



Agenda
Planning Commission Regular Meeting
January 12, 2026 | 6:30 PM

Stanwood Fire Station
8117 267th Place NW
Stanwood, WA 98292

Members of the public may attend Stanwood City Council meetings in-person or via Zoom.

<https://www.stanwoodwa.org>.

- 1. Call to Order**
 - 2. Roll Call**
 - 3. Public Requests and Comments**
 - 4. Approval of Minutes**
 - a. November 17, 2025 Planning Commission Minutes
 - 5. New Business**
 - a. Election of Chair and Vice-Chair
 - b. Introduction of New 2026 Planning Commission Members
 - 6. Unfinished Business**
 - a. Stanwood Municipal Code Update: Permitted Uses
 - 7. Miscellaneous Business**
 - a. Year In Review
 - 8. Recent Council Action on Commission Items**
 - a. State Environmental Policy Act and Nonconforming Use Standards Code Amendments
 - 9. Upcoming Items**
 - 10. Adjourn**
-

Zoom Meeting Information

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89660483882>

Passcode: 502157

Telephone: 253-215-8782

Webinar ID: 830 9911 3579



City of Stanwood Planning Commission Staff Report

Item Number: 4.a.
Date: January 12, 2026
Subject: November 17, 2025 Planning Commission Minutes
Contact Person:
Attachments: 1. Planning Commission Minutes 11.17.2025

November 17, 2025 Planning Commission Minutes

City of Stanwood
Rescheduled from November 10 to November 17, 2025 of the Planning
Commission
November 17, 2025 | 6:30 PM

Minutes

1. Call to Order

Patrick Hosterman called the Planning Commission meeting to order at 6:30 pm.

2. Roll Call

Attendance:

Commissioners Present:

Patrick Hosterman, Chair

Cody Davis, Vice Chair (online)

Gabrielle Braley

Jeff Wheatley

Staff Present:

Patricia Love, Community Development
Director

Tansy Schroeder, City Planner

Audrey Rotrock, Planner

Absent: Eric Warnat, Melissa Toner

Also know to be present:

Public Requests and Comments:

3. Public Requests and Comments

4. Approval of Minutes

The minutes of the October 13, 2025 Planning Commission meeting were approved unanimously as written.

a. Planning Commission Meeting Minutes 2025.10.13

5. Unfinished Business

a. Public Hearing - SEPA Code Amendment

The City initiated the Municipal Code Update project in 2022 to modernize the code, reflecting best practices with respect to content and administration of the code.

The next set of amendments focuses on the State Environmental Policy Act (SEPA) provisions contained within the Stanwood Municipal Code. Adopted by Washington State in 1971, SEPA established a comprehensive framework for identifying and evaluating potential environmental impacts of government actions and private development projects. Its purpose is to ensure that environmental considerations are integrated into the public decision-making process.

When SEPA was adopted, Washington State did not yet have modern environmental regulations in place. Before the adoption of critical areas

ordinances, shoreline regulations, stormwater standards, or other environmental protection codes, SEPA served as the primary mechanism for evaluating and mitigating environmental impacts associated with development proposals.

In 1990, the Growth Management Act (GMA) changed by requiring cities and counties to adopt comprehensive land use plans, critical areas protections, and development regulations that addressed environmental concerns. The GMA ensured that environmental protections were embedded within local development codes rather than relying solely on SEPA review.

The State adopted minimum “threshold” levels within the SEPA rules. These threshold levels define when a development is presumed to have no significant environmental impact and are then automatically exempt from detailed SEPA review. The 2024/2025 Legislature has adopted new threshold levels to support the development of infill housing as part of the state strategy to encourage urban growth in already-developed areas. By increasing these thresholds, more infill projects can qualify for exemption from detailed environmental review under SEPA. This policy reflects a deliberate effort to make housing development more efficient and to remove regulatory barriers that might otherwise slow or discourage construction within existing urban boundaries.

This update includes moving the SEPA Rules from Title 17, Zoning, Chapter 17.149 to a new Chapter in the Environmental part of Title 18, Unified Development Code. The proposed changes are intended to modernize and align our SEPA regulations with current state law and best practices. Highlights include:

- Incorporation by Reference: Most SEPA rules are now incorporated directly by reference to the WAC.
- Updated Citations & Structure: The new chapter updates citations to current WAC provisions and logically groups related sections for easier navigation.
- Adoption of State Exemptions: Adopts the current maximum categorical exemptions as allowed under state law.
- Clarification on Grading Exemptions: Ensures that grading exemptions apply only to small, standalone projects; grading quantities are included in the threshold exemption for larger projects.
- Streamlined Appeals: Updates appeal procedures so SEPA appeal opportunities are stated once in the code, improving clarity.
- Elimination of Non-Project Appeals: Removes the ability to appeal threshold determinations on non-project legislative actions.
- EIS Authority: Removes the City Council’s role in the Environmental Impact Statements (EIS) process.
- Standardized Forms: Adopts by reference the SEPA forms included in

the WAC, while allowing minor modifications as necessary.

The 3 proposed motions for the SEPA Rules Ordinance are listed below:

Option 1: Recommend Approval as Presented: "I move to recommend approval of the proposed SEPA Rules Ordinance to the Stanwood City Council."

Option 2: Recommend Approval with Amendments: "I move to recommend approval of the proposed SEPA Rules Ordinance to the Stanwood City Council with the following amendments: List Here"

Option 3: Request Additional Information and Continue Public Hearing: "I move to continue the Public Hearing to December 8, 2025 and request staff to provide the additional information as directed."

Commissioner Questions & Comments

- Commissioners agreed that embedding the environmental protections within the Stanwood Municipal Code makes the conditions stronger.
- Commissioner Wheatley made a motion for Option 1, Commissioner Braley seconded Option 1. **All were in favor of Option 1.**

b. Public Hearing - Nonconforming Regulations

Across Stanwood, many lots, structures, and uses were lawfully built or established before current zoning standards were adopted. As laws and regulations evolve, these older properties are allowed to continue operating under special conditions and are referred to as "legally nonconforming." More commonly, people may recognize this concept by its familiar term: "grandfathering". Over time, ambiguities in the City's nonconforming zoning regulations have created challenges. Inconsistent interpretations have caused uncertainty for property owners and staff. To address these issues, the proposed amendments are intended to bring greater clarity, improve transparency, and ensure fairness in land use administration. The goal is to balance the continuation of legally established nonconformities with the City's long-term vision of bringing properties into compliance with current zoning standards whenever feasible.

The proposed amendments reaffirm that lots, structures, or uses that were legally established under past regulations are considered legal nonconformities. These may continue, subject to the following provisions and rules:

- Abandonment: Establishes a 12-month period as the standard for presumed abandonment of a nonconforming use or building. Property owners have the opportunity to demonstrate that they did not intend to abandon the property.
- Conversion of Nonconforming Lots: Structures or Uses: Define when

and what triggers the requirements to bring the property into full compliance with the current city code.

- Nonconforming Lots: This section provides clear guidance on when and how nonconforming lots may be developed.
- Nonconforming Structures: The amendments define the conditions under which nonconforming structures may be repaired, maintained, or expanded.
- Nonconforming Uses: Legally established nonconforming uses may continue until they are abandoned or expanded or intensified.
- Reconstruction Due to Natural Disasters: If a nonconforming building or use is damaged or destroyed by an event beyond the owner's control, such as an earthquake, flood, storm, landslide, mudslide, fire, or explosion, the amendments allow for reconstruction.
- Normal Maintenance and Repair: defines what is considered normal maintenance, allowing the nonconformity to continue.
- Variance Criteria: New provision that provides an option for property owners to apply for a variance from the nonconforming standards if necessary.

The 3 proposed motions for the Nonconforming Regulations Ordinance are listed below:

Option 1: Recommend Approval as Presented: "I move to recommend approval of the proposed Nonconforming Regulations Ordinance to the Stanwood City Council."

Option 2: Recommend Approval with Amendments: "I move to recommend approval of the proposed Nonconforming Regulations Ordinance to the Stanwood City Council with the following amendments: List Here"

Option 3: Request Additional Information and Continue Public Hearing: "I move to continue the Public Hearing to December 8, 2025, and request staff to provide the additional information as directed."

Commissioner Questions & Comments

- Under the Conversion of Nonconforming Lots, how would the City know if there is a change in occupancy?
 - The conversion refers to a change in use, such as going from a residential use to a commercial use, rather than occupancy. In this scenario, the City would be made aware by new business licenses coming in for a new use.
- Under the Reconstruction amendment, would the owner be allowed to rebuild the structure as nonconforming?
 - The rebuilt structure would be allowed to keep the same footprint, but the structure itself would have to meet current building codes.
- Commissioner Wheatley made a motion for Option 1, Commissioner

Craig seconded Option 1. **All were in favor of Option 1.**

c. Permitted Use Matrix Discussion

The next phase of the City’s Municipal Code Update focuses on revising and modernizing the Permitted Use Matrix. This update represents an essential step in updating the City’s Unified Development Code with current state laws, industry standards, and Comprehensive Plan policies, while improving the code’s usability and clarity for staff, developers, and the public. The forthcoming ordinance will consist of three primary components:

1. Definitions related to the Permitted Use Matrix.
2. The Permitted Use Matrix itself.
3. The use-specific development standards associated with particular land uses.

The Matrix has been organized differently from the City’s current code, which separates permitted uses by zoning category (Residential, Commercial, Industrial, and Public Facilities). The new structure integrates all zoning districts into a single, comprehensive table. This consolidated approach allows users to quickly identify where specific uses are permitted across all zones, an increasingly important feature given new state laws requiring certain uses (e.g., residential uses in commercial zones, or emergency housing in residential and commercial zones). Additionally, the City’s updated online code platform provides “hover” features linking directly to related code sections, making the new structure more accessible and user-friendly.

This meeting will mark the beginning of detailed review and discussion of permitted and prohibited uses by zone. Based on feedback from this meeting, staff will prepare and present the updated matrix and use-specific development standards in January 2026. The City anticipates initiating the public hearing process in March 2026, leading toward adoption of a modernized and user-friendly code that reflects both community values and statutory requirements.

Commissioner Questions & Comments

- The table presented is already clearer and easier to understand.

6. New Business

7. Miscellaneous Business

a. December Meeting Cancelled

8. Recent Council Action on Commission Items

a. Council Action of Missing Middle Housing Codes

9. Upcoming Items

10. Adjourn

7:48 pm.



City of Stanwood Planning Commission Staff Report

Item Number: 5.a.
Date: January 12, 2026
Subject: Election of Chair and Vice-Chair
Contact Person: Patricia Love, Community Development Director
Attachments: None

ELECTION OF OFFICERS:

At the first meeting of the year, the Planning Commission elects a new Chair and Vice Chair. According to the bylaws, election of officers should be the first item of new business and the new officers assume their duties at the close of elections. The roles of the Chair and Vice Chair are as follows:

Chair: The Chair shall preside at all meetings and public hearings and adhere to the duties of the presiding officer prescribed in Robert's Rules of Order Newly Revised. When necessary, the Chair shall call for special meetings. The Chair shall be a full voting member of the Commission. The Chair shall appoint all committees and their respective Chairs, and may act as an ex-officio member of each, but without voting privileges. The Chair may delegate duties to other Commissioners with the consent of the Commission. The Chair shall speak on behalf of the Commission before the City Council, the public and City staff.

Vice Chair: The Vice Chair shall perform the duties of the Chair in the absence of the same. The Vice Chair may also serve as convener of special committees. The Vice Chair shall speak on behalf of the Commission before the City Council, the public and City staff when the Chair is not available to speak. Should the Chair be vacated prior to the completion of the Term, the Vice-Chair shall assume the duties and responsibilities of the Chair for the remainder of the said Term. The Chair shall then conduct elections for a new Vice-Chair.

The following officer election procedures shall be followed:

- No one Commissioner may nominate more than one person for a given office until every member wishing to nominate a candidate has an opportunity to do so.
- Nominations do not require a second.
- When it appears that no one else wishes to make any further nomination, the nominations are closed. A motion to close the nominations is not necessary.
- After nominations have been closed, voting for the Chair takes place in the order nominations were made. Commissioners will be asked to vote on the nomination.
- As soon as one of the nominees receives a majority vote (four votes), the nominee is elected. No votes will be taken on the remaining nominees.
- A tie vote results in a failed nomination. If none of the nominees receives a majority vote, a call for nominations will begin again and the process is repeated until a single candidate receives a majority vote.
- Upon election, the newly elected Chair conducts the election for Vice Chair following the same process.



City of Stanwood Planning Commission Staff Report

Item Number: 5.b.
Date: January 12, 2026
Subject: Introduction of New 2026 Planning Commission Members
Contact Person: Patricia Love, Community Development Director
Attachments: None

ISSUE

Introduction of New 2026 Planning Commission Members:

Two seats on the Planning Commission become vacant at the end of 2025 and were appointed by the City Council at their last meeting in December. The Mayor is responsible for reviewing applicants and recommending appointments to the City Council whenever vacancies occur or terms expire. Candidates were evaluated on eligibility, professional background, community involvement, residency, and their interest in contributing to Stanwood's long-term vision.

Please welcome the following new Planning Commissioners:

Rachelle Pedersen - Seat Number 7, Expiring December 2029

Rachelle is a Stanwood resident and a veteran of the U.S. Air Force. She brings extensive experience in team development, training, and strategic planning. Her professional background includes roles that require strong communication skills, meticulous attention to detail, and thoughtful, solutions-oriented problem-solving.

Randall Burton - Seat Number 5, Expiring December 2027

Randall is also a Stanwood resident with more than 30 years of experience in aerospace engineering, design, drafting, and project planning. His work has involved addressing complex design challenges and navigating government regulations, legal requirements, technical specifications, schedules, and budget constraints.



City of Stanwood Planning Commission Staff Report

Item Number: 6.a.
Date: January 12, 2026
Subject: Stanwood Municipal Code Update: Permitted Uses
Contact Person: Patricia Love, Community Development Director
Attachments:
1. Permitted Use Table Change Explainers Summary 102825
2. PU Matrix Only v2
3. Policy Analysis v1
4. Existing Chapter 17.30 SMC

ISSUE

The purpose of this item is for the Planning Commission to review, discuss and provide feedback on potential changes to the Permitted Use Matrix and associated development standards.

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).

This item is a continuation of the discussion from the November 17, 2025 agenda. At that meeting, Planning Commissioners were asked to use the winter break to conduct a thoughtful review of the permitted use matrix and to reflect on what types of land uses should be encouraged throughout Stanwood. This exercise was intended to help identify land uses and business types that implement the community’s long-term vision. In particular, Commissioners were asked to consider how different uses can support the Comprehensive Plan’s goals of promoting a healthy community, strengthening economic vitality, and creating a well-balanced place to live, work, and play.

The discussion at this meeting builds on that earlier review and Commissioners will be asked to share their observations, priorities, and ideas for inclusion in the updated permitted use matrix.

DISCUSSION:

The proposed approach to updating the Permitted Use Matrix includes a comprehensive review of both the Permitted Use Matrix and the associated Use Standards.

Specifically, this work includes identifying uses that may be outdated or no longer reflective of current community needs and identifying potential new uses that should be considered or added consistent with the City’s recently updated Comprehensive Plan and long-term vision.

- | | |
|--|---|
| ▪ Agricultural | ▪ Residential |
| ▪ Animal Services | ▪ Retail Trade Establishments |
| ▪ Automotive Services | ▪ Retail Food and Drink Establishments |
| ▪ Cultural and Entertainment | ▪ Schools |
| ▪ Lodging | ▪ Wholesale Storage / Distribution Facilities |
| ▪ Industrial | ▪ Utilities |
| ▪ Office | ▪ Wireless Communication Facilities |
| ▪ Personal Services | ▪ Other |
| ▪ Public Facilities | |
| ▪ Quasi-Public | |
| ▪ Recreational Areas and Sports Facilities | |

Below is a draft set of guiding questions the Planning Commission could use as a

starting point to updating the Permitted Use Matrix. The questions are intended to spur a policy-level discussion.

Types of Uses:

- Are the permitted, conditional, and prohibited uses reflective of modern development patterns?
- Are there outdated or redundant uses that should be removed or consolidated?
- Should emerging uses be added or clarified to better support housing, employment, and services?

Location of Uses:

- Are uses allowed in zoning districts that are appropriate given surrounding land uses and infrastructure?
- Are transitions between incompatible uses adequately addressed?

Uses That Should Not Be Allowed:

- Are there uses currently allowed that conflict with the community's long-term planning goals?
- Should certain uses be prohibited or more tightly limited in residential or mixed-use areas?

Quality of Life and Compatibility:

- Do the permitted uses adequately address livability such as noise, traffic, scale, and operating impacts?
- Are conditional use permits or development standards appropriately applied to higher-impact uses?
- Are there uses that have created recurring compatibility concerns?

The City Council will also conduct a workshop on this issue on January 22. Input and direction received from both the City Council and the Planning Commission will be incorporated into the next revision to the permitted use matrix. Staff intends to present the updated permitted use matrix, along with the associated development standards, to the Planning Commission at its February 9, 2026 meeting. Following the Planning Commissions review, the goal is to schedule a public hearing on the proposed updates on March 9, 2026.

City of Stanwood

Title 18 Division 5 Zoning and Uses

Expanded Change Explainers for Permitted Use Table

1. General Approach

This memo provides a detailed description of the changes made to the Permitted Land Use Table in Division 5. In general our approach to updating the Permitted Land Use Table included the following:

- We consolidated the Residential, Commercial and Mixed-Use, Industrial, and Parks and Open Space and Public Facilities Zones Permitted Land Use tables into one Permitted Land Use Table.
- To simplify the table, we removed the “Permit Types” column to avoid conflicts with SMC Title 18 Division 3.
- We modernized the terminology and definitions, consolidated several land uses into broader categories, and eliminated duplications.
- We updated many definitions to reflect state legislation and current planning practices, and to reduce the number of specifically regulated land uses.
- To further streamline the table, we replaced footnotes with a “Code Cross Reference” column that directs readers to specific use standards (Division 6) where all former footnotes have been incorporated and simplified.
- Finally, we renamed many land use categories to maintain consistency with the updated terms and definitions.
- Note that additional changes made to other sections of Division 5 or and to Division 6 are detailed in those draft code document’s change explainers.

2. Simple Changes to Land Uses

We have deleted, modified, or consolidated the following land uses to reduce redundancy and update the uses with modernized language:

Agriculture

- Renamed “Farm, Existing” to “Farms” to simplify the land use. The footnotes in the original table indicated that new farms are only permitted in the SR 12.4 zone, so we are proposing to remove the permissions for the other residential zones to reflect that. Under this update, farms are only permitted in the SR 12.4 zone.

Animal Services

- Renamed “Kennel, Commercial Indoor/Outdoor” to “Kennel, Commercial” to shorten the use and match the definition in code.
- We have both renamed the land use and amended the definition for “Dog daycare” and “Dog grooming” by combining them into a new “Animal daycare/grooming” land use and definition that broadens them to include all animals rather than just dogs.

Lodging

- Renamed the land use category “Hotel and Guest Houses” to “Lodging” to simplify and modernize the terminology.
- Updated and simplified the definitions of “Bed and Breakfast”, “Hotel”, and “Resort” to ensure they are mutually exclusive and use parallel language.

Industrial

- Shortened the land use “Communication Technology (TV broadcasting, radio station, video production, internet or movie production or other similar technologies)” to “Communication Technology”. To reflect this, we have created a new definition for “Communication Technology” that reflects the specific uses listed in the old land use.
- Moved “Small Appliance and Tool” from Repair Services, which has been repealed, to Industrial.

Office

- Renamed “Health Care Facility” to “Health Care Office” and amended the definition of “Health Care Office” and “Hospital” to ensure it they are mutually exclusive and use parallel language.

Personal Services

- Removed “Equipment Rental” to reduce redundancy with other rental uses in the table.
- Shortened “Health/Athletic Club” to “Health Club” and “Tattoo and Piercing Parlors” to “Tattoo Parlors” to match the definition and simplify the use.

Public Facilities

- Added “Essential Public Facilities” to comply with state requirements.
- Removed “Park and Ride Facility” from the Permitted Land Use Table, as it was not permitted in any zone.
- Shortened “Public Safety Station (Police and Fire)” to “Public Safety Station” to simplify the use.
- Consolidated “Government Offices or Facilities” under “Government Use”, including extending the permissions for “Government Use” to the PF zone to reflect the permissions for “Government Offices or Facilities”.

Quasi-Public Uses

- Shortened “Cemetery, Existing” to “Cemetery” to match the definition and shorten the use and moved it from Other to Quasi-Public.
- Moved “Funeral Home” from Personal Services to Quasi-Public.
- Renamed “House of Worship/Church” to “Religious Institutions” to broaden the use.

Repair Services

This land use category has been removed, and the land uses under it have been moved to other land use categories as described (see Automotive Services section).

Residential

- Consolidated “Assisted Living” and “Independent Living”, which used to be listed in both Residential and Personal Services but are now only listed under Residential, into a new use “Assisted Living/Independent Living”. They have also been combined into one definition for “Assisted Living/Independent Living Facility” to reflect this use change.
- Removed “Boarding House” to reflect changes made as part of the Missing Middle Housing (MMH) code update. Boarding houses are included in the use and definition of “Co-living Housing”.
- Consolidated “Dwelling, Multiple-Family Development Up to 20 Units” and “Dwelling, Multiple-Family Development Up to 21 Units or Greater” under “Dwelling, Multifamily”.
- Removed “Dwelling, Triplex” per MMH code update, as triplexes are included in “Multifamily dwelling”.
- Consolidated “Emergency Shelter” to include “Indoor Emergency Shelters” and “Emergency Housing” to include “Indoor Emergency Housing” and the definitions were updated for

compliance with [RCW 36.70A.030](#) and in alignment with the changes made as part of the MMH code update.

- Simplified the “Enhanced Service Facility” uses to match the terminology used in the definition and shorten the use.
- Renamed “Home Occupations” to “Home Businesses” to modernize the language.
- Removed “Homeless Housing” and its definition to prevent redundancy with “Permanent Supportive Housing” and “Transitional Housing”, both of which now have new definitions consistent with state law.

Retail Trade Establishments

- Shortened “Retail Shop – Boutique Style Less Than 3,000 Square Feet” to “Small Retail”, “Retail Shop – Mid-Range Between 3,000 and 10,000 Square Feet (Non-Strip Mall Design)” to “Medium Retail”, and “Retail – Strip Mall or Big Box Greater Than 10,000 Square Feet” to “Strip Mall or Big Box Retail” to simplify the uses.

Wholesale Storage/Distribution Facilities

No changes have been made to these land uses or permissions.

Utilities

- Renamed “Recycle Collection Stand” to “Recycling Collection Stand” to match the definition.

Wireless Communication Facilities

No changes have been made to these land uses or permissions.

Other

- Added “Small-Scale Commercial Infill in Uptown Area” to align with MMH code updates.
- Aside from “Temporary Uses”, all other uses that were previously listed in this category have been moved into other land use categories to reduce redundancy.

3. Substantive Changes to Land Uses

We have made more extensive changes to the following use categories, uses, or definitions, as described below by land use category.

Automotive Services

We have made significant changes to all uses, definitions, and use standards for automotive services to simplify definitions and ensure they are mutually exclusive, reduce redundancies, and ensure clarity.

- Renamed uses using “Automobile” with “Automotive” to broaden the language, i.e. “Automobile Sales is now “Automotive Sales”.
- Created new uses dependent on vehicle capacity.
 - For vehicles over 1-ton capacity, we created a new “Automotive High Intensity” use for sales, rental, fueling, minor & major repairs, and vehicle storage. We used the same permissions as for “Wrecking”, which we removed from the use table included as an example in the “Automotive High Intensity” use standards.
 - For vehicles up to and including 1-ton capacity, we created new uses, including “Automotive Sales”, “Automotive Rentals”, “Automotive Fueling”, “Automotive Minor Repair and Services” (for same day services), and “Automotive Major Repair and Services” (for multiple day services).
 - For “Major Repair and Services”, we used the same permissions as for “Towing & Tow Yards”, which we removed from the use table and included as an example

of “Automotive Major Repairs & Services”. We also removed “Small Engines” as is now included in “Automotive Major Repairs & Services”, no permissions were changed as a result. “Major Repairs” and “Paint/Body Shops” have also been moved from “Automobile Repair and Service” and included as examples of “Automotive Major Repair & Services”. As a result, it is no longer permitted in the GC zone.

- “Automotive Minor Repair & Services” now includes “Car Wash” which we removed from the use table. As an example of “Minor Repair & Services,” car washes are now permitted in the DMU, PI, and GI zones. We have also consolidated “Minor Service Repairs Within the Confines of a Building; No Outside Storage or Repair” from the Repair Services category under “Automotive Minor Repair & Services”, which has resulted in a change from being permitted to not permitted in the TN-MU, DMU, and NB zones, and from not permitted to permitted in the GI zone.
- “Automotive Rentals” now includes “Equipment Rental” which has been removed from the table. This results in a change from being permitted in the DMU, GC, PI, and GI zones to only permitted in the GC zone.
- Renamed from “Automotive Service Station” to “Automotive Fueling”
- Created new accessory uses:
 - “Display lots” for sales and rental
 - “Storage lots” for multiple day storage
- Simplified “Parking Lots, Garages” to “Parking Lots” for surface parking lots and “Parking Structure, Commercial” to “Parking Structure” for in-building parking, which can be multiple floors.
- As a result of these changes, there are no longer explicitly stated allowances for incidental vehicle storage as part of rentals, or for minor repairs, paint, and body work as part of sales.

Cultural and Entertainment

- Created a new “Cultural or Entertainment Facility” to encompass and remove “Night Club”, “Theaters”, “Museum”, and “Game and Video Arcade”.
- Amended the definition of “Cultural/entertainment” to “Cultural or entertainment facility” and updated the definition to delete the examples of entertainment facilities and include them in the use standards instead: museums, art galleries, and entertainment venues. The use standards now also include movie theaters, performing arts venues, and concert halls.
- Live Entertainment is now more fully fleshed out as accessory use
- Recommend considering adding Live Entertainment as an AC permission to the GI zone to align with eating and drinking establishment permissions.

Recreation Areas and Sports Facilities

- Renamed the land use category “Recreation” to “Recreation Areas and Sports Facilities”.
- Consolidated “Ball Park” under “Athletic Field” since they are permitted in the same zones and “Ball Park” is included in the definition of “Athletic Field”.
- Created a new “Parks, Trails, and Open Space” use to consolidate “Park, Community”, “Park, Neighborhood”, “Park, Urban”, “Playground”, “Trails”, and “Open Space” because they all have the same permissions. A new definition has been created for “Park” that includes all park types and playground.
- Consolidated “Conservation Area” under “Open Space” and have included conservation areas in the definition of open space to reflect this change.

- Removed “Recreation Area/Facility”, as it is redundant with other recreational uses.
- Created a new “Play Café” use and definition to address community need and provide an indoor play area for families. New use standards were also drafted under Recreation & Sports Facilities chapter in Division 6.
- Renamed “Amusement Park or Center” to “Amusement Center”, to shorten the use, as amusement park implies outdoor facilities and amusement center could read to include both indoor and outdoor facilities and the definition already listed examples of both indoor and outdoor facilities.
- The definition for “Amusement Park or Center” was changed to “Amusement Center” to reflect the use change and amended to simplify the definition and move specific use standards into Division 6.
- The following uses were also removed to reduce redundancy with “Amusement Center” as they are included as examples: “Batting Cages”, “Go-Kart Track”, “Skating Rink”.
- To reflect these changes and consolidations, the permissions for “Amusement Center” were changed from not permitted to permitted in the POS zone (where batting cages were permitted before). As part of the Amusement Center permissions, batting cages are now permitted in the GC zone, Go Kart Tracks are no longer permitted in the PI zone but are now permitted in the GC and POS zones, and Skating Rinks are no longer permitted in the PI zone, but are now permitted in the GC and POS zones.

Retail Food & Drink Establishments

- Added new “Food Establishments” use to encompass food service uses such as “Restaurant” and “Catering” and “Beverage Stand”.
- Added new “Drinking Establishment” use to primarily encompass alcoholic beverage uses such as “Tavern” and “Bars”, which are now defined under “Drinking Establishment”. This not only simplifies the permitted use table but also allows the RCWs to regulate alcohol licensing configurations.
- New use standards have been developed to regulate drive throughs (fast food), catering (in home), and hours of operation in certain zones. These new standards are cross referenced for the necessary use examples.
- Removed “Retail Prepared Food/Beverage Establishments” to avoid redundancy with the new “Food Establishment” and “Drinking Establishment” uses.

Schools

- Removed “Daycare Center” from Professional Services and moved to Schools for more consistent standard comparison with Preschool Facility use.
- Removed “Daycare, Family” and “Daycare, Mini” to reduce redundancy and align with MMH code updates and consolidate under “Daycare Center”, which need to be more broadly permitted per RCW 36.70A.450. “Daycare, Family” now has AC permissions in all residential zones and “Daycare Center” is now permitted in all Commercial and Industrial Zones.
- Renamed “School, Other” to “Other Schools” to match the definition.
- Further discussion with staff is still needed on the topic of “Other Schools”, “Public Schools”, and/or “School Administration Buildings” under other land use categories. For instance, can public schools be included as examples of elementary, middle, or high schools? Can “other schools” be allowed in more zones? Can “School Administration Buildings” be allowed in all zones schools are allowed in?

18.502.040 Prohibited uses.

- i** This section is based on SMC 17.30.050
- i** 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.
- i** “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)
- i** “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.

- i** 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.
- i** 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.
- i** Permissions that have been added have been bolded and highlighted in yellow; permissions that have been removed are shown in strikethrough and highlighted.
- i** Uses that have been edited or combined with other uses are shown in bold.
- i** Uses that have been removed from the table (either outright removed or combined under other uses) are shown in bolded strikethrough.
- i** Please refer to the corresponding “Use Changes” document for specific edits that have been made to the uses or permissions.
- i** 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.

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

	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			

Land Use	Residential Zones						Commercial Zones				Industrial Zones		Parks and Open Space and Public Facilities		Code Cross Reference
	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	TN-RES	TN-MU	DMU	NB	GC	PI	GI	POS	PF	
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

Land Use	Residential Zones						Commercial Zones				Industrial Zones		Parks and Open Space and Public Facilities		Code Cross Reference
	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	TN-RES	TN-MU	DMU	NB	GC	PI	GI	POS	PF	
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															

	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 <i>[proposed]</i>
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

	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

	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				

	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			

	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

DRAFT

Stanwood Municipal Code Update Project

Permitted Use Matrix

Comprehensive Plan Policy Analysis

Community Core Values


Ensuring that the Permitted Use Matrix reflects the Comprehensive Plan’s core values is essential to maintaining consistency between Stanwood’s long-term vision and its day-to-day development decisions.

- The Comprehensive Plan defines the community’s priorities for land use, housing, economic growth, environmental stewardship, and overall quality of life.
- Zoning regulations implement the vision of the Comprehensive Plan.

Consistency between the Comprehensive Plan and the associated zoning regulations ensures predictable and equitable development, encourages balanced growth across all districts, and reinforces Stanwood’s distinctive community character.

COMMUNITY CORE VALUES

 Sense of Community <p>Retain the City’s strong sense of community by fostering a family friendly culture that protects the area’s natural beauty, celebrates its rural roots, promotes local businesses, encourages community events, and provides spaces for people to work and play.</p>	 Livability <p>Continue to make Stanwood a desirable place to live by investing in the historic downtown, new uptown commercial areas, and residential neighborhoods to create an aesthetically pleasing community.</p>	 Mobility <p>Stanwood should provide for all forms of multi-modal transportation, including trails, sidewalks, bike lanes, transit, and private vehicles.</p>	 Growth <p>Apply adaptive in-fill growth management strategies to meet population, employment, and housing targets by providing a range of housing types and business opportunities that foster a healthy community while preserving adjacent rural lands.</p>
 Economic Development <p>Focus on retaining the City’s role as the urban focal point of the Greater Stanwood area by pursuing new endeavors that support the downtown and leverage Stanwood’s location surrounded by world class agricultural land.</p>	 Environment <p>Protect the environment while promoting access and tourism to local natural features.</p>	 Parks <p>Develop a parks system that provides public spaces for all age ranges, bringing people together to create a more vibrant, healthy and equitable community.</p>	



2044 VISION STATEMENT

Promote historic downtown Stanwood as the commercial and cultural heart of the Greater Stanwood/Camano region while strategically planning for future growth and economic development opportunities of the entire City.

The Mission of the City of Stanwood is to create and maintain a community where people can live, work, and play in an environment that is safe, vibrant, and aesthetically pleasing. Stanwood is inclusive of everyone, includes the community in its decision-making process, ensures a thriving local economy, provides transparent government, and is responsive to the needs of the community.

Guiding Themes

The permitted use matrix update should reinforce Comprehensive Plan goals by promoting consistency, flexibility, and economic diversity while supporting sustainable, equitable, and place-based growth. These guiding themes will assist staff and the Planning Commission in aligning zoning regulations with Stanwood’s long-term vision for a vibrant, livable community.

The following key themes should be used to guide the Permitted Use Matrix Code Amendment discussion.

- Consistency with the Comprehensive Plan
- Encourage Walkable Mixed-Use Developments
- Broaden Commercial, Professional and Industrial Uses that Support Job Creation and Livable Wage Jobs
- Promote Uses that Reinforce Downtown and Uptown Identity
 - Downtown: small-scale retail, dining, and walkable mixed-use.
 - Uptown: larger commercial, auto-oriented uses, and employment centers.
- Encourage New Businesses or Industries that Promote Sustainability and Environmental Stewardship
- Ensure Equitability in Siting of Essential Public Facilities
- Maintain A Balanced Commercial Mix That Meets Daily Needs And Supports Regional Demand.
- Re-evaluate conditional uses that may now be appropriate as permitted uses under updated goals.

Key Themes Already Added with Missing Middle Housing Ordinance:

- Accommodate Housing Diversity and Affordability (Completed with Missing Middle Housing Ordinances)
- Modernize Code with Current Work Types (e.g., “Mixed-Use,” “Live-Work,” “Supportive Housing”).

Supporting Policies

Land Use

General City Character

Goal 5:	<i>Re-vitalize and reinforce the character of Stanwood as new development, redevelopment, and infill occurs.</i>
Policy 5.3:	Recognize Stanwood as the urban focal point of a rural, agricultural community and support residential use at urban densities.
Policy 5.5:	The City shall maintain the Comprehensive Plan Future Land Use Map (FLUM). The City’s Zoning Map, municipal code, and development standards shall align with the FLUM.
Policy 5.6:	Zoning designations and land uses shall be guided by the assigned Future Land Use designations.

Downtown Stanwood

Goal 8:	<i>Develop Downtown Stanwood, defined as the area incorporating East-End, the 271st Corridor, and West-End, and recognize that the Downtown District serves the City and tri-county region as consistent with the Downtown Master Plan.</i>
Policy 8.1:	Allow a mix of residential, office, retail, entertainment, and service uses to operate and serve incorporated Stanwood, unincorporated Snohomish County, Skagit County, and Island County.
Policy 8.2:	Support residential, commercial, and mixed use re-development of the Downtown and recognize the area as transit and pedestrian focused.
Policy 8.3:	Encourage a compact Downtown to facilitate easy pedestrian and bicycle access between shops, buildings, and surrounding neighborhoods.
Policy 8.4:	Foster an atmosphere in the Downtown in which customers are encouraged to park their cars and walk to multiple shops and services.
Policy 8.8:	Encourage use of downtown development incentives and flexible standards to promote business and infill development to achieve a balanced shopping, dining, cultural, and entertainment experience in Downtown.
Policy 8.9:	Allow flexibility in mixed use developments with residential units built into a convenient, transit-oriented, and walkable downtown where there is not convenient access to commercial storefronts.

Policy 8.14:	Encourage small scale, specialty, and local retail along the front of 271st Ave. Encourage residential uses between 271st Ave (behind storefronts) and larger-scale retail and service uses along SR 532.
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Uptown Stanwood

Goal 9:	<i>Maintain and encourage further infill development of commercial and mixed-use structures in the Uptown District to support new jobs, retailer provided essential goods and services, and a variety of housing opportunities.</i>
Policy 9.1:	Support residential, commercial, and mixed use re-development and infill of the Uptown District and allow shared parking and off-site parking when appropriate. Commercial developments should include pedestrian connectivity through drive aisles and parking lots in the uptown District.
Policy 9.2:	Plan for auto-oriented site development within the Uptown District with a combination of private and public street systems and large parcels with shared access through private drive aisles in parking lots.
Policy 9.3:	Allow a variety of retail, service, office, and other commercial uses as well as incentivizing mixed use, middle house, subsidized and affordable housing, senior housing and assisted living residential uses in the Uptown District.

Essential Public Facilities:

Goal 11:	<i>Provide for the siting of essential public facilities, as dictated by the Growth Management Act (GMA).</i>
Policy 11.2:	The City should strive to locate essential public facilities and hazardous industries outside of the floodplain as required by FEMA.
Policy 11.4:	The City shall not prevent the sitting of an essential public facility but should mitigate the impacts of development.
Policy 11.5:	Sitting of an essential public facility should not be located in areas that have experienced disproportional impacts to marginalized communities.

Goods and Services:

Goal 14:	<i>Maintain commercial districts with a sufficient range of uses that provide a variety of essential goods and services to residents while preserving and supporting development of local businesses.</i>
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Policy 14.2:	Stanwood should support a variety of commercial and service uses that serve the residents of the larger, rural community and allows residents to meet their basic daily needs within the City.
Policy 14.4:	Balance the need for “big box” and local businesses by prioritizing placement of “big box” stores in auto oriented and commercialized areas of the City, particularly Uptown, and enhancing opportunities for local businesses Downtown.
Policy 14.5:	Support development of major retailer stores providing key goods and services, such as clothing and furniture, to Stanwood and the surrounding unincorporated areas reducing the City’s economic spillage into other urbanized areas.

Compatibility:

Goal 16:	<i>Encourage compatibility between industrial uses and nearby non-industrial development where industrial land abuts other land uses.</i>
Policy 16.1:	Discourage industrial development that would negatively impact residential and commercial land uses, shorelines, and environmentally sensitive areas.
Policy 16.3:	A mix of appropriate industrial uses with the inclusion of retail, offices, eating and dining, public spaces, and recreation opportunities in business park-type developments are encouraged.

Livable Wages

Goal 17:	<i>Support existing local businesses while promoting development of new planned industrial, office, and complimentary uses since both local and large scale businesses provide livable wage jobs.</i>
Policy 17.3:	Conduct an assessment of permitted industrial uses to ensure there is consistent review of other potential uses that encourage a diverse range of living wage jobs. The assessment should occur alongside the 10-year periodic Comprehensive Plan update.
Policy 17.4:	Support businesses oriented in emerging services, technologies, and industries, such as green businesses, through the Unclassified Use Permit Process.

Supporting Policies

Housing

Missing Middle Housing

Goal 2:	<i>Update the Stanwood Municipal Code to allow for the development of a range of housing types to ensure a diverse variety of living accommodations for those desiring to live in Stanwood.</i>
Policy 2.2:	<i>Encourage the development of a full range of housing types, sizes, and densities to meet the different needs of Stanwood homeowners and renters at all income levels.</i>
Policy 2.3:	<i>Allow for vertical and horizontal mixed-use housing units in addition to live-work housing units where appropriate.</i>
Policy 2.4:	<i>Encourage moderate-density development such as townhouses, duplexes, triplexes, fourplexes, permanent supportive housing, apartments, condominiums, or other housing types to bridge the gap between higher-density residential areas to single-family residential areas to promote affordable housing ownership and rental opportunities.</i>
Policy 2.6:	<i>Encourage and support the development of a variety of housing types that effectively uses the City's remaining land supply to meet housing needs, including accessory dwelling units, cottages, manufactured homes and similar infill housing types.</i>

Supporting Policies

Economic Development

Resiliency:

Goal 1:	<i>Promote a self-sustaining economy that equally supports public and private development, diversifies the City’s tax base, and provides both employment and consumer shopping opportunities for the region.</i>
Policy 1.4:	Expand the types professional / office uses permitted in commercial and industrial zones to encourage more living wage jobs.

Diversification:

Goal 3:	<i>Promote a strong, diversified and sustainable local and regional economy, preserving or enhancing the quality of life in the community while reducing disparities and displacement of underrepresented groups.</i>
Policy 3.1:	Identify sectors of the economy within Stanwood where opportunities might exist to create additional jobs and identify potential strategies for attracting employment.
Policy 3.3:	Strive to create livable wage jobs to promote economic opportunity and sustainability for residents living in the greater Stanwood region.
Policy 3.4:	Office uses should be encouraged in the industrial zones to balance existing service, retail, and industrial based jobs.
Policy 3.5:	Recognize the importance of home-based businesses as a source of new business development.
Policy 3.7:	Encourage businesses and recreational activities that promote tourism.

Natural Resources:

Goal 6:	<i>Encourage economic development activities which respect the natural environment and take into consideration the area’s natural resources, public services, and facilities.</i>
Policy 6.1:	Support businesses that support outdoor recreation and ecotourism by building on the natural amenities present in the community.

Sustainability:

Goal 8:	<i>Strengthen Stanwood's concentration of "green" businesses and its reputation as an environmentally friendly community.</i>
Policy 8.8:	Identify restrictive municipal codes that may prevent development of emerging industries, technologies, and services that promote environmental sustainability, especially addressing climate change and resilience from entering the City.

Downtown:

Goal 9:	<i>Enhance the City's historic Downtown District.</i>
Policy 9.6:	Encourage residential development within walking distance (up to a ½ mile) of the downtown commercial area.
Policy 9.8:	Revitalize the downtown and uptown districts to have a healthy diversity of uses including mixed use residential, civic, and local businesses that tied together through thoughtful, uniform urban design.

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)
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 therewith 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	Mid-sized 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.

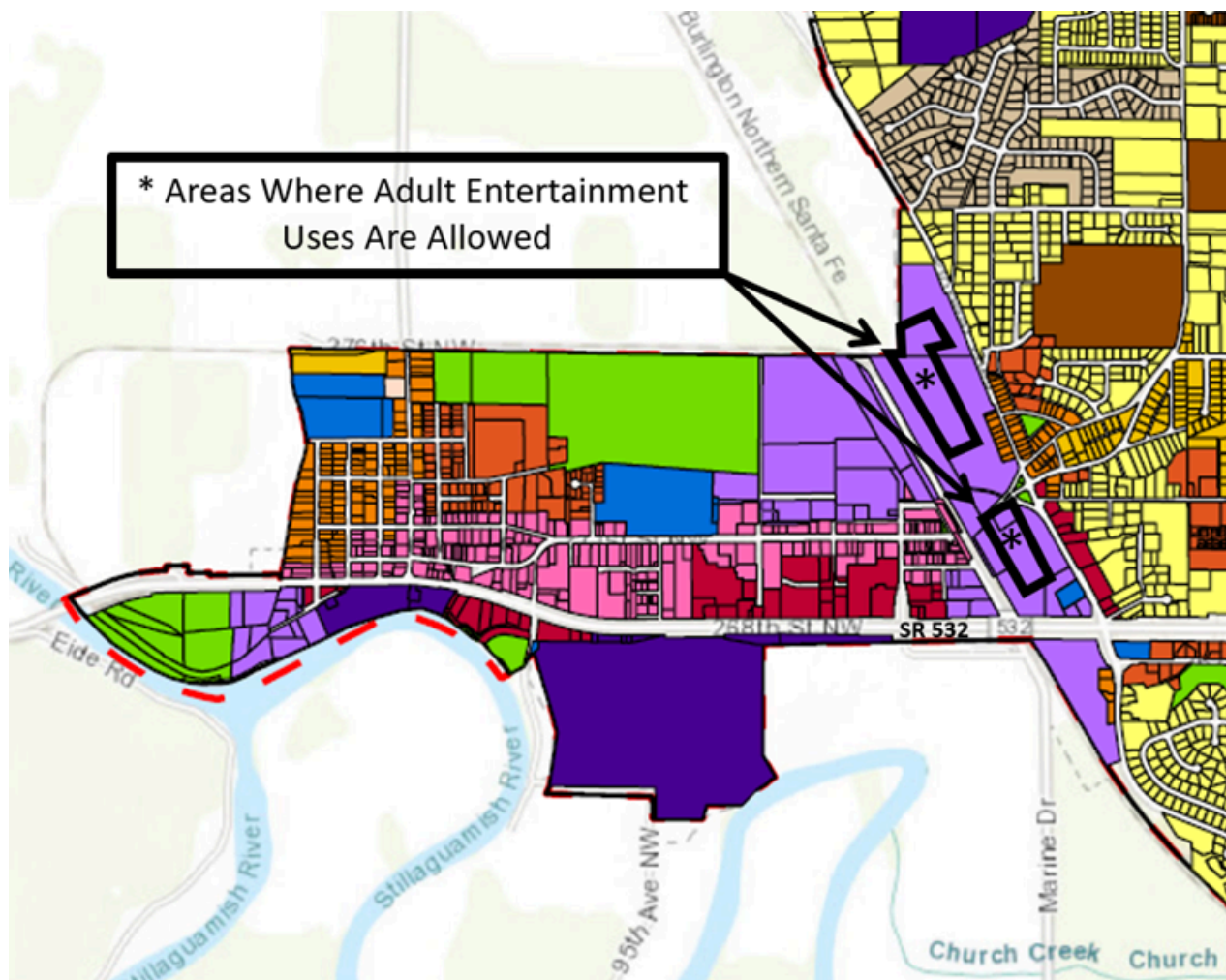
Industrial Zoning Use Conditions:

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](http://stanwoodwa.org)

[Hosted by General Code.](#)



City of Stanwood Planning Commission Staff Report

Item Number: 7.a.
Date: January 12, 2026
Subject: Year In Review
Contact Person: Patricia Love, Community Development Director
Attachments: 1. 2025 YEAR IN REVIEW

2025 YEAR-IN-REVIEW REPORT

At the beginning of each year, staff presents to the Planning Commission a year-review summary of the work accomplished in the Community Development Department. Attached is the 2025 Year-In-Review Report.



COMMUNITY DEVELOPMENT DEPARTMENT 2025 YEAR IN REVIEW

At the beginning of each year, staff prepares a year in review summary of the work accomplished. During 2025 the Community Development Department workload included:

Long Range Planning:

- Staffed the Planning Commission
- Adopted the following amendments to the Stanwood Municipal Code:
 - Permit Procedures
 - Critical Areas Code Amendment and Associated Clarification Code
 - Missing Middle Housing Code
 - Land Division and Adjustments (Subdivision Code)
 - Street & Utility Standards Update
 - SEPA Rules
 - Nonconforming Regulations
- Adopted 2025 Comprehensive Emergency Management Plan
 - Continuity of Operations Plan
 - Continuity of Government Plan
- Intent to Annex Resolution (Woodland Commons Annexation)
- Processed 80 boxes of old land use files for archives.
- Prepared a Permit Procedures Manual outlining step-by-step procedures for reviewing permits in the City.
- Initiated a *Climate Change Roadmap* strategy to identify needed changes to the Comprehensive Plan in response to state law. Document will be completed in 2026.

Economic Development / City Beautification / Twin City Mile Programs:

- Staffed the Economic Development Board
- Hired the Business & Community Relations Coordination Position.
- Continued Implementation of the Storefront Improvement Program
- Finalized concept plans for the Cedarhome Triangle, 102nd Avenue and Camano Street. Public Works managed the construction of the 88th Avenue intersection improvements the mid-block crossing project.
- Continued to work on the concept design for the Brick Road.
- Initiated the Downtown District Initiative to evaluate the creation of an Arts District / Main Street Program / Historic Preservation Program.
- Prepared 60% Plans for Depot Park.
- Purchased holiday decorations and trees for main street events.
- Initiated three art projects: Depot Park, Downtown Mural Project and the Skateboard Park Graffiti Art Project.
- Staffed, processed, and/or participated in approximately 23 special events such as: Summer Concert Series, Movies in the Park, National Night Out, Touch-A-Truck, parades, Car Show, Ghouls Night Out, Holiday Ornament Event, Light Up Your Holidays, Glass Quest, 5-K runs, the Snow Goose Festival and the Studio Tours.
- Coordinated business ribbon cutting events.
- Published five community newsletters.

Current Planning:

- Subdivisions
 - Issued final plat for Bakerview, Phase 2 and Meadow Hawk for a total of 237 lots
 - Continued planning support for Stock Bridge Meadows and August Landing.
- Site Development
 - Issued Notice of Decision for Viking Way Mixed-Use project.
 - Continued planning work and support on Viking Village and Cedarside projects.
- The City issued 59 new single-family homes, 86 townhouses, and 87 multifamily units this year (as of December 19, 2025).
- Issued the IS4 Phase 2 permit.
- Issued and RFQ and selected a firm to prepare an AI permit review model for the City. Implementation to occur in 2026.

Permit Activity Review:

The number of permits submitted per year reflects the Community Development Departments workload: each permit submitted is processed and reviewed by city planners, the building official and / or the City engineering team. The numbers reflected in the data below are as of December 19, 2025.

The data reveals a consistent volume of permit activity in Stanwood over the last four years, reflecting steady development trends. Below are key highlights from the analysis:

Permit Volume Trends:

- 2022: 429 permit applications
- 2023: 489 permit applications
- 2024: 475 permit applications
- 2025: 481 permit applications

Building Permits:

- The majority of building permits submitted included new single-family/townhouse units (90), residential remodels (36), mechanical permits (77), plumbing permits (28), and fire permits(45).
- The 2025 building permit activity continues to indicate a focus on residential development and upgrades.

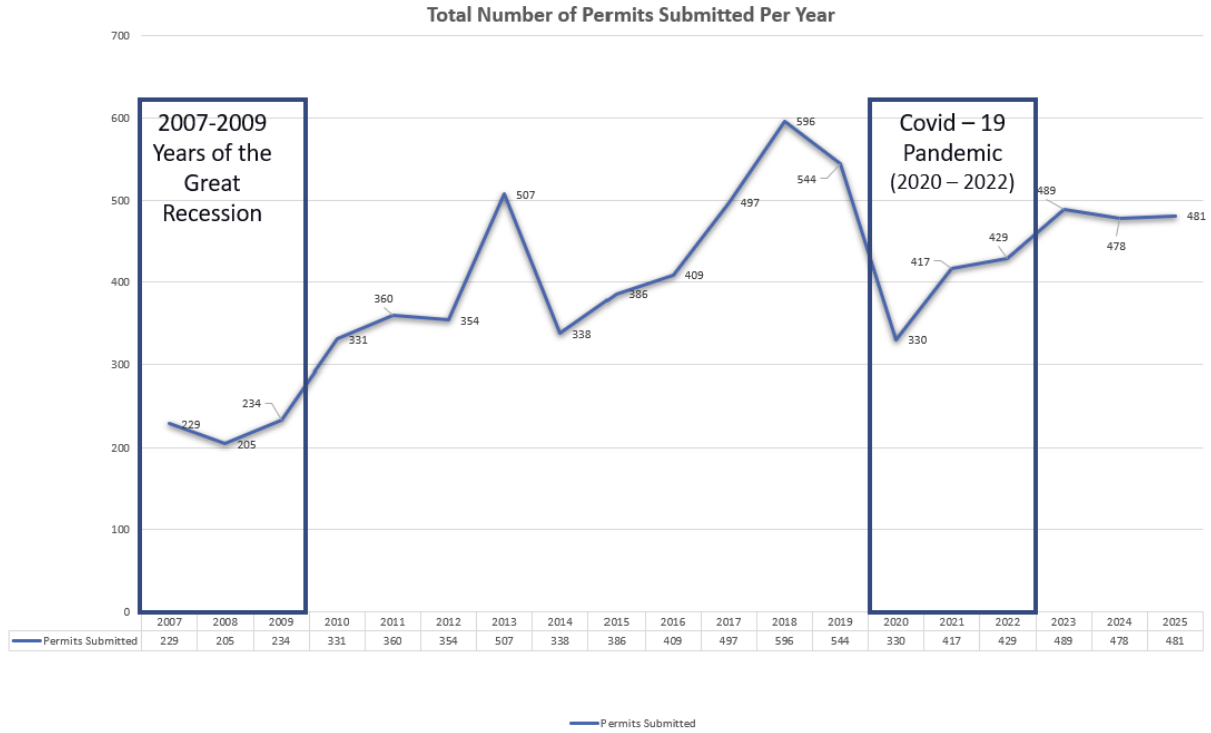
Land Use Applications:

- No major land use applications were submitted in 2025. As land use applications are the precursor to future building permit submissions, the number of residential units being built in Stanwood is predicted to slow down after the current backlot of residential units is built out.
- The majority of land use permits in 2025 were for flood plain permits (48), followed by sign permits (21), code amendments (7) and final plats (4). Only the final plats will generate future residential units.

Engineering Permits:

- Right-of-Way (42) Permits continue to be the most common permits issued by the Engineering Department, indicating continued infrastructure work and utility-related activities. Work included 4 civil plan review projects and 3 site development permits.

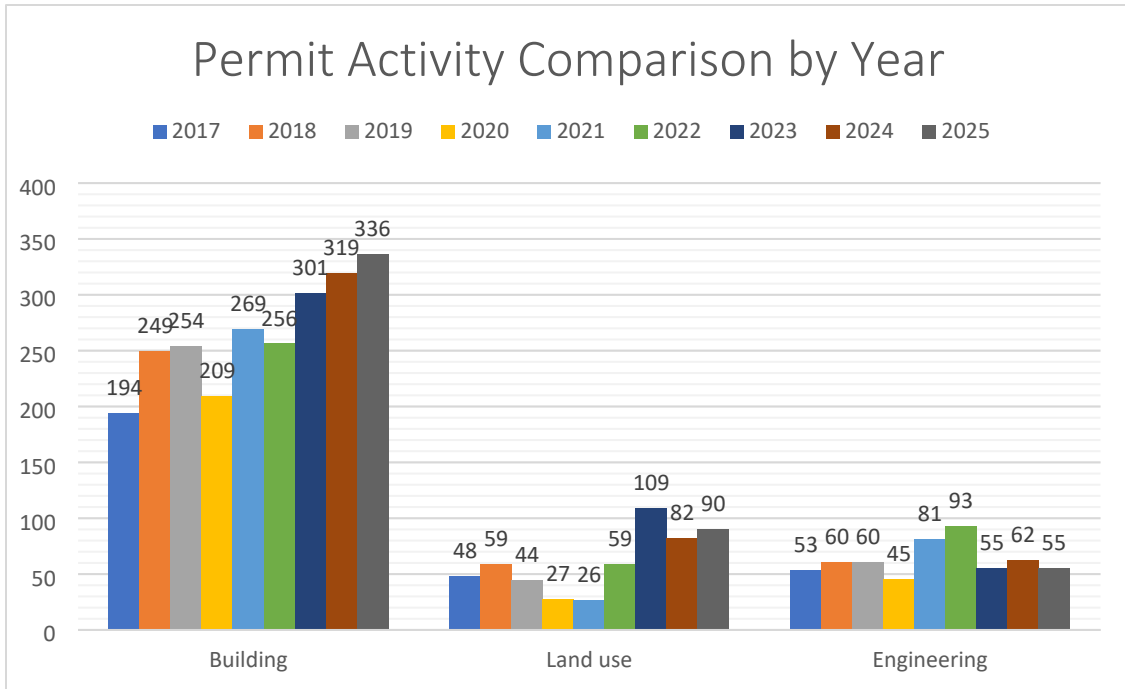
Permits by the Numbers:



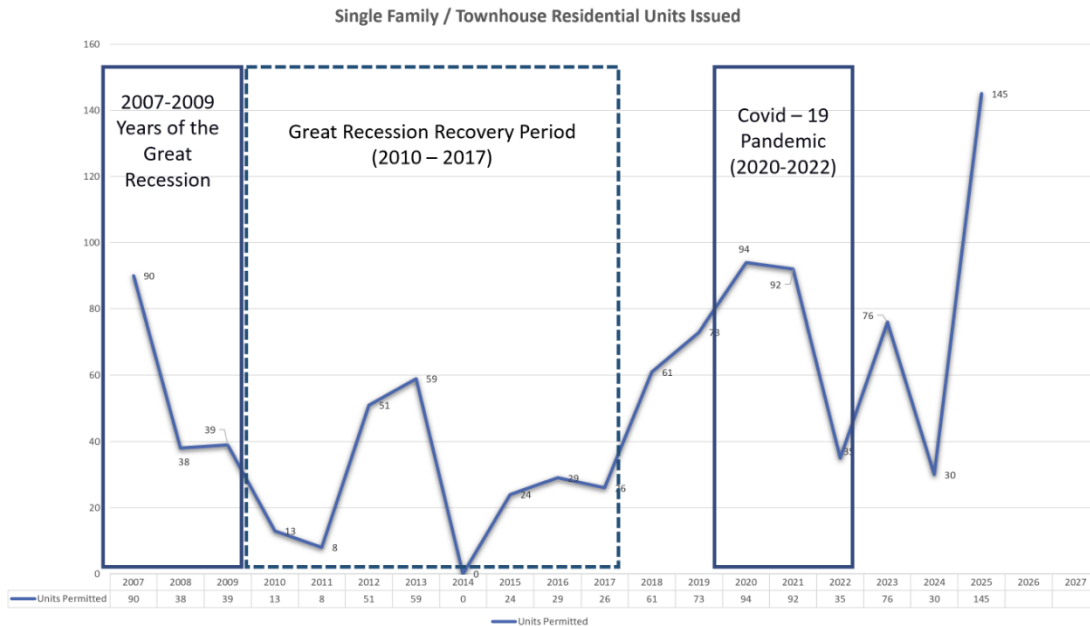
The chart shows that permit activity is closely tied to broader economic conditions but demonstrates strong long-term resilience. During the Great Recession (2007–2009), permit submissions remained relatively low and flat, reflecting reduced development and investment. Following this period, permits steadily increased, with some year-to-year volatility, culminating in a peak just before the COVID-19 pandemic.

The onset of COVID-19 (2020) led to a sharp and immediate decline in permit submissions, highlighting the disruption caused by economic uncertainty and shutdowns. However, this downturn was short-lived. Permit activity rebounded quickly in 2021 and 2022 and has remained stable through the most recent years.

With buildout of the backlog of vacant residential lots, this trend may decline over the next few years.

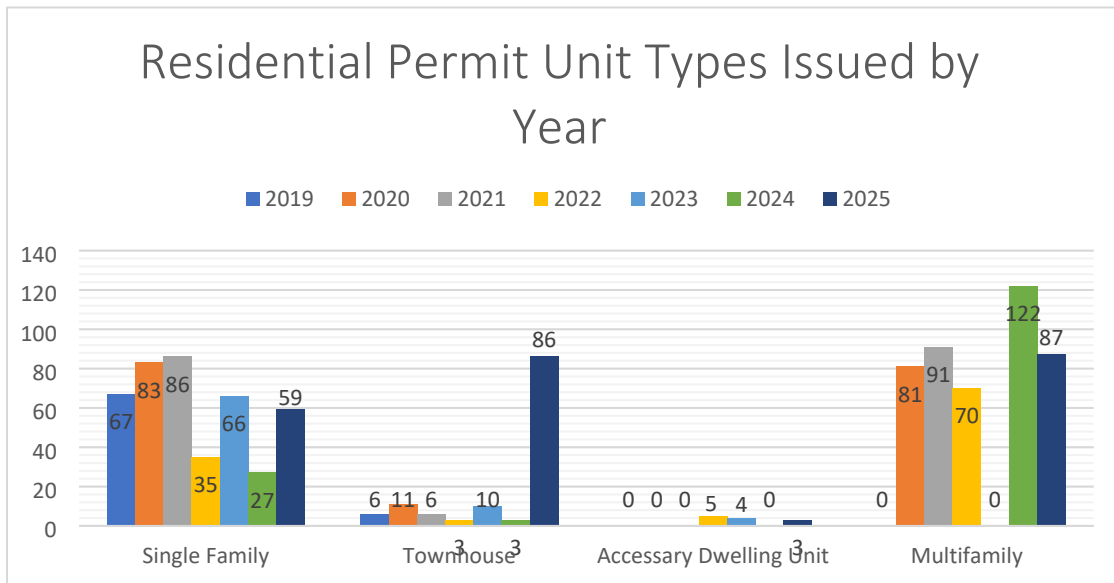


Building permits consistently make up the largest share of permit activity each year, with an upward trend from 2017 through 2025. Land Use permits display greater variability over time and are generally tied to regional economic trends. Engineering permits remain the smallest category but are generally stable from year to year.

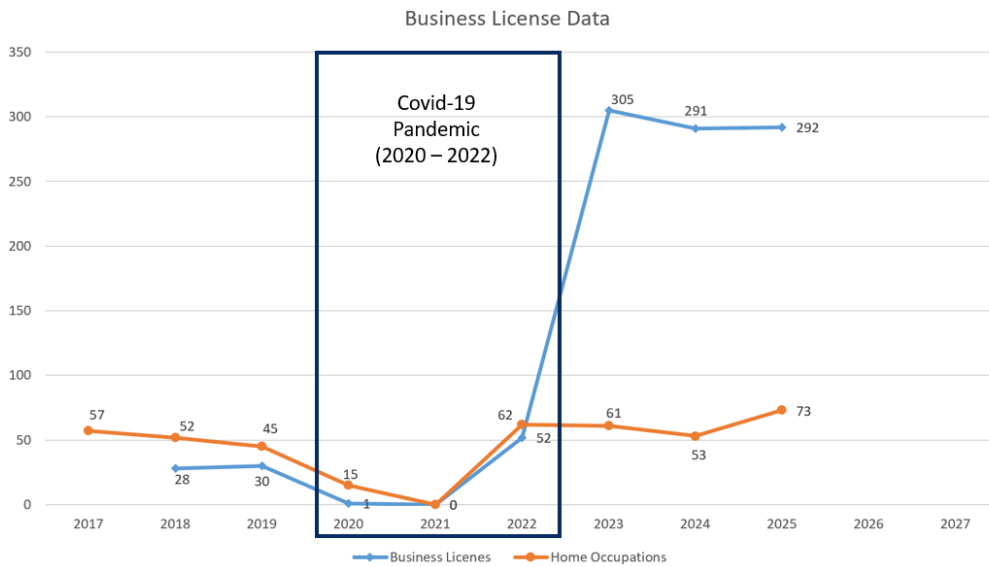


Single-family and townhouse residential construction is highly sensitive to regional economic cycles, market demand, and the availability of buildable land. The fluctuations shown in the chart reflect the timing and scale of subdivision activity, where periods of higher unit issuance correspond to years when new lots become available, followed by slower periods when lots are in the land development phase and not yet available.

The pronounced ups and downs in recent years highlight how residential development often occurs in waves rather than at a steady pace. The sharp increase in the most recent year represents the highest level of unit issuance across the entire timeframe and is a direct result of vacant lots created through recent subdivision approvals beginning to be actively developed. This surge suggests that prior planning and land development efforts are now translating into housing construction.



Over the past several years, the mix of residential unit types issued has shifted, reflecting changing development patterns and housing demand. While single-family homes continue to be a stable and significant component of Stanwood’s housing supply, there has been a noticeable increase in townhouse and multifamily development. This trend suggests a gradual move toward higher-density housing options. With the adoption of the City’s missing middle housing ordinance, it will be important to monitor future permit activity to see whether this shift continues and further diversifies the local housing supply.



Note: 2021 data is missing

Business activity remains steady in Stanwood post pandemic. Overall, the pandemic caused a short-term decline in business activity, both traditional business licensing and home occupations have recovered, with business licenses demonstrating strong post-pandemic growth.