

1. Agenda

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[MINUTES OF JANUARY 28, 2019.PDF](#)

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[STREET VACATION ORDINANCE DISCUSSION.PDF](#)

[TN ZONING DOCKET DISCUSSION.PDF](#)



**PLANNING COMMISSION
AGENDA**
Monday February 19, 2019 – 6:30PM
Stanwood Fire Station (8117 267th Pl NW)

1. Call to Order
2. Roll Call
3. Public Requests and Comments
4. Minutes of January 28, 2019 4-1
5. New Business
 - TN Zoning Docket Discussion 5-1
 - Street Vacation Ordinance Discussion 5-27
6. Old Business
7. Miscellaneous Business
8. Public Comments
9. Recent Council Action on Commission Items
10. Upcoming Items
 - Shoreline Code Amendment Discussion
11. Adjourn

For information about this agenda, contact the Community Development Department at 360-629-2181 ext. 5211.

SPECIAL ACCOMMODATIONS: The City of Stanwood strives to provide accessible meetings for people with disabilities. Please contact the Planning Commission Clerk at 360-629-2181 ext. 5211 two business days prior to the meeting.



STANWOOD PLANNING COMMISSION MINUTES

January 28, 2019

Call to Order

Chair Utgard called the meeting to order at 6:31PM with the following Commissioners present: Darren Robb, Steve Shepro, Sid Roberts and Marcus Metz. Commissioner Dennis was excused and Commissioner Heagle was absent. Staff present; City Administrator Jennifer Ferguson and Senior Planner Amy Rusko. Also known to be present: Peggy Wendel, Chris Manzuk and Tim Schmitt.

Public Requests or Comments

Tim Schmitt, 27308 101st Avenue, Stanwood. Proposal to add an item to the 2019 Planning Commission work plan. The issues is that lines of possession do not match the legal property lines in the downtown area. The item would address the property lines in the downtown area, adverse possession laws and criminal trespassing of the city. There are also issues with setbacks from property lines and alleys that have been shifted from legal boundaries. He explained that there are many private properties that are using public property for their own use and this should not be allowed to happen. Property being stolen from the citizens and given to private land owners.

1. Define the problem through a scope of what properties are effected and how big this issues is in the downtown area.
2. Offer solutions. What should happen if private or public property is being encroached upon. What should the city be doing about it?

The Planning Commission agreed to take this proposal to the Joint Planning Commission / City Council Meeting on February 28, 2019. City staff will verify if this is a Land Use Code / Planning Commission area of concern.

Minutes

The minutes of the January 7, 2019 meeting were approved as presented.

New Business

2019 Planning Commission Work Plan

Senior Planner Amy Rusko presented the 2019 Planning Commission Work Plan. The work plan shows the projects and items that the Planning Commission and staff will be working on this year.

Planning Commission and Public Comments/Discussion:

- Shoreline Zoning Code Amendment. The timeframes for the Department of Ecology to review and when the amendment will be heard at a public hearing. What is the order of permitting and review that needs to take place?
- Off-Premise Signage. Clarification that this was the same issue that arose last year with the A-Board sign.
- Buildable Land Discussion and Census / Population Update. City Administrator Ferguson discussed that this was from the County's new population allocation report that was just sent to the city. Community Development Director Patricia Love will be reviewing the report and sharing with the Planning Commission. This will be for the next Comprehensive Plan Update.
- Impact Fees Discussion. What are the parameters of the discussion? Administrator Ferguson shared that this involved the Park Impact Fees.

2018 Community Development Year in Review

Senior Planner Amy Rusko gave a power point presentation showing the Community Development's 2018 permit totals, types of permits, business licensing, revenues and trends.

Planning Commission and Public Comments/Discussion:

- Correlation between the land use entitlement approvals and the development permits, showing approximately a 2 year development cycle.
- What entails a Floodplain permit? These permits are for a home or business owner that is looking to remodel. Owners are allowed up to 50% of the buildings valuation in improvements every two years.
- Park Impact Fees. This slide shows a drastic decrease due to the plats of Mineral Point and BYK, which paid their fees in 2017 to avoid a possible increase to fees in 2018.
- Mr. Tim Schmitt questioned whether or not the city was collecting all of the out-of-city business license companies or people. City staff stated that we require out-of-city licenses for all contractors that work in the city limits. The city can only require licenses for those who are required to receive permits. Mr. Schmitt then voiced concern over those businesses that are not required to receive permits, then they are skirting around the system.

Miscellaneous Business

Planning Commissioners received new instruction sheets for city email addresses and passwords to start using these accounts for correspondence with the city.

No Additional Public Comments

Recent Council Action on Commission Items

Upcoming Items

Next meeting on February 11, 2019.

The meeting on February 25, 2019 is cancelled and has been moved to February 28, 2019 for a joint meeting between Planning Commission and City Council.

Adjourn

The meeting adjourned at 7:12 PM.

Amy Rusko, City of Stanwood



**PLANNING COMMISSION
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MEMORANDUM

COMMUNITY DEVELOPMENT DEPARTMENT

10220 270th St NW
Stanwood, WA 98292
360-629-2181

TO: PLANNING COMMISSION
FROM: Amy Rusko, Senior Planner
SUBJECT: Street Vacation Ordinance Discussion
DATE: February 11, 2019
ATTACHMENT: Chapter 35.79 RCW

ISSUE

Over the past several years, the city has received a handful of street vacation applications. The City of Stanwood currently does not have a code section that addresses the process or procedures for street vacations. The City follows Chapter 35.79 RCW for the review and approval of street vacations. In 2017 a draft street vacation ordinance was started, but never completed.

In December of 2017, staff took the draft street vacation ordinance to the Public Works Committee where discussion items included: concerns with the current process, assessing property valuation, creating a new title in the Stanwood Municipal Code and a new chapter for street vacation. Committee recommendation at that time was to take to full council with the recommendation to approve the proposed language for the street vacation ordinance. For unknown reasons, work on the ordinance was delayed.

What is a street vacation?

A street vacation is a type of easement in which a government transfers the right-of-way of a public street, highway or alley to a private property owner.

STATE LAW REGARDING STREET VACATIONS

Vacation of city street rights-of-way is governed by Ch. 35.79 RCW. A road or street vacation is the termination of the public interest in a right-of-way (opened or unopened); it extinguishes the easement for public travel that is represented by the right-of-way. In the typical case, city governments hold an easement for public travel on lands designated or used as roads, streets, and alleys; they do not generally own the fee title to the property underlining the right-of-way.

A petition by abutting property owners to initiate a city street vacation must be signed by owners of more than two-thirds of the property abutting the street to be vacated. A city street vacations may be initiated by the legislative body.

Vacation of rights-of-way abutting bodies of water is governed by RCW 35.79.035 for cities and generally requires a detailed analysis of an agency's projected needs for waterfront access.

For roads that were platted, but unopened or unused prior to 1905, RCW 36.87.090 should be reviewed to determine if those old roads might have been automatically vacated by operation of law.

CODE REGULATIONS:

Staff is currently preparing a draft ordinance under the guidance of the City Attorney. We anticipate that a new Stanwood Municipal Code Chapter 11.48 – Street Vacation will be proposed that includes the following sections:

- Petition/Application for Street Vacation
- Pre-Application Procedure
- Definitions
- Petition Fees
- Petition Procedure
- Resolution Setting Public Hearing
- Compensation
- Public Hearing Notice
- Appraisal
- Granting Criteria
- Vacation Ordinance
- Notice of Action to Auditor

Why not follow the RCW?

- Customize to the City process
- Define submittal requirements
- Add granting/approval criteria

PLANNING COMMISSION REVIEW:

The Planning Commission does not typically review or make recommendations on changes to Title 11 Streets and Sidewalks. However, due to changes in Title 17 – Procedures, the ordinance will be processed as an amendment to the zoning code.

PROPOSED ADOPTION PROCEDURES:

Street Vacation Draft Ordinance
Environmental Review (SEPA)
Public Comment Period
Department of Commerce 60-day Review
Public Hearing at Planning Commission
City Council Public Hearing and Adoption



MEMORANDUM

COMMUNITY DEVELOPMENT DEPARTMENT

10220 270th St NW
Stanwood, WA 98292
360-629-4577

TO: PLANNING COMMISSION
FROM: Patricia Love, Community Development Director
SUBJECT: TN Zoning Evaluation Docket Request
DATE: February 11, 2019

BACKGROUND

The Growth Management Act of the State of Washington requires “early and continuous” public participation in the city’s review and adoption of comprehensive plans and development regulations. One option to meet the “early and continuous” standard is the Docket process. The “Docket” is a public participation procedure required by the state law (GMA) that allows residents the opportunity to request amendments to the City’s comprehensive plan and development regulations on an annual basis.

The City received one docket application this year from Steve Shepro requesting that the Traditional Neighborhood (TN) zone be re-evaluated to determine the best mix of land uses for compatibility with adjacent properties.

This Docket request was reviewed by the Planning Commission, Council Community Development Committee and eventually approved by the City Council on December 13, 2018. Approval of the Shepro Docket Application means that the City Council found merit in the request and has forwarded the issue to the Planning Commission for a thorough evaluation to determine if amendments to the City’s Comprehensive Plan and / or Municipal Code are appropriate.

SUMMARY OF DOCKET REQUEST

The basic premise behind Mr. Shepro’s Docket request includes:

- Three of the five TN parcels are inappropriately zoned
- TN zones are being developed with “urban village” type housing in a semi-rural setting
- Existing streets are narrow with minimal pedestrian facilities
- Increased traffic flows in residential neighborhoods
- Multifamily developments being built in semi-rural single family residential areas

SHEPRO DOCKET EVALUATION STRATEGY

The following outline lays out the overall approach to evaluating the Shepro Docket request as it relates to the Comprehensive Plan and Municipal Code:

Purpose & Intent

- Step 1: Comprehensive Plan Evaluation
- Goals and Policies of the TN Designation and Housing Sections
 - Original Intended Uses and Density
 - 2035 Population Allocation
- Step 2: Zoning Code Evaluation
- History of TN Zoning: Original & 4 Subsequent Amendments
 - Allowed or Conditional Uses
 - Location and Density

Data Analysis

- Step 3: TN Development History
- Analysis of Actual TN Developments
 - Type of Units
 - Density (Gross and Net)
 - Analysis of Surrounding Neighborhoods (Uses & Density)
- Step 4: Data Analysis
- Evaluate Land Availability
 - Evaluate Actual vs. Planned Density
 - Population Gap or On-Track Analysis
 - Availability of Housing Unit Types
 - Other Factors Impacting Density: Critical Areas, Stormwater, Open Space
- Step 5: Alternative Evaluation
- 3 – 4 Development Scenarios: Unit Types, Location, and Density
 - Conduct Impact Analysis:
 - Compatibility with Comprehensive Plan
 - Population Allocation Evaluation
 - Neighborhood Compatibility
 - Traffic, Parks, & School Impacts
 - Determine Amendment(s) Needed: Comprehensive Plan &/or Zoning

Public Outreach:

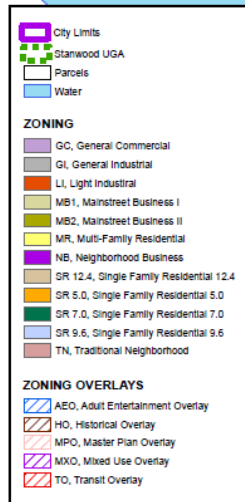
- Step 6: Public Outreach
- Narrow Alternatives
 - Hold Stakeholder Meetings
 - Hold Committee Meetings
 - Hold Public Meetings / Survey / Other

Adoption Process:

- Step 7: Adoption Procedures
- Draft Amendments: Comprehensive Plan &/or Code Amendments
 - SEPA
 - Redraft as Needed
 - Public Hearings with Planning Commission
 - Public Meetings with Community Development Committee
 - Redraft as Needed
 - Public Hearing(s) & Adoption by City Council

City of Stanwood, WA

Zoning Map 2018



0 0.25 0.5 Miles



REVISIONS

Ordinance 777	Effective 08/13/1989
Ordinance 832	Effective 12/22/1991
Ordinance 1031	Effective 04/05/1998
Ordinance 1137	Effective 04/05/2003
Ordinance 1230	Effective 04/06/2008
Ordinance 1333	Effective 12/23/2012
Ordinance 1396	Effective 06/21/2015
Ordinance 1422	Effective 07/25/2016
Ordinance 1425	Effective 08/22/2016
Ordinance 1446	Effective 06/14/2017

Sources: City of Stanwood, Snohomish County, Washington Department of Natural Resources, US Fish & Wildlife Service, US Geological Survey and the US Environmental Protection Agency.

Date Rev: March 2, 2018 Author: Devin M. Sola

EXISTING TN ZONING CODE REGULATIONS:

17.10.020 Purpose and intent of zoning districts.

(6) TN (Traditional Neighborhood) Zone. This zoning district includes areas with large parcels of a minimum of 10 acres that can be developed at medium to high residential densities. The traditional neighborhood (TN) zoning district is intended to accommodate the kind of development that incorporates a range of uses including residential, mixed use, commercial, civic, public uses, a range of housing types, and transportation options that historically developed in a neighborhood before the advent of typical single-use, auto-oriented subdivisions. This zoning district provides for the development of multi-use neighborhoods, with a range and mix of residential housing types, interconnected traffic circulation, and pedestrian linkages. This zone implements the traditional neighborhood land use designation of the Comprehensive Plan.

Chapter 17.47 TN (TRADITIONAL NEIGHBORHOOD) ZONING DISTRICT

Sections:

- [17.47.010](#) *Repealed.*
- [17.47.020](#) Application procedures for TN subdivisions.
- [17.47.025](#) *Repealed.*
- [17.47.030](#) Permitted uses.
- [17.47.035](#) *Repealed.*
- [17.47.040](#) Mix and location of uses.
- [17.47.045](#) Pedestrian orientation.
- [17.47.050](#) Street standards.
- [17.47.055](#) Common open space.
- [17.47.060](#) *Repealed.*
- [17.47.065](#) Building standards.
- [17.47.070](#) Parking location.

17.47.010 General description of the purpose and intent of the zoning district.

Repealed by Ord. 1294. (Ord. 1251 § 5, 2009).

17.47.020 Application procedures for TN subdivisions.

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

(7) Final plat applications and city council approval shall be subject to the requirements of Chapter [16.20](#) SMC. (Ord. 1444 § 6, 2017; Ord. 1251 § 5, 2009).

17.47.025 Minimum tract size.

Repealed by Ord. 1444. (Ord. 1251 § 5, 2009).

17.47.030 Permitted uses.

(1) TN developments shall provide a mix of residential uses in accordance with the zoning use table provided in SMC [17.30.040](#).

(2) TN developments may include a mix of commercial and public uses in addition to residential uses in accordance with the zoning use table provided in SMC [17.30.040](#).

(3) TN developments located within 200 feet of SR 532 shall be allowed to utilize the general commercial (GC) zoning uses provided in SMC [17.30.040](#), Zoning use table.

(4) Public facilities identified as a permitted use within the TN zone in SMC [17.30.040](#), Zoning use table, are allowed to be constructed outright and without providing residential units or commercial uses. Public facilities are not required to meet the standards set forth in this chapter. (Ord. 1444 § 6, 2017; Ord. 1398 § 16, 2015; Ord. 1294 § 15, 2011; Ord. 1251 § 5, 2009).

17.47.035 Table of density and dimension requirements for TNs.

Repealed by Ord. 1294. (Ord. 1251 § 5, 2009).

17.47.040 Mix and location of uses.

(1) All TN development shall provide a mix of residential unit types. The number of single-family dwelling units shall range from a minimum of 65 percent to a maximum of 80 percent. Of the remaining number of residential units, no more than 75 percent shall be the same residential unit type. Residential units incorporating home occupations shall not count as a separate unit type.

(2) Up to 20 percent of the acreage of the TN development may be devoted to commercial uses (not including home occupations).

(3) Up to 50 percent of the acreage of the TN development located within 200 feet of SR 532 may be devoted to commercial use and/or general commercial uses (not including home occupations).

(4) Projects providing greater than 10 percent of the acreage devoted to commercial use and/or general commercial use as allowed in subsections (2) and (3) of this section (not including home occupations) shall be allowed to provide any two types of residential units. One of the residential unit types shall consist of at least 25 percent of the residential mix.

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

(6) Congregate care, assisted living, and independent living facilities are each to be considered separate residential unit types.

(7) Cottage housing shall be permitted and considered a separate residential unit type. Cottage housing units shall also comply with the requirements in SMC [17.95.450](#). (Ord. 1444 § 6, 2017; Ord. 1398 § 17, 2015; Ord. 1251 § 5, 2009).

17.47.045 Pedestrian orientation.

(1) Pedestrian connections shall be made from residential uses along all major streets and from homes to all common open spaces. Pedestrian connections that cannot be made as sidewalks along vehicle lanes shall be made as alternative access easements such as trails.

(2) Sidewalks shall be provided on both sides of all public streets (except alleys).

(3) No home shall be located more than one-quarter mile from at least one designated open space. (Ord. 1444 § 6, 2017; Ord. 1251 § 5, 2009).

17.47.050 Street standards.

(1) Streets within new TN developments shall form a general grid pattern acceptable to the public works director. In local street patterns, walkable blocks of 500 linear feet or less should be required.

(2) Major thoroughfares that are provided shall be consistent with the Comprehensive Plan.

(3) Cul-de-sacs are permitted; however, only two cul-de-sacs are permitted for projects less than 15 acres and three for projects greater than 15 acres.

(4) New TN developments must connect to existing neighboring developments where connections are provided and must provide new connections to future neighboring developments.

(5) Street standards shall be consistent with Stanwood street and utility standards (Chapter [14.14](#) SMC) except when a different standard is specified in this chapter.

(6) The public works director may allow for a reduction of local street width to 41 feet, based on a cross-section of two 10-foot vehicle lanes, two six-inch curbs, two five-foot planting/utility strips, and two five-foot sidewalks.

(7) Parallel parking may be provided on one or both sides of local and major streets.

(8) Alleys 12 to 20 feet in width may be utilized to provide access to residential parking at the back of residential units.

(9) Applicants shall consult with transit providers, and provisions shall be made for transit stops that will serve current, future, and potential transit lines.

(10) All TN developments shall meet parking standards of Chapter [17.105](#) SMC. Shared parking is encouraged where participating users have differing peak parking hours. The community development director may reduce parking requirements, when a parking study prepared by a professional transportation engineer indicates that a reduction in parking will cause no negative impacts to city streets or neighbors. (Ord. 1444 § 6, 2017; Ord. 1356 § 18, 2013; Ord. 1251 § 5, 2009).

17.47.055 Common open space.

- (1) Common open space shall be provided at the rate of one-half acre for every 10 acres of development or portion thereof.
- (2) Common open spaces shall be centrally located to provide access from all sides ("square"); but must provide vehicular access from two sides and pedestrian access to all areas.
- (3) No residential units shall be located farther than a one-quarter-mile walk to the nearest open space.
- (4) If the area is served by transit, a direct pedestrian connection shall be made between the open space and the transit stop. Also, where transit shelters are provided, they shall be placed in highly visible locations that promote security and shall be well-lighted.
- (5) Common open space shall provide a minimum of bench seating, garbage receptacles, tree shade, and at least one aesthetic amenity, such as public art, fountain, etc.
- (6) Landscape standards of Chapter [17.145](#) SMC shall be complied with for all parts of the TN.
- (7) Sensitive areas shall be protected per Chapters [17.115](#) through [17.135](#) SMC.
- (8) This section shall apply in the TN zoning district in lieu of the open space and recreation standards of Chapter [17.147](#) SMC. (Ord. 1444 § 6, 2017; Ord. 1251 § 5, 2009).

17.47.060 Civic uses and/or landmarks.

Repealed by Ord. 1444. (Ord. 1251 § 5, 2009).

17.47.065 Building standards.

- (1) All building frontages shall be served by sidewalks or provide pedestrian connection to sidewalks.
- (2) If alleys are provided, residential garages shall gain access to the rear of lots from alleys.
- (3) All structures shall meet the building design guidelines set forth in Chapter [17.112](#) SMC.
- (4) Similar building types (e.g., single-family, multifamily, commercial) should be located on both sides of a street instead of using streets to define boundaries.
- (5) Lot areas and widths shall vary at random to the greatest extent possible in order to eliminate the appearance of a standardized subdivision; to the extent possible, no more than two lots in a row shall have the same width, and lot widths shall vary by a minimum of five-foot increments. (Ord. 1444 § 6, 2017; Ord. 1251 § 5, 2009).

17.47.070 Parking location.

All multifamily parking, including parking in lots, improved or unimproved parking stalls/spaces, and/or parking garages/structures shall occur in the rear or side of the lot and shall be located a minimum of 10 feet behind the front building wall of the primary structure, except for parking located within a mixed use building. (Ord. 1444 § 6, 2017; Ord. 1251 § 5, 2009).

SMC 17.30.040 Permitted Use Table

Land Use	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	TN	MB-I ²⁹	MB-II	NB	GC	LI	GI
Agriculture												
Farm, existing	P1	P1	P1	P1	P1							
Farm, new	C1	C1										
Horticulture	P	P	P	P								
Animal Services												
Dog daycare						P			P			
Dog grooming						P43	P24	P	P43	P43, P39 MXO		
Kennel, hobby	AC24	AC24	AC24	AC24								
Kennel, commercial indoor							AC24	AC24		AC24, P39MXO	P24	
Kennel, commercial outdoor										AC24	P24	
Pet, domestic	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC
Veterinarian hospital or clinic							P19	P19		P	P	

Land Use	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	TN	MB-I ²⁹	MB-II	NB	GC	LI	GI
Automotive Services												
Automobile rental agency										P		
Automobile repair and service										P26	P26	P26
Automobile sales and service, new										P38	P38	P38
Automotive sales and service, used										P11, 38	P38	P38
Automobile service station								P41		P38, 41	P38, 41	
Car wash								P		P38	AC38	
Impound, storage, tow yards											AC36	AC36
Parking lots, garages	AC	AC	AC	AC	AC	AC	AC, P37TO	P, AC	AC	AC, P39MXO	AC, P37TO	AC, P37TO
Parking structure, commercial							P37TO	P		P	P	P37TO
Towing											P2	P2
Truck service and repair											P	
Wrecking												P2
Cultural/Entertainment												

Land Use	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	TN	MB-I ²⁹	MB-II	NB	GC	LI	GI
Adult entertainment facility												P27AEO
Art gallery							P	P		P, P39MXO		
Game, video arcade							P	P		P, P39MXO		
Live entertainment							AC49	AC49	AC49	AC49, AC39 MXO	AC	
Museum							P	P		P, P39MXO		
Night club							P	P		P, P39MXO		
Theater							P	P		P, P39MXO		

Hotels and Guesthouses												
Apartment hotel							P	P		P, P39 MXO		
Bed and breakfast inn				C6, 32	C6, 32		P6, 32	P6, 32		C6, 32		P37TO
Bed and breakfast residence	C6, 32	C6, 32	C6, 32	C6, 32	C6, 32		AC6, 32	AC6, 32		C6, 32		P37TO
Guest house							P	P				

Land Use	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	TN	MB-I ²⁹	MB-II	NB	GC	LI	GI
Hotel							P	P11, P		P, P39 MXO	P18	
Motel									P	P, P39 MXO	P18	
Resort											P18	

Industrial												
Building construction yard												P
Feed and fertilizer operation												P
Food and beverage processing facility										C, C39 MXO	P	P
Freezer plant/cold storage/food mill												P
Laboratory												P
Laundry plant												P
Lumber and wood products processing												P
Manufacturing, heavy												P

Land Use	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	TN	MB-I ²⁹	MB-II	NB	GC	LI	GI
Manufacturing, light										P42, P39 MXO	P50	
Motion picture industry										P, P39 MXO	P	
Printing, publishing and allied industry											P	P

Office												
Accounting service					P39MXO		P	P		P, P39 MXO		
Advertising agency					P39MXO		P	P		P, P39 MXO		
Employment service					P39MXO		P	P		P, P39 MXO		
Finance, insurance and real estate service					P39MXO	P	P	P	P	P, P39 MXO		
Financial institution					P39MXO	P	P28	P		P, P39 MXO		

Land Use	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	TN	MB-I ²⁹	MB-II	NB	GC	LI	GI
Health care facility					P39MXO	P	P	P	P	P, P39 MXO		P
Legal service					P39MXO	P	P	P	P	P, P39 MXO		
Professional consultant					P39MXO	P	P	P	P	P, P39 MXO		P
Publishing					P39MXO		P	P		P, P39 MXO	P	
Other uses determined to be consistent with the definition of “office” as defined in this code							P51HO					

Personal Services												
Assisted/independent living					C18	C		P11, P18		P18		
Barber shop, beauty shop					P39MXO	P	P	P	P	P, P39 MXO		P37TO
Daycare center			P12	P12	P12	P12	P12	P12	P12	P12, P39 MXO		P37TO

Land Use	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	TN	MB-I ²⁹	MB-II	NB	GC	LI	GI
Daycare, family	AC12	AC12	AC12	AC12	P12		P37TO	P	P12	P12, P39 MXO		P37TO
Daycare, mini				P12	P12	P12	P12	P12	P12	P12, P39 MXO		
Dry cleaner					P39MXO	P35	P	P	P	P, P39 MXO	P	P
Equipment rental								P		P, P39 MXO	P	P
Funeral home							P	P		P, P39 MXO	P	
Health/athletic club					P39MXO		P	P		P, P39 MXO	P	
Janitorial service					P39MXO			P			P	P
Laundromat					P39MXO	P35	P	P	P	P, P39 MXO	P	P37TO
Optician					P39MXO	P	P	P	P	P, P39 MXO		P37TO

Land Use	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	TN	MB-I ²⁹	MB-II	NB	GC	LI	GI
Massage clinic/center							P	P		P, P39 MXO		
Photo processing service					P39MXO		P	P		P, P39 MXO	P	
Photocopy/private mail center							P	P		P, P39 MXO		
Printing and publishing					P39MXO		P	P		P, P39 MXO	P	
Private clubs					P39MXO		P	P		P, P39 MXO		
Tattoo parlors					P39MXO		P	P		P		P
Travel agencies					P39MXO	P	P	P				
Video sales and rental					P39MXO	P	P37TO	P	P	P, P39 MXO	P37TO	P37TO
Other uses determined to be consistent with the definition of “personal service” as determined in this code							P51HO					
Public Facilities												

Land Use	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	TN	MB-I ²⁹	MB-II	NB	GC	LI	GI
City Hall					P	P	P51HO	P		P		
Courthouse							P2	P11			P	
Governmental use					P	P	P2	P11		P		
Library					P	P	P	P14	P			
Park and ride facility							P37TO				P37TO	P37TO
Post office							P	P11		P	P	
Public safety station	P2	P2	P2	P2	P2	P2	P2	P2		P2		P
Public transit storage and maintenance facility										P		P
Public transit terminal							P, P37TO	P			P, P37TO	P37TO
Quasi-Public												
Cemetery	C											
Community center	C	C	ADC11	ADC11	ADC11	ADC11	P	P11			P11	
House of worship/church	C	C	ADC11	ADC11	ADC11	ADC11	P2	P11	P11	P11		
Meeting hall	C	C	ADC11	ADC11	ADC11	ADC11	P	P11	P11			

Land Use	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	TN	MB-I ²⁹	MB-II	NB	GC	LI	GI
Recreation												
Amusement park or center										P		
Athletic field		ADC	ADC	ADC	ADC						P	
Ball park	ADC	ADC	ADC	ADC	ADC				P	P		
Batting cage											P	
Bowling alley								P			P	
Community garden								P		P		P
Conservation area	P									P		P
Go-kart track											P	
Golf course											P	
Open space	P	P	P	P						P		P
Park, community	ADC	ADC	ADC	ADC						P		P
Park, neighborhood	ADC	ADC	ADC	ADC								
Park, urban					P		P	P		P	P	P
Playground	ADC			ADC	ADC		P	P		P	P	P

Land Use	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	TN	MB-I ²⁹	MB-II	NB	GC	LI	GI
Recreation area/facility	P	P	P	P	P					P		P
Skating rink											P	
Swimming pool		P	P	P	P						P	
Trail	P	P	P	P	P	P	P	P	P	P	P	P

Repair Services												
Bicycle repair							P	P				
Shoe repair						P	P	P	P	P, P39 MXO	P	P37TO
Small appliance and tool											P	
Small engines											P	
Tailor							P	P			P	
Other uses determined to be consistent with the definition of “repair services” as defined in this code							P51HO					

Residential												
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Land Use	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	TN	MB-I ²⁹	MB-II	NB	GC	LI	GI
Boarding house							P31	P31				
Caretaker's house											P25	P25
Congregate care facility					C18	C		P11, P18		P18		
Dwelling, accessory	AC3	AC3	AC3	AC3		AC3						
Dwelling, cottage	P4	P4	P4	P4		P4						
Dwelling, duplex				P15	P	P		P52				
Dwelling, multiple-family					P	P11	P37TO	P		P37TO, P39MXO		P37TO
Dwelling, single-family	P	P	P	P	P	P	P38	P52				
Dwelling, townhouse				C	P	P	P37TO	P		P37TO		P37TO
Group home			P10	P10	P10			P10		P10		P37TO
Home occupation	AC5	AC5	AC5	AC5	AC5	AC5	AC5	AC5		ACTO		ACTO
Manufactured/mobile home	P9	P9	P9	P9								
Manufactured/mobile home park			P9	P9								
Mixed use						P	P	P, P37TO		P37TO		P37TO

Land Use	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	TN	MB-I ²⁹	MB-II	NB	GC	LI	GI
Retail Trade Establishments												
Agricultural produce stand					P39MXO	P		P	P	P		
Antique shop					P39MXO		P37TO	P		P, P37TO, P39MXO		P37TO
Apparel shop					P39MXO	P	P, P37TO	P	P	P, P37TO, P39MXO		P37TO
Artisan and handicraft studio					P39MXO		P30	P30		P50, P39MXO	P	P
Artist and drawing supply					P39MXO		P	P				
Auto parts					P39MXO			P		P, P39MXO	P22	P22
Bakery					P39MXO		P	P		P, P39MXO		
Book store					P39MXO	P	P, P37TO	P	P	P, P37TO, P39MXO		P37TO
Camera store					P39MXO	P	P37TO	P	P			P37TO
Confectionery shop					P39MXO		P, P37TO	P		P, P39MXO		P37TO

Land Use	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	TN	MB-I ²⁹	MB-II	NB	GC	LI	GI
Construction and home building supplies					P39MXO						P22	
Dairy products store							P	P		P, P39MXO		
Electrical and electronic goods					P39MXO		P	P	P	P, P39MXO		
Electrical and plumbing supplies					P39MXO					P, P39MXO	P22	
Farmer's market					P39MXO	P	P	P	P	P	P22	
Feed and farm supply					P39MXO	P		P		P, P39MXO	P	
Flea market					P39MXO							
Florist					P39MXO	P	P37TO	P		P, P39MXO	P37TO	P37TO
Food bank					P39MXO		P34	P34	P34	P34, P39MXO		
Furniture store					P39MXO		P	P	P	P, P39MXO		
Gift shop					P39MXO		P	P		P, P39MXO	P22	
Grocery, convenience					P39MXO	P23		P23	P23	P23	P23	P37TO
Grocery, specialty					P39MXO	P	P	P		P		
Grocery, supermarket					P39MXO			P	P	P		
Home building supplies					P39MXO			P		P, P39MXO		

Land Use	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	TN	MB-I ²⁹	MB-II	NB	GC	LI	GI
Household appliances					P39MXO					P, P39MXO	P22	P
Jewelry store					P39MXO		P	P			P22	
Kiosk/vending machine					P39MXO	AC44	AC44	AC44	AC44	AC44	AC44	AC44
Marijuana retailer							ADC				ADC	ADC
News/magazine stand												
Office furnishings and equipment store							P, P37TO	P		P, P39MXO	P37TO	P37TO
Office supplies					P39MXO			P		P, P39MXO		
Pawnshop					P39MXO		P	P		P, P39MXO		
Pharmacy					P39MXO		P, P37TO	P		P, P39MXO		
Photographic equipment/camera shop					P39MXO		P, P37TO	P		P, P39MXO		
Plant nursery					P39MXO			P		P, P39MXO	P22	
Sporting goods store					P39MXO		P	P		P, P39MXO		
Stationery store					P39MXO			P		P, P39MXO		
Thrift store					P39MXO		P	P		P, P39MXO		

Land Use	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	TN	MB-I ²⁹	MB-II	NB	GC	LI	GI
Tobacco shop					P39MXO			P		P, P39MXO		
Other uses determined to be consistent with the definition of “retail trade establishments” as defined in this code							P51HO					
Retail Prepared Food/Beverage Establishments												
Bars and cocktail lounges							P	P		P, P39MXO		P
Catering						P28	P28	P	P	P, P39MXO		P
Espresso stand						P20, P28	P20, P28	P20, P21	P20, P21	P20, P21, P39MXO		P20, P21
Restaurant						P20, P28	P20, P28	P21	P20, P21	P20, P21, P39MXO		P20, P21
Tavern							P28	P		P, P39MXO		
Schools												
Bus transportation and maintenance facility											P	P

Land Use	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	TN	MB-I ²⁹	MB-II	NB	GC	LI	GI
Elementary school	C	C	C	C		C						
High school	C	C	C	C								
Middle school	C	C	C	C								P37TO
Post-secondary school											P	
Preschool facility	C	C	C	P15	P		P37TO	P or C			P37TO	P37TO
School, other							P51HO				P	
Seminary			C13									

Wholesale Storage/Distribution Facilities												
Detached commercial accessory storage							ADC 53	ADC 53	ADC 53	ADC 53	ADC 53	ADC 53
Equipment and machinery storage												P
Freight distribution center												P
Fuel storage facility												C
Mini-warehouse/storage facilities										P, P39MXO	P50	P

Land Use	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	TN	MB-I ²⁹	MB-II	NB	GC	LI	GI
Moving van and storage facilities											P50	P
Warehouse operations											P50	P
Wholesale operations										P	P50	P

Utilities												
Electrical generating plant												C
Electrical substation	P	P8	P8	P8	P	P14	P	P	P	P	P	P
Electrical transmission line	P	P	P	P	P		P	P		P	P	P
Recycle collection stand							AC	AC	AC	AC	AC	
Reservoir												
Sewage lift station	P	P	P	P	P	P14		P	P		P	
Sewage treatment plant												C54
Solid waste disposal/recycling center												C
Water well and pump station	P	P	P	P	P	P					P	
Water, drainage or sewage infrastructure	P	P	P	P	P	P	P	P	P	P	P	P

Land Use	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	TN	MB-I ²⁹	MB-II	NB	GC	LI	GI
Wireless Communication Facilities												
Co-located PWCA	P46	P46	P46	P46	P46	P46	P46	P46	P46	P46	P46	P46
Minor facilities	P47	P47	P47	P47	P47	P47	P47	P47	P47	P47	P47	P47
Single PWCA	P48	P48	P48	P48	P48	P48	P48	P48	P48	P48	P48	P48
Towers	C45	C45	C45	C45	C45	C45	C45	C45	C45	C45	C45	C45
Miscellaneous												
Accessory uses	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC
Temporary uses	P	P	P	P	P	P	P	P	P	P	P	P
Unclassified	P	P	P	P	P	P	P	P	P	P	P	P

P – Permitted use.

C – Conditional use.

ADC – Administrative conditional use.

AC – Accessory use.