



Agenda
City Council Workshop
January 22, 2026 | 5:00 PM

Stanwood-Camano School District, Admin. Building Board Room
26920 Pioneer Highway, Stanwood, WA 98292

The public is welcome to attend in person.

- 1. Call to Order**
- 2. New Business**
 - a. 4th of July - 250th Birthday Celebration
 - b. SMC: Permitted Use Matrix Discussion
- 3. Adjourn**



City of Stanwood City Council Staff Report

Item Number: 2.a.
Date: January 22, 2026
Subject: 4th of July - 250th Birthday Celebration
Contact Person: Patricia Love, Community Development Director
Attachments:
1. Stanwood TF 250 July 4
2. Sponsorship_Pitch_Deck_Premium

ISSUE

Discuss potential City 250th Birthday Celebration plans.

BACKGROUND

As a nation, the United States will mark its 250th anniversary of the Declaration of Independence on July 4, 2026, an event known as the United States Semiquincentennial or America250. This milestone has been designated by Congress for nationwide commemoration, and it is being supported at federal, state, and local levels through a range of initiatives aimed at celebrating U.S. history, community, and civic engagement. Across the country, cities and towns are beginning to consider how best to recognize the United States' 250th anniversary in ways that reflect local history, community values, and civic pride. Rather than relying solely on national or state-level programming, many municipalities are exploring community-scaled events, partnerships with civic organizations, and enhancements to existing traditions as a way to participate in the semiquincentennial. These locally driven efforts allow communities to tailor celebrations to their unique character while encouraging broad public participation, volunteerism, and collaboration between elected officials, staff, and community groups.

At the local level, one large-scale event is being planned by a nonprofit group known as Task Force 250. The board of directors of the nonprofit includes Councilmember Chili Hicks and Councilmember Dani Gaumond. The group in Q4 2025 began efforts to identify ways Stanwood can participate in this national observance. TF250 has focused on community engagement, potential partnerships, and early brainstorming of event concepts.

The nonprofit has decided to move forward with planning a community-focused July 4 event aligned with the 250th anniversary theme. The intent is to create a celebratory event highlighting civic pride, local organizations, and Stanwood's role in the broader national commemoration. With planning underway for the event by the group of volunteers, the event proposal is intended to initiate discussion regarding feasibility, scope, and the appropriate role of the City.

The proposal tentatively includes a large parade starting at 12:30 p.m. leading to a lengthy event at Heritage Park – featuring a Civil War reenactment, live music, other performances, friendly competitions, and more – culminating in an evening fireworks show.

This is the most fleshed out Stanwood Semiquincentennial celebration planned, but there have been other ideas floated by councilmembers. Councilmember Steve Shepro is open to more feedback from council and the community. He had a few suggestions, including more permanent displays that could last several months potentially drawing visitors over a longer period. One included hanging 250 Semiquincentennial banners along main street, perhaps designed by local artists or Stanwood students. Another one-time event idea was celebrating the anniversary with 250 American-themed birthday cakes. Painted red, white, and blue fire hydrants was also discussed. Councilmember Shepro mentioned he was not married to the ideas and is open to further discussion.

DISCUSSION

Council has expressed interest in further discussing potential City plans for the 250th celebration in a work session. Discussion should focus primarily on the Task Force 250 event, which has gathered momentum and some buy-in. It should also take into consideration additional/alternative ideas, such as the ones mentioned by Councilmember Shepro in the Background section. Councilmember Hicks will lead the discussion, providing a brief history on Task Force 250, intent, and what's been planned.

A primary area for discussion is the anticipated level of City involvement, particularly in comparison to existing City-supported events such as the annual Fair parade or the tree lighting at Depot Park. Understanding what services are currently provided for comparable events—including public safety support, street closures, traffic control, and staff coordination—will help inform expectations and capacity.

Interdepartmental coordination will be required depending on the final scale of the event. The early proposal would require significant staff involvement, including Police, Fire, Public Works, and Community Development.

No budget was available as of the publishing of this staff report, but Task Force 250 is working on one. It plans to seek sponsorships, and City economic development and tourism funds.

The event concept also anticipates partnerships with community organizations, including Rotary, veterans groups, and other civic, nonprofit, and school-affiliated groups. As planning evolves, there may be opportunities to request targeted assistance from these partners, particularly for logistics, volunteers, and programming. In addition, marketing and communications will be necessary to promote the event and coordinate messaging, potentially in collaboration with City staff.

Given the early stage of planning, there are several outstanding questions appropriate for Council discussion, including desired scale, staffing expectations, and whether the City's role should be supportive, coordinative, or financial.

FINANCIAL IMPACT

Because financial details are still being developed, the fiscal impact is largely unknown. This discussion is intended to help identify potential levels of financial and staff support for the Task Force 250 event, or other event/activity. As mentioned in the Discussion section, the Task Force 250 event organizers suggested using City economic development and tourism funds. Also see that section for staffing considerations.

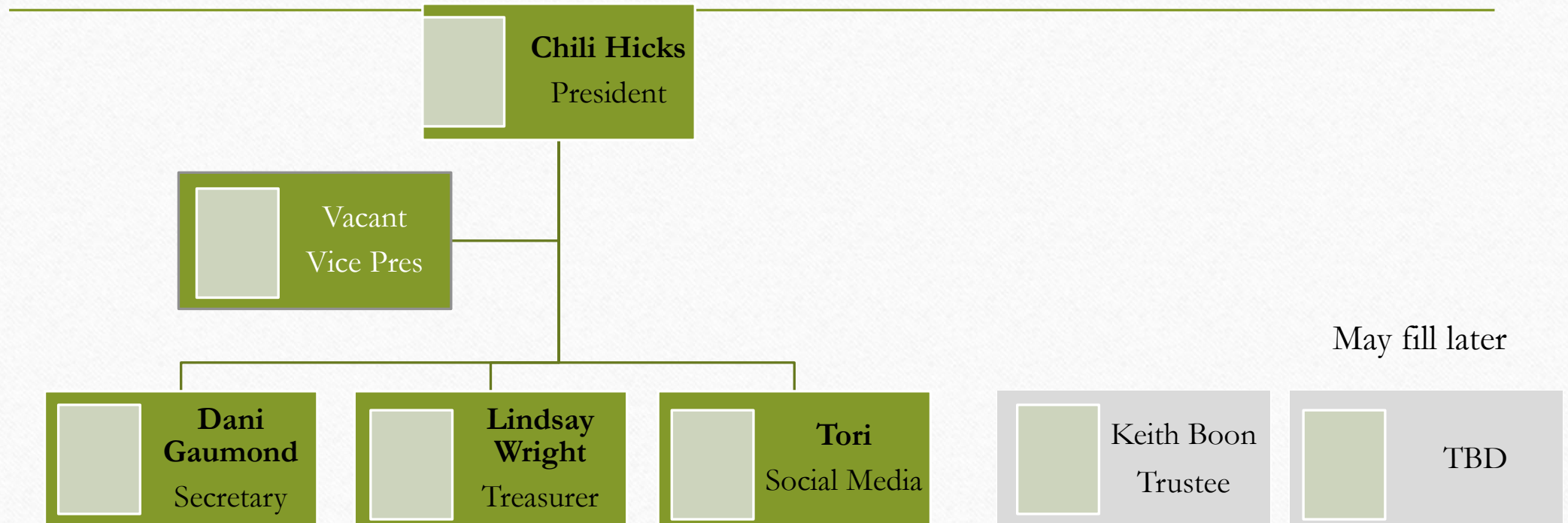
One aspect of the event included a fireworks show. City staff did receive an email estimate in 2024 from one company. Costs ranged from \$15,000 for a 15 to 18-minute show to \$25,000 to \$50,000 for larger 20-minute show.



Stanwood Salute to America Corporate Sponsorship & Community Investment Presentation

Building Tradition • Strengthening Community • Inspiring Future Generations

Task Force 250 Executive Board



Who We Are



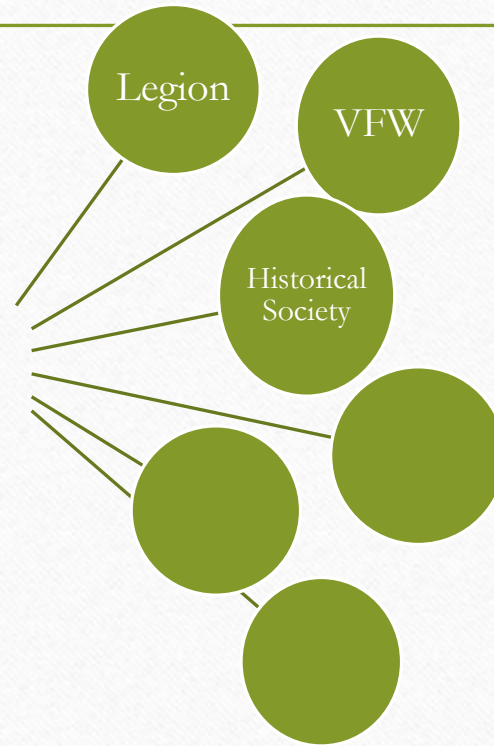
- A Washington State 501(c)(3) public charity dedicated to building Stanwood's official July 4th celebration into a sustainable, regionally significant civic tradition.
- The governance and oversight body responsible for financial stewardship, compliance, partnerships, and long-term strategy behind Stanwood's Independence Day events.
- A unifying force for community collaboration, bringing together the City of Stanwood, schools, civic organizations, veterans groups, youth programs, and local businesses.
- A professionally structured nonprofit, operating under IRS-aligned financial controls, a full Governance & Compliance Framework, and public safety coordination standards informed by ICS/FEMA principles.
- A catalyst for community pride and cultural identity, honoring veterans, empowering youth, and creating family-centered programming that reflects the values of the Stanwood–Camano region.

Mission Statement



Our mission is to build a unifying, high-quality Independence Day celebration that reflects the spirit, heritage, and resilience of the Stanwood–Camano community. Through responsible nonprofit governance, strategic partnerships, and a commitment to safety and inclusivity, we honor veterans and first responders, create opportunities for youth and families, and cultivate a tradition that strengthens civic pride and contributes to the cultural and economic vitality of our region.

Represented Community Organizations as of December 2025

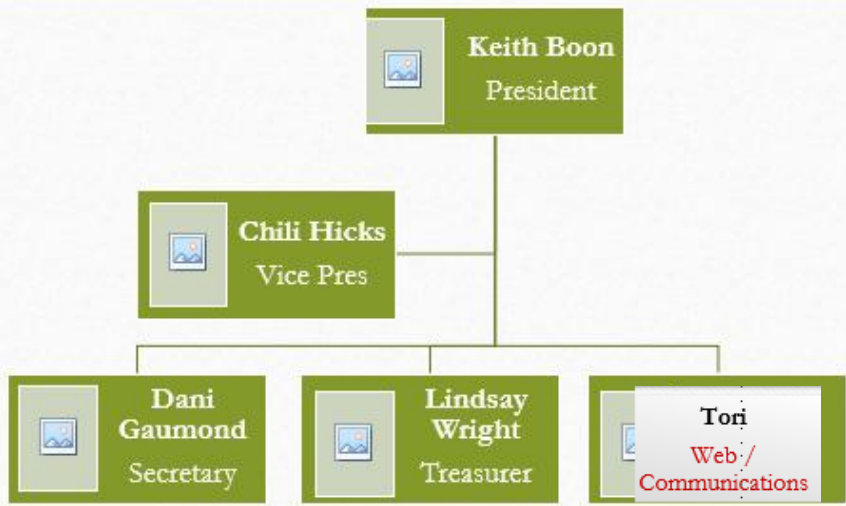


Potential Organizations

- Stanwood Commerce Alliance
- Eagles
- Lions Club
- Churches
- Stan-Cam School District
- Stanwood-Camano Area Foundation
- Rotary
- Community Coalition of Stanwood-Camano
- YMCA
- SHS Sports Boosters

Task Force 250 Organization Chart

Task Force 250 Executive Board



Leigh Palmer Official Ceremonies	Shelly Anderson	Ryan Campbell	
Gail Boon Events	Andreena Bergman	Dani Gaumont	Chili Hicks
Sponsors / Donations	xx		
Volunteer Coordination	xx	xx	xx
Tori Web / Communications	xx	xx	
Gov't / Partners	xx		

Event Overview



- Downtown Parade with 80–150 civic, youth, and business entries
- Heritage Park Festival with 50+ vendors, artisans, and food trucks
- Main Stage: concerts, dance, community programming, headliners
- Veteran & First Responder Tribute Ceremony
- Fireworks Spectacular closing the day
- Civil War reenactment (or significant battle)



Event Schedule

1. Historical Society Kids Parade + Ice Cream Social

- **Time:** 11:00 AM – 12:30 AM

2. New TF250 Large Parade

- **Start at approx. 12:30 to 1:15 (end time is estimated)**
- **Route:** Same as the Stanwood Fair parade route with one exception, including red brick road then turn north
- **Participants:** Veterans groups, local schools, community organizations, classic cars, floats
- **Key Roles:** Parade Chair, Historical Society, Rotary Club, traffic control, announcer, volunteer marshals

2. Heritage Park All-Day Activities: Notional timeline and activity to be confirmed

Time	Activity	Location	Notes
1:15	Opening Ceremony	Ceremony Stage SMS Parking lot	Welcome speech, national anthem
1:30–2:45	Civil War Reenactment	Heritage Park Open Field	Civil War reenactment in the west end open field
2:45 –3:45	Live Band #	Main Stage	Patriotic Music (SHS Band & Choir?)
2:45 - 3:15	Magic Show	Main Stage	Family-friendly magician performance
4:00-4:45	Live Band #2	Main Stage	Local rock/pop/country band
3:30–3:30	Stanwood Police Dept vs Firefighters Tug of War	Heritage Park Open Field	Friendly competition to engage community and raise funds for charity
5:00–5:45	Live Band #3	Main Stage	Local rock/pop band
6:00-6:45	Comedy	Main Stage	Improv
7:15 PM – 8:45 PM	Headliner Band	Main Stage	Regional headliner, high-energy set
9:00 PM – 9:30 PM	Opening Ceremony Fireworks	Ceremony Stage	Mayor or City Official to make announcement + Ceremony

All-Day Attractions (11:30 AM – 9:30 PM?)

- Food trucks & vendors
- Arts & crafts booths
- Kids play area with bounce houses/Hay treasure Hunt
- Historical exhibits & community booths
- Face painting & balloon artists
- Dunk booth (fundraiser)

Project Plan & Roles (WIP)

Community Events Team:

- **Event Chair:** Oversees all logistics and coordination (Gail)
- **Parade Chair:** Manages parade lineup, route, and safety (Andreena)
- **Entertainment Chair:** Books bands, magician, and manages stage schedule (Gail)
- **Vendor Chair:** Coordinates food trucks, booths, and permits (Dani)
- **City Communications Chair:** Coordinates with City Officials and Depts regarding event participation (Chili)

Executive Team Assistance:

- **Volunteer Coordinator:** Recruits and schedules volunteers (TBD, All hands on deck)
- **PR / Marketing Lead:** Promotes event via social media, flyers, and local media (Tori)

Timeline

- **January – March:** Secure permits, book entertainment, confirm parade route
- **April – May:** Finalize vendors, recruit volunteers, begin promotions
- **June:** Confirm logistics, print materials, conduct safety walkthroughs
- **July 3:** Vendors setup begins evening before event
- **July 4:** Stages setup and sound checks begin early morning; event execution and live coordination
- **July 5:** Cleanup and debrief

Booth & Event Ideas & Leader

Area	Youth Zones	Craft / Artisan Vendors	Food Trucks	Optional Rides	Field Games	Non-Profit Groups	Fireworks
Leader					Chili		Keith
Back-Up							

Draft - Need to identify leaders

SPONSOR

Available Packages



- Parade Sponsor – Headline parade branding
- Fireworks Sponsor – Main fireworks recognition
- Main Stage Sponsor – Stage banner + MC recognition
- Kids' Zone Sponsor – Family programming area
- Veterans Tribute Sponsor – Ceremony anchor role
- Heritage Park Sponsor – Festival visibility

Sponsor Level Comparison



Benefit	Presenting	Patriot	Heritage	Community	Friend
Logo on All Materials	✓	✓	✓	✓	—
Main Stage Recognition	✓	✓	—	—	—
Parade Banner	✓	✓	✓	—	—
VIP Badges	10	6	4	2	—
Booth Space	✓	✓	✓	—	—
Website Listing	✓	✓	✓	✓	✓



Thank You for Supporting Our Community

**We appreciate your partnership and commitment
to the Stanwood–Camano community.**

Stanwood Salute to America Foundation • Taskforce 250



Stanwood Salute to America Corporate Sponsorship & Community Investment Presentation

Building Tradition • Strengthening Community • Inspiring Future Generations

About the Foundation

Our Purpose, Governance & Public Trust





Who We Are

- A Washington State 501(c)(3) public charity dedicated to building Stanwood's official July 4th celebration into a sustainable, regionally significant civic tradition.
- The governance and oversight body responsible for financial stewardship, compliance, partnerships, and long-term strategy behind Stanwood's Independence Day events.
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- A catalyst for community pride and cultural identity, honoring veterans, empowering youth, and creating family-centered programming that reflects the values of the Stanwood–Camano region.

Our Governance Strength



- Full Governance & Compliance Framework: Bylaws + 7 formal policies
 - IRS-aligned transparency & annual reporting
 - Youth Protection, Nondiscrimination, Risk Management, and COI controls
 - ICS/FEMA-informed event safety coordination

Mission & Values

Our Commitment to Community



Mission Statement



Our mission is to build a unifying, high-quality Independence Day celebration that reflects the spirit, heritage, and resilience of the Stanwood–Camano community. Through responsible nonprofit governance, strategic partnerships, and a commitment to safety and inclusivity, we honor veterans and first responders, create opportunities for youth and families, and cultivate a tradition that strengthens civic pride and contributes to the cultural and economic vitality of our region.

Core Values



- Integrity – Transparent, ethical governance
- Safety – ICS/FEMA-aligned emergency readiness
- Unity – Connecting families, businesses, and civic groups
- Heritage – Celebrating history & community roots
- Future-Ready – Building a sustainable, scalable annual tradition

The Event

Large-Scale Multi-Component Celebration



Event Overview



- Downtown Parade with 80–150 civic, youth, and business entries
- Heritage Park Festival with 50+ vendors, artisans, and food trucks
- Main Stage: concerts, dance, community programming, headliners
- Veteran & First Responder Tribute Ceremony
- Fireworks Spectacular closing the day

Projected Regional Impact

10,000+

Attendees for 2026

30+

Partner Organizations

\$2.5M+

Economic Ripple Effect

Why Sponsor?

Business Value • CSR Impact • Community Leadership



Corporate Benefits



- High-visibility exposure across all event assets
- Brand alignment with patriotism, family, and community service
- CSR-driven partnership supporting youth, veterans, and safety
- Association with the region's largest civic celebration

Community Impact



- Enhanced tourism & regional economic activity
- Expanded youth programming & leadership engagement
- Veteran and first responder connection & support
- Elevated cultural and civic pride for the community



Economic Impact Analysis

- Preliminary economic impact estimates are based on regional tourism models, Independence Day celebration benchmarks, and Snohomish/Skagit County visitor data.
 - Estimated 10,000+ attendees generating regional spending in food, lodging, fuel, and retail.
 - Estimated \$2.5–3.5 million ripple effect across the local economy.
 - Increased visibility enhances Stanwood’s long-term tourism profile.
 - Sources: Snohomish County Tourism Bureau Reports (2023), Skagit County Economic Development Council (2024), Washington Festival & Events Association Benchmarks (2022).

Sponsorship Levels

Tiered Opportunities





Tier Overview

- Presenting Sponsor – \$25,000+ (Exclusive Naming Rights)
- Patriot Sponsor – \$10,000+
- Heritage Sponsor – \$5,000+
- Community Sponsor – \$2,500+
- Friend of Stanwood – \$1,000+
- Community Supporter – \$250+

Event Component Sponsorships

Premium Naming Rights





Available Packages

- Parade Sponsor – Headline parade branding
- Fireworks Sponsor – Main fireworks recognition
- Main Stage Sponsor – Stage banner + MC recognition
- Kids' Zone Sponsor – Family programming area
- Veterans Tribute Sponsor – Ceremony anchor role
- Heritage Park Sponsor – Festival visibility

In-Kind Partnerships

High-Value Non-Monetary Support



Examples of In-Kind Contributions



- Staging, tents, barricades, AV systems
 - Printing, signage, graphic design services
 - Medical/EMT standby & safety support
 - Food & beverages for volunteers
 - Transportation & event logistics support

Next Steps

Become a Founding Sponsor





How to Begin

- Select your sponsorship tier or component package
 - Meet with the Sponsorship Team for alignment
 - Complete the Sponsorship Application Form
 - Join our media rollout and community announcements



Thank You for Supporting Our Community

We appreciate your partnership and commitment
to the Stanwood–Camano community.

Stanwood Salute to America Foundation • Taskforce 250

Sponsorship Levels - Details

Tiered Opportunities



Sponsor Level Comparison



Benefit	Presenting	Patriot	Heritage	Community	Friend
Logo on All Materials	✓	✓	✓	✓	—
Main Stage Recognition	✓	✓	—	—	—
Parade Banner	✓	✓	✓	—	—
VIP Badges	10	6	4	2	—
Booth Space	✓	✓	✓	—	—
Website Listing	✓	✓	✓	✓	✓

Presenting Sponsor – \$25,000+ (Exclusive Naming Rights)



- “Presented By” naming rights for entire celebration
 - Logo top placement on all banners, posters, digital outreach, & stage screens
 - Exclusive stage branding with premium banner + logo on backdrop
 - Opportunity for executive remarks during main ceremony
 - All-access VIP hospitality for leadership (10 passes)
 - Recognition in all media releases, interviews, and social promos
 - Co-branded community engagement event (optional)

Patriot Sponsor – \$10,000+



- Large logo on primary event signage & parade banners
 - Logo on main stage side-wings and digital content
 - Featured recognition during opening ceremonies
 - 6 VIP hospitality passes
 - Premium booth placement at Heritage Park
 - Sponsor highlight in newsletter + social campaign

Heritage Sponsor – \$5,000+



- Medium logo placement on select print & digital collateral
 - Logo on event sponsor boards and parade listings
 - 4 VIP hospitality passes
 - Option for vendor booth at one major event
 - Social media recognition & event-day announcements

Community Sponsor – \$2,500+



- Logo on sponsor signage and website
 - Recognition at Heritage Park stage
 - 2 VIP hospitality passes
 - Inclusion in sponsor round-up posts before event

Friend of Stanwood – \$1,000+



- Business name/logo on website
 - Sponsor banner listing at Heritage Park
 - One sponsored post thanking your support

Community Supporter – \$250+



- Name listed on website & general sponsor banner
 - Certificate of appreciation



City of Stanwood City Council Staff Report

Item Number: 2.b.

Date: January 22, 2026

Subject: SMC: Permitted Use Matrix Discussion

Contact Person: Patricia Love, Community Development Director

Attachments:

1. CC 012226 - Code Update project Permitted Use Table
2. Permitted Use Table Change Explainers Summay 102825
3. Comprehensive Plan Policy Analysis v1
4. Draft Permitted Use Matrix Only v2
5. Existing Chapter 17.30 SMC - Permitting Uses

ISSUE

The purpose of this item is for Council to provide staff with early policy direction on the amendments to the Permitted Use Matrix contained in the Stanwood Municipal Code.

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).

ANALYSIS

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.

For the purpose of this workshop, staff is focusing the discussion only on the draft Permitted Use Matrix. It 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 to related code sections, making the new structure more accessible and user-friendly.

The Planning Commission reviewed the proposed approach, and suggested the following:

- Support greater consolidation of the matrix; review and refine grouping categories as needed to improve clarity and efficiency.
- Reexamine the treatment of prohibited uses-particularly manufactured home parks versus mobile home parks-identify state laws and current building industry standards.
- Evaluate location requirements, development standards, and appropriate zoning for Places of Worship.
- Clarify appropriate zoning for rehabilitation facilities and distinguish how these uses differ from homeless or transitional housing facilities.
- Consider whether residential uses should have occupancy limits for unrelated individuals within a household; verify if such limits are legally permissible. Commissioners expressed concern about parking impacts but support multigenerational households.
- Review the matrix for consistency and potential conflicts with state law.
- Consider reducing the number of definitions to more closely reflect the permitted use matrix.

- Summarize legal requirements for assisted living facilities, including building and ADA compliance standards; update as needed.
- Identify non-discretionary uses required by state law versus those the City can regulate at its discretion.

Attached for Council's consideration:

1. Permitted Use Matrix Presentation
2. Change Explainer Summary Memo detailing the update approach
3. Comprehensive Plan Policy Analysis compiling policy guidance for the amendment
4. Draft consolidated permitted use matrix
5. Downloaded copy of the existing permitted use code with matrix and footnotes

FINANCIAL IMPACT

None

COUNCIL OPTIONS

None; Discussion Topic

RECOMMENDED MOTION

None; Discussion Topic



CITY OF STANWOOD

STANWOOD MUNICIPAL CODE UPDATE

Zoning: Permitted Use Table Discussion

City Council

January 22, 2026



CITY OF STANWOOD

MUNICIPAL CODE UPDATE

Permitted Use Matrix Code Amendment

Discussion Topics



Considerations:

Comprehensive Plan Core Values. Using the Core Values from the Comprehensive Plan to evaluate updates to the Permitted Use table.

Permitted Use Matrix. Identify uses that promote Stanwood's key themes: Jobs, Livability.

Use Standards. Appropriate standards to ensure compliance with State laws and community compatibility.



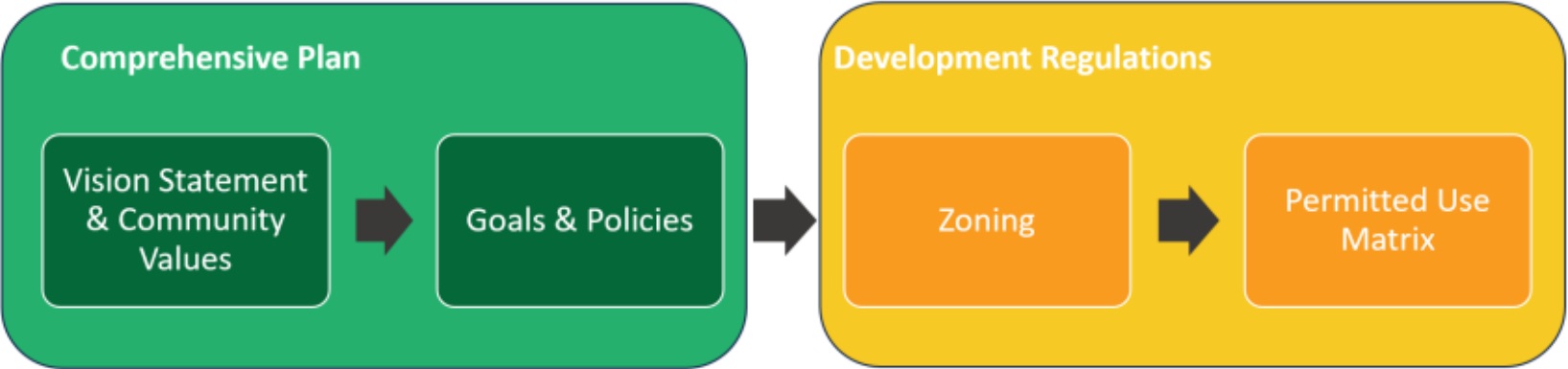
Recalling the Comprehensive Plan

2044 Vision Statement

Permitted or Prohibited Uses should reflect Comprehensive Plan Vision and Core Values

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.



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.

Stanwood 2024-2044 Comprehensive Plan
Vision Statement, Page 19



Recalling the Comprehensive Plan

7 Community Core Values



Question to Consider: How Do Land Uses Support Core Values



Sense of Community

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.



Livability

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.



Mobility

Stanwood should provide for all forms of multi-modal transportation, including trails, sidewalks, bike lanes, transit, and private vehicles.



Growth

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.



Economic Development

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.



Environment

Protect the environment while promoting access and tourism to local natural features.



Parks

Develop a parks system that provides public spaces for all age ranges, bringing people together to create a more vibrant, healthy and equitable community.



Comprehensive Plan → Permitted Use Matrix



Themes to Keep in Mind

City Wide Goals

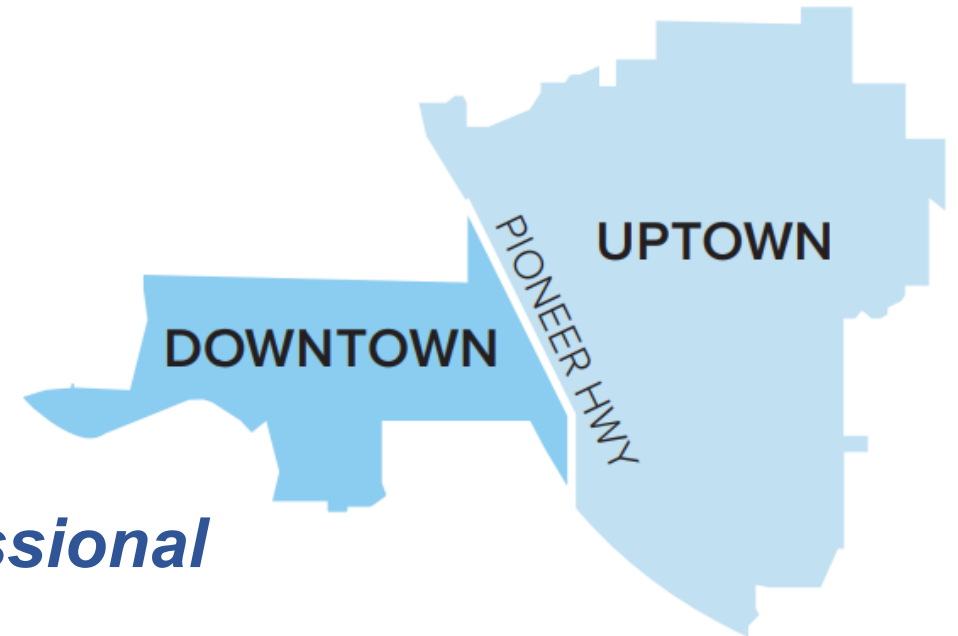
- Support Job Creation
- Support Livable Wage Jobs

Downtown - Walkable, Mixed-Use

- Small Scale
- Dining
- Limited Big-Box Retail

Uptown - General Commercial / Professional

- Larger Commercial
- Auto-Oriented Uses
- Employment Centers



Permitted Use Matrix Code Amendment

Approach



- Consolidated Tables Into One Permitted Land Use Table
- Removed The “Permit Types” Column To Avoid Conflicts With Permit Procedures Chapter
- Use Modernized Terminology And Definitions Consistent With State Law
- Consolidated Land Uses Into Broader Categories
- Eliminated Duplications
- Replaced Footnotes With A “Code Cross Reference” Column That Directs Readers To Specific Use Standards
- Renamed Many Land Use Categories To Maintain Consistency With The Updated Terms And Definitions



SEE CHANGE EXPLAINER MEMO

Permitted Use Matrix Code Amendment Approach



Sample: New Consolidated Table

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

Proposed Table:

- Single Table
- Delete Footnotes
- New Code Sections with Associated Standards

Example: Existing Table

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							

Existing Tables:

4 Tables: Residential, Commercial, Industrial and Public Use
Deleted Permit Type Column
Deleted Abbreviated Definition Column



Permitted Use Matrix Code Amendment

Existing Uses



Allowed Uses

- | | |
|-------------------------------------|-----------------------|
| • Animal Services | Automotive Services |
| • Cultural/Entertainment | Hotels / Guest Houses |
| • Industrial | Offices |
| • Personal Services | Public Facilities |
| • Quasi-Public | Recreation |
| • Repair Services | Residential |
| • Retail Trade | Food / Beverage |
| • Schools | Wholesale |
| • Utilities | Other |
| • Wireless Communication Facilities | |

Prohibited Uses

- Industrial & Resource Extraction
- Waste Management & Disposal
- Hazardous Materials & Storage
- Animal & Agricultural Processing
- Automotive Salvage & Wrecking
- Entertainment & Gaming
- Crematoriums
- Housing & Recovery Facilities



Discussion

What concerns does Council have that staff should be aware of when drafting the permitted use code?

Are there uses we want to actively encourage, allow with conditions, or discourage?

Next Steps

Begin Planning Commission Public Hearing Process in March
City Council Workshop Second Meeting In March

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?

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.



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.

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			

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

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

	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

Chapter 17.30

PERMITTED LAND USES

Sections:

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

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

17.30.010 Permitted land uses and established classification of uses.

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

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

- (a) *Permitted Use.* Land uses allowed outright within a zone.
- (b) *Accessory Use.* Uses customarily incidental and subordinate to the principal use and located upon the same lot occupied by the principal use. Accessory uses are intended to support the main occupancy of the principal use.
- (c) *Conditional Use.* Uses with special characteristics that may not generally be appropriate within a zoning district, but may be permitted subject to review by the hearing examiner to establish conditions to protect public health, safety and welfare.
- (d) *Prohibited Use.* Any use which is not specifically enumerated or interpreted by the city as allowable in that district. Any use not specifically listed as a permitted, accessory, or conditional use is prohibited, except those uses determined to be unclassified and permitted by the community development director. Specific

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

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

- (i) The temporary use will not be materially detrimental to public health, safety, or welfare, nor injurious to property and improvements in the immediate vicinity of the subject temporary use.
- (ii) The temporary use is not incompatible in intensity and appearance with existing land uses in the immediate vicinity of the temporary use.
- (iii) Adequate parking is provided for the temporary use, and if applicable the temporary use does not create a parking shortage for the existing uses on the site.
- (iv) Hours of operation of the temporary use are specified.
- (v) The temporary use will not create noise, light, or glare which would adversely impact surrounding uses and properties.

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

17.30.020 Unclassified uses.

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

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

- (a) In keeping with the purpose and intent of the zoning district as described in the Stanwood Comprehensive Plan.
- (b) Compatible with other permitted, accessory or conditional uses in the zoning district including, but not limited to, being similar in nature to and no more intense than a specifically listed permitted, conditional or accessory use.

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

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

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

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

17.30.030 Zoning use table.

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

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

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

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

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

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

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

Permit Type Key Table

KEY:	
Blank = Not Permitted	AC = Accessory Use

Permit Type Key Table

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

(Ord. 1499 § 2 (Exh. B), 2021).

17.30.040 Change in use.

- (1) A substantial change in use of property occurs whenever a new use or activity conducted on a lot creates a more intensive impact to the site in question or to the infrastructure of the city than the previous use, as determined by the community development director and/or his or her designee.
- (2) A change in the status of property from occupied to unoccupied or vice versa does not constitute a substantial change in use. Whether a change in use occurs shall be determined by comparing the two active uses of the property without regard to any intervening period during which the property may have been unoccupied, unless the property has remained unoccupied for more than 180 consecutive days or has been abandoned.
- (3) A change in ownership of a business or enterprise or a change in the name shall not be regarded as a substantial change in use. (Ord. 1499 § 2 (Exh. B), 2021).

17.30.050 Prohibited uses.

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

- (1) Aggregate extraction.
- (2) The disassembly, dismantling, or storage of more than five wrecked vehicles as defined in RCW [46.80.010\(6\)](#) at any one time unless completely contained within an enclosed building.
- (3) Manufacture of explosives.
- (4) Stockyards, slaughterhouses, or rendering plants; with the exception of existing legal nonconforming uses or those established prior to November 8, 2018.
- (5) Petroleum refineries.

- (6) Fertilizer manufacture.
- (7) Sanitary landfills.
- (8) Waste-to-energy facilities.
- (9) Casinos and card rooms with two or more card tables.
- (10) New enhanced service facilities.
- (11) Recovery homes.
- (12) Orphanage.
- (13) Manufactured/mobile home parks.
- (14) Auctions or sale of livestock or similar animals in the planned industrial or general industrial zones as noted in Chapter [17.50](#) SMC.
- (15) Storage, manufacturing or sales of highly volatile or otherwise extremely hazardous substances or materials.
- (16) Incineration or reduction of garbage, sewage, dead animals or refuse.
- (17) Crematoriums including the cremation of human and animal remains.
- (18) Septage treatment plants.
- (19) Uses that cannot meet and/or exceed the performance standards listed in SMC [17.50.020](#), Planned industrial and general industrial district performance standards.
- (20) Use of an automobile, travel trailer, motor home, or other recreational vehicle for living purposes for more than two consecutive weeks at a time and more than four weeks per year.
- (21) Temporary or permanent homeless encampments except as allowed by RCW [35A.21.360](#). (Ord. 1538 § 9 (Exh. I), 2024; Ord. 1499 § 2 (Exh. B), 2021).

17.30.060 Residential use zoning table established.

Permitted Use Table: Residential Zones

Land Use	Permit Type	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
Agriculture							
Farm, Existing	P-I	P(1)	P(1)	P(1)	P(1)	P(1)	Property previously and currently used for ongoing agricultural activity.
Animal Services							
Kennel, Hobby	P-I	AC/ C(2)	AC/ C(2)	AC/ C(2)	AC/ C(2)		A collection of 3 or more adult dogs or 4 or more cats and 1 litter of unweaned pups.
Hotels and Guest Houses							
Bed and Breakfast	P-III	C(3)(4)	C(3)(4)	C(3)(4)	C(3)(4)	C(3)(4)	A building other than a hotel or nursing home where meals and short-term lodging are provided for compensation to guests.
Public Facilities							
Governmental Use	P-I					P	Public facilities that are utilized for daily administration and operation of government business.
Public Safety Station (Police and Fire)	P-II	P(5)	P(5)	P(5)	P(5)	P(5)	A facility used for police and fire services.
Quasi-Public							

Permitted Use Table: Residential Zones

Land Use	Permit Type	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
Cemetery, Existing	P-I		P				A place for the burial or interment of dead persons or household pets.
Community Center	P-III	C	C	C	C	P	A building or grounds used for social, civic, or recreational purposes.
House of Worship/Church	P-III	C	C	C	C	P	A building or structure wherein persons regularly assemble for religious worship and which is maintained and controlled by a religious body organized to sustain public worship.
Meeting Hall	P-III	C	C	C	C	P	A place of assembly that is used on a temporary but recurring basis for a variety of public or private events.
Recreation							
Open Space	P-I	P	P	P	P	P	A common, accessible area that is shared by residents of a subdivision and/or by the public and is left in its natural or undisturbed state.
Park, Community	P-II	P	P	P	P	P	Regional park facility that serves an area of over 10,000 in population and is 20 to 100 acres.

Permitted Use Table: Residential Zones

Land Use	Permit Type	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
Park, Neighborhood	P-II	P	P	P	P	P	A park of 5 to 20 acres serving an area of 2,000 to 10,000 population within a quarter to one-half mile service area.
Park, Urban	P-II	P	P	P	P	P	A park providing public access and recreational, educational, cultural, historical, or aesthetic amenities.
Private/HOA Parks	P-I	P	P	P	P	P	A park area under common ownership by a homeowners association.
Trail	P-II	P	P	P	P	P	A paved or unpaved path used for walking, hiking, running, bicycling and/or horseback riding.
Residential							
Adult Family Home	P-I	P	P	P	P	P	A residential home in which a person or persons provide personal care, special care, room, and board to more than 1 but not more than 6 adults who are not related by blood or marriage to the person or persons providing the services.
Assisted Living/Independent Living	P-II					P	A state licensed group residence for adults per Chapter 18.20 RCW.

Permitted Use Table: Residential Zones

Land Use	Permit Type	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
Congregate Care Facility	P-III					C(6)	A residential facility for the elderly and/or handicapped persons.
Daycare, Home	P-I	AC(7)	AC(7)	AC(7)	AC(7)	AC(7)	Care for children under the age of 12 or seniors located in the family dwelling accommodating 12 or fewer.
Dwelling, Accessory	P-I	AC(8)	AC(8)	AC(8)	AC(8)		A secondary living unit that is located on the same property as the primary dwelling.
Dwelling, Cottage	P-III	P(9)	P(9)	P(9)	P(9)		A minimum of 4 small detached single-family homes located together in a neighborhood format around common open space.
Dwelling, Duplex	P-I				P(10)	P	A detached building, designed for 2 families living independently of each other and divided by a common wall.
Dwelling, Multiple-Family Development Up to 20 Units	P-I					P	A building designed for 3 or more families living independently of each other, including apartment houses but not including hotels, trailers, or mobile/manufactured homes.
Dwelling, Multiple-Family Development 21 Units or Greater	P-II					P	A building designed for 3 or more families living independently of each other, including apartment houses but not including hotels, trailers, or mobile/manufactured homes.

Permitted Use Table: Residential Zones

Land Use	Permit Type	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
Dwelling, Single-Family	P-I	P	P	P	P	P	A detached building designed for or occupied exclusively by 1 family.
Dwelling, Townhouse	P-I				C	P	A dwelling unit that is; occupied by 1 family; has no units above or under it; and is attached to other units by common side walls.
Enhanced Service Facility Conversion Category 1 – Existing Nursing Home Conversion of Up to a 16-Bed Facility (21)	P-III					C	A facility licensed under Chapter 70.97 RCW that provides support and services to persons for whom acute inpatient treatment is not medically necessary.
Enhanced Service Facility Conversion Category 2 – Existing Assisted Living Conversion of Up to a 16-Bed Facility (21)	P-II					P	A facility licensed under Chapter 70.97 RCW that provides support and services to persons for whom acute inpatient treatment is not medically necessary.
Enhanced Service Facility Conversion Category 3 – Existing Adult Family Home Conversion of Up to a 6-Bed Facility (21)	P-I	P	P	P	P	P	A facility licensed under Chapter 70.97 RCW that provides support and services to persons for whom acute inpatient treatment is not medically necessary.
Group Home	P-I	P(11)	P(11)	P(11)	P(11)	P(11)	A facility licensed by the state to provide 24-hour training, care, custody, correction or

Permitted Use Table: Residential Zones

Land Use	Permit Type	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
							control, or any combination of those functions, to 1 or more persons. This term shall not include schools, hospitals, prisons or other social service facilities.
Home Occupation	P-I	AC(12)	AC(12)	AC(12)	AC(12)	AC(12)	A business carried on within a dwelling unit or accessory building which is incidental and secondary to the residential use.
Homeless Housing	P-I	P	P	P	P	P	"Homeless housing" means housing types that are usually geared specifically towards homeless populations including: transitional housing and permanent supportive housing.
Manufactured/Mobile Home	P-I	P(13)	P(13)	P(13)	P(13)		A residential unit on 1 or more chassis for towing to the point of use and designed to be used with a permanent foundation as a dwelling unit on a year-round basis.
Schools							
Elementary School	P-III	C	C	C	C		Any school, public or private, intended for the education of children from kindergarten through the fifth grade.
High School	P-III	C	C	C	C		Any school, public or private, intended for the education of children from the ninth through the twelfth grade.

Permitted Use Table: Residential Zones

Land Use	Permit Type	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
Middle School	P-III	C	C	C	C		Any school, public or private, intended for the education of children from the sixth through eighth grade.
Preschool Facility	P-II/P-III	C	C	C	P(10)	P	An educational establishment that provides instruction and daytime care, for 4 or more children between the ages of 2 and 5 years.
Seminary	P-III			C(14)			An educational institution for religious study.
Utilities							
Electrical Equipment and Pole Storage Yard Associated with Electrical Substations	P-I	P	P	P	P	P	Area used for the storage of equipment and support poles associated with a permitted electrical substation.
Electrical Substation	P-II	P	P(15)	P(15)	P(15)	P	A facility that provides transmission and distribution of electric power.
Electrical Transmission Lines	P-II	P	P	P	P	P	Lines which connect the power produced at generating facilities to substations.
Sewage Lift Station	P-II	P	P	P	P	P	The station in a sewer system where the wastewater needs to be pumped (lifted) to a higher elevation so that gravity can be used to bring the wastewater to the treatment plant.

Permitted Use Table: Residential Zones

Land Use	Permit Type	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
Water Well and Pump Station	P-II	P	P	P	P	P	Infrastructure used to move water from a ground water source and convey water within a utility system.
Water, Drainage or Sewage Infrastructure	P-II	P	P	P	P	P	Pipes, installations and other infrastructure that are part of a system used for the purpose of water, drainage or sewage.
Wireless Communication Facilities							
Co-Location PWCF	P-II	P(16)	P(16)	P(16)	P(16)	P(16)	The placement and arrangement of multiple providers' antennas and equipment on a single support structure or equipment pad area.
Minor Facilities	P-II	P(17)	P(17)	P(17)	P(17)	P(17)	Wireless communications facility consisting of up to 3 antennas within specified size limitations.
Single PWCF	P-II	P(18)	P(18)	P(18)	P(18)	P(18)	A wireless communications facility for the transmission and/or reception of radio frequency signals associated with personal wireless services and which may include antennas, equipment shelter or cabinet, transmission cables, a support structure, reception and transmission devices and antennas and temporary or portable service facilities.

Permitted Use Table: Residential Zones

Land Use	Permit Type	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
Monopole Towers	P-II	C(19)	C(19)	C(19)	C(19)	C(19)	Any structure built for the sole or primary purpose of supporting any FCC-licensed or authorized antennas and their associated facilities.
Small Cell Facilities	P-II	P(20)	P(20)	P(20)	P(20)	P(20)	A personal wireless services facility that meets the requirements of Chapters 17.200 through 17.220 SMC.
Other							
Daycare Center	P-II			P(7)	P(7)	P(7)	Care of children under the age of 12, or seniors, located in a facility which accommodates 13 or more persons.
Daycare, Mini	P-II				P(7)	P(7)	Care of children under the age of 12, or seniors, located in a facility other than a family dwelling, which accommodates 12 or fewer persons.
Transitional Housing	P-II	P	P	P	P	P	Temporary housing for individuals and families for periods up to 2 years. Such facilities may also include job and/or self-sufficiency training and other supportive services to help people transition to independent living.

Permitted Use Table: Residential Zones

Land Use	Permit Type	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
Emergency Shelter	P-I	P	P	P	P	P	"Emergency shelter" means an indoor facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations.
Emergency Housing	P-I	P	P	P	P	P	"Emergency housing" means temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that are intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement.
Temporary Uses	P-I	P	P	P	P	P	A use established for a fixed period of time with the intent to discontinue such use upon the expiration of such time.

Residential Zoning Use Conditions:

- (1)** Farms shall register with the city for the right to farm per Chapter [17.102](#) SMC. New farms are limited to the SR 12.4 zone with a minimum land area of two and one-half acres. Farms preexisting on the effective date of Ordinance No. [1032](#) in 2002 are permitted on smaller land areas and may register to receive right-to-farm protection.
- (2)** A hobby kennel license is required for a total of four or more dogs and four or more cats over three months of age. A maximum of four animals is allowed when the parcel is under one acre, five animals per acre are allowed when the parcel is one to five acres and 25 animals are allowed when the parcel is over five acres. These maximums may be exceeded with special hobby kennel permit issued administratively by the animal control officer pursuant to SMC [8.02.450](#) and [8.02.470](#); provided, however, that in all cases exceeding the maximum standard by six animals requires an conditional use permit. All indoor and outdoor kennels shall comply with the animal control and licensing standards contained in Chapter [8.02](#) SMC. Three or fewer animals are allowed as an accessory use without a kennel license as pets.
- (3)** A business license and compliance with conditions in SMC [17.100.060](#) for permitting a bed and breakfast use are required. Bed and breakfast residence use is limited to four rooms per residence. Bed and breakfast inn use is limited to six rooms in the SR 5.0 zone, 10 rooms in the MR zone and 16 rooms in the GC zone.
- (4)** Restaurants that serve lunches and/or dinner shall be allowed in bed and breakfast accommodations.
- (5)** Twenty thousand square feet of land area are required. This minimum land area requirement may be reduced through the conditional use permit process in SMC [18.210.030](#) provided the lot meets the minimum lot size standard for the zone.
- (6)** Limited to 30 rooms/increment of minimum land area.
- (7)** All daycare uses shall comply with the daycare facilities requirements provided in SMC [17.95.382](#). Family daycare shall require a home occupation permit. Daycare centers are limited to a minimum land area of 10,000 square feet in the SR 5.0 zone and 30,000 square feet in the SR 7.0 zone.
- (8)** One accessory dwelling unit per lot is allowed. Accessory dwelling units shall comply with the criteria and design standards set forth in SMC [17.95.470](#) through [17.95.480](#).
- (9)** Cottage housing units shall comply with the requirements in SMC [17.95.450](#).
- (10)** Minimum land area of 7,000 square feet required.
- (11)** This use shall comply with the special residential use requirements provided in SMC [17.95.375](#). Group homes are limited to six rooms in the SR 7.0, SR 5.0, RM and GC zones.
- (12)** A home occupation permit and business license are required. Home occupations shall comply with the requirements in SMC [17.95.380](#).
- (13)** This use shall comply with the manufactured housing requirements of SMC [17.95.385](#). Manufactured housing use is limited to Type A homes certified as meeting U.S. HUD standards. Manufactured home park

use may accommodate both Type A and Type B HUD certified units and requires a minimum land area of three acres in SR 7.0 and two acres in SR 5.0 zones.

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

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

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

(17) Minor facilities are limited to co-location on an existing monopole and are subject to the wireless communications facilities standards in Chapter [17.220](#) SMC.

(18) Limited to one personal wireless communications facility (PWCF) on existing light standards and power poles within the public right-of-way and subject to the wireless communications facilities standards in Chapter [17.220](#) SMC.

(19) Monopole towers only are permitted. Guy and lattice towers are prohibited. Limited to locations on properties with existing public use, except in the general commercial and general industrial zones subject to a conditional use permit, and subject to the wireless communications facilities standards in Chapter [17.220](#) SMC.

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

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

(Ord. 1499 § 2 (Exh. B), 2021).

17.30.070 Commercial and mixed-use zoning table established.

Permitted Use Table: Commercial and Mixed-Use Zones

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

Permitted Use Table: Commercial and Mixed-Use Zones

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

Permitted Use Table: Commercial and Mixed-Use Zones

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

Permitted Use Table: Commercial and Mixed-Use Zones

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

Permitted Use Table: Commercial and Mixed-Use Zones

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

Permitted Use Table: Commercial and Mixed-Use Zones

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

Permitted Use Table: Commercial and Mixed-Use Zones

Land Use	Permit Type	TN	DMU	NB	GC	Abbreviated Definition (Chapter 17.20 SMC Contains Full Definition)
						limited period of time to individual consumers.
Health/Athletic Club	P-I		P		P	Gymnasiums (except those related to educational institutions), private clubs (athletic, health, or recreational), reducing salons, and weight control establishments.
Funeral Home	P-I		P			A building used for the preparation of the deceased for burial, the display of the deceased, and ceremonies connected herewith 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.

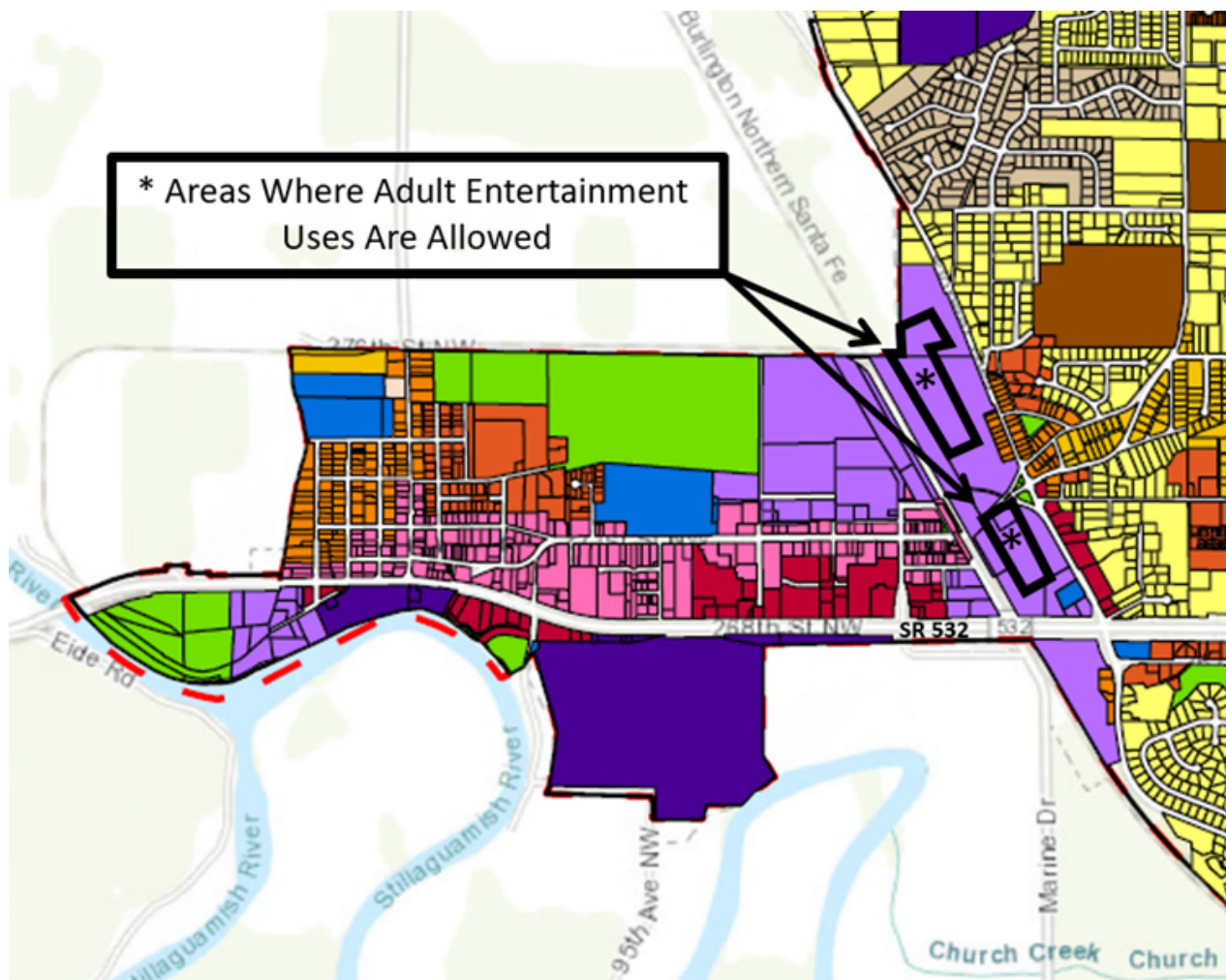
Industrial Zoning Use Conditions:

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.](#)