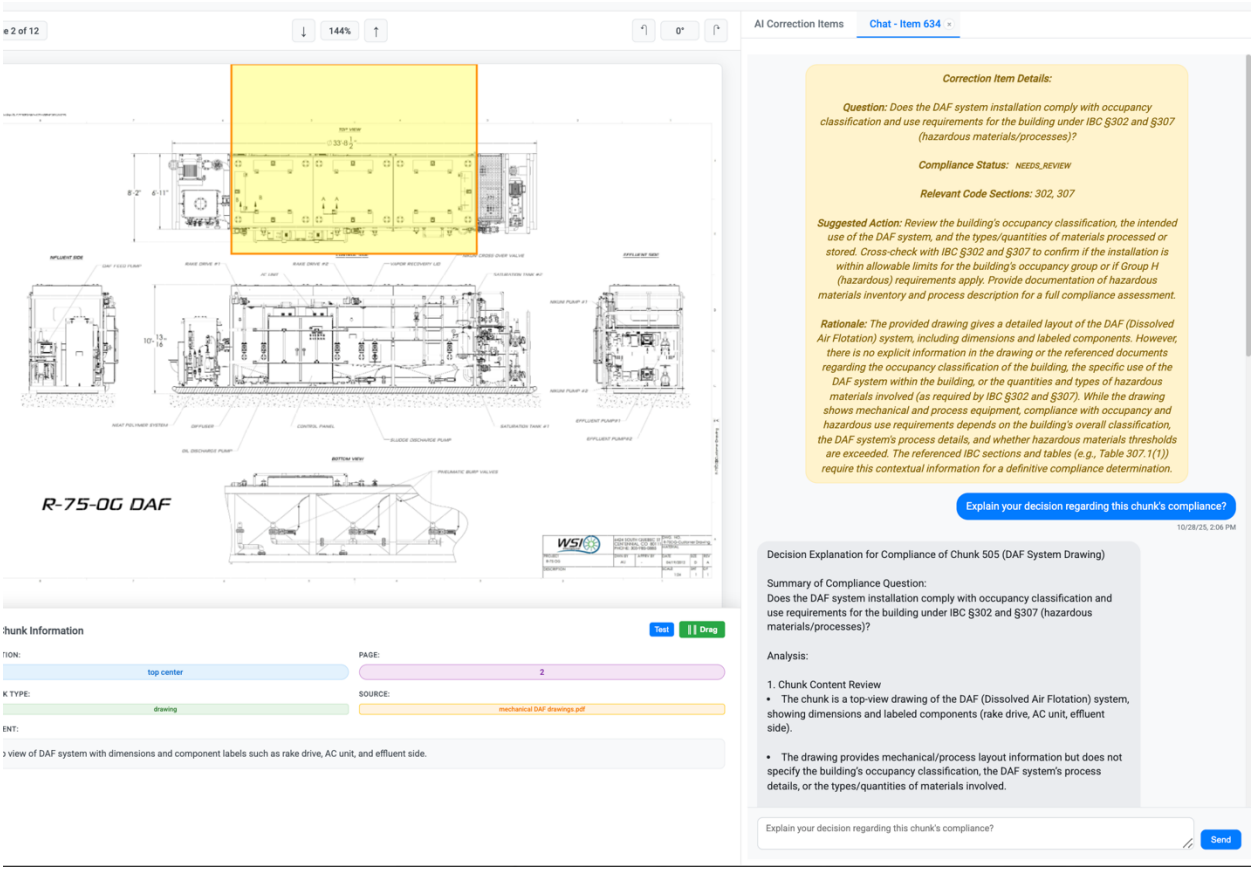


Figure 3: This interface enables human reviewers to analyze AI-generated compliance determinations in depth. Each extracted drawing chunk is paired with a detailed rationale, relevant code sections, and suggested actions. Reviewers can add context, explain their reasoning, and dispute the AI's decision where necessary, ensuring transparency, accountability, and continuous learning within the automated permit review workflow.

Compliance Analysis Report

Case Information

Case Number: CASE-1758145597030
Title: Live Demo Test
Description:
Status: COMPLETED
Created: 2025-09-17 16:46
Updated: 2025-09-17 16:49

Analysis Summary

Total feedback items: 7 across 4 categories. Generated on 2025-09-30 14:20.

Generated by Compliance Review System - 2025-09-30 14:20

Figure 4: Front page of the automatically generated Compliance Analysis Report. This report is produced by the AI Permit Review System at the end of each review cycle, summarizing case information, status, and analytical insights. It consolidates all compliance feedback items across multiple categories, providing a clear, audit-ready snapshot of the system's automated assessment and human review activity for each case.

Detailed Feedback

1. structural

Update all structural calculations and plan notes to reference the 2021 International Building Code (IBC) and 2021 International Residential Code (IRC) as adopted by Washington State, not the 2018 IBC or generic ASCE 7-10/16. All code references must match the currently adopted codes for Stanwood, WA.

Confidence: 95%

Notes:

The engineering letter and calculations reference the 2018 IBC and ASCE 7-16. Washington State has adopted the 2021 IBC/IRC. All code references and calculations must be updated to reflect the current code cycle.

Plan Reference:

File: 15019SRReegStanwoodWALetterSS645f2a83b6691.pdf, Page: 1, Line: 8
"Code: International Building Code 2018 (IBC 2018)"

Code Reference:

Washington State Building Code Council (Adopted Codes & Amendments) - 2021 IBC/IRC Adoption
Washington State has adopted the 2021 IBC and IRC, effective March 15, 2024. All structural calculations and references must use the current adopted code.

2. structural

Provide a detailed load path verification for the new solar array, including explicit confirmation that the existing 2x4 rafters at 24" o.c. are adequate for the combined dead, live, and snow loads per 2021 IBC/IRC and ASCE 7-16. Calculations must show both gravity and uplift (wind) load checks for rafters and connections.

Confidence: 90%

Notes:

While the engineering letter states adequacy, it does not provide explicit calculations for the existing rafter size and spacing under the combined new and existing loads per the current code. Provide calculations for both gravity (dead + live + snow + PV) and uplift (wind) for the rafters and their connections.

Plan Reference:

File: Approved ReegStanwoodWA.pdf, Page: 3, Line: 40
"ROOF PLAN WITH MODULES: (E) 2"X4" RAFTERS @ 24" O.C. (TYP.)"

Code Reference:

2021 International Building Code (IBC) - 1603, 1604, 1607, 1609, 1613
Structural design loads, including gravity, wind, and snow, must be verified for all affected structural members.

Figure 5: Detailed Feedback section of the AI-generated Compliance Analysis Report. Each item highlights specific code issues detected during automated review — including confidence scores, plan and code references, and contextual engineering notes. The system cross-references project documents with the latest adopted building codes to produce precise, citation-backed feedback that helps reviewers and applicants quickly identify and resolve compliance gaps.

Attachment
Exhibit A: Scope of Work
City of Stanwood AI Permit and Plan Review System

The City of Stanwood has initiated a project to build an artificial intelligence (AI) software tool for city staff to use in the review and approval process of planning, building, and civil construction plans and permits. The project will be delivered in four phases, beginning with a pilot and build-out, followed by user acceptance testing, training, and concluding with long-term support.

Services provided by the Consultant will consist of tasks as outlined in this scope of services.

General Scope of Services:

Phase 1 (Kickoff and Discovery):
Task 1 – Kick Off Meeting with City Staff
Task 2 – Discovery and Access Mapping (Information Gathering)

Phase 2 (Pilot):
Task 3: Pilot Project

Phase 3 (UAT, Training & Support):
Task 4 – Building and Fire Codes UAT (Stanwood Municipal Code Title 14)
Task 5 – Zoning Codes UAT (Stanwood Municipal Code Titles 17 and 18)
Task 6 – Civil Plan Review Codes UAT (Street and Utility Standards)
Task 7 – Staff Training

Phase 4 (On-Going Support and Maintenance):
Task 8 – Support and Maintenance

Scope of Services Defined:

Task 1: Kick Off Meeting with City Staff (1 Week)

Objective: Align on project goals, identify key staff, and establish a timeline.
Key Activities:

- Introductions and planning.
- Identify project leads for each code type.
- Identify Snohomish County IT representative.

Deliverables:

- Kickoff agenda and summary notes.
- Confirmed project roles and meeting schedule.

Task 2 – Discovery and Access Mapping (4 Weeks, Parallel with Task 3)

Objective: Lay the groundwork for successful deployment by fully understanding Stanwood's workflows, users, and integration needs.

Key Activities:

- Interview all relevant stakeholders (Building, Planning, Engineering, Fire)
- Document review criteria, decision points, and expectations per department
- Identify all end users of the system (reviewers, admins, supervisors, etc.) and their access levels
- Review document formats and intake types (PDFs, forms, drawings, etc.)
- Meet with Snohomish County IT to evaluate iWorQ environment and integration approach
- Inventory all applicable regulatory codes, standards, and internal review guidelines

Deliverables:

- System Access and Role Matrix
- Review Decision Logic Map per Department
- Annotated Source and Code Reference Inventory
- iWorQ Integration Readiness Summary
- Discovery Report and Approval Sign-Off
- Understanding of types of reports needed per department
- Understanding of desired metrics to track
- Business Requirements Document (To be completed after the conclusion of all staff interviews)
- Defined Scope for Pilot Project

Task 3 – Pilot Project (12 Weeks, Parallel with Task 2)

Objective: Design, build, and validate the AI permit and plan review system.

Key Activities:

- Build prototype modules.
- Expand the prototype into a full system covering Building, Fire, Zoning, and Civil Codes.
- Deploy reports, metrics, and role-based access control.

Deliverables:

- Pilot AI tool with department-specific logic.
- Infrastructure readiness (99.99% uptime).
- File CRM for source code and rule modifications.
- Reports and metrics for each department.
- Pilot evaluation analysis and survey.

Tasks 4,5, and 6 – User Acceptance Testing & Adjustments (6 Weeks, Parallel)

Objective: Validate the system against department-specific standards and refine based on user input.

Key Activities:

- Conduct UAT sessions for each code type.
- Collect staff feedback.
- Adjust pipelines and decision logic.

Deliverables:

- UAT feedback report.
- Adjusted AI modules ready for production.
- Department approval sign-off.

Task 4 – Building & Fire Codes UAT (SMC Title 14)

Task 5 – Zoning & Land Use Codes UAT (SMC Titles 17 & 18)

Task 6 – Civil Plan Review UAT (Street & Utility Standards)

Task 7 – Staff Training (2 weeks)

Objective: Ensure staff are confident in using the system.

Key Activities:

- Conduct seminar-style training sessions.
- Provide role-specific training materials.
- Collect adoption feedback.

Deliverables:

- Training materials and recordings.
- Quick-reference user guides.
- Staff adoption report.

Task 8 – Support and Maintenance (Post-Go-Live)

Objective: Ensure long-term system reliability, compliance, and responsiveness to City needs system performance and adaptability over time.

Key Activities:

- Provide Pacific Time Zone technical support.
- Monitor performance and integration stability.
- Update regulatory sources as needed.
- Implement enhancement requests.
- Deliver ongoing training refreshers.

Service Levels:

- Critical issues: <4-hour response.
- High priority: <1 business day.
- Standard requests: <3 business days.

Issue Severity Definitions

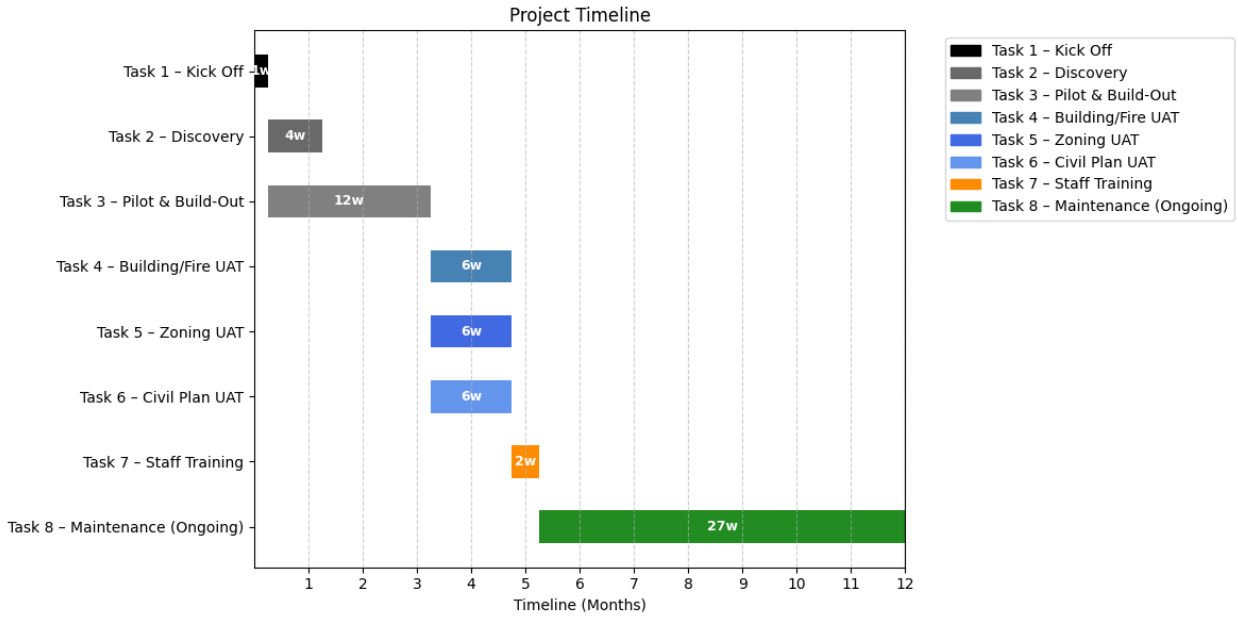
- Critical Issue (Priority 1)
    - Definition: A complete system outage, or a failure that prevents all staff from using the permit review system. No workaround exists.
    - Examples: System down, login failure for all users, iWorQ integration completely non-functional.
    - Response Time: <4 hours during business hours.
- High Priority Issue (Priority 2)
    - Definition: Major functionality impaired, but the system remains partially usable. A workaround may exist, but productivity is significantly impacted.
    - Examples: Inability to process a specific permit type, severe errors in AI review logic for a code set, role permissions failing for a department.
    - Response Time: <1 business day.

- Standard Issue (Priority 3)
    - Definition: Minor errors, usability problems, or enhancement requests that do not block day-to-day operations.
    - Examples: Formatting issues in reports, small errors in metrics display, requests for new training sessions or feature adjustments.
    - Response Time: <3 business days.
- Enhancement Request (Priority 4)
    - Definition: New feature requests, regulatory code updates, or workflow optimizations. These are planned and scheduled with the City.
    - Examples: Adding new report templates, updating system to reflect changes in municipal code, adding a new user role.
    - Response Time: To be scheduled in coordination with City staff.

Deliverables:

- Training Manual.
- Enhancement & Feedback Summary.
- Change Log & Update Tracker.
- Dedicated support contact & escalation protocol.

Schedule:


Project Timeline
Task 1 – Kick Off
Task 2 – Discovery
Task 3 – Pilot & Build-Out
Task 4 – Building/Fire UAT
Task 5 – Zoning UAT
Task 6 – Civil Plan UAT
Task 7 – Staff Training
Task 8 – Maintenance (Ongoing)
1w
4w
12w
6w
6w
6w
2w
27w
1
2
3
4
5
6
7
8
9
10
11
12
Timeline (Months)

City of Stanwood
Public Works and Parks
Committee Staff Report

Item Number:	2.c.
Date:	November 3, 2025
Subject:	2026 Event Schedule and City Beautification Project List
Contact Person:	Patricia Love, Community Development Director
Attachments:	1. 2026 Draft Event Calendar

ISSUE

Council Committee consideration and discussion of the 2026 Event Calendar and City Beautification project list.

BACKGROUND

Each year, the Community Development Department prepares a work plan for the upcoming year. A key component of this effort includes scheduling the City's annual special events and identifying City Beautification projects for implementation. Attached for Council review and discussion is the tentative 2026 Event Calendar, which outlines the proposed community events for the upcoming year. The 2026 Beautification Projects will be determined and prioritized based on recommendations from the Council Committees.

DISCUSSION

2026 Special Event Calendar:

The City of Stanwood hosts a variety of events each year that foster community engagement, celebrate local culture, and support economic vitality. These events generally fall into two categories: community events and commerce-oriented events. Community events are designed to bring families and residents together through fun activities that build civic pride and strengthen neighborhood connections. Examples include the Summer Concert Series, Movies in the Park, Touch-a-Truck, parades, and National Night Out. Commerce-oriented events are also community-focused but serve an additional purpose of stimulating local economic activity that draw visitors in support

of Stanwood's small businesses. Examples include the Great Northwest Glass Quest, local markets, art shows, and downtown sidewalk sales. A draft 2026 Event Calendar is attached for review.

The Economic Development Element of the Comprehensive Plan envisions Stanwood as a vibrant regional hub that provides goods and services, promotes arts and culture, and serves as a recreational and tourism destination. To advance this vision, both the City Council and the business community have expressed strong interest in expanding and diversifying the City's event offerings. In 2019, prior to the pandemic, the City's Economic Development Board held brainstorming sessions to identify potential new event concepts that could help achieve this long-term vision. Ideas discussed included:

- Seasonal scavenger hunts
- A "Taste of Stanwood" food truck event
- A downtown "Murder Mystery" shopping event
- A Harvest Tractor Festival

Staff is seeking Committee feedback on the number, type, and frequency of events the City should aim to host, considering existing funding and staffing capacities.

Special Event Permitting and Grant Program Review:

Over the past few years, staff has received an increasing number of inquiries from community organizations and event sponsors regarding the City's special event permit requirements and community grant program. Currently, the City's community grant funding is reserved for free public events. Events that charge nominal entry fees or request in-kind contributions, such as fee waivers for Public Works staffing or equipment, generally do not qualify for funding under current guidelines. However, some of these events may still generate meaningful community and economic benefits. Given this, staff is requesting direction from the Council Committee on whether the City should re-evaluate its special event permitting process, fee structure, and grant eligibility criteria. This review could help ensure that City policies strike an appropriate balance between fiscal responsibility, equity among applicants, and broader community benefit, all of which are supported by the 2024-2044 Comprehensive Plan.

City Beautification Projects:

The City Council adopted the City Beautification Action Plan in 2020 as part of a long-term initiative to enhance Stanwood's appearance, improve wayfinding, and celebrate

community identity through art, landscaping, and design. Past beautification projects have included:

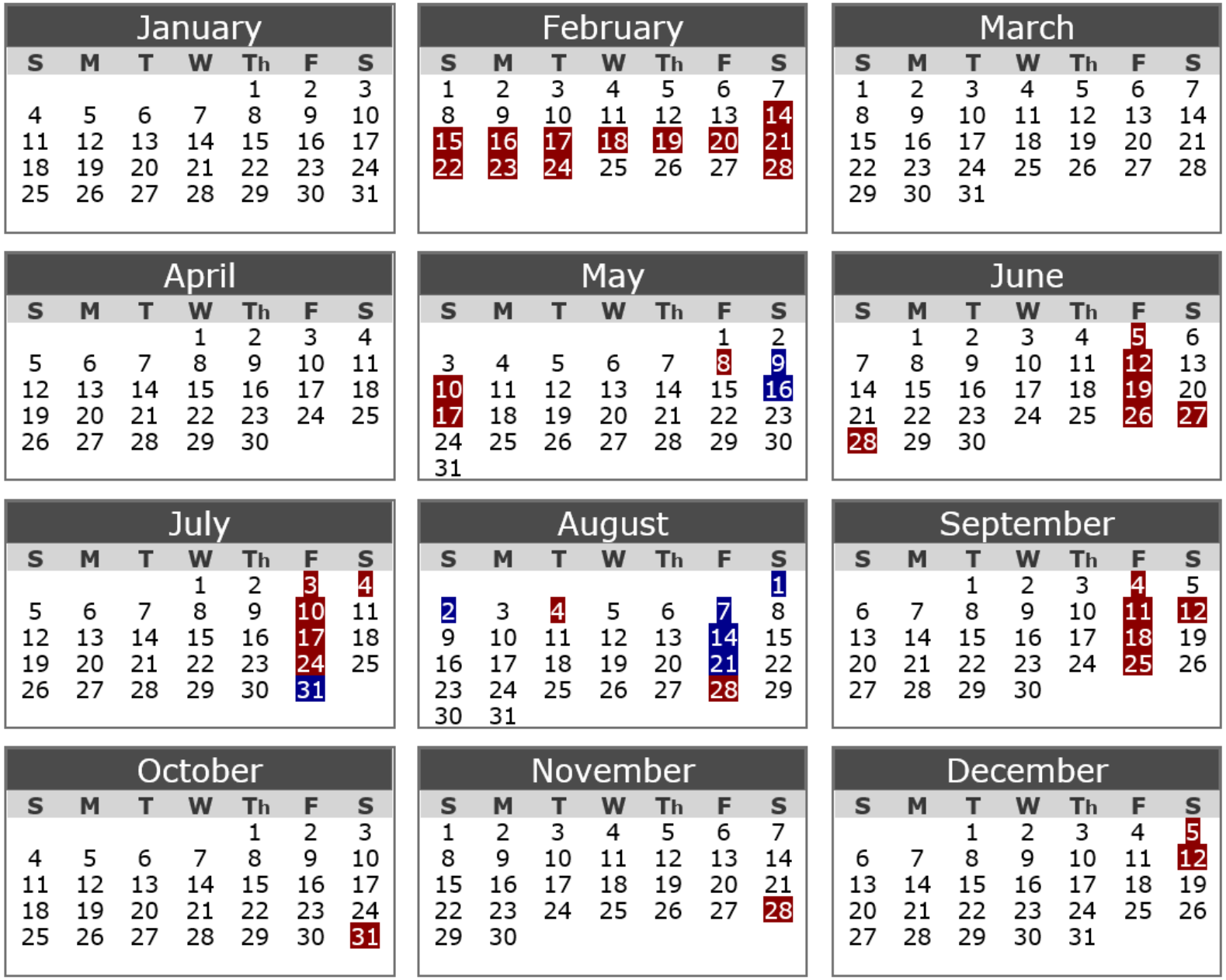
- Landscaping along SR 532
- Refurbishment of the Snow Goose Wayfinding Signage
- The Downtown Street Banner Art Project
- Completion of the 88th Avenue Arch Art Project

In 2025, beautification funds were used to purchase two artificial holiday trees and additional decorations that can be reused in future years.

For 2026, staff is proposing the following potential projects for consideration:

- Installation of additional decorative street banners
- Artistic utility box wraps on PUD and WSDOT electrical infrastructure
- Placement of large flower pots on the west side of downtown to match the new planters being installed as part of the 88th Avenue and 271st Street intersection reconstruction project
- Installation of public art murals in key visual corridors
- Planting of additional street trees along 271st Street and/or SR 532 west of Jimmy's Pizza

Final project selection will be made by the City Administrator and Mayor, based on Council Committee recommendations and available budget.



2026 EVENT SCHEDULE

Feb. 14-24: Northwest Glass Quest
Feb. 28: Snow Goose and Birding Festival
May 16: Clean Sweep
May 9: Pickers Market
May 8-10, 16-17: Camano Island Studio Tours
June 5-Sept. 25: Stanwood Farmers Market
Aug. 7, 14, 21: Movies in the Park
June 27: Twin City Car Cruise
June 28: Twin City Idlers Car Show
July 4: Parade and Ice Cream Social
Aug. 4: National Night Out
Aug. 1: Rotary Parade
July 31-Aug. 2: Stanwood Camano Fair
Summer TBD: Stanfest
Sept. 12: Touch A Truck
Oct. 31: Ghouls Night Out
Nov. 28: Ornament Tree Event (event ownership TBD)
Dec. 5: Light Up Your Holidays
Dec. 12: Big Rig Lighted Truck Cruise

Maroon indicates event date, **Blue** indicates two events on same date, **Green** indicates city event.

City of Stanwood
Public Works and Parks
Committee Staff Report

Item Number:	2.d.
Date:	November 3, 2025
Subject:	Art: Troll Installation Request
Contact Person:	Patricia Love, Community Development Director
Attachments:	None

ISSUE

The Daughters of Norway seek City support to install a Thomas Dambo Troll sculpture on City park property, with Heritage Park identified as the preferred location.

RECOMMENDATION

Staff recommends that the Committee support the Daughters of Norway's proposal to pursue a Thomas Dambo Troll installation with Heritage Park as the primary site and Church Creek Park as a viable secondary location.

BACKGROUND

The Daughters of Norway, a local nonprofit, have expressed interest in funding the design, creation, and installation of a large-scale Thomas Dambo Troll sculpture in Stanwood. The intent is to celebrate the region's Scandinavian heritage, promote sustainability through art, and enhance tourism and public engagement in Stanwood.

The Daughters of Norway would cover the cost of the project, including fabrication, installation, and coordination with the artist. The City's role would be to provide location approval, site preparation assistance (if needed), and long-term maintenance oversight.

Thomas Dambo is a world-renowned Danish artist known for creating giant trolls made from recycled and reclaimed wood materials. Each troll is site-specific and designed to reflect local culture, environment, and community stories. The sculptures are intended to inspire curiosity, environmental stewardship, and outdoor exploration.

Thomas Dambo's trolls are installed in over 20 countries and across the United States.

Local examples include but are not limited to:

Bainbridge Island, WA – "Pia the Peace Keeper"

Issaquah, WA – "Jakob Two Trees"

Vashon Island, WA – "Oscar The Bird King"

Portland, OR – “Ole-Bolle”

Vashon Island, WA – “Frankie Feetsplinter”

Each troll is unique to its community and often integrated into local storytelling or trail systems.

DISCUSSION

City staff and the Daughters of Norway worked together to assess a few potential locations, with Heritage Park being the Daughters of Norway's first choice for the following reasons:

- **Port Susan Trail** – Originally preferred, but ruled out due to shoreline regulations and mitigation requirements
- **Raplee Property** – Considered, but lacks adequate parking and established trails. The artist prefers sites that offer parking and opportunities for walking and exploration.
- **Heritage Park** – Identified as the preferred site, due to its central location, existing parking, and established walking trails.
- **Church Creek Park** – Identified as a backup location, offering similar visitor accessibility.

If a site is approved by City Council, then the Daughters of Norway will complete an official application to the artist. There are several benefits to having a Thomas Dambo Troll in Stanwood, which include:

1. Cultural Recognition

A troll installation would celebrate Stanwood's Scandinavian roots and align with the Daughters of Norway's mission to preserve Nordic culture.

2. Economic and Tourism Impact

Thomas Dambo trolls are major tourist attractions. Recent installations have been proven to increase visitor numbers and local business revenue in host communities. Having a Thomas Dambo troll would enhance Stanwood's reputation as a regional arts and culture destination.

4. Community Engagement

A Thomas Dambo troll would promote public art accessible to all residents, encourage outdoor exploration and strengthen partnerships among civic groups and cultural organizations.

Next Steps

- **Council Direction** – Confirm whether City Council supports a troll installation on City property.
- **Site Evaluation** – Staff to further review Heritage Park and Church Creek Park for suitability (e.g., environmental impact, access, maintenance needs).
- **Artist Application** – Daughters of Norway to submit an application to Thomas Dambo with the City's endorsement.
- **Formal Agreement** – If selected, staff will develop an agreement outlining roles, responsibilities, and maintenance.
- **Community Outreach** – Engage the public through information sessions and art promotional campaigns.

PROPOSED MOTION

None; Council Committee Discussion