



Agenda
City Council Workshop
March 26, 2026 | 5:00 PM

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

The public is invited to attend in-person.

- 1. Call to Order**
- 2. New Business**
 - a. Permitted Use Matrix Discussion
 - b. Public Safety Sales Tax
- 3. Adjourn**



CITY OF STANWOOD
CITY COUNCIL WORKSHOP
AGENDA STAFF REPORT

ITEM NUMBER: 2.a.
DATE: March 26, 2026
SUBJECT: Permitted Use Matrix Discussion
CONTACT PERSON: Patricia Love, Community Development Director
Ty Schroeder, Senior Planner
ATTACHMENTS: 1. Presentation Materials
2. Draft Permitted Use Matrix Ordinance

PURPOSE:

The purpose of this agenda item is for Council review of the draft Permitted Use Matrix and Standards Amendments with the intent of providing policy direction to City Staff and the Planning Commission.

STAFF RECOMMENDATION

The next phase of the City's Municipal Code Update focuses on revising and modernizing the Permitted Use Matrix. Attached is the first formal draft of the proposed matrix update which includes uses required by state law, industry standards, and Comprehensive Plan policies. Staff is requesting Council input on the proposed amendments so that feedback can be incorporated into the next version prior to the Planning Commission's public hearing.

COMMITTEE RECOMMENDATION

The Planning Commission discussed the proposed matrix at their March 9th meeting and expressed general support for the amendments and asked staff to consider the following:

- Add a definition for Hobby Farms and reconcile the agricultural section with the adopted animal code.
- Clarify how the Community Resource Center should be classified (e.g., office, mixed-use, or another category).
- Provide examples of light, medium, and heavy industrial uses, and include clearer guidance on how uses transition between medium and heavy categories.
- The Commission supported removing certain industrial uses that do not support job creation, such as construction yards and laundry plants.

- Provide examples of heavy governmental facilities.
- Clarify how the School District Bus Barn would be classified in the new matrix.
- Consider allowing emergency housing/shelters as accessory uses to other uses, such as schools or places of worship, or allowing them as temporary uses.
- Re-evaluate retail size categories to ensure they support the types of businesses the City hopes to attract to the downtown area.
- The Commission supported merging food and beverage uses into a single category, noting that many food establishments include bar service and that bars and restaurants typically have similar impacts, such as parking demand and hours of operation.
- Add breweries to the matrix.
- Reconsider the location options for drive-through businesses.

BACKGROUND:

Work on updating the Permitted Use Matrix began in November 2025 with the development and adoption of a general approach to guide the update. The intent of this effort is to modernize the matrix, improve clarity, and ensure consistency with current planning policies and regulatory standards.

As part of this work, the matrix structure has been revised by consolidating previously separate use tables into a single comprehensive matrix. This updated format is intended to improve usability and make it easier to identify where specific land uses are permitted across zoning districts. In addition, the list of land uses has been reviewed and updated to reflect current terminology, emerging land use types, and industry standards.

The next step in the process is to review the proposed uses in relation to Council priorities for business development and economic vitality. This review should consider the types of uses that are anticipated over the next 20 years, ensuring the matrix supports opportunities that promote the City while maintaining its community character.

ANALYSIS:

The following provides a high level review of the proposed amendments to the permitted use matrix.

Use Categories: The revised permitted use matrix has been restructured to simplify and reduce the total number of land use categories. The existing matrix includes 20 different subcategories, while the proposed update consolidated them into 8 subcategories.

Existing Use Categories:

- Agriculture
- Animal Services
- Office
- Personal Services
- Cultural/Entertainment

Proposed Use Categories:

- Agriculture (*no change*)
- General Services
- Entertainment and Tourism

| | |
|-------------------------------------------------|------------------------------------|
| • Hotels and Guesthouses | |
| • Recreation | |
| • Automotive Services | |
| • Industrial | |
| • Repair Services | • Industrial |
| • Wholesale Storage / Distribution Facilities | |
| • Public Facilities | |
| • Quasi-Public | • Institutional |
| • Schools | |
| • Residential | • Residential (<i>no change</i>) |
| • Retail Trade Establishments | |
| • Retail Prepared Food / Beverage Establishment | • Retail Establishments |
| • Utilities | |
| • Wireless Communication Facilities | • Utilities |
| • Other | • N/A |

Uses: The uses identified in the permitted use matrix are intended to implement the land use, housing, and economic development goals and policies of the Comprehensive Plan. The matrix should reinforce the City’s vision for Downtown as a walkable, pedestrian-oriented area while Uptown is planned to function as a more auto-oriented commercial and business center.

The existing permitted use matrices have been consolidated into a single matrix, with zoning districts listed across the top of the table and land uses listed down the left-hand column.

Uses are identified as follows:

- Permitted uses are shown as “P”
- Accessory uses as “AC”
- Conditional uses as “C”
- Uses that are not allowed in a zoning district are left blank
- Prohibited uses are either identified in the Prohibited Use List or not listed in the matrix

Significant changes to the specific uses listed in the matrix are as follows:

| <u>Use Category</u> | <u>Change</u> |
|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Agriculture Uses | <ul style="list-style-type: none"> • Repealed “Farms, Existing” due to lack of applicable Right-to-Farm properties • Moved “Produce Stands” and “Plant Nursery” from Retail to Agriculture • Moved “Community Garden” from Recreation to Agriculture |

- Proposing new use – “[Small Animal Husbandry, Small](#)”
 - Based on existing SMC definition: “*Small animal husbandry (noncommercial)*” means the raising of small animals for the primary consumption of or used by the occupants of the premises.”

Entertainment and Tourism Uses

- Repealed “**Resort**” use
- Moved “Private Recreational Clubs” from General Services to Entertainment and Tourism
- Separated “Amusement Center” into new proposed uses “[Amusement Center, Indoors](#)” and “[Amusement Center, Outdoors](#)” to consolidate **ACTIVE** recreational / entertainment uses. Proposed New Definitions:
 - “[Amusement Center, Indoors](#)” means an establishment that provides **active** entertainment facilities for the use of others **within a fully enclosed structure**. Examples may include bowling alleys, arcades, movie theaters, billiard halls, indoor batting cages, “play cafes”, and other similar activities.
 - “[Amusement Center, Outdoors](#)” means an establishment that provides **active** entertainment facilities for the use of others **within a covered or uncovered defined area**. Examples may include skating rinks, swimming pools, driving ranges, outdoor batting cages, bumper cars, go-karts, and other similar activities.
- Revised definition of “Cultural Entertainment Facility” to consolidate **PASSIVE** recreational / entertainment uses

General Uses

Service

- Renamed service-based uses for consistent language
- Moved all Office uses into General Services
- Proposing new use – “[Animal Shelter](#)”

Industrial Uses

- Repealed the following industrial uses:
 - “**Automotive High Intensity**”
 - Includes Impound, Storage, Tow Yards, Wrecking
 - “**Building Construction Yard**”
 - “**Detached Commercial Accessory Storage**”
 - “**Laundry Plant**”
- Consolidated uses into “Automotive Sales and Rentals”
- Consolidated uses into “Parking Facilities, Standalone”

- Consolidated uses into “Public Transit / School Vehicle Facility”
- Proposing new, tiered method for defining industrial manufacturing, processing, and distribution uses:
 - Industrial Manufacturing, Processing, and/or Distribution – [Light](#)
 - Industrial Manufacturing, Processing, and/or Distribution – [Medium](#)
 - Industrial Manufacturing, Processing, and/or Distribution – [Heavy](#)
- Proposing new use – [“Warehouse, Incubator / Modular”](#)

Institutional Uses

- Consolidated uses into “Governmental Public Facility”
- Consolidated uses into “Schools, Academic”
- Proposing new use – [“Governmental Heavy Use”](#)

Residential Uses

- Residential uses were updated as part of the Missing Middle Housing and Land Divisions Ordinances
 - No changes proposed at this time

Retail Establishments Uses

- Proposing new, tiered method for defining food / beverage establishment uses:
 - Food / Beverage Establishment – [Small](#)
 - Food / Beverage Establishment – [Medium](#)
 - Food / Beverage Establishment – [Large](#)
- Proposing new use – [“Drive-Through Facilities”](#)
 - Currently regulated as footnote / use standards

Utilities Uses

- Repealed [“Solid Waste Disposal/Recycling Center”](#)
- Consolidated uses into “Electrical Substation” and “Governmental Heavy Use”

FINANCIAL IMPACT

The work to update the Permitted Use Matrix is included within the adopted Municipal Code Update budget and does not require additional funding.

However, the proposed amendments may have long-term fiscal implications depending on how land uses are allowed throughout the City. As part of the review process, Council may wish to consider how permitted uses support the City’s tax base and overall economic development goals. As an example, preserving commercial and industrial lands for revenue-generating uses such as retail, service businesses, and employment-

generating industries uses that help sustain sales tax revenues, business activity, and job creation.

Council may also wish to evaluate whether certain land uses that require large amounts of land but generate limited employment are appropriate in areas intended for commercial or industrial development. The permitted use matrix should support the City's economic development and fiscal goals to ensure that future development proposals support the City's long-term financial health.

COUNCIL OPTIONS

The purpose of the workshop is to gather Council feedback on the proposed amendments to ensure the updates align with Council priorities, state law, and current planning best practices. Staff is seeking early input to help guide refinements to the draft prior to the Planning Commission review and public hearing process.

Early Council review is important to ensure the version presented to the Planning Commission and the general public reflects Council's vision and policy direction. This approach also helps minimize the potential for significant revisions later in the process when the matrix returns to Council for final review and adoption.

PROPOSED MOTION:

None; Discussion Item



CITY OF STANWOOD

STANWOOD MUNICIPAL CODE UPDATE

Zoning: Permitted Use Table Discussion

City Council Workshop

March 26, 2026



CITY OF STANWOOD

MUNICIPAL CODE UPDATE

Permitted Use Matrix Code Amendment

Permitted Use Table Symbolology



| Classification | Description |
|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Permitted Use (P) | Land uses allowed outright within a zone |
| Accessory Use (AC) | Uses incidental and subordinate to the principal use and located on the same as the principal use. Accessory uses are intended to support the main occupancy of the principal use. |
| Conditional Use (C) | Uses with special characteristics that may not generally be appropriate within a zoning district, but may be permitted subject to additional review and public hearing to establish conditions to protect public health, safety and welfare. |
| Use Not Allowed in Zone | Blank box |
| Prohibited Use | 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 this chapter. Any prohibited use is illegal and is subject to civil or criminal penalties under SMC Title 13 . |



Permitted Use Matrix Code Amendment Approach



Sample: New Consolidated Table

Table 18.502.030(1) Permitted Land Use Table

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



Permitted Use Matrix Code Amendment

Permitted Use Categories



Proposing to consolidate existing subcategories:

Consolidate / Revise

1. Agriculture

2. Entertainment and Tourism

- Cultural/Entertainment
- Hotels / Guest Houses
- Recreation

3. General Services

- Personal Services
- Animal Services
- Offices

4. Industrial

- Industrial
- Automotive Services
- Wholesale
- Repair Services

5. Institutional

- Public Facilities
- Quasi-Public
- Schools

6. Residential

7. Retail

- Retail Trade
- Food / Beverage

8. Utilities and Infrastructure

- Utilities
- Wireless Communication Facilities



Permitted Use Matrix Code Amendment

Permitted Use List – Agriculture Uses



| Land Use | Residential Zones Cross Reference: SMC 18.646 TN Standards | | | | | | Commercial Zones Cross Reference: SMC 18.646 TN Standards | | | | Industrial SMC 17.50 Ind Use Standards | | POS and PF | | Code Cross Reference |
|-------------------------------|---------------------------------------------------------------|--------|--------|--------|----|--------|--------------------------------------------------------------|-----|----|----|-------------------------------------------|----|------------|----|---------------------------------------------------|
| | SR 12.4 | SR 9.6 | SR 7.0 | SR 5.0 | MR | TN-RES | TN-MU | DMU | NB | GC | PI | GI | POS | PF | |
| Agriculture | | | | | | | | | | | | | | | |
| Farms | P | P | P | P | P | | | | | | | | | | SMC-18.618 Farming and Agricultural Uses |
| Farms, Hobby | P | P | P | P | P | P | | | | | | | | | (New proposed use) |
| Community Garden | | | | | | | AC | AC | | | | | P | AC | SMC 18.636 Recreation Areas and Sports Facilities |
| Produce Stand | P | P | P | P | P | P | P | P | P | P | | | | | |
| Small Animal Husbandry, Hobby | AC | AC | AC | AC | AC | AC | | | | | | | | | (Existing definition in 17.20) |



Permitted Use Matrix Code Amendment

Permitted Use List – Entertainment & Tourism



| Land Use | Residential Zones Cross Reference: SMC 18.646 TN Standards | | | | | | Commercial Zones Cross Reference: SMC 18.646 TN Standards | | | | Industrial SMC 17.50 Ind Use Standards | | POS and PF | | Code Cross Reference | |
|---------------------------------------------------------------------------|---------------------------------------------------------------|--------|--------|--------|----|--------|--------------------------------------------------------------|-------------------|-------------------|-------------------|-------------------------------------------|-----------|------------|--------------------|----------------------|--------------------------------------------------------------|
| | SR 12.4 | SR 9.6 | SR 7.0 | SR 5.0 | MR | TN-RES | TN-MU | DMU | NB | GC | PI | GI | POS | PF | | |
| Entertainment and Tourism (Cultural / Entertainment, Lodging, Recreation) | | | | | | | | | | | | | | | | |
| Adult Entertainment Facility | | | | | | | | | | | | P | | | | SMC 18.606 Adult Entertainment Uses |
| Amusement Center, Indoors | | | | | | | P | P | P | P | P | | | AC | | |
| Amusement Center, Outdoors | | | | | | | | | | | P | | | P | | SMC 18.636 Recreation Areas and Sports Facilities |
| Athletic Facility | | | | | | | | | | | | | | P | | SMC 18.636 Recreation Areas and Sports Facilities |
| Bed and Breakfast | C | C | C | C | C | | | P | | C | P | P | | | | SMC 18.624.020 Bed and breakfast cond of approval |
| Cultural Entertainment Facility | | | | | | | | P | | P | | | | | | SMC 18.610 Culture and Entertainment |
| Hotel | | | | | | | | P/C | | P | P | | | AC | | SMC 18.624.030 Hotel and Resort Standards |
| Live Entertainment | | | | | | | | AC | AC | AC | AC | AC | | | | SMC 18.610 Culture and Entertainment |
| Parks and Trails | P | P | P | P | P | | P | P | P | P | P | P | P | | | SMC 18.636 Recreation Areas and Sports Facilities |
| Private Clubs | | | | | | | | P | | P | | | | | | Includes Health Club |



Permitted Use Matrix Code Amendment

Permitted Use List – General Service Uses



| Land Use | Residential Zones Cross Reference: SMC 18.646 TN Standards | | | | | | Commercial Zones Cross Reference: SMC 18.646 TN Standards | | | | Industrial SMC 17.50 Ind Use Standards | | POS and PF | | Code Cross Reference | |
|------------------------------------------------------------------------|---------------------------------------------------------------|--------|--------|--------|------|--------|--------------------------------------------------------------|------|----|----|-------------------------------------------|----|------------|----|----------------------|-----------------------------------------------------------------------------|
| | SR 12.4 | SR 9.6 | SR 7.0 | SR 5.0 | MR | TN-RES | TN-MU | DMU | NB | GC | PI | GI | POS | PF | | |
| General Services (<i>Animal Services, Personal Services, Office</i>) | | | | | | | | | | | | | | | | |
| Animal Daycare/Grooming | | | | | | | P | P | P | P | | | | | | SMC 8.70 Animal Welfare |
| Animal Shelter | | | | | | | | | | | | | | | | (New proposed use) |
| Esthetician Services Salons | | | | | | | P | P | P | P | P | P | | AC | | Renamed salons |
| Health Care Office | | | | | | | P | P | P | P | P | | | | | |
| Hospital | | | | | | | C | C | C | C | C | | | | | SMC 18.620 Health Services |
| Janitorial Services | | | | | | | | P | | | P | P | | | | |
| Kennel/ Cattery , Commercial | | | | | | | | AC/C | | | P | | | | | SMC 8.20 Hobby Kennels and Catteries |
| Kennel/ Cattery , Hobby | AC/C | AC/C | AC/C | AC/C | AC/C | | | | | | | | | | | SMC 8.20 Hobby Kennels and Catteries |
| Laundry Services | | | | | | | P | P | P | P | P | P | | | | SMC 18.630.040 Mixed-use development standards |
| Professional Office Services | | | | | | | | | | | | | | | | Accounting, travel, legal , financial, etc. |
| Small-Scale Animal Exhibitor | | | | | | | | | | | | | | | | (New proposed use) conditional use? |
| Minor Repair Services | | | | | | | | | | | | | | | | (New proposed use) |
| Tattoo Parlors | | | | | | | | P | | | P | P | | | | |
| Veterinarian Hospital or Clinic | | | | | | | | P | | | P | P | | | | SMC 8.20 Hobby Kennels and Catteries |

Permitted Use Matrix Code Amendment

Permitted Use List – Industrial Uses



| Land Use | Residential Zones Cross Reference: SMC 18.646 TN Standards | | | | | | Commercial Zones Cross Reference: SMC 18.646 TN Standards | | | | Industrial SMC 17.50 Ind Use Standards | | POS and PF | | Code Cross Reference | |
|----------------------------------------------------------------------------------------|---------------------------------------------------------------|--------|--------|--------|----|--------|--------------------------------------------------------------|------|----|----|-------------------------------------------|----|------------|----|----------------------|------------------------------------------|
| | SR 12.4 | SR 9.6 | SR 7.0 | SR 5.0 | MR | TN-RES | TN-MU | DMU | NB | GC | PI | GI | POS | PF | | |
| Industrial Uses (<i>Automotive Services, Industrial, Repair Services, Wholesale</i>) | | | | | | | | | | | | | | | | |
| Automotive Sales and Rentals | | | | | | | | | | | P/C | P | 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 /Garage | | | | | | | | | | | | P | P | | | SMC 18.608 Automotive Services |
| Parking Lot | | | | | | | AC | P/AC | AC | AC | AC | AC | AC | | | SMC 18.608 Automotive Services |
| 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 |

Permitted Use Matrix Code Amendment

Permitted Use List – Industrial Uses Continued



| Land Use | Residential Zones Cross Reference: SMC 18.646 TN Standards | | | | | | Commercial Zones Cross Reference: SMC 18.646 TN Standards | | | | Industrial SMC 17.50 Ind Use Standards | | POS and PF | | Code Cross Reference |
|------------------------------------------|---------------------------------------------------------------|--------|--------|--------|----|--------|--------------------------------------------------------------|-----|----|----|-------------------------------------------|----|------------|----|-------------------------------------------------------------------------|
| | SR 12.4 | SR 9.6 | SR 7.0 | SR 5.0 | MR | TN-RES | TN-MU | DMU | NB | GC | PI | GI | POS | PF | |
| 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 |
| 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. |

Permitted Use Matrix Code Amendment

Permitted Use List - Institutional Uses



| Land Use | Residential Zones Cross Reference: SMC 18.646 TN Standards | | | | | | Commercial Zones Cross Reference: SMC 18.646 TN Standards | | | | Industrial SMC 17.50 Ind Use Standards | | POS and PF | | Code Cross Reference |
|-------------------------------------------------|---------------------------------------------------------------|--------|--------|--------|----|--------|--------------------------------------------------------------|-----|-----|-----|-------------------------------------------|----|------------|----|------------------------------------------------|
| | SR 12.4 | SR 9.6 | SR 7.0 | SR 5.0 | MR | TN-RES | TN-MU | DMU | NB | GC | PI | GI | POS | PF | |
| 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 | | | |
| Cemetery | | P | | | | | | | | | | | | C | SMC 18.634 Quasi-Public Uses |
| 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 |
| Bus Transportation and Maintenance Facility | | | | | | | | | | | P | P | | | |
| Daycare, Home | AC | AC | AC | AC | AC | AC | P | P | | | | | | | SMC 18.612 Daycares |
| 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 | | | | |
| Preschool Facility | C | C | C | P | P | | | P | | | P | P | | | |
| Public School | | | | | | | | | | | | | | P | |
| School Administration Buildings | | | | | | | | | | | | | | P | |
| Seminary | | | C | | | | | | | | | | | | |

Permitted Use Matrix Code Amendment

Permitted Use List – Retail Establishment Uses



| Land Use | Residential Zones Cross Reference: SMC 18.646 TN Standards | | | | | | Commercial Zones Cross Reference: SMC 18.646 TN Standards | | | | Industrial SMC 17.50 Ind Use Standards | | POS and PF | | Code Cross Reference | |
|-------------------------------------------------------------------------|---------------------------------------------------------------|--------|--------|--------|----|--------|--------------------------------------------------------------|-----|----|----|-------------------------------------------|----|------------|----|----------------------|------------------------------|
| | SR 12.4 | SR 9.6 | SR 7.0 | SR 5.0 | MR | TN-RES | TN-MU | DMU | NB | GC | PI | GI | POS | PF | | |
| Retail Establishments (<i>Retail Trade, Retail Food and Beverage</i>) | | | | | | | | | | | | | | | | |
| Small Retail | | | | | | | | P | P | | | P | | | | SMC 18.640 Retail Trade Uses |
| Medium Retail | | | | | | | 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 |
| 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 |
| Plant Nursery | | | | | | | | P | | | | P | | | | |
| Food Establishment | | | | | | | P | P | P | P | | P | P | | | SMC 18.638 Retail Food Uses |
| Drinking Establishment | | | | | | | | P | | | | P | P | | | SMC 18.638 Retail Food Uses |



Permitted Use Matrix Code Amendment

Permitted Use List – Utility Uses



| Land Use | Residential Zones Cross Reference: SMC 18.646 TN Standards | | | | | | Commercial Zones Cross Reference: SMC 18.646 TN Standards | | | | Industrial SMC 17.50 Ind Use Standards | | POS and PF | | Code Cross Reference |
|------------------------------------------|---------------------------------------------------------------|--------|--------|--------|----|--------|--------------------------------------------------------------|-----|----|----|-------------------------------------------|----|------------|----|---------------------------------------------------------------------------|
| | SR 12.4 | SR 9.6 | SR 7.0 | SR 5.0 | MR | TN-RES | TN-MU | DMU | NB | GC | PI | GI | POS | PF | |
| Sewage Treatment Plant | | | | | | | | | | | | C | | | SMC 18.632.040 Industrial Uses Standards. |
| Solid Waste Disposal/Recycling Center | | | | | | | | | | | | C | | | |
| 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 | | | | |
| 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 |



Table 18.502.030(1) Permitted Land Use Table

| Land Use | Residential Zones Cross Reference: SMC 18.646 TN Standards | | | | | | Commercial Zones Cross Reference: SMC 18.646 TN Standards | | | | Industrial Zones Cross Reference: SMC 17.623 Industrial Use Standards | | Parks and Open Space and Public Facilities | | Code Cross Reference <i>[Staff Comments]</i> | |
|---------------------------------------------------------------------------|---------------------------------------------------------------|--------|--------|--------|----|--------|--------------------------------------------------------------|-------|----|----|--------------------------------------------------------------------------|----|--------------------------------------------|----|----------------------------------------------|-------------------------------------------------------------------------|
| | SR 12.4 | SR 9.6 | SR 7.0 | SR 5.0 | MR | TN-RES | TN-MU | DMU | NB | GC | PI | GI | POS | PF | | |
| Agriculture | | | | | | | | | | | | | | | | |
| Farms | P | P | P | P | P | | | | | | | | | | | SMC 18.618 Farming and Agricultural Uses |
| Community Garden | P | P | P | P | P | P | P AC | P AC | | P | | | P | AC | | <i>[Moved from Entertainment and Tourism uses to Agricultural Uses]</i> |
| Hobby Farms | P | P | P | P | P | P | | | | | | | | | | |
| Agricultural Produce Stand | P | P | P | P | P | P | P | P | P | P | | | | | | <i>[Moved from Retail Uses to Agricultural Uses]</i> |
| Small Animal Husbandry, Hobby | AC | AC | AC | AC | AC | AC | | | | | | | AC | AC | | <i>[Existing definition in 17.20 SMC]</i> |
| Wholesale Plant Nursery | | | | | | | | P | | | P | | | | | <i>[Moved from Retail Uses to Agricultural Uses]</i> |
| Entertainment and Tourism (Cultural / Entertainment, Lodging, Recreation) | | | | | | | | | | | | | | | | |
| Adult Entertainment Facility | | | | | | | | | | | P | P | | | | SMC 18.606 Adult Entertainment Uses |
| Cultural or Entertainment Facility | | | | | | | | P | | P | | | AC | | | SMC 18.610 Culture and Entertainment |
| Live Entertainment | | | | | | | | AC | AC | AC | AC | AC | AC | | | SMC 18.610 Culture and Entertainment |
| Bed and Breakfast | C | C | C | C | C | C | P | 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 | | | | | <i>[Use repealed / deleted]</i> |
| Amusement Center, Indoors | | | | | | | P | P | P | P | | | AC | | | |
| Amusement Center, Outdoors | C | C | C | C | C | C | | | | P | | | P | | | SMC 18.636 Recreation Areas and Sports Facilities |
| Athletic Facility | | | | | | | | | | | | | P | | | <i>[Incorporated into "Parks and Trails" use definition]</i> |
| Bowling Alley | | | | | | | | P | | | P | | | | | <i>[Incorporated into "Amusement Center, Indoors" use definition]</i> |

| | Residential Zones Cross Reference: SMC 18.646 TN Standards | | | | | | Commercial Zones Cross Reference: SMC 18.646 TN Standards | | | | Industrial Zones Cross Reference: SMC 17.623 Industrial Use Standards | | 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 <i>[Staff Comments]</i> |
| Golf Course | | | | | | | | | | | | | P | | <i>[Incorporated into "Amusement Center, Outdoors" and "Parks and Trails" use definition]</i> |
| Parks and 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 Recreational Clubs | | | | | | | <u>P</u> | <u>P C</u> | | <u>P</u> | | | | | <i>[Moved from General Service Uses to Entertainment and Tourism Uses]</i> |
| Private/HOA Parks | P | P | P | P | P | | P | P | | P | | | | | <i>[Incorporated into "Parks and Trails" use definition]</i> |
| Play Cafe | | | | | | | | P | | P | P | | | | <i>[Incorporated into "Amusement Center, Indoors" use definition]</i> |
| Swimming Pool | | | | | | | | | | | P | | P | | <i>[Incorporated into "Amusement Center, Indoors" and/or "Amusement Center, Outdoors" use definition]</i> |
| General Services (Animal Services, Personal Services, Office) | | | | | | | | | | | | | | | |
| Animal <u>Services</u> Daycare/ Grooming | | | | | | | P | P | P | P | <u>P</u> | <u>P</u> | | | SMC 8.70 Animal Welfare |
| Animal Shelter | | | | | | | | | | | <u>P</u> | <u>P</u> | | | |
| Professional Office Services | | | | | | | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | | | <i>[Moved from Office Uses to General Service Uses]</i> |
| Health Care Services Office | | | | | | | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | | | | <i>[Moved from Office Uses to General Service Uses]</i> |
| Hospital | | | | | | | <u>C</u> | <u>C</u> | <u>C</u> | <u>C</u> | <u>C</u> | | | | <i>[Moved from Office Uses to General Service Uses]</i> |
| Kennel / Cattery, Commercial | | | | | | | | AC / C | | <u>AC</u> | P | | | | SMC 8.20 Hobby Kennels and Catteries |
| Kennel / Cattery, 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 |
| Health Club | | | | | | | | P | | P | P | | | | <i>[Incorporated into "Private Recreational Clubs" use definition]</i> |
| Janitorial Services | | | | | | | | P | | <u>P</u> | P | P | | | |
| Laundry Services omat /Dry Cleaner | | | | | | | P | P | P | P | P | | | | SMC 18.630.040 Mixed-use development standards |

| Land Use | Residential Zones Cross Reference: SMC 18.646 TN Standards | | | | | | Commercial Zones Cross Reference: SMC 18.646 TN Standards | | | | Industrial Zones Cross Reference: SMC 17.623 Industrial Use Standards | | Parks and Open Space and Public Facilities | | Code Cross Reference <i>[Staff Comments]</i> |
|----------------------------------------------------------------------------------------|---------------------------------------------------------------|--------|--------|--------|----|--------|--------------------------------------------------------------|-----------------|---------------|---------------|--------------------------------------------------------------------------|---------------|--------------------------------------------|----|----------------------------------------------------------------------------|
| | SR 12.4 | SR 9.6 | SR 7.0 | SR 5.0 | MR | TN-RES | TN-MU | DMU | NB | GC | PI | GI | POS | PF | |
| Minor Repair Services | | | | | | | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | | | <i>[No appliance /automobile repair allowed]</i> |
| Personal Care Services Salon | | | | | | | P | P | P | P | P | P | | | |
| Tattoo Parlors | | | | | | | | P | | P | P | P | | | <i>[Incorporated into "Personal Care Services" use definition]</i> |
| Industrial Uses (<i>Automotive Services, Industrial, Repair Services, Wholesale</i>) | | | | | | | | | | | | | | | |
| Automotive Sales and Rentals | | | | | | | | | | <u>P C</u> | <u>P C</u> | <u>P C</u> | | | SMC 18.608 Automotive Services |
| Automotive Rentals | | | | | | | | | | P | | | | | <i>[Incorporated into "Automobile Sales and Rentals" use definition]</i> |
| Automotive Fueling | | | | | | | | <u>P C</u> | | <u>P</u> | P | <u>P</u> | | | SMC 18.608 Automotive Services |
| Automotive Minor -Repair and Services , ≤ 1 Day | | | | | | | | | | P | P | P | | | SMC 18.608 Automotive Services |
| Automotive Major -Repair and Services , > 1 Day | | | | | | | | | | | P | P | | | SMC 18.608 Automotive Services |
| Automotive High-Intensity | | | | | | | | | | | | P | | | <i>[Use repealed / deleted]</i> |
| Parking Structure Facilities, Standalone | | | | | | | | <u>C</u> | | <u>C</u> | <u>P C</u> | <u>P C</u> | | | SMC 18.608 Automotive Services |
| Parking Lot | | | | | | | AC | P/AC | AC | AC | AC | AC | | | <i>[Incorporated into "Parking Facilities, Standalone" use definition]</i> |
| Automotive Display Lot | | | | | | | | | | AC | AC | AC | | | <i>[Incorporated into "Automobile Sales and Rentals" use definition]</i> |
| Automotive Storage Lot | | | | | | | | | | | AC | AC | | | <i>[Incorporated into "Automobile Sales and Rentals" use definition]</i> |
| Building Construction Yard | | | | | | | | | | | | P | | | <i>[Use repealed / deleted]</i> |
| Industrial Manufacturing, Processing, and/or Distribution, Light | | | | | | | | | | <u>C</u> | <u>P</u> | <u>P</u> | | | |

| | Residential Zones Cross Reference: SMC 18.646 TN Standards | | | | | | Commercial Zones Cross Reference: SMC 18.646 TN Standards | | | | Industrial Zones Cross Reference: SMC 17.623 Industrial Use Standards | | 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 <i>[Staff Comments]</i> |
| Industrial Manufacturing, Processing, and/or Distribution, Medium | | | | | | | | | | | <u>C</u> | <u>P</u> | | | |
| Industrial Manufacturing, Processing, and/or Distribution, Heavy | | | | | | | | | | | | <u>C</u> | | | |
| Food and Beverage Processing | | | | | | | | | | € | P | P | | | <i>[Incorporated into "Industrial Manufacturing, Processing, and/or Distribution" use definition]</i> |
| Freezer Plant/Cold Storage/Food Mill | | | | | | | | | | | € | P | | | <i>[Incorporated into "Industrial Manufacturing, Processing, and/or Distribution" use definition]</i> |
| Laboratory | | | | | | | | | | | P | P | | | SMC 18.632.040 Industrial Uses Standards |
| Laundry Plant | | | | | | | | | | | | P | | | <i>[Use repealed / deleted]</i> |
| Lumber and Wood Products Processing | | | | | | | | | | | | P | | | <i>[Incorporated into "Industrial Manufacturing, Processing, and/or Distribution" use definition]</i> |
| Manufacturing, Heavy | | | | | | | | | | | | P | | | <i>[Incorporated into "Industrial Manufacturing, Processing, and/or Distribution" use definition]</i> |
| Small Appliance and Tool Major Repair Services | | | | | | | | | | | P | | | | SMC 18.632.040 Industrial Uses Standards SMC. 18.608 Automotive Services |
| Manufacturing, Light | | | | | | | P | | | P | P | P | | | <i>[Incorporated into "Industrial Manufacturing, Processing, and/or Distribution" use definition]</i> |
| Public Transit Storage and Maintenance / School Vehicle Facility | | | | | | | | | | P | <u>P</u> | <u>P</u> | | <u>P</u> | <i>[Moved from Institutional Uses to Industrial Uses]</i> |
| 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 |
| Detached Commercial Accessory Storage | | | | | | | | € | € | € | € | € | | | <i>[Use repealed / deleted]</i> |

| | Residential Zones Cross Reference: SMC 18.646 TN Standards | | | | | | Commercial Zones Cross Reference: SMC 18.646 TN Standards | | | | Industrial Zones Cross Reference: SMC 17.623 Industrial Use Standards | | 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 <i>[Staff Comments]</i> |
| Equipment and Machinery Storage | | | | | | | | | | | | P | | | <i>[Incorporated into "Industrial Manufacturing, Processing, and/or Distribution" use definition]</i> |
| Freight Distribution Center | | | | | | | | | | | | P | | | <i>[Incorporated into "Industrial Manufacturing, Processing, and/or Distribution" use definition]</i> |
| Fuel Storage Facility | | | | | | | | | | | | C | | | <i>[Incorporated into "Industrial Manufacturing, Processing, and/or Distribution" use definition]</i> |
| Moving Van and Storage Facilities | | | | | | | | | | | P | P | | | <i>[Use repealed / deleted]</i> |
| Warehouse, Incubator / Modular Operations | | | | | | | | | | | P | P | | | SMC 18.632.040 Industrial Uses Standards. |
| Warehouse, Wholesale / Distribution Operations | | | | | | | | | | | P | P | | | SMC 18.632.040 Industrial Uses Standards. |
| Institutional Uses (Public Facilities, Quasi-Public, Schools) | | | | | | | | | | | | | | | |
| Courthouse | | | | | | | | | | | P | | | | <i>[Incorporated into "Governmental Public Facility" use definition]</i> |
| Essential Public Facilities | C | C | C | C | C | C | C | C | C | C | C | C | | P | SMC 18.616 Essential Public Facilities |
| Governmental Public Facility Use | | | | | P | C | P | P | | P | P | P | | P | SMC 18.632.020 Public Safety Station Standards |
| Governmental Heavy Use | | | | | | | | | | | C | P | | | <i>[New proposed use]</i> |
| Post-Office | | | | | | | | P | | P | P | | | | <i>[Incorporated into "Governmental Public Facility" use definition]</i> |
| Public Safety Station | P | P | P | P | P | | P/C | P/C | | P/C | P | P | | P | <i>[Incorporated into "Governmental Public Facility" use definition]</i> |
| Public Transit Terminal | | | | | | | | P | | | P | P | | | <i>[Use repealed / deleted]</i> |
| Cemetery | | P | | | | | | | | | | | | C | SMC 18.634 Quasi-Public Uses |
| Community Center / Meeting Hall | C | C | C | C | P | | P/C | P | | | P | | | | SMC 18.634 Quasi-Public Uses |
| Funeral Home | | | | | | | | P | | | P | | | | SMC 18.634 Quasi-Public Uses |

| Land Use | Residential Zones Cross Reference: SMC 18.646 TN Standards | | | | | | Commercial Zones Cross Reference: SMC 18.646 TN Standards | | | | Industrial Zones Cross Reference: SMC 17.623 Industrial Use Standards | | Parks and Open Space and Public Facilities | | Code Cross Reference <i>[Staff Comments]</i> |
|------------------------------------------------|---------------------------------------------------------------|--------|--------|--------|-----|--------|--------------------------------------------------------------|-----|-----|-----|--------------------------------------------------------------------------|----|--------------------------------------------|----|-------------------------------------------------------------------------------------------|
| | SR 12.4 | SR 9.6 | SR 7.0 | SR 5.0 | MR | TN-RES | TN-MU | DMU | NB | GC | PI | GI | POS | PF | |
| Religious Institution | C | C | C | C | P C | | C | P C | P C | P C | P | P | | | SMC 18.634 Quasi-Public Uses |
| Meeting Hall | € | € | € | € | P | | P/€ | P | | | P | | | | <i>[Incorporated into "Community Center" use definition]</i> |
| Bus Transportation and Maintenance Facility | | | | | | | | | | | P | P | | | <i>[Incorporated into "Public Transit / School Vehicle Facility" use definition]</i> |
| Daycare, Home | AC | AC | AC | AC | AC | AC | P | P | | | | | | | SMC 18.612 Daycares |
| Daycare Center | P | P | P | P | P | P | P | P | P | P | P | P | | AC | SMC 18.612 Daycares |
| Preschool / Early Childhood Education Facility | C | C | C | P | P | P | P | P | P | P | P | P | | | |
| Elementary Schools, Academic | C | C | C | C | C | C | C | | | | | | | | |
| Middle School | € | € | € | € | | | | | | | | P | | | <i>[Incorporated into "Schools, Academic" use definition]</i> |
| High School | € | € | € | € | | | | | | | | | | | <i>[Incorporated into "Schools, Academic" use definition]</i> |
| Other Schools, Vocational / Trade | | | | | | | C | P | | | P | P | | | |
| Post-Secondary School | | | | | | | | | | | P | | | | <i>[Use repealed / deleted]</i> |
| Public School | | | | | | | | | | | | | | P | <i>[Incorporated into "Schools, Academic" use definition]</i> |
| School Administration Buildings | | | | | | | | | | | | | | P | <i>[Incorporated into "Governmental Public Facility" use definition]</i> |
| Seminary | | | € | | | | | | | | | | | | <i>[Incorporated into "Schools, Academic" and "Religious Institution" use definition]</i> |
| Residential | | | | | | | | | | | | | | | |
| Adult Family Home | P | P | P | P | P | P | P | P | P | P | | | | | |
| Assisted Living/Independent Living | | C | | | P | | | | | 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 |

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|------------------------------------------------------------|---------------------------------------------------------------|--------|--------|--------|----|--------|--------------------------------------------------------------|-----|----|----|--------------------------------------------------------------------------|----|--------------------------------------------|----|------------------------------------------------|
| | SR 12.4 | SR 9.6 | SR 7.0 | SR 5.0 | MR | TN-RES | TN-MU | DMU | NB | GC | PI | GI | POS | PF | |
| 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 |
| Enhanced Service Facility Category 1 – Nursing Home Type | | | | | C | C | C | P | | P | | | | | SMC 18.616 Essential Public Facilities |
| Enhanced Service Facility Category 2 –Assisted Living Type | | | | | P | C | C | P | | P | | | | | SMC 18.616 Essential Public Facilities |
| Enhanced Service Facility Cat. 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 |
| 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 | | | | |

| Land Use | Residential Zones Cross Reference: SMC 18.646 TN Standards | | | | | | Commercial Zones Cross Reference: SMC 18.646 TN Standards | | | | Industrial Zones Cross Reference: SMC 17.623 Industrial Use Standards | | Parks and Open Space and Public Facilities | | Code Cross Reference <i>[Staff Comments]</i> |
|-------------------------------------------------------------------------------------------|---------------------------------------------------------------|----------|----------|--------|----------|----------|--------------------------------------------------------------|---------------|---------------|---------------|--------------------------------------------------------------------------|---------------|--------------------------------------------|----|-------------------------------------------------------------------------------------------------------------------------|
| | SR 12.4 | SR 9.6 | SR 7.0 | SR 5.0 | MR | TN-RES | TN-MU | DMU | NB | GC | PI | GI | POS | PF | |
| Transitional Housing | P | P | P | P | P | P | P | P | | P | P | | | | |
| Retail Establishments (<i>Retail Trade, Retail Food and Beverage</i>) | | | | | | | | | | | | | | | |
| <u>Drive-Through Facilities</u> | | | | | | | <u>AC</u> | | | <u>AC</u> | <u>AC</u> | <u>AC</u> | | | <i>[New proposed accessory use]</i> |
| Retail <u>Storefront, Small</u> | | | | | | | <u>P</u> | P | P | <u>P</u> | P | | | | SMC 18.640 Retail Trade Uses |
| Retail <u>Storefront, Medium</u> | | | | | | | P | P | | P | P | P | | | SMC 18.640 Retail Trade Uses |
| Strip Mall or Big Box Retail <u>Storefront, Large</u> | | | | | | | | | | P | C | C | | | SMC 18.640 Retail Trade Uses |
| Farmer's <u>Retail Outdoor</u> Market | | | | | | | P | P | P | P | P | | | | |
| Kiosk/Vending Machine | | | | | | | AC | AC | AC | AC | AC | AC | | | <i>[Incorporated into "Retail Storefront" use definition]</i> |
| Mail/Small Shipping Store | | | | | | | | P | | P | P | | | | <i>[Incorporated into "Retail Storefront" use definition]</i> |
| Marijuana <u>Cannabis</u> Retailer | | | | | | | | C | | | | | | | SMC 17.100.045 |
| Plant Nursery | | | | | | | | P | | | P | | | | <i>[Moved from Retail Uses to Agricultural Uses]</i> |
| Food / <u>Beverage</u> Establishment, <u>Small</u> | | | | | | | P | P | P | P | P | P | | | SMC 18.638 Retail Food Uses |
| <u>Food / Beverage</u> Establishment, <u>Medium</u> | | | | | | | | | | | | | | | |
| <u>Food / Beverage</u> Establishment, <u>Large</u> | | | | | | | | | | | | | | | |
| Drinking Establishment | | | | | | | | P | | P | P | P | | | <i>[Incorporated into "Food / Beverage Establishment" use definition]</i> |
| <u>Small-Scale Commercial</u> – " <u>Corner Stores</u> " Infill in Uptown Area | | <u>C</u> | <u>C</u> | | <u>P</u> | <u>P</u> | <u>P</u> | | | | | | | | SMC 18.644 Small Scale Commercial Infill in the Uptown Area <i>[Moved from Other Uses to Retail Establishment Uses]</i> |
| Utilities | | | | | | | | | | | | | | | |

| Land Use | Residential Zones Cross Reference: SMC 18.646 TN Standards | | | | | | Commercial Zones Cross Reference: SMC 18.646 TN Standards | | | | Industrial Zones Cross Reference: SMC 17.623 Industrial Use Standards | | Parks and Open Space and Public Facilities | | Code Cross Reference <i>[Staff Comments]</i> |
|----------------------------------------------------------------|---------------------------------------------------------------|--------|--------|--------|----|----------|--------------------------------------------------------------|-----|----------|----------|--------------------------------------------------------------------------|----------|--------------------------------------------|----------------|----------------------------------------------------------------------------------------------|
| | SR 12.4 | SR 9.6 | SR 7.0 | SR 5.0 | MR | TN-RES | TN-MU | DMU | NB | GC | PI | GI | POS | PF | |
| Electrical Equipment and Pole Storage Yard | P | P | P | P | P | | P | P | P | P | P | P | P | | <i>[Incorporated into "Government Heavy Use" and "Electrical Substation" use definition]</i> |
| Electrical Generating Plant | | | | | | | | | | | | C | | <u>P or C?</u> | |
| Electrical Substation | P | P | P | P | P | | P | P | P | P | P | P | | <u>P</u> | SMC 18.632.030(1) Utility Use Standards. |
| Electrical Transmission Lines | P | P | P | P | P | <u>P</u> | <u>P</u> | P | <u>P</u> | P | P | P | <u>P</u> | <u>P</u> | |
| Recycling Collection Stand | | | | | | | | AC | AC | AC | AC | | | | |
| Sewage Lift Station | P | P | P | P | P | <u>P</u> | P | P | P | <u>P</u> | P | <u>P</u> | <u>P</u> | <u>P</u> | |
| Sewage Treatment Plant | | | | | | | | | | | | C | | <u>P or C?</u> | SMC 18.632.040 Industrial Uses Standards. |
| Solid Waste Disposal/Recycling Center | | | | | | | | | | | | C | | | <i>[Use repealed / deleted]</i> |
| Water, Drainage or Sewage Infrastructure | P | P | P | P | P | <u>P</u> | P | P | P | P | P | P | P | <u>P</u> | |
| Water Well and Pump Station | P | P | P | P | P | <u>P</u> | P | | | | P | | <u>P</u> | <u>P</u> | |
| Co-Location PWCF | P | P | P | P | P | <u>P</u> | P | P | P | P | P | P | <u>P</u> | <u>P</u> | SMC 17.220 Wireless Communication Facilities (WCFs) Attached and Detached |
| Minor Facilities | P | P | P | P | P | <u>P</u> | P | P | P | P | P | P | <u>P</u> | <u>P</u> | SMC 17.220 Wireless Communication Facilities (WCFs) Attached and Detached |
| Monopole Towers | C | C | C | C | C | <u>C</u> | C | C | C | C | C | C | <u>C</u> | <u>C</u> | SMC 17.220 Wireless Communication Facilities (WCFs) Attached and Detached |
| Single PWCF | P | P | P | P | P | <u>P</u> | P | P | P | P | P | P | <u>P</u> | <u>P</u> | SMC 17.220 Wireless Communication Facilities (WCFs) Attached and Detached |
| Small Cell Facilities | P | P | P | P | P | <u>P</u> | P | P | P | P | P | P | <u>P</u> | <u>P</u> | SMC 17.220 Wireless Communication Facilities (WCFs) Attached and Detached |
| Other | | | | | | | | | | | | | | | |
| Small-Scale Commercial – "Corner Stores" Infill in Uptown Area | | C | C | | P | P | P | | | | | | | | SMC 18.644 Small Scale Commercial Infill in the Uptown Area |

| | Residential Zones Cross Reference: SMC 18.646 TN Standards | | | | | | Commercial Zones Cross Reference: SMC 18.646 TN Standards | | | | Industrial Zones Cross Reference: SMC 17.623 Industrial Use Standards | | 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 <i>[Staff Comments]</i> |
| Temporary Uses | P | P | P | P | P | P | P | P | P | P | P | P | P | | SMC 18.646 Temporary Uses and Structures |



City of Stanwood City Council Staff Report

Item Number: 2.b.
Date: March 26, 2026
Subject: Public Safety Sales Tax
Contact Person: David Hammond, Finance Director
Attachments: 1. Public Safety Sales Tax

ISSUE

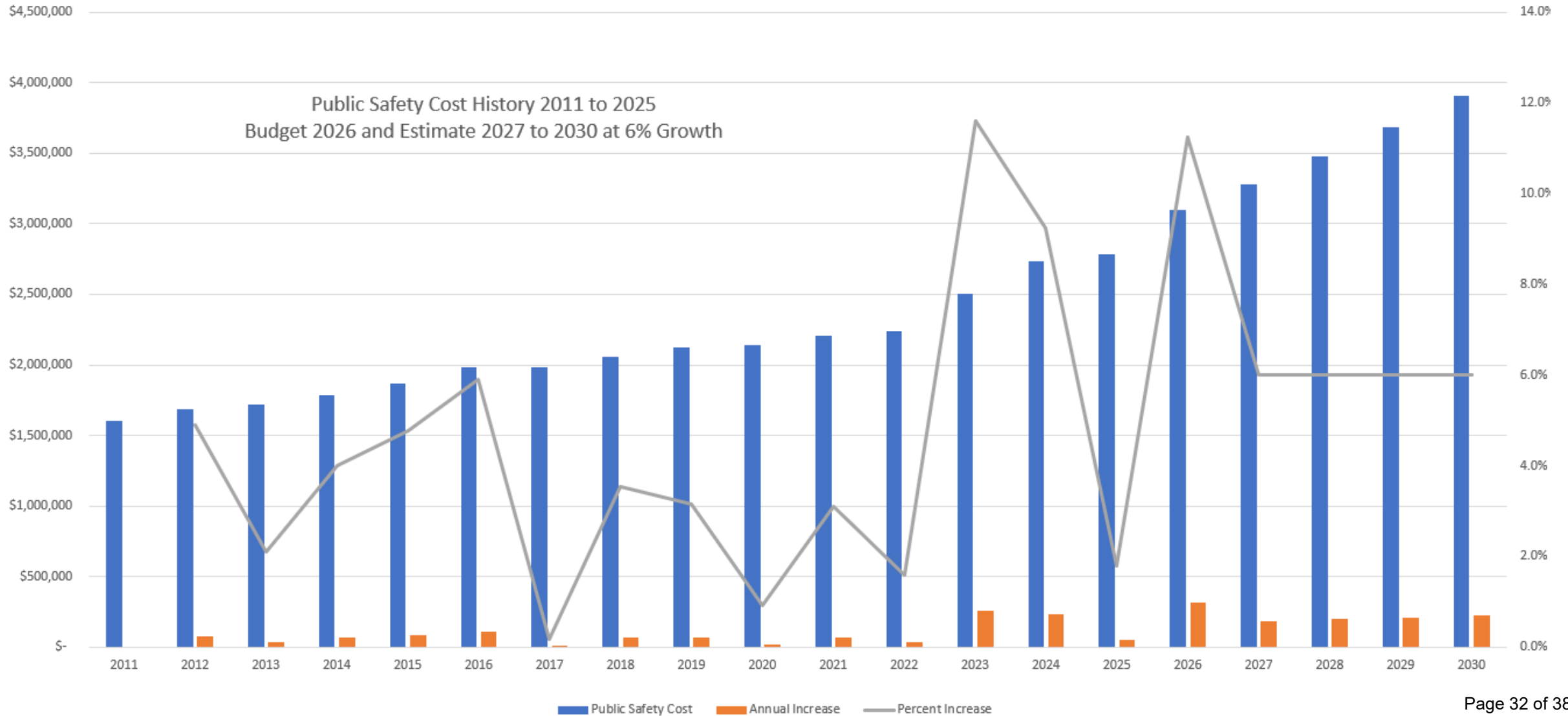
Presentation on Public Safety Sales Tax.

**Stanwood City Council
Special Workshop Meeting
March 26, 2026
Public Safety Sales Tax**





Public Safety Cost History 2011 to 2025
Budget 2026 and Estimate 2027 to 2030 at 6% Growth





PUBLIC SAFETY SALES TAX

Quick Summary

- Sales tax up to 0.1% – revenues are partially restricted; 1/3 must be used for criminal justice and/or fire protection.
- May be imposed by any city or town, but only if county has not previously imposed a 0.3% public safety sales tax.
- Revenue shared with county.
- Motor vehicle sales and first 36 months of motor vehicle leases are exempt.
- Requires voter approval.



Any city or town may impose a sales tax of up to 0.1% for public safety with voter approval (RCW 82.14.450).

Motor vehicle sales and the first 36 months of motor vehicle leases are exempt. For instance, if the local sales tax rate is 8.7%, including a 0.1% public safety sales tax, the sales tax rate for motor vehicle sales and leases would be 8.6%



Counties may also impose a public safety sales tax under the same statute, with a higher maximum rate of 0.3 percent. However, the combined city/county rate may not exceed 0.3 percent. For instance, if the county imposes a rate of 0.2% and the city imposes a rate of 0.1%, the total combined rate will be 0.3%. However, if the city imposed a 0.1% sales tax first and then the county imposes a 0.3% sales tax at a later date, the county must credit the 0.1% back to the city (effectively lowering the county's rate to 0.2% within the city) so it does not exceed the combined 0.3% rate. If the county already levies the full 0.3%, no city within the county may impose a new public safety sales tax because doing so would exceed the maximum 0.3% rate.



Ballot Measure Requirements

The sales tax may only be submitted at a primary or general election; it may not appear in any February or April special election. The ballot measure must clearly state the purposes for which the tax is to be used and must be approved by a simple majority of the voters.

According to MRSC's Local Ballot Measure Database, voters have approved the majority of these measures



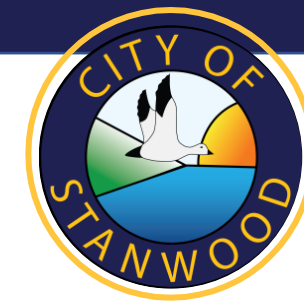
Revenue Sharing

The revenues must be shared between the city and the county, but the exact formula depends on which jurisdiction (city, county, or both) placed the issue on the ballot.

The county retains 60% of any countywide public safety sales tax revenues, while the remaining 40% is distributed to the cities within the county on a per capita (population) basis. If a city imposes a public safety sales tax, the city retains 85% of the revenues and must share 15% of the revenue with the county.

In addition, the Department of Revenue retains 1% as an administrative fee.

Stanwood Sales Tax Rate Comparison



| Jurisdiction | Rate |
|------------------------------|-------|
| Stanwood | 9.3% |
| Arlington | 9.3% |
| Burlington* | 8.9% |
| Edmonds | 10.7% |
| Everett | 9.9% |
| Granite Falls | 9.1% |
| Lake Stevens | 9.3% |
| Lynnwood | 10.7% |
| Marysville | 9.4% |
| Mill Creek | 10.6% |
| Monroe | 9.4% |
| Mount Vernon | 8.9% |
| City of Snohomish | 9.3% |
| Unincorporated Snohomish Cty | 9% |
| Average | 9.6% |

*Imposed 1% PS Sales Tax effective 4-1-26
 Skagit County imposed 1% PS Sales Tax
 Effective April 1, 2026