



Agenda
Planning Commission Regular Meeting
May 11, 2026 | 6:30 PM

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

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

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

- 1. Call to Order**
- 2. Roll Call**
- 3. Public Requests and Comments**
- 4. Approval of Minutes**
 - a. April 13, Planning Commission Meeting Minutes
- 5. Unfinished Business**
 - a. Climate Change Public Outreach Strategy
 - b. Permitted Use Matrix and Development Standards - Continued Public Hearing
- 6. New Business**
 - a. Sign Code Update
- 7. Miscellaneous Business**
- 8. Recent Council Action on Commission Items**
- 9. Upcoming Items**
- 10. Adjourn**

Zoom Meeting Information

Please click the link below to join the webinar:

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

Passcode: 502157

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Webinar ID: 830 9911 3579



City of Stanwood Planning Commission Staff Report

Item Number: 4.a.
Date: May 11, 2026
Subject: April 13, Planning Commission Meeting Minutes
Contact Person: Patricia Love, Community Development Director
Attachments: 1. PC Meeting Minutes 2026.04.13

April 13, 2026, Planning Commission Meeting Minutes



Planning Commission
Meeting Minutes
Monday, April 13, 2026, 6:30 pm

Call to Order: 6:30 p.m.

Roll Call

Commissioners Present:

Eric Warnat
Richard Craig, Commission Vice Chair
Melissa Toner
Patrick Hosterman, Commission Chair
Doug Standish,
Rachelle Pedersen

Staff Present:

Patricia Love, Community Development Director
Ty Schroeder, Senior Planner
Audrey Rotrock, Associate Planner

Absent: Gabrielle Braley, Commissioner

Also known to be present: None

Public Requests and Comments: None

Approval of Minutes:

The minutes from March 9, 2026, Planning Commission meeting were unanimously approved with one correction to reflect the accurate date of public hearing for the Grading and Stormwater Code Amendments and the Permitted Use Matrix and Development Standards.

New Business: None

Unfinished Business:

Public Hearing: Grading and Stormwater Code Amendments

Similar to the other municipal code updates currently underway, related and complementary code provisions are being processed together. This grouping consists of the City's grading and stormwater management regulations. The grading code is currently codified as SMC 17.154, and the stormwater management code is codified as SMC 17.140. As part of this update, both codes are proposed to be relocated to Title 18 under Division III, Environmental Codes, and renumbered as SMC 18.830, Grading, and SMC 18.840, Stormwater Management.

The City's grading and stormwater regulations were originally adopted in the mid-1990s and have received only minor amendments since that time. The most recent substantive updates to these codes occurred in 2013. The grading regulations were initially embedded within the City's permit procedures code and, in 2021, were readopted as a standalone chapter without substantive changes. As a result, the core provisions of the grading and stormwater codes have remained largely unchanged for more than a decade.

The draft Grading and Stormwater code amendments reflect current best practices and have incorporated suggested amendments by the City's Public Works staff. The proposed updates are primarily clarifying and procedural in nature and are intended to improve consistency, predictability, and implementation.



Planning Commission Meeting Minutes Monday, April 13, 2026, 6:30 pm

Commissioner Questions & Comments

- What are the stormwater management requirements for properties less than 5,000 SF?
 - Small properties must still meet applicable water quality treatment requirements prior to discharging to the Puget Sound.
- Why does Stanwood use the 2005 Edition of the Washington State Department of Ecology *Stormwater Management Manual for Western Washington* instead of more recent editions?
 - Stanwood has consistently used, and is proposing to re-adopt, the 2005 Manual because the 2005 Edition does not require Low Impact Development (LID) standards.
 - Stanwood is one of the few cities not classified as a National Pollutant Discharge Elimination System (NPDES) by Dept. of Ecology and therefore are not required to adopt newer editions of the stormwater manual.
 - The City's poorly draining soils do not work for LID methods such as rain gardens or bioswales
- Can you clarify what it means to re-adopt a code?
 - There are different ways a City can make code changes:
 - Rewriting code: Making changes to existing regulations, which may include reorganizing, updating standards, or adding new language.
 - Repealing code: Removing existing code sections entirely when they are no longer needed or are being replaced.
 - Adopting new code: Creating and adopting entirely new sections or chapters to address topics not previously covered.
 - *Re-adopting code: Re-enacting existing code without changes. This is often done when moving code into a new title or format, or as part of a larger reorganization. It may also include incorporating external plans or documents by reference rather than rewriting them in full.*
 - Because the City is not proposing any changes to the standards outlined in the 2005 Manual, Stanwood can re-adopt the Manual by reference in the New Title 18 Unified Development Code.
- The Commissioners motioned unanimously to move the Grading and Stormwater Code Amendments forward to the City Council.

Public Hearing: Permitted Use Matrix and Development Standards

The next phase of the City's Municipal Code Update focuses on revising and modernizing the Permitted Use Matrix. This effort represents an important step in aligning the City's Unified Development Code with current state laws, industry standards, and Comprehensive Plan policies.

Staff presented to the Planning Commission updates to the use definitions, matrix uses, and associated use standards.

Commissioner Questions & Comments

- Commissioners requested that staff cross reference new definitions in the Permitted Use Matrix to the source definition (ex. Websters, other jurisdiction, etc)



Planning Commission
Meeting Minutes
Monday, April 13, 2026, 6:30 pm

- The Community Resource Center would be better defined as a Non-Profit or Public Service, instead of a government facility.
- Remove “private” from the language for recreational clubs.
- What if an existing business has a use that becomes prohibited when these standards go into effect?
 - In that scenario, the use would become a legally non-conforming use.
- Incorporate drive-through facilities standards into the use standards instead of listing in the use matrix.
- The Commissioners agreed to continue the Permitted Use Matrix and Development Standards Public Hearing to the next meeting on May 11, 2026.

New Business: Comprehensive Plan Amendment: Climate Change Element

Miscellaneous Business: Historic Preservation Ordinance

Staff are working on a Comprehensive Plan Amendment to incorporate a Climate Change Element as part of the Downtown Initiative project.

- The Commissioners would like to hear more about this project as it gets up and running.

Recent Council Action on Commission Items: None

Upcoming Items:

- Stanwood Municipal Code: Design Standards
- Multimodal Comprehensive Plan Amendment and Concurrency
- Sign Code Open House

Adjourn: 8:17 pm



**CITY OF STANWOOD
PLANNING COMMISSION
AGENDA STAFF REPORT**

DATE: May 11, 2026

SUBJECT: Introduction to Climate Element Development Process

CONTACT PERSON: Patricia Love, Community Development Director

ATTACHMENTS: None

PURPOSE

The purpose of this agenda item is to provide the Planning Commission with an overview of the Comprehensive Plan Climate Change Element development process and to collect early Climate Element priorities from commissioners.

BACKGROUND

In 2023, House Bill 1181 amended Washington’s Growth Management Act, requiring local governments to include a Climate Change and Resiliency Element in their comprehensive plans. This Climate Element must integrate goals and policies to reduce greenhouse gas (GHG) emissions, enhance resilience to climate impacts, and address localized climate risks and vulnerabilities. Resilience-focused goals and policies will help the City prepare for, respond to, and recover from climate-related impacts, while GHG emissions reduction goals and policies are intended to reduce emissions from transportation, energy use in buildings, and other sources. HB 1181’s requirements place equal emphasis on climate planning as is required for traditional elements like transportation and land use.

The City received a grant from the Washington State Department of Commerce to draft a Climate Element in compliance with state law and has hired Maul Foster & Alongi and BHC to support this effort.

The Planning Commission will act as the advisory committee guiding Climate Element development. Responsibilities will include reviewing technical analyses, considering public input, and providing input and recommendations for goals and policies. Planning Commission involvement will primarily occur during regular Commission meetings, with the possible addition of one focused work session on the Climate Element in summer 2026.

ANALYSIS

The process for developing Stanwood's Climate Element begins with the completion of a climate impacts analysis, GHG emissions inventory, plan and policies audit, and initial public engagement efforts. A short description of each component is provided below.

- **Climate Impacts Analysis:** This assessment uses mapping tools and climate hazard data and projections to illustrate how events such as flooding, sea level rise, extreme heat, wildfire smoke, and drought may affect key locations in Stanwood. The assessment also identifies areas where certain populations may be disproportionately impacted. These findings will set Stanwood up to pursue a more detailed vulnerability assessment for specific assets if desired and to focus goals and policies where it matters most.
- **GHG Emissions Inventory:** Data related to buildings, transportation, waste, and energy use within Stanwood city limits will be collected and used to quantify GHG emissions and vehicle miles traveled, as well as to establish an emissions reduction goal aligned with Washington State's goal of net-zero GHG emissions by 2050.
- **Plan and Policies Audit:** Existing plans and regulations, including the Comprehensive Plan, Shoreline Master Program, relevant development regulations, 2025 strategic plan, hazard mitigation plan, and the general sewer, stormwater, and water systems plans will be evaluated to identify gaps, opportunities, and barriers to climate resilience and GHG emissions reduction. A state-provided checklist will be used to determine climate-related gaps and to assess the need for further review of specific risks and assets.
- **Public Engagement:** Community groups and residents will be engaged through virtual interviews, a public survey, and tabling at one in-person public event. Informational materials such as flyers, web content, and social media communications will be developed and distributed to facilitate information sharing and gather public input.

Once completed, these components will be combined with input from Planning Commission and City Council to develop focus areas for the Climate Element. The focus areas will be used to create draft goals and policies, which will be further refined based on Planning Commission feedback collected in late 2026. The refined goals and policies will be developed into draft sub-elements for resilience and GHG emissions reduction. Planning Commission and City Council will each have an opportunity to provide input on the draft sub-elements in early 2027 before an adoption-ready draft Climate Element, including both sub-elements, is presented to Planning Commission in Spring 2027.

Commissioners are asked to review the following questions in advance of the May 11 Planning Commission meeting. The questions are intended to support an initial discussion of concerns and priorities related to climate change in Stanwood and to help inform the early development of goals and policies for the Climate Element.

- What climate-related issues or opportunities do you see as most relevant to Stanwood's future related to GHG emissions and resilience to flooding, heat, smoke, or other impacts?

- What one to three long-term priorities should the Climate Element emphasize to best support the community over time?

Project work will generally follow the timeline below. The colored squares in the chart represent the completion of project milestones.

Milestones	2026										2027					
	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	
Planning Commission Meetings		11-May		13-Jul				9-Nov				8-Feb			10-May	
City Council Meetings				23-Jul								25-Feb				
Public Engagement Strategy																
Tribal Engagement Strategy																
Climate Impacts Memo																
Interviews Conducted																
Survey Open																
GHG Inventory Memo																
Plans Audit Memo																
Climate Vulnerability and Risk Memo																
Climate Element Goals and Policies																
Resiliency and GHG Emissions Reduction Subelements																
Adoption-ready Climate Element																
Commerce and SEPA Environmental Review																

PROPOSED COMMITTEE ACTION

None; Discussion item only



CITY OF STANWOOD
PLANNING COMMISSION
AGENDA STAFF REPORT

MEETING DATES: May 11, 2026

SUBJECT: Permitted Use Matrix and Standards Public Hearing

CONTACT PERSON: Patricia Love, Community Development Director

ATTACHMENTS:

1. Draft Ordinance
2. Draft Findings of Fact and Conclusions

PURPOSE:

The purpose of this agenda item is for the Planning Commission to re-open the public hearing on the draft Permitted Use Matrix and Standards Amendments, take public testimony, deliberate, and potentially forward a recommendation to the City Council.

CONTINUED PUBLIC HEARING PROCEDURE

Below is the recommended procedure for managing the public hearing:

1. Re-Open the Public Hearing
2. Receive the staff presentation and ask questions
3. Take public testimony and ask questions (if any)
4. Ask any additional questions of staff
5. Deliberate on the draft ordinance
6. Motion to forward the Ordinance to the City Council or Continue the Public Hearing

BACKGROUND:

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

The Planning Commission began its review of the permitted use codes in late 2025 with a general introduction into early 2026.

- November 2025: General approach and chapter structure
- January 2026: Permitted Uses Table and Comprehensive Plan Policy Discussion
- February: Reorganized Formatting and Categorization of Permitted Uses
- March: Permitted Uses and Definitions

The April meeting will continue the Planning Commission’s permitted use discussion reviewing the entire code including definitions, matrix uses and associated use standards.

ANALYSIS:

At their last meeting, the Commission reviewed a draft of the Permitted Use Matrix Code Amendment to provide staff with initial feedback.

Definitions: The attached ordinance now includes the definitions with changes shown in bold / ~~strikeout~~ and were edited to match the uses as shown in the draft permitted use matrix.

Use Categories: The revised permitted use matrix has been reconfigured to reduce and simplify the total number of land use categories.

<u>Existing Use Categories:</u>	<u>Proposed Use Categories:</u>
<ul style="list-style-type: none"> • Agriculture • Animal Services • Office • Personal Services 	<ul style="list-style-type: none"> • Agriculture (<i>no change</i>)
<ul style="list-style-type: none"> • Cultural/Entertainment • Hotels and Guesthouses • Recreation 	<ul style="list-style-type: none"> • General Services • Entertainment and Tourism
<ul style="list-style-type: none"> • Automotive Services • Industrial • Repair Services • Wholesale Storage / Distribution Facilities 	<ul style="list-style-type: none"> • Industrial
<ul style="list-style-type: none"> • Public Facilities • Quasi-Public • Schools 	<ul style="list-style-type: none"> • Institutional
<ul style="list-style-type: none"> • Residential • Retail Trade Establishments • Retail Prepared Food / Beverage Establishment 	<ul style="list-style-type: none"> • Residential (<i>no change</i>) • Retail Establishments
<ul style="list-style-type: none"> • Utilities • Wireless Communication Facilities 	<ul style="list-style-type: none"> • Utilities
<ul style="list-style-type: none"> • Other 	<ul style="list-style-type: none"> • 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 draft permitted use matrix has 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 eligible 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” <ul style="list-style-type: none"> ○ Based on existing SMC definition: “<i>Small animal husbandry (noncommercial)</i>” means the raising of small animals for the primary consumption of or used by the occupants of the premises.”
Entertainment and Tourism Uses	<ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> ○ “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 Service Uses

- 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	<ul style="list-style-type: none"> • Proposing new, tiered method for defining food / beverage establishment uses: <ul style="list-style-type: none"> ○ Food / Beverage Establishment – <u>Small</u> ○ Food / Beverage Establishment – <u>Medium</u> ○ Food / Beverage Establishment – <u>Large</u> • Proposing new use – <u>“Drive-Through Facilities”</u> <ul style="list-style-type: none"> ○ Currently regulated as footnote / use standards
Utilities Uses	<ul style="list-style-type: none"> • Repealed <u>“Solid Waste Disposal/Recycling Center”</u> • Consolidated uses into “Electrical Substation” and “Governmental Heavy Use”

Development Standards: The associated standards are based on the footnotes that were included in the current version of the permitted use matrix. All sections have been edited to conform to the reader friendly style.

Standard	Summary
Accessory Dwelling Units	These standards were adopted with the Missing Middle Housing Ordinance; they are now being relocated into Title 18 with no changes.
Accessory Structures and Uses (Non-Dwelling)	Addresses sheds and other outbuildings and includes design standards for both residential and commercial uses.
Adult Entertainment Uses	Moves land use and permitting requirements from the business license chapter into Title 18. Existing standards and location restrictions are maintained, with one amendment. Due to the Missing Middle Housing Ordinance, residential units may now be located within 500 feet of an AEU. A limited exception to the separation requirement has been added to mitigate potential impacts.
Automotive Services	Existing requirements have been consolidated into a single section with a matrix identifying lot size, outdoor work and storage, and screening requirements.
Building Alterations and Conversions	Existing standards in Title 17 are being readopted in Title 18 with no changes.

Co-Living Housing	These standards were adopted with the Missing Middle Housing Ordinance; they are now being relocated into Title 18 with no changes.
Culture and Entertainment	Expanded standards addressing live entertainment as an accessory to other retail / restaurant uses. Standards address business license requirements, hours, public safety, and noise.
Daycares	Requires approval by the Washington State Department of Children, Youth and Families, a City business license, off street parking for drop-off and pick up.
Drive Through	Readopts standards from Title 17 into Title 18 with minor changes providing greater detail regarding drive lane dimensions.
Essential Public Facilities	Adopts new standards for EPF, including siting requirements, application review and development standards for group homes, congregate care facilities and secure community transition facilities.
Home Businesses	Readopts the current standards for home occupations but expands the details of what is allowed in a home occupation: locations, vehicles, traffic, deliveries, and an exception process if needed.
Industrial Use Standards	Readopts standards from Title 17 into Title 18 with no changes.
Lodging	Consolidates bed and breakfast and hotel standards into Title 18. Addresses noise, parking, business licensing, neighborhood compatibility, landscaping, building height, and density.
Manufacture Housing	Defines type of manufactured housing: Type A or Type B. Requires all buildings and parks to comply with the applicable building code and zoning districts.
Marijuana	Readopts standards from Title 17 into Title 18 with no changes.
Mixed-Use Development Standards	Readopts footnote standards from Title 17 into a combined list of standards addressing street frontage requirements, density in the PI zone, where live-work

	units are allowed and laundromat restrictions in the TN zone.
Public Utilities	Readopts standards from Title 17 into Title 18 with no changes.
Quasi-Public and Religious Institution Uses	Combined into a single section because they have the same development issues and impacts on the community: noise, parking, traffic lighting, and refuse. Copied over from Title 17 to Title 18.
Recreation Areas and Sports Facilities	Requires landscape buffers, allows public events as an accessory use, and requires noise attenuation on shared walls within a building.
Retail Food and Drink Establishments	Readopts standards from Title 17 into Title 18 with no changes.
Retail Trade Uses	Readopts portions of the Missing Middle Housing related to development in the Downtown Mixed-Use Zone; defines small, medium and large-scale retail uses by square footage, and provides some development flexibility through a deviation process.
Schools	Readopts standards from Title 17 into Title 18 with minor changes: allows daycares, preschools, and after school programs as an accessory use.
Small Scale Commercial Infill	These standards were adopted with the Missing Middle Housing Ordinance; they are now being relocated into Title 18 with no changes.
Temporary Use and Structures	Readopts Title 17 standards in Title 18 with additional clarification: adopts approval criteria, defined exempt activities, addresses time duration, and development standards for temporary uses and structures.
TN Zoning Standards	Readopts standards adopted with the Comp Plan update from Title 17 into Title 18 with no changes.
Townhouse Standards	These standards were adopted with the Missing Middle Housing Ordinance; they are now being relocated into Title 18 with no changes.
Wireless Communications Facilities (WCF's)	Readopts WCF in Title 17 to Title 18, as they are compliance with federal laws. Sections include:

	<p>Chapter 18.648 Wireless Communication Facilities General Provisions</p> <p>Chapter 18.648A Eligible Facility Modifications</p> <p>Chapter 18.648B, Regulation of Wireless Communication Facility Franchise</p> <p>Chapter 18.648C, Wireless Communication Facilities (WCF) Attached and Detached</p>
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Permit Process Amendments: Updated to include temporary uses and unclassified uses in the permit review procedure codes.

Repealed Definitions: Repeals the use definitions in Title 17 and either readopts or amends the definition section noted above.

Responses to April Planning Commission Questions

The Planning Commission opened the public hearing on the Permitted Use and Development Standards code amendment at its April 13, 2026 meeting. After considering staff comments and Commission deliberations, the Commission approved a motion to continue the public hearing to May 11, 2026.

The following responses address issues and questions raised by the Commission during its deliberations.

General Organization:

- Reconciled permitted use matrix citation reference code numbers with the Development Standards code citations.
- Added two cross-references in the upper right corner of the matrix, as these sections apply to all zoning districts: SMC 18.604 (Accessory Structures and Uses) and SMC 18.608 (Building Alterations and Conversions).

Prohibited Uses:

- Added clarifying language for Data Centers and Crypto Mining Operations specifying that the prohibition does not apply to incidental server rooms or data equipment that are accessory to and support the primary operations of a permitted business.

Matrix Line Items:

- Added short-term rentals to the bed and breakfast line item in the permitted use matrix under the entertainment and tourism category.
- Removed “private” from the recreational club line item, as it was unnecessary.
- Removed the “AC” designation from general services uses in residential zones to avoid confusion. Labeling uses as “AC” would allow them outright in residential zones. Uses affected include artisan/handcraft services, professional office services, minor repair services, and personal care services. These uses should instead be regulated under home occupation provisions.
- Revised “Governmental Public Facility” to “Governmental/Public Service Facility” to more broadly include not only public buildings but also nonprofit organizations providing public and social services, such as the Stanwood-Camano Resource Center and the Food Bank.
- Added drive-through businesses to the Downtown Mixed-Use District. Associated development standards (SMC 18.614) restrict drive-throughs along 271st Street between 88th Avenue and 84th Avenue, and along 270th Street from 99th Avenue to 102nd Drive. These standards preserve the historic character of the east and west end districts while allowing drive-throughs elsewhere in downtown.
- Removed single-family residential uses from the multifamily zone to preserve it for higher-density development. Existing homes within the MR zone will be grandfathered and may continue under nonconforming use regulations.
- Removed Industrial Parks from the General Industrial zone to preserve limited GI-zoned land for heavier industrial uses.

Development Standards:

- Added language to the Change in Use section (SMC 18.502.040) to address situations where business growth becomes inconsistent with the zoning designation of the property.

New subsection 2:

Any existing business that proposes to change its use, expand its operations, or introduce a new use not permitted under the current zoning designation shall be subject to zoning review and must obtain appropriate land use approval, such as a zoning reclassification, conditional use permit, or other required authorization, prior to initiating such change or expansion. Failure to do so shall constitute a violation of the zoning code and be subject to enforcement actions.

Other Comments:

1. A question was raised regarding existing businesses that may be affected by changes to the permitted use matrix. Uses or businesses that were previously allowed but are no longer permitted would be considered nonconforming and may continue to operate as previously established.
2. The Commission requested that electric vehicle charging stations be allowed as a permitted use. This topic is more appropriately addressed in the parking code, which is expected to be updated in the near future.
3. Definitions have been updated to provide greater clarity on uses. Updates were based on existing Title 17 definitions, consistency with state law (RCW and WAC), language from other jurisdictions such as Everett and Arlington, and standard dictionary sources. Uses not specifically defined will follow their ordinary dictionary meaning.
4. Overnight parking was not added as an allowed or emergency use. The City currently addresses homelessness through codes related to emergency housing, emergency shelters, permanent supportive housing, and transitional housing. Allowing overnight, in-vehicle parking is a more complex issue and should be considered separately.

PROPOSED MOTION:

The Planning Commission may either forward the permitted use matrix to the City Council with a recommendation to approve or continue the public hearing to June 8, 2026. The Commission should choose one of the following motions:

“I MOVE TO RECOMMEND THE PERMITTED USE MATRIX CODE AMENDMENT TO THE CITY COUNCIL AS PRESENTED OR AS AMENDED.”

or

“I MOVE TO CONTINUE THE PERMITTED USE MATRIX CODE AMENDMENT TO June 8, 2026.”

CITY OF STANWOOD
WASHINGTON

ORDINANCE NO. 15XX

AN ORDINANCE OF THE CITY OF STANWOOD, WASHINGTON, AMENDING STANWOOD MUNICIPAL CODE (SMC) ADOPTING AMENDMENTS TO CHAPTER 18.102, DEFINITIONS, ADOPTING NEW DIVISION5, ZONING AND USES, ADOPTING NEW DIVISION6, SPECIFIC USE STANDARDS, AMENDING OR DELETING ASSOCIATED PROVISIONS IN TITLE 17, ZONING FOR CONSISTENCY, AND ESTABLISHING SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the City of Stanwood has begun a process to comprehensively update its municipal code to conform to current law and practice; and

WHEREAS, the purpose of this code amendment is to eliminate conflicts, improve clarity to ensure consistent interpretation and administration, reduce ambiguity and disputes, and improve predictability for residents, property owners, applicants, and decision-makers; and

WHEREAS, the GMA requires jurisdictions to adopt development regulations that are consistent with and implement the comprehensive plan; and

WHEREAS, the City Council adopted the 2024 Comprehensive Plan which establishes goals and policies addressing land use, housing, economic development, capital facilities, utilities, transportation, parks and recreation, and environmental protection; and

WHEREAS, the City desires to ensure that the Stanwood Municipal Code includes definitions and regulatory standards that are clear, internally consistent, and aligned with the Comprehensive Plan's intent and policy direction; and

WHEREAS, best practices in planning and zoning necessitate updates to outdated land use definitions and terminology; and

WHEREAS, permitted use tables and use classifications are primary tools by which the Comprehensive Plan is implemented through zoning; and

WHEREAS, adopting updated permitted uses and associated development regulations is intended to implement Comprehensive Plan policies related to housing, businesses, economic development, and provisions for public services; and

WHEREAS, use specific development standards ensures neighborhood compatibility and protects community character while allowing a variety of businesses in the city; and

WHEREAS, updating development standards consistent with the Comprehensive Plan will improve the quality and predictability of development and redevelopment; and

WHEREAS, a SEPA determination of non-significance for the draft ordinance was issued on March 3, 2026, and the comment / appeal period ended on March 17, 2026; and

WHEREAS, pursuant to RCW 36.70A.106, the City submitted the proposed code amendment for the 60-day review to the Washington State Department of Commerce on February 3, 2026. The 60-day review period was completed on April 4, 2026; and

WHEREAS, the code amendment was circulated for public review on March 3, 2026 through March 17, 2026; and

WHEREAS, the Stanwood City Council held three workshop meetings to provide input and direction for the code update on January 12, 2026, March 26, 2026 and May 14, 2026; and

WHEREAS, the Stanwood Planning Commission held a public hearing on ordinance on April 13, 2026, and forwarded their findings of fact and conclusions recommending to approve the ordinance to the City Council; and

WHEREAS, all persons desiring to either provide written testimony or speak for or against the ordinance were given the opportunity to do so before both the Planning Commission and City Council; and

WHEREAS, the City Council held a public hearing on the draft code amendment on May 28, 2026, and accepted public comment; and

WHEREAS, the City is authorized under the Constitution and laws of the State of Washington, including the Growth Management Act, Chapter 36.70A RCW, to adopt and amend land use regulations and development standards to protect the public health, safety, and welfare; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF STANWOOD, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. General Provisions. Stanwood Municipal Code Chapter 18.100, General Provisions is amended as provided in Exhibit A attached to this ordinance and incorporated herein by reference as if set forth in full.

Section 2. Definitions. Stanwood Municipal Code Chapter 18.102, Definitions is amended as provided in Exhibit B attached to this ordinance and incorporated herein by reference as if set forth in full.

Section 3. Zoning And Uses. Stanwood Municipal Code Division 5, Zoning and Uses, is adopted as provided in Exhibit C attached to this ordinance and incorporated herein by reference as if set forth in full.

Section 4. Specific Use Standards. Stanwood Municipal Code Division 6, Specific Use Standards, is adopted as provided in Exhibit D attached to this ordinance and incorporated herein by reference as if set forth in full.

Section 5. Permit Types and Process. Permit applications and review process is amended as provided in E, which is attached hereto and incorporated by this reference.

Section 6. Repealed Sections. The Stanwood Municipal Code Chapters and Sections repealed by this Ordinance are identified in Exhibit F, which is attached hereto and incorporated by this reference.

Section 7. Findings of Fact and Conclusions. The Stanwood City Council adopts the Findings of Fact and Conclusions as recommended by the Planning Commission and attached hereto as Exhibit G and incorporated herein by reference.

Section 8. Citation Corrections. The Codifiers of this ordinance are here by instructed to make any and all appropriate code citation references, cross-references, and formatting adjustments necessary to ensure consistency with the amendments and revisions adopted by this ordinance.

Section 9. Authority to Make Necessary Corrections. The City Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance including, but not limited to, the correction of scrivener's clerical errors, references, ordinance numbers, section/subsection numbers and any references thereto.

Section 10. Effective Date. This Ordinance shall take effect five days after its passage and publication as required by law.

PASSED and APPROVED this ____ day of _____, 2026.

CITY OF STANWOOD:

Approve
 Veto

Sid Roberts, Mayor

Attest:

Lisa Sokolik, City Clerk

Approved as to Form:

Nikki Thompson, City Attorney

Date of Publication: _____

Effective Date: _____

EXHIBIT A

Chapter 18.100 GENERAL PROVISIONS

Chapter 18.100 General Provisions

Repeal SMC 17.25.010, Conflict with other laws and other legal documents, and recodify as SMC 18.100.015 as written below.

18.100.015 Conflict with other laws and other legal documents

Where other laws, or codes (not including the previously adopted zoning code), impose greater requirements, regulations, or restrictions than those contained herein, those other laws or codes shall control, regardless of whether such laws or documents have been passed or created prior to or subsequently to the effective date of this code.

Repeal SMC 17.25.030, Minimum requirements, and recodify as SMC 18.016 as written below.

18.100.016 Minimum requirements

The regulations set forth in this code shall be considered to be minimum requirements for the purpose of promoting the general public health, safety and welfare of the people of the city of Stanwood.

EXHIBIT B

Chapter 18.102 DEFINITIONS AND RULES OF INTERPRETATION

Chapter 18.102 Definitions

i The following definitions have been either amended or added as provided below. All other definitions in Chapter 18.102 remain unchanged.

18.102.020 "A" Definitions

"Accessory dwelling unit" or "ADU" means a dwelling unit located on the same lot as a single-family dwelling unit.

"Accessory dwelling unit, attached", also referred to as an "attached accessory dwelling unit" or "AADU", means an accessory dwelling unit located within or attached to the principal unit.

"Accessory dwelling unit, detached", also referred to as a "detached accessory dwelling unit" or "DADU", means an accessory dwelling unit that consists partly or entirely of a building that is separate and detached from the principal unit.

"Accessory structure" means a nonresidential detached, subordinate structure located on the same lot, the use of which is clearly incidental to that of the main building or to the principal use of the land.

"Accessory use" means uses, facilities and activities normally associated with a use listed as a permitted use in a zone and are permitted as part of that permitted use on the same lot as the principal structure. The accessory use, facility or activity must be clearly secondary to the permitted use. The primary use or activity shall be established before or concurrent with the accessory use or activity.

"Addition (to an existing building)" means any walled and roofed expansion to the perimeter of a building in which the addition is connected by a common load-bearing wall other than a fire wall. Any walled and roofed addition that is connected by a fire wall or is separated by independent perimeter load-bearing walls is considered to be new construction.

"Adult entertainment use" means a business where at least 20% of its operations involve the sale or viewing of materials that depict sexual activities or nudity. This does not include the sale or advertisement of contraceptives.

"Adult family home" means a residential home in which a person or persons provide personal care, special care, room, and board for more than one but not more than six adults who are not related by blood or marriage to the person or persons providing the services. An adult family home may provide services for up to eight adults upon approval from the Department of Social and Health Services under RCW 70.128.066.

"Affordable housing" means any rental or owned dwelling unit which has a monthly payment that is 30 percent or less of the monthly salary of a moderate, low, and/or very low income family. A moderate income family earns 125 percent or less of the area median income established for Stanwood; a low income family earns 80 percent or less; and a very low income family earns 50 percent or less.

"Aggregate extraction" means the process of removing or mining raw earth materials from natural deposits such as quarries.

“Agricultural activity” means an activity associated with the production of crops, animal husbandry, horticulture, aquaculture, and viticulture, including the normal operation, repair, maintenance of related structures, facilities, implements, and machinery, as well as construction of new farms, buildings, and facilities consistent with this code.

“Agricultural produce stand”-See produce stand.”

“Airport” means any area of land or water designed and set aside for the landing and take-off of aircraft, including all necessary facilities for the housing and maintenance of aircraft.

“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 uses 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, bumper cars, outdoor batting cages, go-karts, and other similar activities.

“Animal services” means an establishment providing daytime training, supervision, and recreation for animals and/or pet grooming services including hygienic care and cleaning. Animal services do not include overnight boarding or veterinary services.

“Animal husbandry” means an agricultural activity in which animals and/or livestock are reared, lodged, bred, or are kept in order to sell the products they produce.

“Animal Shelter” means a facility, operated privately or publicly, which provides care for lost or unwanted animals or animals that have been placed for adoption.

“Aquaculture” means the farming of food fish, shellfish, or other aquatic plants or animals for commercial and/or recreational purposes.

“Arcade”, See “Amusement Center, Indoors”.

“Art Gallery”, See “Cultural entertainment facility”.

“Artisan / Handicraft Services” means an establishment where handmade or custom artisan goods are made on-site. Services may also include specialized craftsmanship classes, workspace areas, or associated equipment that does not generate external impacts.

“Assisted living/independent living facility” means any home or other institution providing housing, basic services, and assuming general responsibility and well-being of the residents including nursing care. This use can include a continuum of care from relatively independent units to full assistance with such as wellbeing checks, recreational activities, housekeeping and laundry services with options for meals. This use does not include facilities certified as group training homes pursuant to RCW 71A.22.040.

“Attached Dwelling”, See “Dwelling, Attached”.

“Auction house” means a facility where livestock or similar animals are sold to the highest bidder.

“Automotive fueling” means the motor fuel-dispensing facilities for vehicles which do not exceed a one (1) ton capacity.

“Automotive high intensity” means sale, rentals, fueling, minor or major repairs, or storage of vehicles which exceed a one (1) ton capacity; including wrecking facilities; and other automotive uses with the high noise, odor, or traffic impacts.

“Automotive repair, > 1 Day” means repairs which need more than one day on vehicles which do not exceed a one (1) ton capacity

“Automotive repair, ≤ 1 Day” means repairs or services, including quick lubrication services or car washes, which can be made in one day or less without requiring overnight vehicle stay on vehicles which do not exceed a one (1) ton capacity.

“Automotive sales and rentals” means the sales or rental of vehicles which do not exceed a one (1) ton capacity.

18.102.030 "B" Definitions

“Bed and breakfast” means residential lodging that provides short-term accommodations primarily for overnight stays. Guest services may include on-site meals.

“Building construction yard” means an outdoor area consisting of short-term parking and storage of equipment and supplies used in the construction industry. Construction yards may include related offices.

18.102.040 "C" Definitions

“Cannabis (marijuana)” means all parts of the cannabis plant whether growing or not.

“Cannabis (marijuana) processor” means the definition as set forth in RCW 69.50.101.

“Cannabis (marijuana) producer” means the definition as set forth in RCW 69.50.101.

“Cannabis (marijuana) retailer” means the definition as set forth in RCW 69.50.101.

“Cannabis (marijuana) use” includes a store, agency, organization, dispensary, cooperative, network consultation, operation, or other business entity, group or person, no matter how described or defined, including any associated premises and equipment which has for its purpose or which is used to grow, select, measure, process, package, label, deliver, dispense, sell or otherwise transfer for consideration, or otherwise, cannabis in any form.

“Cannabis-infused products” means the definition as set forth in RCW 69.50.101.

“Casino / card room” means a facility with two or more card tables and/or roulette, dice, various card games, slot machines and/or other games of chance.

“Caretaker’s house” means an accessory building for the sole use of a person or persons employed on the premises.

“Cemetery” means a place for the burial or interment of dead persons or household pets.

“Co-living housing” means a residential development with sleeping units that are independently rented and lockable and that provide living and sleeping space, as well as kitchen facilities that may be shared with other sleeping units in the building.

“Communication Technology” means facilities related to the provision of television, radio, or internet services as well as to facilities related to movie productions.

“Community center / meeting hall ” means a facility used for a variety of public or private events on a temporary but recurring basis. Uses may include meetings, live entertainment, celebrations, exhibits or similar social, civic, or recreational activities.

“Community garden” means land set aside for collective use for an organization or for the general public to grow produce and/or flowers. No cannabis shall be grown in such gardens.

“Congregate care facility” means a residential facility for the elderly and/or handicapped persons. The facility must have a central lobby, common dining area, hobby and/or recreational rooms. The fee structure shall include at least one meal per day in the common dining area. Accessory support uses for the tenants, such as pharmacies, banking and other internal services, may be included. Congregate care facilities may include the definition for skilled nursing facility and/or short term rehab facility.

“Cottage housing” means a minimum of four small detached single-family homes located together in a neighborhood format around common open space and intended to provide higher density alternative housing choices for retirees, singles, or smaller families.

“Crematorium” means a facility where human or animal remains are incinerated.

“Cultural entertainment facility” means an establishment that provides passive entertainment, amusement, cultural, or leisure activities. Examples may include museums, art galleries, theaters, and other similar activities.

18.102.050 "D" Definitions

“Data center / crypto mining” means a specialized facility dedicated to the housing of computers, data processing equipment, or systems for the primary purpose of mining one or more blockchain-based cryptocurrencies.

Daycare Facility. The following definitions apply to the various daycare facilities allowed in the different zoning districts:

- (1) “Daycare center” means an agency that provides for the care of children under the age of 12 or seniors for periods of less than 24 hours in a facility that is not a “home daycare”.
- (2) “Daycare, home” means 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. This definition applies regardless of whether the care is provided for compensation.

“Development permit” means a project permit as defined in this chapter.

“Director” means the Director of Community Development appointed per SMC Chapter 2.08, or the Director's designee.

“Drive aisle” means a designated route for vehicle circulation within a parking lot or garage.

“Duplex” means a residential building with two attached dwelling units.

“Dwelling” means a building or a portion of a building, occupied or intended to be occupied for residential purposes, but not including hotels.

“Dwelling, Multifamily”. See “Multifamily dwelling.”

“Dwelling, Townhouse” See “Townhouse”

18.102.060 "E" Definitions

“Electrical generating plant” means an establishment or utility that provides electricity.

“Electrical substation” means a facility that provides transmission and distribution of electric power. The facility may also include areas to support the substation operations and may include storage laydown yards, storage buildings, maintenance buildings, or vehicle parking areas.

“Electrical transmission lines” means lines which connect the power produced at generating facilities to substations.

“Emergency housing” means temporary indoor accommodations for persons or families who are homeless or at imminent risk of becoming homeless. Emergency housing is intended to address the basic health, food, clothing, and personal hygiene needs of persons or families and may or may not require occupants to enter into a lease or an occupancy agreement.

“Emergency shelter” means a facility that provides a temporary shelter for persons 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.

“Enhanced service facility” (ESF) means a residential facility that provides services to persons for whom acute inpatient treatment is not medically necessary and who have been determined by the Department of Social and Health Services to be inappropriate for placement in other licensed facilities due to complex needs. In accordance with WAC 388-107-0700, three types of enhanced service facilities are based off of building occupancy requirements:

- (a) *Enhanced Service Facility Category 1 – Nursing Home Type.* Resident(s) physically or cognitively incapable of self-preservation.
- (b) *Enhanced Service Facility Category 2 – Assisted Living Type.* Resident(s) capable of self-preservation with physical assistance from another person.
- (c) *Enhanced Service Facility Category 3 – Adult Family Home Type.* No more than six residents capable of evacuating the facility within five minutes.

“Equipment and machinery storage” means 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.

18.102.070 "F" Definitions

“Farmer’s market” means a retail area, outdoors or indoors, either in a public space or on private land, where vendors sell produce, baked goods, food and/or limited crafts to the public.

“Food and beverage processing” means sorting, packaging, bottling, or labeling raw or semi-processed food or beverages into a product.

“Food / beverage establishment” means a retail establishment whose primary business is the sale of food or beverages.

- (a) *Food / Beverage Establishment, Small.* A food / beverage establishment with a maximum dining room occupancy of 25 or less.
- (b) *Food / Beverage Establishment, Medium.* A food / beverage establishment with a maximum dining room occupancy between 26 to 50.
- (c) *Food / Beverage Establishment, Large.* A food / beverage establishment with a maximum dining room occupancy of 51 or more.

“Floriculture” means the cultivation and management of ornamental and flowering plants.

“Freezer plants/cold storage/food mills” means industrial businesses providing refrigeration and storage of food or products requiring refrigeration/freezing and may include food processing and management of substances that supply plant nutrients or amend soil fertility.

“Freight distribution center” means an industrial business receiving, storing and delivering a wide variety of goods to other wholesale or retail outlets typically by truck or train. Facilities may include a loading dock.

“Fuel storage facility” means 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. This use includes propane, gasoline and other petroleum storage and distribution.

“Funeral home” means a building used for the preparation of the deceased for burial, the display of the deceased, and ceremonies connected therewith before burial or cremation. The burning or incineration of the deceased is prohibited.

18.102.080 "G" Definitions

“Golf course” means a tract of land for the playing of the game of golf, with tees, greens, fairways, hazards, etc. A golf course may be nine or 18 holes in length.

“Governmental, Heavy Use” means a Governmental Public Facility that requires the use of heavy equipment or materials which could result in greater impacts relating to noise, odor, lighting, traffic, or outdoor storage. Examples may include public works facilities, utility laydown yards, and similar public service facilities.

“Governmental /Public Service Facility” means a facility owned or operated by an agency of the federal, state, special district, local government, non-profit or a similar agency if applicable. Examples may include city hall, libraries, post office, and other similar facilities.

“Gross floor area” means the sum of the gross horizontal areas of all floors of all buildings on a lot, measured from the exterior faces of exterior walls or from the centerline of walls separating two buildings. Floor area must include the area of basements if used for residential, commercial or industrial purposes, but need not include a basement or portion of a basement used for storage or housing of mechanical equipment, or the basement apartment of a custodian in a multifamily dwelling, except that portion of said custodian’s dwelling unit that is in excess of 50% of the total basement area.

“Group care facility” means shared living quarters (without separate kitchen or bathroom facilities for each room or unit) for seven or more persons with physical or mental impairments that substantially limit one or more of such persons’ major life activities when such persons are not living together as a single household unit.

“Group home” means a facility licensed by the state to provide, on a 24-hour basis, training, care, custody, correction or control, or any combination of those functions, to one or more persons who may be children, the aged, disabled, underprivileged, indigent, handicapped or other special class of persons, either by governmental unit or agency or by a person or organization devoted to such functions. This term shall not include schools, hospitals, prisons or other social service facilities.

18.102.090 "H" Definitions

“Health care services” means primarily providing outpatient health services and medical supplies.

“Hobby farm” means a small-scale farm operated for pleasure or for supplemental income.

“Home occupation” means an economic enterprise carried on within a dwelling unit or accessory building which is customarily incidental and secondary to the residential use of the unit as outlined in the residential performance standards of this code. (Bed and breakfast facilities shall not be deemed to be home occupations.)

“Hospital” means primarily providing inpatient health services.

“Hotel” means commercial lodging that provides short term accommodations primarily for overnight stays. Guest services may include daily housekeeping, a front desk, and limited on-site amenities such as a restaurant, lounge, or meeting room.

“Horticulture” means the cultivation of vegetables, fruit, grains, field crops, floriculture, Christmas trees, and nursery products. The term includes, but is not limited to:

- (a) Soil preparation such as plowing, fertilizing, or weed control before planting;
- (b) Crop cultivation, such as planting, thinning, pruning, or spraying, consistent with federal, state, and local standards; and
- (c) Crop harvesting activities, such as threshing grain, mowing, baling, or picking.

18.102.100 "I" Definitions

“Industrial” means a land use where assembly, fabrication, distribution, processing and manufacturing is allowed.

Industrial Manufacturing, Processing, and/or Distribution” means a facility used for the manufacturing, processing, fabrication, assembly, packaging, storage, or distribution of goods or materials. These uses may vary in scale and intensity and are classified as light, medium, or heavy based on potential off-site impacts such as noise, vibration, odor, dust, emissions, lighting, traffic, and the presence of hazardous materials.

- (a) Industrial Manufacturing, Processing, and/or Distribution, Light. Industrial uses that generate minimal off-site impacts and are conducted within enclosed buildings with no outdoor storage. Activities produce little to no noticeable noise, vibration, odor, dust, or emissions and involve no more than one daily freight delivery.
- (b) Industrial Manufacturing, Processing, and/or Distribution, Medium. Industrial uses that generate moderate off-site impacts, which are generally contained or mitigated on-site. Activities may include some outdoor storage and require three or fewer daily freight trips. These uses are typically appropriate in designated industrial zones and may require buffering from non-industrial areas.
- (c) Industrial Manufacturing, Processing, and/or Distribution, Heavy. Industrial uses that generate significant off-site impacts or involve intensive operations. Activities may include substantial noise, vibration, odor, dust, emissions, hazardous materials, or outdoor operations and storage, or regular freight traffic. These uses typically require separation from residential and commercial areas due to their potential impacts.

18.102.110 "J" Definitions

“Janitorial company services” means a company providing janitorial services such as the cleaning of offices or other building establishments.

18.102.120 "K" Definitions

"Kennel, commercial" means a building in which four or more domestic animals at least four months of age are kept commercially for boarding, breeding, sale or treatment.

"Kennel/cattery, hobby" means a collection of three or more adult dogs and three or more cats and one litter of unweaned pups or four or more adult dogs and four or more cats kept for hunting, breeding, exhibition, and/or domestic use.

"Kiosk/vending machine" means mobile units such as kiosks and vending machines that dispense products for sale including but not limited to beverages, food and video.

18.102.130 "L" Definitions

"Laboratory" means a place devoted to experimental study, such as testing and analyzing, as well as physical diagnostic facilities and soil and water testing facilities. The manufacturing of any product or products is not considered to be part of this definition.

"Laundry services " means an establishment providing drop-off or self-service washing, drying, or dry cleaning machines on the premises for rental use to the general public for family laundering or dry cleaning purposes.

"Laundry plant" means an establishment for the mechanized washing and/or dry cleaning of clothing, linens, and the like.

"Live entertainment" means accessory use characterized by amplified music, dance, entertainment, or similar performance.

"Livestock" means all animals traditionally or commonly raised on farms, whether now or in the future, and includes such animals as emus, ostriches, buffaloes, llamas, and the like, which are not traditional farm animals, but are raised on farms throughout the nation. "Livestock" does not include dogs, cats, or exotic animals as defined by city ordinance or state statute.

"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.

"Lumber and wood products processing" means a facility that fabricates wood products and/or provides mill work or construction and assembly of products made from wood.

18.102.140 "M" Definitions

"Major transit stop" means:

- (a) A stop on a high capacity transportation system funded or expanded under the provision of Chapter 81.104 RCW;
- (b) Commuter rail stops;
- (c) Stops on rail or fixed guideway systems, including transitways, not including Stanwood Station;
- (d) Stops on rapid transit routes or routes that run on high occupancy vehicle lanes; or

(e) Stops for a bus or other transit mode providing actual fixed route service at intervals of at least 15 minutes for at least five hours during the peak hours of operation on weekdays.

“Mail/small shipping store” means an establishment providing a range of printing, packaging, and shipping services, as well as private mail boxes and mail or package delivery services.

“Major repair services” means a facility repairing a wide variety of electrical, gas and mechanical appliances and tools. Automobile repair is not allowed.

“Manufactured/Mobile Home”

(2) For the purposes of Chapter 18.810 SMC, Critical Areas – Frequently Flooded Areas – Specific Standards, “manufactured/mobile home” means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term “manufactured/mobile home” does not include a “recreational vehicle.”

(3) Except for purposes of Chapter 18.810 SMC, Critical Areas – Frequently Flooded Areas – Specific Standards, “manufactured/mobile home” means a residential unit on one 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, and which bears an insignia issued by a state or federal regulatory agency indicating the mobile/manufactured home complies with all applicable construction standards of the U.S. Department of Housing and Urban Development definition of manufactured home. Commercial coaches, recreational vehicles, or motor homes are not mobile/manufactured homes.

“Manufacturing, heavy” means 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” means 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.

“Medium retail” means a retail business between 3,000 and 10,000 square feet.

“Microbrewery / Distillery” means a facility for the production of beer in relatively small quantities, primarily for on-site consumption, off-site sale, or distribution. A microbrewery may include accessory uses such as a tasting room, taproom, or retail sales area. Food service may be provided as an accessory use. Production activities are typically conducted indoors and are of a scale and intensity that are compatible with commercial or mixed-use areas, with limited off-site impacts related to noise, odor, traffic, or hours of operation.

“Minor repair services” means a facility that offers repair services which can be conducted within a fully enclosed structure in less than a day. Automobile or appliance repair is not allowed.

“Mixed-use” means a land use combination of residential and commercial uses within a single building or development that may occur either within one story as a horizontal mix, in one structure with multiple stories as a vertical mix, or in more than one detached structure. Mixed-use may occur where the underlying zoning allows “mixed-use” or all uses proposed as “permitted.” Unit types allowed within “mixed-use” may include one or two apartments, an apartment house of three or more units, or townhouses.

“Moving van and storage facility” means an establishment providing trucking to move household or business furniture and both short-term or long-term storage facilities.

“Multifamily dwelling” means a building or a portion of a building used or designed as a residence for three or more single households living independently of each other and each with facilities for living, sleeping, and cooking. This definition includes apartment houses but does not include hotels, trailers, or mobile/manufactured homes.

18.102.150 "N" Definitions

"Night club" means a business conducted entirely within a building that has a capacity for at least 30 persons seated at tables, includes a bar, employs a bartender and maintains table service, dancing, and/or live entertainment for the guests.

18.102.160 "O" Definitions

"Office" means a building or portion of a building wherein services are performed involving predominantly administrative, professional, or clerical operations.

"Open space" means an area that is intended to provide light and air, and is designed or preserved for environmental, conservation, habitat, scenic or recreational purposes.

"Other schools" means places for systematic instruction, to include trade, vocational/technical, art, music, dance, and business schools or similar type institutions.

18.102.170 "P" Definitions

"Parks and trails" are outdoor areas meant for the passive or active enjoyment of nature, sports, walking, hiking, running, bicycling, horseback riding or other similar recreational activities. Parks include any of the following:

- (a) "Regional park" means a regional facility including athletic fields and/or ball fields and/or other improvements for organized activities, open space for passive recreation, playgrounds and similar facilities. A community park serves an area of over 10,000 in population and is 20 to 100 acres.
- (b) "Neighborhood park" means a combination playground and park of five to 20 acres designed primarily for nonsupervised, non-organized recreation activities serving an area of 2,000 to 10,000 population within a quarter to one-half mile service area.
- (c) "Urban park" means an area that may be improved for the purpose of providing public access and use in a manner consistent with its recreational, educational, cultural, historical, or aesthetic qualities. This type of facility may include passive recreation, playground, garden, picnic area, path or trail, seating area, restroom, or similar activities.
- (d) "Private Park" means privately owned outdoor premises, available for community use, containing recreational areas, common space, or playground equipment. A private park is owned and maintained by an individual, company or homeowners association. The park grounds and recreational facilities shall be for the sole use of residents living in the area or subdivision where such facilities are located and shall not be used for commercial purposes.

"Parking Facilities, Standalone" means a piece of land, without a primary use, that is used for the temporary storage of vehicles for customers, employees, or residents.

"Permanent supportive housing" means subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy. Permanent supportive housing uses admissions practices designed to lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person

living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing. Permanent supportive housing is subject to all of the rights and responsibilities defined in Chapter 59.18 RCW.

“Personal care service” means a facility devoted primarily to non-office services, including beauty parlors, shops or salons; barbershops; reducing or slenderizing studios; electrolysis services; manicurists; and the like.

“Plant nursery, Wholesale” means 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. The accessory items normally sold include items such as clay pots, potting soil, fertilizers, insecticides, hanging baskets, rakes, and shovels.

“Pottery studio”, See “Artisan / Handicraft Services”.

“Post office” means a facility authorized by a postal system for the posting, receipt, sorting, handling, transmission and delivery of mail. Post offices offer mail-related services such as post office boxes, postage and packaging supplies.

“Preschool / early childhood education facility” means an educational facility that primarily provides instruction to children prior to kindergarten.

“Principal unit” means the single-family dwelling unit located on the same lot as an accessory dwelling unit. Also referred to as the “primary unit.”

“Printing, publishing or allied industry” means an industry for the process of printing or the reproduction of text and image, typically with ink on paper using a printing press. It is often carried out as a large-scale industrial process, and is an essential part of publishing and transaction printing.

“Private recreational clubs” means organizations that are privately owned and operated which maintain recreational, dining, and/or athletic facilities for the use of others with or without a membership and uses accessory or incidental thereto.

“Produce stand” means a farm stand that sells produce including fresh, dried or jarred vegetables and fruits and plants/flowers. See also “Farmer’s market” and “Agricultural or produce concession stand.”

“Professional office services ” means a facility providing specialized knowledge-based or advisory services to clients, primarily conducted in an office setting. These services typically involve administrative, clerical, or professional activities with minimal on-site sales, storage, or customer traffic.

“Public transit / school vehicle facility” means a facility used for the servicing, washing, and the overnight parking of buses or other mass transit vehicles that are used for transporting the general public, tourists, school children, the elderly, and/or handicapped or construction workers.

“Public transit terminal” means a terminal used for public transit.

18.102.190 "R" Definitions

“Recycling collection stand” means a movable kiosk for the collection of recyclable materials or donations such as newspapers, clothing or books.

“Religious institution” means a building or structure wherein persons regularly assemble for religious worship, which is specifically designed and used primarily for such purpose, and which is maintained and controlled by a religious body organized to sustain public worship.

“Residential treatment facility” means a facility that provides both a residence (for varying periods of time) and a care component. Among such facilities are group care homes, emergency or homeless shelters (including victims of violence), recovery homes, and nursing homes, rest and convalescent homes, and orphanages. In such a facility service, equipment, and safety features necessary for the proper care of residents is normally provided. Such services may include: (1) supervision and assistance in dressing, bathing, and in the maintenance of good personal hygiene; (2) care in emergencies or during temporary illness, usually for periods of one week or less; (3) supervision in the taking of medication; and (4) other services conducive to the residents’ welfare.

“Residential use” means use of land or structure thereon, or portion thereof, as a dwelling place for one or more families or households, but not including occupancy of a transient nature such as in hotels, motels, or time-sharing condominium uses.

“Resort” means commercial, destination-oriented lodging that provides short term accommodations primarily for vacation or recreation experiences. In addition to the guest services provided at “hotels,” resorts may also provide other on-site recreational, leisure, and entertainment amenities.

“Retail Outdoor Market” means an outdoor area retail area, either in a public space or on private land, used on a temporary or recurring basis where vendors can sell produce, baked goods, food and/or limited crafts to the public.

“Retail Storefront” means an establishment that primarily sells finished goods or products to retail customers.

- (a) *Retail Storefront, Small.* A retail business less than 3,000 square feet.
- (b) *Retail Storefront, Medium.* A retail storefront between 3,000 and 10,000 square feet.
- (c) *Retail Storefront, Large.* A means a retail business greater than 10,000 square feet.

18.102.200 "S" Definitions

“Schools, Academic” means a place for systematic instruction in any branch or branches of knowledge.

“Schools, Vocational” means a place for systematic instruction, to include trade, vocational/technical, art, music, dance, and business schools or similar type institutions.

“Sewage lift station” means 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” means any arrangement of devices and structures used for treating sewage and does not include the definition of septage facility.

“Short-term rental” means a dwelling, or part of a dwelling, rented to guests for fewer than 30 consecutive nights. Short-term rentals do not include:

- (1) Hotels or resorts;
- (2) A home or apartment where the owner lives for at least six months per year and rents out fewer than three rooms at a time;
- (3) A rental unit where the same guest stays for 30 or more consecutive nights;
- (4) Temporary housing provided by a registered charitable organization or government entity for persons or their families receiving treatment for trauma, injury, or disease;
- (5) Emergency housing or transitional housing.

“Single-family dwelling” means a detached residential building containing no more than one principal dwelling unit designed for occupancy by a single household.

“Sleeping unit” means an independently rented and lockable space used for living and sleeping within a co-living residential development.

“Small animal husbandry, hobby” means the raising of small animals for the primary consumption of or used by the occupants of the premises.

“Small appliance and tool repair” means an establishment repairing a wide variety of electrical, gas and mechanical appliances and tools.

“Small retail” means a sidewalk-oriented individual retail business which is 3,000 square feet or less.

“Solid waste disposal/recycling center” means a facility providing solid waste disposal or sorting and/or processing of recycled material for resale.

“Storage, commercial accessory” means the safekeeping of any goods or products used for a commercial activity within a detached subordinate structure located on the same lot as the primary structure, the use of which is clearly incidental to that of the main building or to the principal use of the land.

“Strip mall” means an automobile-oriented retail development consisting of multiple small or medium-sized retail tenants in a singular building or linear arrangement sharing common parking and vehicle access.

18.102.210 "T" Definitions

“Tandem parking” means having two or more vehicles, on in front of or behind the other, with a means of ingress and egress.

“Temporary use” means common land uses that may require a permit such as: carnivals, construction offices and yards, model homes that serve as sales centers in a subdivision, outdoor revival meetings, food trucks, pop-up restaurants or crafts shops, produce stands, Christmas tree stands, fireworks stands, and disaster relief kiosks or offices. City sponsored events or approved special event permits are not considered temporary uses.

“Townhouse” means a building that contains two or more attached residential dwelling units that extend from foundation to roof and that have a yard or public way on not less than two sides. Each dwelling unit is designed for occupancy by a single household.

“Transitional housing” means a facility that provides housing and supportive services to homeless persons or families for up to two years and then facilitates the movement of homeless persons and families into independent living.

18.102.230 "V" Definitions

“Veterinary hospital or clinic” means a building used to provide health care services to animals.

“Viticulture” means cultivation of grapes.

18.102.240 "W" Definitions

“Warehouse, incubator / modular” means a facility that offers a combination of warehouse and office/retail space for lease to other businesses.

“Warehouse, wholesale / distribution” means a facility primarily engaged the storage and distribution of goods and materials to places such as grocery stores and restaurants or large facilities to provide items for sale to the

public. Limited accessory office space and incidental packaging or assembly may occur, provided such activities are clearly subordinate to the storage and distribution function. No outdoor storage or retail sales are allowed.

“Water, drainage or sewage infrastructure” means pipes, installations and other infrastructure that are part of a system used for the purpose of water, drainage or sewage.

“Water well and pump station” means infrastructure used to move water from a ground water source and convey water within a utility system.

EXHIBIT C

Division 5 ZONING AND USES

Contents

Chapter 18.500 Purpose and Applicability	19
18.500.010 Purpose.....	19
18.600.020 Applicability.....	20
Chapter 18.502 Permitted Land Uses	20
18.502.010 Permitted land uses and established classification of uses.....	20
18.502.020 Temporary uses.....	20
18.502.030 Unclassified uses.....	21
18.502.040 Change in use.....	22
18.502.050 Prohibited uses.....	22
18.502.060 Permitted Land Use Table.....	23
Chapter 18.504 Height and Bulk Standards	31
18.504.010 Purpose and Applicability.....	31
18.504.020 Standards.....	31
18.504.030 Residential zones standards.....	32
18.504.040 Residential/commercial zone standards.....	32
18.504.050 Commercial and industrial zones standards.....	32
18.504.060 Public facility standards.....	32
18.504.070 Parks and Open Space standards.....	33
Chapter 18.506 Nonconforming Uses, Structures, and Lots	33
Chapter 18.508 Development Agreements	33

Chapter 18.500 Purpose and Applicability

18.500.010 Purpose.

The purpose of this chapter is to establish standards specific to permitted uses and structural dimensions, in some cases, based on zone. This chapter intends to implement the land use and housing policies of the Comprehensive Plan through the allowance or prohibition of certain uses throughout the city's zones, in order to minimize land use conflicts, avoid impacts from incompatible uses, and support sustainable development patterns.

18.600.020 Applicability.

The standards in this chapter apply to all lands in the city of Stanwood.

Chapter 18.502 Permitted Land Uses

18.502.010 Permitted land uses and established classification of uses.

- (1) Any site developed or structure constructed, converted, enlarged, reconstructed, or structurally altered in the City of Stanwood must comply with the land use permissions established by this chapter.
- (2) Under certain circumstances, preestablished nonconforming uses may be permitted to continue, pursuant to SCM 18.506 Nonconforming Uses, Structures, and Lots.
- (3) Land Use Classifications Established. This section establishes permitted, conditional, accessory, and prohibited uses for all zones in the city. Any land use in a given zone is classified as one of the following:

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 .

18.502.020 Temporary uses.

In some cases, a certain land use is needed only temporarily, or a structure is needed only for a temporary period of time. These uses are regulated under SMC 18.645 Temporary Uses and Structures.

18.502.030 Unclassified uses.

- (1) **Applicability:** In the event that a proposed use is not listed in the permitted use table, or there is ambiguity as to whether a proposed use meets the definition of a use defined by the Stanwood Municipal Code, an applicant may request a determination regarding whether the proposed use is allowed, allowed as an accessory use, allowed as a conditional use, or prohibited.
- (2) **Criteria for Unclassified Uses:** In making a determination on an unclassified use, the decision-maker shall consider if the use meets all of the following:
 - (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) More appropriately located in an alternative zoning district. Evaluation shall include, but not be limited to, traffic, access, noise, odor, smoke, vibrations, parking demand, outdoor storage, and impacts to adjacent uses or zoning buffers.
- (3) **Administrative Determination:** minor requests that are substantially similar in nature, scale, and operational characteristics to existing allowed uses may be allowed as follows:
 - (a) The Community Development Director may determine that an unclassified use is allowed, allowed as an accessory use, allowed as a conditional use, or prohibited within the subject zoning district under the following circumstances:
 - i. Retail or commercial uses that are similar in function and scale to permitted uses and do not increase traffic, noise, or parking demand.
 - ii. Residential and Industrial unclassified uses shall automatically be processed as a major unclassified use per subsection 4 below.
 - iii. Accessory or incidental uses that are customarily associated with a permitted primary use and do not adversely affect adjacent properties.
 - iv. New, evolving, or technology-based uses that operate in a manner comparable to a permitted use and do not create additional or different impacts.
 - v. The proposed use does not require conditions of approval beyond standard code requirements to ensure compatibility.
 - (b) For purposes of this section, “impacts” include, but are not limited to, traffic generation, parking demand, noise, hours of operation, lighting, odors, and compatibility with surrounding uses.
 - (c) If the Director determines that the criteria cannot be met, the application shall be processed as a Major Unclassified Use.
- (4) **Major Unclassified Use.** Major Unclassified Uses are those requests that do not qualify as a minor determination, or that involve potential land use impacts, policy considerations, or require site-specific conditions to ensure compatibility.
 - (a) The following unclassified uses require review by the hearing examiner and City Council due to potential impacts, policy considerations, or the need for site-specific conditions:
 - i. Uses that may generate increased traffic, parking demand, noise, smoke, odors, vibrations or operational impacts beyond those typical of permitted uses in the zone.

- ii. Uses that are similar in nature to listed uses but are greater in intensity or scale.
 - iii. Uses that raise policy questions regarding appropriate zoning classification or long-term land use compatibility.
 - iv. Uses that may be more appropriately located in another zoning district.
- (5) Upon issuance of a final decision, or conclusion of any associated appeals, the unclassified use interpretation shall be documented and posted on the City's website.
- (6) Adopted interpretations must be incorporated into this title through a zoning code amendment approved by the City Council.

18.502.040 Change in use.

- (1) A substantial change in use occurs whenever a new use or activity conducted on a lot creates a more intensive impact to the site 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) Any existing business that proposes to change its use, expand its operations, or introduce a new use not permitted under the current zoning designation shall be subject to zoning review and must obtain appropriate land use approval, such as a zoning reclassification, conditional use permit, or other required authorization, prior to initiating such change or expansion. Failure to do so shall constitute a violation of the zoning code and be subject to enforcement actions.
- (3) 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 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 12 months or has been abandoned.
- (4) 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.

18.502.050 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) Guy wires and lattice towers
- (8) Sanitary landfills.
- (9) Waste-to-energy facilities.

- (10) Casinos and card rooms with two or more card tables used for the purpose of gambling.
- (11) Auctions or sale of livestock or similar animals in the planned industrial or general industrial zones as noted in Chapter [17.50 SMC](#).
- (12) Storage, manufacturing or sales of highly volatile or otherwise extremely hazardous substances or materials.
- (13) Incineration or reduction of garbage, sewage, dead animals or refuse.
- (14) Crematoriums including the cremation of human and animal remains.
- (15) Septage treatment plants.
- (16) Uses that cannot meet and/or exceed the performance standards listed in SMC [17.50.020](#), Planned industrial and general industrial district performance standards.
- (17) 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.
- (18) Temporary or permanent homeless encampments except as allowed by RCW [35A.21.360](#).
- (19) Data Centers and Crypto Mining Operations. This prohibition does not apply to incidental server rooms or data equipment that are accessory to and support the primary operations of a permitted business.
- (20) Outdoor Gun Ranges
- (21) Resorts

18.502.060 Permitted Land Use Table.

- (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 not allowed in that zone.
 - (e) Uses not listed are considered unclassified. See SMC 18.502.030.
- (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

Land Use	Residential Zones Cross Reference: SMC 18.646 TN Standards						Commercial Zones Cross Reference: SMC 18.646 TN Standards SMC 18.631 Mixed-Use Development Standards				Industrial Zones Cross Reference: SMC 18.623 Industrial Use Standards		Parks and Open Space and Public Facilities		Cross references that apply to all zones: SMC 18.604 Accessory Structures and Uses SMC 18.608 Building Alterations & Conversions
	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															
Community Garden	P	P	P	P	P	P	AC	AC		AC			P	AC	
Hobby Farms	P	P	P	P	P	P									SMC Title 8, Animals
Produce Stand	AC	AC	AC	AC	AC	AC	P	P	P	P	AC	AC	AC	AC	
Small Animal Husbandry, Hobby	AC	AC	AC	AC	AC	AC							AC	AC	SMC Title 8, Animals
Wholesale Plant Nursery											P				
Entertainment and Tourism (Cultural / Entertainment, Lodging, Recreation)															
Adult Entertainment Uses											P				SMC 18.606 Adult Entertainment Uses
Cultural Entertainment Facility								P		P			AC	AC	SMC 18.610 Culture and Entertainment
Live Entertainment							AC	AC		AC	AC	AC	AC	AC	SMC 18.610 Culture and Entertainment
Bed and Breakfast & Short Term Rentals	C	C	C	C	C	C	P	P		C					SMC 18.624 Lodging
Hotel								P		P	P				SMC 18.624 Lodging
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
Parks and Trails	P	P	P	P	P	P	P	P	P	P	P	P	P	P	SMC 18.636 Recreation Areas and Sports Facilities
Recreational Clubs							P	C		P	C				SMC 18.636 Recreation Areas and Sports Facilities
General Services (Animal Services, Personal Services) Mixed-Use															
Animal Services							P	P	P	P	P	P			SMC 8.70 Animal Welfare
Animal Shelter											C	P			

Land Use	Residential Zones Cross Reference: SMC 18.646 TN Standards						Commercial Zones Cross Reference: SMC 18.646 TN Standards SMC 18.631 Mixed-Use Development Standards				Industrial Zones Cross Reference: SMC 18.623 Industrial Use Standards		Parks and Open Space and Public Facilities		Cross references that apply to all zones: SMC 18.604 Accessory Structures and Uses SMC 18.608 Building Alterations & Conversions
	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
Artisan / Handicraft Services							P	P	P	P	P				SMC 18.640 Retail Trade Uses
Professional Office Services							P	P	P	P	P	P			
Health Care Services							P	P	P	P	P				
Hospital							C	C	C	C	C				
Kennel / Cattery, Commercial								AC / C		AC	P				SMC 8.20 Hobby Kennels and Catteries
Kennel / Cattery, Hobby	AC & C	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
Janitorial Company Services										P	P	P			
Laundry Services							P	P	P	P	P	P			SMC 18.631 Mixed-Use Development Standards
Minor Repair Services							P	P	P	P	P	P			
Personal Care Services							P	P	P	P	P	P			
Industrial Uses (Automotive Services, Industrial, Repair Services, Wholesale)															
Automotive Sales and Rentals										C	C	C			SMC 18.607 Automotive Services
Automotive Fueling								C		P	P	P			SMC 18.607 Automotive Services; Only allowed when accessed directly from SR 532
Automotive Repair, ≤ 1 Day										P	P	P			SMC 18.607 Automotive Services
Automotive Repair, > 1 Day											P	P			SMC 18.607 Automotive Services
Parking Facilities, Standalone								C		C	C	C			SMC 18.607 Automotive Services
Industrial Manufacturing, Processing, and/or Distribution, Light										C	P	P			

Land Use	Residential Zones Cross Reference: SMC 18.646 TN Standards						Commercial Zones Cross Reference: SMC 18.646 TN Standards SMC 18.631 Mixed-Use Development Standards				Industrial Zones Cross Reference: SMC 18.623 Industrial Use Standards		Parks and Open Space and Public Facilities		Cross references that apply to all zones: SMC 18.604 Accessory Structures and Uses SMC 18.608 Building Alterations & Conversions
	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
Industrial Manufacturing, Processing, and/or Distribution, Medium											C	P			
Industrial Manufacturing, Processing, and/or Distribution, Heavy												C			
Laboratory											P	P			
Major Repair Services											P				SMC. 18.607 Automotive Services
Microbrewery / Distillery							AC	AC		AC	P	P			
Planned Industrial Park											P				
Public Transit / School Vehicle Facility											P	P		P	
Communication Technology										P	P				SMC 18.623 Industrial Use Standards
Printing, Publishing, or Allied Industry											P	P			
Warehouse, Incubator / Modular											P	P			
Warehouse, Wholesale / Distribution												P			
Institutional Uses (Public Facilities, Quasi-Public, Schools)															
Essential Public Facilities	C	C	C	C	C	C	C	C	C	C	C	C		P	SMC 18.616 Essential Public Facilities
Governmental / Public Service Facility					C		P	P		P	P	P		P	SMC 18.632 Public Utilities
Governmental Heavy Use											C	P			
Cemetery														C	SMC 18.634 Quasi-Public and Religious Institutional Uses

Land Use	Residential Zones Cross Reference: SMC 18.646 TN Standards						Commercial Zones Cross Reference: SMC 18.646 TN Standards SMC 18.631 Mixed-Use Development Standards				Industrial Zones Cross Reference: SMC 18.623 Industrial Use Standards		Parks and Open Space and Public Facilities		Cross references that apply to all zones: SMC 18.604 Accessory Structures and Uses SMC 18.608 Building Alterations & Conversions
	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/ Meeting Hall	C	C	C	C	P		P / C	P			P				SMC 18.634 Quasi-Public and Religious Institutional Uses
Funeral Home								P			P				SMC 18.634 Quasi-Public and Religious Institutional Uses
Religious Institution	C	C	C	C	C	C	C	C	C	C	P	P			SMC 18.634 Quasi-Public and Religious Institutional Uses
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	C	C	C	P	P	P	P	P	P	P	P				SMC 18.642 Schools
Schools, Academic	C	C	C	C	C	C	C								SMC 18.642 Schools
Schools, Vocational / Trade (Not associated with the School District)							C				P	P			SMC 18.642 Schools
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			
Co-living Housing					P	P	P	P		P					SMC 18.609 Co-Living Housing 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 Land Divisions
Dwelling, Duplex		P	P	P	P	P	P	P		P					
Dwelling, Multiple Family					P		P	P		P					SMC 18.631 Mixed-use Development Standards

Land Use	Residential Zones Cross Reference: SMC 18.646 TN Standards						Commercial Zones Cross Reference: SMC 18.646 TN Standards SMC 18.631 Mixed-Use Development Standards				Industrial Zones Cross Reference: SMC 18.623 Industrial Use Standards		Parks and Open Space and Public Facilities		Cross references that apply to all zones: SMC 18.604 Accessory Structures and Uses SMC 18.608 Building Alterations & Conversions
	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
Dwelling, Single-Family	P	P	P	P		P	P								
Dwelling, Townhouse		P	P	P	P	P	P	P		P					SMC 18.647 Townhouse standards
Emergency Housing								P		P	P				
Emergency Shelter								P		P	P				SMC 18.616 Essential Public Facilities
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 18.631 Mixed-Use Development Standards
Manufactured/Mobile Home	P	P	P	P		P									SMC 18.626 Manufactured Housing
Mixed Use							P	P		P	P				SMC 18.631 Mixed-Use Development Standards SMC 18.623 Industrial Standards (PI Zone Only)
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 Establishments (Retail Trade, Retail Food and Beverage)															
Drive-Through Facilities							AC	AC	AC	AC	AC	AC			SMC 18.614 Drive Through
Retail Storefront, Small							P	P	P	P	P				SMC 18.640 Retail Trade Uses

Land Use	Residential Zones Cross Reference: SMC 18.646 TN Standards						Commercial Zones Cross Reference: SMC 18.646 TN Standards SMC 18.631 Mixed-Use Development Standards				Industrial Zones Cross Reference: SMC 18.623 Industrial Use Standards		Parks and Open Space and Public Facilities		Cross references that apply to all zones: SMC 18.604 Accessory Structures and Uses SMC 18.608 Building Alterations & Conversions
	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
Retail Storefront, Medium							P	P		P	P	P			SMC 18.640 Retail Trade Uses
Retail Storefront, Large										P	C	C			SMC 18.640 Retail Trade Uses
Retail Outdoor Market							P	P	P	P	P				
Cannabis (Marijuana) Retailer								C							SMC 18.628 Cannabis (Marijuana) Retail
Food / Beverage Establishment, Small							P	P	P	P	P	P			SMC 18.638 Retail Food & Drink Establishments
Food / Beverage Establishment, Medium							P	P		P	P				SMC 18.638 Retail Food & Drink Establishments
Food / Beverage Establishment, Large										P					SMC 18.638 Retail Food & Drink Establishments
Small-Scale Commercial – “Corner Stores”		C	C		P	P	P								SMC 18.644 Small Scale Commercial Infill in the Uptown Area
Utilities															
Electrical Generating Plant												C		P / C	SMC 18.632 Public Utilities
Electrical Substation	P	P	P	P	P	P	P	P	P	P	P	P		P	SMC 18.632 Public Utilities
Electrical Transmission Lines	P	P	P	P	P	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	P	P	P	P	P	
Sewage Treatment Plant												C		C	SMC 18.623 Industrial Use Standards
Water, Drainage or Sewage Infrastructure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Water Well and Pump Station	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Co-Location PWCF	P	P	P	P	P	P	P	P	P	P	P	P	P	P	SMC 18.648 Wireless Communication Facilities (WCFs)

Land Use	Residential Zones Cross Reference: SMC 18.646 TN Standards						Commercial Zones Cross Reference: SMC 18.646 TN Standards SMC 18.631 Mixed-Use Development Standards				Industrial Zones Cross Reference: SMC 18.623 Industrial Use Standards		Parks and Open Space and Public Facilities		Cross references that apply to all zones: SMC 18.604 Accessory Structures and Uses SMC 18.608 Building Alterations & Conversions
	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
Minor Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	SMC 18.648 Wireless Communication Facilities (WCFs)
Monopole Towers	C	C	C	C	C	C	C	C	C	C	C	C	C	C	SMC 18.648 Wireless Communication Facilities (WCFs)
Single PWCF	P	P	P	P	P	P	P	P	P	P	P	P	P	P	SMC 18.648 Wireless Communication Facilities (WCFs)
Small Cell Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	SMC 18.648 Wireless Communication Facilities (WCFs)

Chapter 18.504 Height and Bulk Standards

18.504.010 Purpose and Applicability

- (1) The tables in this chapter contain dimensional development standards for each zone and alternative bulk standards by lot type or use.
- (2) If a unit lot subdivision or lot split land division process is proposed in accordance with Title 18 Part 4 Land Divisions, then the development standards in this chapter apply to the parent lot. Additional standards that may apply to an individual lot resulting from these processes include those found in Chapter 18.402 Standards for Land Divisions and Adjustments.
- (3) Additional standards that may apply include but are not limited to those found in Chapter 17.90-17.154 SMC and Chapter 17.200-17.220 SMC, and Title 18 Part 4 Land Divisions and Adjustments.

18.504.020 Standards

- (1) More than one structure containing a permitted or permissible principal use may be erected on a single lot in conformance with the provisions of this code; provided, that required setbacks, lot area and other requirements of this code must be met for each structure as though it were on an individual lot.
- (2) Permitted Building Area. All buildings must be built within the required setbacks.
- (3) Exceptions to Setbacks. In all zoning districts, every part of the required setback area must be open and unobstructed at and above ground level, except as provided below:
 - (a) Eaves may project up to 24 inches into a required yard. However, where the side yard is less than five feet, no eaves may project into a required setback.
 - (b) Movable awnings and decks averaging less than 30 inches from the ground may project into a required yard area, provided they do not cover more than one-half the width of the required yard.
 - (c) In all zoning districts, fences, walls, and hedges are permitted within any required front, rear, or side yard area, provided these do not conflict with the "sight triangle" requirements contained in the landscape performance standards or architectural design standards in this code.
 - (d) Sheds, playhouses, gazebos, etc., and other accessory structures less than 200 square feet, may be located within two feet from a property line.
 - (e) Uncovered decks less than four (4) feet in height, measured at the point of connection to the principal building, may extend up to ten (10) feet into a required rear setback.
 - (f) Ramps designed to provide accessibility in compliance with the Americans with Disabilities Act (ADA) may extend into a required setback.
 - (g) Architectural building features such as chimneys, bay windows, covered stoops, and porches, may extend up to twenty-four (24) inches into a required building setback. Fire resistant construction may be required.
- (4) Distance to a property line is measured at the narrowest space between the structure and property line, and must not include any roof overhang (eaves) in calculating the building/setback measurement. In no instance shall any roof overhang be allowed to extend beyond a property line.
- (5) Exception to Height Limits.

- (a) The height limitations contained in this chapter SMC 18.504 do not apply to flag poles, spires, belfries, cupolas, chimneys, antennas, water tanks, ventilators, roof mechanical penthouses solely for air handling equipment, or other appurtenances usually required to be placed above the roof level and not intended for human occupancy. Rooftop air conditioning and ventilating units must be screened so they are not visible from the adjacent public right-of-way.
- (b) Elevator machine rooms and elevator shafts may exceed the height limit provided that they do not occupy more than 20 percent of the roof of the building on which it is located.

18.504.030 Residential zones standards.

Repeal SMC 17.60.020 as adopted in Ordinance 1549 in its entirety and recodify as SMC 18.504.030, Residential zones standards, with the following change. All other sections shall remain as adopted in Ordinance 1549.

Delete Note in Table 17.60.020(1) Development Standards – Residential Zones in its entirety:

NOTE: Development standards pertaining to density, lot area, lot width, and lot depth are removed from this table for ease of review; however, these standards are not intended to be deleted by this ordinance.

18.504.040 Residential/commercial zone standards

Repeal SMC 17.60.030 as adopted in Ordinance 1549 in its entirety and recodify as SMC 18.504.040, Residential / Commercial zones standards, with the following change. All other sections shall remain as adopted in Ordinance 1549.

Delete Note in Table 17.60.030(1) Development Standards – Residential / Commercial Zones in its entirety:

NOTE: Development standards pertaining to density, lot area, lot width, and lot depth are removed from this table for ease of review; however, these standards are not intended to be deleted by this ordinance.

18.504.050 Commercial and industrial zones standards.

Repeal SMC 17.60.040 as adopted in Ordinance 1549 in its entirety and recodify as SMC 18.504.050, Commercial and industrial zones standards, with the following change. All other sections shall remain as adopted in Ordinance 1549.

Delete Note in Table 17.60.040(1) Development Standards – Commercial / Industrial Zones in its entirety:

NOTE: Development standards pertaining to density, lot area, lot width, and lot depth are removed from this table for ease of review; however, these standards are not intended to be deleted by this ordinance.

18.504.060 Public facility standards.

Repeal SMC 17.60.044 as adopted in Ordinance 1549 in its entirety and recodify as SMC 18.504.060, Public facility standards, with the following change. All other sections shall remain as adopted in Ordinance 1549.

Delete Note in Table 17.60.045(1) Development Standards –Public Facility Zones in its entirety:

~~NOTE: Development standards pertaining to density, lot area, lot width, and lot depth are removed from this table for ease of review; however, these standards are not intended to be deleted by this ordinance.~~

18.504.070 Parks and Open Space standards

Repeal SMC 17.60.050, parks and open space development standards in its entirety and recodify as SMC 18.504.070, Parks and Open Space Standards, with only changes to citation numbers and formatting.

Chapter 18.506 Nonconforming Uses, Structures, and Lots

This chapter is codified per Ordinance 1558, Nonconforming Uses, Structures, Lots, without change.

Chapter 18.508 Development Agreements

Repeal SMC 17.60.060, development agreements, in its entirety and recodify as SMC 18.508, Development Agreements, with only changes to citation numbers and formatting.

EXHIBIT D

Division 6 Specific Use Standards

Contents

Chapter 18.600 Purpose and Applicability	35
18.600.010 Purpose and Applicability	35
Chapter 18.602 Accessory Dwelling Units (ADUs)	36
Chapter 18.604 Accessory Structures and Uses (Non-Dwelling)	36
18.604.010 Standards for accessory structures in all zones.....	36
18.604.020 Standards for commercial accessory storage structures and uses.....	36
Chapter 18.606 Adult Entertainment Uses	37
18.606.010 Purpose.....	37
18.606.020 Applicability	37
18.606.025 Definitions	37
18.606.030 Zoning and location restrictions	37
18.606.040 Buffers	38
18.606.050 Buildings	39
18.606.060 Signs.....	39
18.606.070 Parking and lighting regulations	39
18.606.080 Number of permitted uses per structure	40
18.606.090 Penalties for violation.....	40
Chapter 18.607 Automotive Services	40
Chapter 18.608 Building Alterations and Conversions	41
Chapter 18.609 Co-Living Housing	42
Chapter 18.610 Culture and Entertainment	42
18.610.010 General standards	42
18.610.020 Live entertainment standards	42
Chapter 18.612 Daycares	43
Chapter 18.614 Drive Throughs	43
Chapter 18.616 Essential Public Facilities	44
18.616.010 Applicability	44
18.616.020 Siting requirements	44

18.616.030 Application and review.....	45
18.616.040 Standards.....	45
Chapter 18.622 Home Businesses.....	46
Chapter 18.623 Industrial Use Standards.....	48
Chapter 18.624 Lodging.....	48
18.624.010 Bed and breakfasts and short term rental standards.....	48
18.624.020. Hotel Standards.....	49
Chapter 18.626 Manufactured Housing.....	49
18.626.010 Classifications of manufactured housing.....	49
18.626.020 Standards for manufactured housing.....	49
18.626.030 Standards for manufactured home parks.....	50
Chapter 18.628 Cannabis (Marijuana) Retail.....	50
Chapter 18.631 Mixed-Use Development Standards.....	50
Chapter 18.632 Public Utilities.....	51
Chapter 18.634 Quasi-Public and Religious Institution Uses.....	51
Chapter 18.636 Recreation Areas and Sports Facilities.....	52
Chapter 18.638 Retail Food & Drink Establishments.....	52
Chapter 18.640 Retail Trade Uses.....	52
Chapter 18.642 Schools.....	53
Chapter 18.644 Small Scale Commercial Infill (Corner Stores).....	53
Chapter 18.645 Temporary Uses and Structures.....	54
Chapter 18.646 TN (Traditional Neighborhood) Zoning Standards.....	55
Chapter 18.647 Townhouse Standards.....	55
Chapter 18.648 Wireless Communications Facilities (WCFs).....	55

Chapter 18.600 Purpose and Applicability

18.600.010 Purpose and Applicability.

- (1) The purpose of this chapter is to establish standards for specific land uses that, because of their unique characteristics or potential impacts, require additional regulations to ensure they are compatible with surrounding development and consistent with the purpose and intent of the zoning code.
- (2) Further, this chapter is also intended to implement the land use policies of the Comprehensive Plan by providing development standards for specific uses that warrant special consideration. These standards ensure such uses minimize conflicts with surrounding properties.

- (3) The standards in this chapter apply to all land uses listed in the sections below and apply in any zoning district where the land use is located, unless specifically clarified otherwise in this code. These standards are in addition to, and do not replace, the general provisions and development standards applicable to all uses within the zoning code.

Chapter 18.602 Accessory Dwelling Units (ADUs)

Stanwood Municipal Code Chapter 17.95, Residential Performance Standards, Article IX, Accessory Dwelling Units, as adopted in Ordinance 1549, is hereby recodified without amendment, except that the section is renumbered to conform to the formatting style of this ordinance.

Chapter 18.604 Accessory Structures and Uses (Non-Dwelling)

18.604.010 Standards for accessory structures in all zones.

- (1) In all zones, accessory structures over 120 square feet, are permitted to be located in required side or rear yards, but not front yards, provided that the structure meets the setback requirements in Chapter 18.504, Height and Bulk Standards.
- (2) When an accessory structure is attached to and made a part of the main building it is considered to be part of the main building and is no longer considered accessory.
- (3) An accessory structure, unless attached to and made a part of the main building, must be no closer than five feet to the main building.

18.604.020 Standards for commercial accessory storage structures and uses.

- (1) Metal storage or cargo containers:
 - (a) Storage uses may occur in metal prefabricated and movable structures up to 400 square feet maximum provided the structures are visually screened, include enclosure walls providing 100 percent visual separation and a roof. The roof requirement may be waived when the top of a metal storage unit is not visible from adjacent properties, including views from roads, parking areas, and outdoor recreation areas.
 - (b) Screening must be of building materials consistent with the materials of the primary building on the site and may consist of any building material allowed by the architectural standards for the zone.
 - (c) Landscape materials are not permitted for screening purposes.
 - (d) Storage containers must meet the anchoring standards required for manufactured homes.
- (2) Built storage structures:
 - (a) If accessory storage is located in a structure built consistent with the International Building Code, which meets the architectural standards for new buildings in the zone, and is constructed of material consistent with the primary structure, then additional screening is not required.
 - (b) Structures must be installed with a permanent foundation.
- (3) All storage containers or structures:
 - (a) Must not be used for residential purposes.

- (b) Must not displace required parking established for the primary use of the property.
- (c) The gross square footage of the storage use must be included in the calculation for off-site parking and loading requirements for the primary use at the same use designation.
- (d) Must comply with the relevant height, setback and bulk standards.
- (e) Detached accessory storage must comply with the architectural standards for the DMU zoning district and GC zoning district.

Chapter 18.606 Adult Entertainment Uses

18.606.010 Purpose.

It is the purpose of this section to regulate the location and physical standards of adult use businesses to prevent adverse secondary impacts on surrounding properties while protecting constitutional rights to free expression.

18.606.020 Applicability.

- (1) Adult uses subject to this chapter include those regulated by special license in SMC Chapter 5.32.
- (2) Adult retail establishments, as defined in this below, are subject to this Chapter.
- (3) Compliance with this Chapter is a prerequisite to eligibility for a license under Chapter 5.32. The planning director or his/her designee is responsible for ascertaining whether a proposed adult use complies with all requirements enumerated herein and all other applicable zoning laws and/or regulations now in effect or as amended or enacted subsequent to the effective date of the ordinance codified in this Chapter.

18.606.025 Definitions.

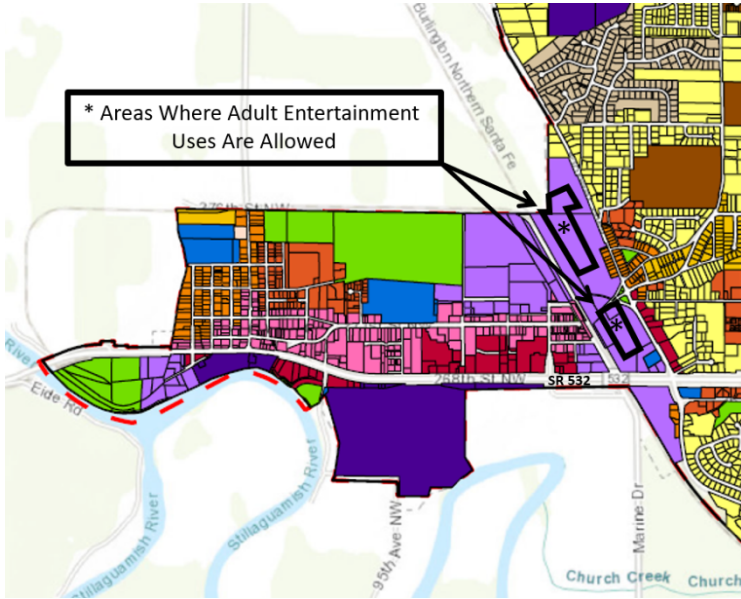
The definitions contained in SMC Chapter 5.32 are applicable to this Chapter.

“Adult retail establishment” means a retail establishment in which a substantial portion of the goods sold consist of merchandise distinguished or characterized by a predominant emphasis on the depiction, description, simulation or relation to “specified sexual activities” or a retail establishment which has as one of its principal purposes, the sale, exchange, rent, loan, trade, transfer, and/or viewing of merchandise distinguished or characterized by a predominant emphasis on the depiction, description, simulation or relation to “specified sexual activities” The term “merchandise” as used above includes but is not limited to the following: books, magazines, posters, cards, pictures, periodicals, or other printed matter; prerecorded video tapes, discs, film or other such medium; instruments, devices, equipment, paraphernalia or other such products.

“Adult use” means an adult retail establishment or an adult entertainment establishment.

18.606.030 Zoning and location restrictions.

- (1) Adult entertainment uses are only allowed in the Planned Industrial zone located between the railroad tracks (east of 84th Avenue) and west of Pioneer Highway as shown below and must comply with the licensing requirements in SMC 5.32.



18.606.040 Buffers.

- (1) Adult entertainment establishments are prohibited within 500 feet of any residential land use zone, single or multiple-family residence, public or private school (preschool – twelfth grade), religious facility, public park, childcare service, child daycare center, public library, community youth center, or other adult use.
- (2) The 500-foot distance is measured as a straight, horizontal line, measured from the nearest point of that portion of a lot proposed to be used for an adult entertainment establishment (generally, the enclosed building or indoor leased space, excluding, for example, parking areas, landscaping or tenant common areas) to the nearest point of:
 - (a) That portion of a lot used for another adult entertainment establishment;
 - (b) A lot owned or leased, or that portion of a lot leased (excluding common areas), for a residence, private or public school (preschool – twelfth grade), religious facility, public park, childcare service, child daycare center, public library, or community youth center; or
 - (c) A residential land use zone.
- (3) Limited Exception to Separation Requirements: To ensure that the separation requirement does not operate as a de facto prohibition on adult entertainment establishments within the City, an exception to the 500-foot separation requirement may be granted only if the applicant demonstrates, through a site availability analysis, that no parcel or lawful tenant space within the allowed area, per section 18.606.030, is available that can reasonably accommodate an adult entertainment establishment in compliance with subsection (1) and (2).
 - (a) The exception shall be processed as provided in Chapter 18.230, Review Process, with a public hearing.

- (b) An exception may be approved only if all of the following are met:
 - (i) Strict application of the 500-foot separation requirement would preclude the siting of any adult entertainment establishment within the City;
 - (ii) The proposed location minimizes potential adverse secondary effects on nearby sensitive land uses to the maximum extent feasible;
 - (iii) The proposed establishment is located as far as practicable from the uses listed in subsection (1);
 - (iv) The proposed establishment complies with all other applicable zoning, development, licensing, and operational standards of the City; and
 - (v) Granting the exception is necessary to avoid an unconstitutional restriction on lawful adult expression.
 - (c) Limitations: Any approved exception must:
 - (i) Apply only to the specific site and use approved;
 - (ii) Not be transferable to another location;
 - (iii) Not reduce the separation distance below the minimum necessary to allow siting of the use; and
 - (iv) Be subject to any reasonable conditions imposed to mitigate potential secondary effects, including but not limited to hours of operation, signage limitations, lighting, and security measures.
- (4) Burden of Proof: The applicant bears the burden of demonstrating compliance with this subsection. Failure to establish eligibility or satisfy the approval criteria will result in denial of the exception.

18.606.050 Buildings.

- (5) All adult use building facades, exteriors, and exits must be indistinguishable from surrounding buildings. Illustrations depicting partially or totally nude males and/or females can not be posted or painted on any exterior wall of a building used for an adult use business, or on any door or apparatus attached to such building.
- (6) The exterior of any newly constructed, renovated, or altered building must comply with the architectural design standards contained in Chapter 17.112 SMC.

18.606.060 Signs.

Signs must meet the requirements of Chapter [17.110](#) SMC. Illustrations depicting partially or totally nude males and/or females are not be permitted on signage.

18.606.070 Parking and lighting regulations.

On-site parking must meet the requirements of Chapter [17.105](#) SMC, and in addition must meet the following requirements:

- (1) All on-site parking areas and premises entries of adult use businesses must be illuminated from dusk until one hour past closing hours of operation with a lighting system that will provide adequate illumination and visibility on the parking surface and/or walkways. An on-premises exterior lighting plan must be approved by the Director prior to the operation of any adult use business.

- (2) All parking must be visible from the fronting street. Access to the exterior rear of the building must be denied to any persons other than employees and public officials during the performance of their respective duties and tasks by means of fencing as approved by the city Director.

18.606.080 Number of permitted uses per structure.

No more than one adult use operating in the same building, structure, or portion thereof is allowed. In addition, no other adult use business operating in the same building, structure, or portion thereof in which an adult use business is currently operating, is allowed.

18.606.090 Penalties for violation.

Violation of this chapter is a class 1 civil infraction and may also be enforced pursuant to SMC Title [13](#).

Chapter 18.607 Automotive Services

- (1) Lighting. All automotive uses must meet lighting standards in SMC 17.112.090 Lighting.
- (2) Outdoor work. Outdoor work on vehicles must be screened so that damaged vehicles are not visible from the fronting right-of-way. Screening must meet standards in SMC 17.117.070. No chain link fencing or fencing with slats are allowed.
- (3) Junk and nuisance vehicles. Junk and nuisance vehicles are prohibited according to SMC 7.18.040.

	Sales	Rentals	Fueling	Minor Repair & Services	Major Repair & Services	High Intensity
Vehicle capacity served	1-Ton or less					Any size vehicle
Minimum lot size	20,000 square feet		Underlying zoning	20,000 square feet		
Outdoor work allowed?	No	No	No	No	Yes	Yes
Vehicle Storage Lot allowed as accessory use?	No	No	No	No	Yes	Yes
Screening required?	No	No	No	No	Yes	Yes
Vehicle storage lot allowed as an accessory use?	No	No	No	No	Yes	Yes
Examples	New car sales Used car sales	Rental agency Equipment Rental	Gas station	Car Wash Oil Change Engine tune up	Towing Paint & body shop	Vehicle service, repair, fueling

		(non-automotive)		Brake repair Front end alignments Small Appliance and Tool Repair (non-automotive)	Engine or transmission overhaul Tire shop Small engine repair (non-automotive)	
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(4) Automotive Fueling Standards.

- (a) Automotive Fueling uses will meet the motor fuel-dispensing facilities regulations in International Fire Code.
- (b) The surface area of canopies will be measured as coverage for the purposes of determining both maximum lot coverage and setback requirements.

(5) Automotive Sales, Display, Rental and Storage Lot Standards.

- (a) Vehicles shall be parked in orderly rows and must not encroach on sidewalks, rights-of-way, or required landscape areas.
- (b) A five foot landscaped buffer must be provided along street frontages and maintained in good condition.
- (c) Low fencing, hedges, or similar screening may be used along roadways where appropriate for aesthetics and safety.
- (d) Outdoor lighting shall be shielded to eliminate glare onto roadways and adjacent properties.
- (e) Pricing; temporary flags, banners, inflatables, and similar visual clutter are prohibited along street frontages.
- (f) Lots shall be kept free of litter, debris, and abandoned vehicles, with pavement and site features maintained.

(6) Parking lots.

- (a) Landscaping. Parking lots must meet the standards for landscaping required in SMC 17.145, Landscape Performance Standards.

Chapter 18.608 Building Alterations and Conversions

The following Sections of Stanwood Municipal Code Chapter 17.25, General Provisions, are hereby recodified in Chapter 18.608, Building Alterations and Conversions, without amendment, except that the sections are renumbered to conform to the formatting style of this ordinance.

- 17.25.120 Restoration of Buildings
- 17.25.130 Building Upgrades
- 17.25.140 Buildings to be moved to new lots
- 17.25.150 Building permits required
- 17.25.160 Building Conversions (Per Ordinance 1549, Exhibit B)
- 17.25.165 Conversion to residential use in an existing building (Per Ordinance 1549, Exhibit B)

Chapter 18.609 Co-Living Housing

Stanwood Municipal Code Chapter 17.95, Residential Performance Standards, Article XI, Co-Living Housing, as adopted in Ordinance 1549, is hereby recodified without amendment, except that the section is renumbered to conform to the formatting style of this ordinance.

Chapter 18.610 Culture and Entertainment

18.610.010 General standards.

- (1) General standards.
 - (a) All events, live entertainment, venues and businesses must meet the noise standards per SMC 7.30.
 - (b) Outdoor lighting associated with cultural and entertainment venues shall be directed away from residential areas and designed to minimize glare, spillover, and late-night illumination.
 - (c) Traffic must be managed to reduce congestion on surrounding streets and maintain safe access for residents and emergency vehicles.
 - (d) On-site or off-site parking must be provided to prevent spillover parking in residential neighborhoods.
- (2) Accessory Uses.
 - (a) Accessory commercial and retail uses such as restaurants and gift shops are allowed.
 - (b) The accessory uses must not constitute more than 25% of the total floor area.
- (3) Night Club standards.
 - (a) Night clubs must have capacity for at least 30 people seated at tables.
 - (b) Night clubs can include food service as an accessory use.
 - (c) Night clubs can include a bar, maintain table service, and allow dancing and live entertainment for guests.

18.610.020 Live entertainment standards.

- (1) Live entertainment standards. In the zones where it is permitted, live entertainment is allowed as an accessory use.
- (2) A business license specifying indoor or outdoor use is required to provide live entertainment.
- (3) Indoor live entertainment must be conducted entirely inside the premises and doors and windows must remain closed.
- (4) Outdoor live entertainment shall be permitted only through the City's special event or temporary use permitting process and shall comply with all applicable noise regulations. Amplified sound shall be limited to approved hours and decibel levels, with more restrictive standards applied when events are located adjacent to residential zones. Event organizers shall provide adequate off-street parking, prevent spillover parking into surrounding neighborhoods, and maintain clear emergency access at all times. The City may

require traffic control measures, security staffing, and crowd management plans as conditions of approval to ensure public safety and minimize impacts.

- (5) Live entertainment is allowed for all other uses as a temporary use, subject to SMC 18.646, Temporary Use.
- (6) Public Safety.
 - (a) The chief of police may evaluate the operation of a live entertainment venue upon application for business license and during operation of the venue, or upon complaint to determine whether a public safety plan is required.
 - (b) A police officer or officers may, at the discretion of the chief of police, be required to police a dance or other live entertainment event to provide security and/or traffic control.
 - (c) When required, the expense of additional security must be borne by the applicant, and a public safety plan must be approved by the chief of police.
- (7) Hours Live Entertainment May Be Conducted. Live entertainment is allowed:
 - (a) Indoors between 8:00 a.m. and 2:00 a.m. on any day or night of the week
 - (b) Outdoors between 10:00 a.m. and 10:00 p.m. unless otherwise allowed by a special event permit.
- (8) Conditions of Facilities.
 - (a) Any facility providing live entertainment must be kept in a clean, healthful, and sanitary condition.
 - (b) All corridors and connected stairways must be open to the public and fully lighted.
 - (c) Any facility providing live entertainment must provide adequate ventilation and air conditioning.

Chapter 18.612 Daycares

- (1) General Standards for all daycares.
 - (a) Daycare facilities must be licensed with the Washington State Department of Children, Youth, and Families (DCYF).
 - (b) Daycare facilities must obtain a City business license.
 - (c) Outdoor preschools are allowed as an accessory to a daycare facility.
 - (d) Home daycare facilities must provide at least one parking space for child drop-off and pick-up. Commercial days must provide parking and drop off areas per the Municipal Code parking requirements.
 - (e) Home daycare facilities are limited to one, unlit six square foot sign that must be attached to the primary residential building.

Chapter 18.614 Drive Throughs

- (1) Commercial driveways shall be spaced at least 75 feet apart, with two one-way driveways no more than 12 feet wide counted as one. Where this standard cannot be met due to existing development, the applicant shall seek shared access; if unavailable, the Planning Director may approve a deviation, provided the driveway is located as far as practicable from existing access points.

- (2) Approach lanes for the drive-through facilities must have the following minimum widths: one lane – 12 feet; two or more lanes – 10 feet per lane.
- (3) Drive-through facilities shall provide a minimum of 100 feet of linear vehicle stacking distance, measured from the order point to the entry queue point, to prevent vehicle queuing onto public rights-of-way or internal circulation aisles.
- (4) The minimum distance from the proposed drive-through facility to the right-of-way must be 40 feet where no turns are required. This distance must be measured from the drive-through station farthest from the main building. Where turns are required in the exit lane, the minimum distance from any drive-through window to the beginning point of the turn must be 34 feet. The minimum turning radius must be 17 feet.
- (5) The minimum distance from a drive-through facility to any residential building must be 25 feet. This distance must be measured at the narrowest point between the main building, an off-street parking area, or vehicle lanes, whichever is closer.
- (6) Alleys or driveways in residential areas adjacent to drive-through facilities may not be used for circulation of customer traffic.
- (7) No drive-through service is allowed on 271st between 88th Avenue and 84th Avenue and 270th from 99th Avenue to 102nd Drive.

Chapter 18.616 Essential Public Facilities

18.616.010 Applicability.

- (1) This section applies to all existing and new essential public facilities as defined in RCW 36.70A.200. Examples from the City of Monroe (which has more exemptions listed). Placeholder for any appropriate exemptions.
- (2) Exemptions. The following are exempt from the requirements of this chapter:
 - (a) Repair of existing essential public facilities, provided that any addition is located within the existing property boundary and is deemed by the community development director to be minor.
 - (b) Preempted facilities. Any essential public facilities for which the city's regulatory authority is preempted by state or federal law.
- (3) Inventory of Existing Stanwood Essential Public Facilities. The following EPFs are currently located within the city of Stanwood:
 - (a) Stanwood Sewage Treatment System

18.616.020 Siting requirements.

- (1) The site of any facility for substance abuse treatment or recovery, group homes, or community facilities must be located at least 1,200 feet from another such facility, measured at the property line of each site.
- (2) Essential public facilities must be located outside of the 100-year floodplain and other hazardous areas unless no other location is physically available.
- (3) Essential public facilities should not be located in areas that have experienced disproportionate impacts on marginalized communities.

18.616.030 Application and review.

- (1) Determination of essential public facilities. The community development director will determine if an application is an essential public facility per WAC 365-196-550(2)(a)-(e).
- (2) General approval criteria. Essential public facilities must meet all of the following criteria:
 - (a) If required by state law, the applicant has provided opportunity for public participation in the siting decision and development of any mitigation measures;
 - (b) The proposal complies with the applicable requirements of this title and all other applicable provisions of the Stanwood Municipal Code.
 - (c) All buildings must conform to the existing architectural form and design of surrounding buildings.
 - (d) Essential public facilities must be located and designed to minimize adverse impacts on nearby residential areas, public health and safety, and other identified impacts.
 - (e) There are no other feasible sites available that meet the functional requirements and operational needs of the facility.
 - (f) The facility will not result in a concentration of similar facilities in a particular neighborhood, community, jurisdiction, or region.
- (3) Independent consultant review.
 - (a) The community development director may require independent consultant review of the proposal to assess its compliance with the decision criteria contained in this chapter.
 - (b) The cost of any additional consultant services shall be the responsibility of the applicant and shall be based on a scope of work determined by the city and Chapter [3.30 SMC](#), Fee.

18.616.040 Standards.

The following specific standards apply when siting certain essential public facilities.

- (1) Group homes and temporary emergency shelters
 - (a) If the facility is located within a residential neighborhood, it must be maintained to conform to look and feel of that neighborhood. This applies to design, density, lot size, landscaping, or other factors affecting the neighborhood.
 - (b) Only identification signs not exceeding six square feet in area denoting the name and/or purpose of a special residential use are allowed in a residential neighborhood. Such signs must be attached to the structure.
 - (c) Facilities located in nonresidential areas must be maintained in the general style of the surrounding area. This applies to design, lot size, and landscaping affecting the look and feel of the area.
 - (d) The total occupancy of a structure designed for residential use is dictated by the adopted building code. For homes on a local residential street, occupancy may not exceed two clients per bedroom.
- (2) Congregate care facilities.
 - (a) Congregate care facilities are limited to 30 rooms per every 20,000 square feet of land area in the DMU zone.
- (3) Secure Community Transition Facilities

- (a) The following standards for secure community transition facilities (SCTFs) in compliance with RCW 71.09 are provided to maintain compatibility with other land uses and services permitted within the city.
 - (i) SCTFs may not be located adjacent to, immediately across a street or parking lot from, or within the line of sight (600 feet) of a risk potential activity or facility in existence at the time a site is listed for consideration, such as:
 - (A) Schools or daycare centers;
 - (B) Sports fields, playgrounds, parks, or recreation centers;
 - (C) Religious institutions;
 - (D) School bus stops;
 - (E) Properties used by organizations or businesses providing services or activities to children and/or youth;
 - (F) Public libraries or other public gathering spaces;
 - (G) Trails used by the general public to access schools or park and recreation facilities.
 - (ii) Sites furthest away from the risk potential activities listed in SMC 18.616.050(3)(a) must be given higher priority.
 - (iii) The site or building must meet all of the security requirements of RCW 71.09.295.
 - (iv) No SCTF may be located within 600 feet of any residential property.
 - (v) A minimum six-foot high solid fence between the facility and all property boundaries is required. The fence or screening must be complimentary of surrounding buildings and must not consist of chain-link, wire, or similar materials. If evergreen plantings are used, the plantings must be at least six feet from grade at the time of planting and must be maintained by the property owner.
- (b) Application Materials. In addition to the regular application materials required under SMC 18.220, the following materials are required for SCTFs:
 - (i) Proposed mitigation measures, including the use of buffering from adjoining uses.
 - (ii) A general overview of planned security for the facility, including backup power sources, per RCW 71.09.295.
 - (iii) A schedule and analysis of all public input solicited or to be solicited during the siting process, pursuant to RCW 71.09.315.
 - (iv) Notice of the application to all property owners and occupants of record within one mile of the proposed site.

Chapter 18.622 Home Businesses

- (1) A home business is allowable as an accessory use to a dwelling unit in any residential area. In addition to any provision regulating residential use, all of the following standards apply:
 - (a) All activities occur entirely indoors, either in a house, garage, or outbuilding.
 - (b) No outdoor display or storage of materials, goods, supplies, or equipment is allowed.
 - (c) There must be no changes to the exterior of the building nor any visible evidence that the residence also contains a home business, including signage.

Commented [RC1]: 618? If we renumber from here until the end, we will need to update the table.

- (d) The home business may not result in impacts that negatively affect the adjacent neighborhood. The following thresholds provide acceptable compliance levels:
 - (i) No more than two clients per hour, by appointment only and not more than eight total client visits per day;
 - (ii) On-site parking must be provided without using on-street parking;
 - (iii) Client visits shall be limited to 7 am to 8 pm;
 - (iv) All activities must be conducted in a manner that prevents sounds from being audible beyond the property line;
 - (v) Residential scale deliveries by postal services, courier services or common carriers using passenger vehicles or light delivery vans. Vehicles involving freight or bulk materials such as box trucks, flatbed trucks, tractor trailers or similar vehicles is not considered residential scale.
 - (e) No more than one non-resident may be employed in the home occupation.
 - (f) The maximum area devoted to a home occupation can be no greater than 25% of the gross floor area of the dwelling unit.
 - (g) Home occupations must have a home occupation business license.
- (2) Commercial vehicles and equipment associated with home occupations are allowed subject to the following standards:
- (a) One commercial vehicle, including a pickup truck, service van, or similar vehicle with company logo or signage.
 - (b) Small construction or trade equipment, including compressors, generators, tools, trailers, or similar equipment customarily used by tradespeople.
 - (c) All equipment must be stored within an enclosed structure such as a garage or storage shed or stored behind a solid fence not less than six feet in height and not visible from the public right of way. Tarps or temporary coverings are not considered adequate screening.
- (3) The following are prohibited as home occupations:
- (a) Uses that include regular freight or commercial vehicle deliveries.
 - (b) Uses involving hazardous materials beyond typical household quantities.
 - (c) Uses involving loading or unloading of commercial vehicles or equipment.
 - (d) Uses involving repair or service of motor vehicles, heavy equipment, or similar machinery.
 - (e) Uses involving semi-trucks, tractor-trailers, or heavy construction equipment such as backhoes, dump trucks, excavators, bulldozers.
 - (f) Uses that generate noise or vibrations inconsistent with residential use.
 - (g) Uses requiring compliance with state or federal licensing that cannot be met in a residential setting.
- (4) Exception. The Community Development Director, or designee, may approve a minor variance, per SMC 18.330.070, to the standards associated with a home occupation when:
- (a) Commercial vehicles or equipment are completely stored within a fully enclosed structure with no portion of the vehicles visible from public right-of-way or adjoining properties.

- (b) The exception will not result in increased traffic noise, vibrations, odors or other impacts inconsistent with residential uses.

Chapter 18.623 Industrial Use Standards

Stanwood Municipal Code, Additional Standards – PI and GI (Planned Industrial and General Industrial) Zoning Districts, Chapter 17.50 is hereby recodified without amendment, except that the chapter name is revised and the sections are renumbered to conform to the formatting style of this ordinance.

Chapter 18.624 Lodging

18.624.010 Bed and breakfasts and short term rental standards

Bed and breakfasts and short term rentals must give no outward appearance of a business, except as provided below.

- (1) Uses must not create noise, odor, vibration, or other nuisance conditions in violation of Title 7, Health, Sanitation and Nuisances, of the Stanwood Municipal Code.
- (2) The owners must have a valid business license.
- (3) The number of guest rooms are limited to the following:

	All other residential zones	SR 5.0	MR	GC
Number of guest rooms allowed	4	6	10	16

- (4) Commercial accessory uses are not permitted.
- (5) Meals.
 - (a) Meal service is limited to registered overnight guests only and shall not be provided to the general public or non-lodging visitors.
 - (b) Kitchen facilities are not permitted within guest rooms, except for microwave ovens, small refrigerators, and coffee pots.
- (6) Parking.
 - (a) Pick-up and drop-off and loading/unloading areas must be provided on-site.
 - (b) Adequate parking per SMC [17.105.140](#) must be provided on-site.
 - (c) Parking must be screened from the view of all neighboring properties.
- (7) All lot lines abutting residentially developed lots must be planted with a five-foot wide landscaping strip providing a dense visual barrier of trees and shrubs.
- (8) Signage. Signage must be limited to one monument sign meeting the standards of SMC [17.110.080](#).
- (9) Mixed-use developments are permitted in the PI zone in conjunction with a planned industrial park development under SMC 17.50.010; no more than 35% 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.

18.624.020. Hotel Standards

Hotels and resorts located adjacent residential zones shall be designed and operated to minimize impacts on nearby residences and preserve neighborhood compatibility. Development shall comply with the following standards:

- (1) **Neighborhood Compatibility.** Buildings, site layout, circulation, lighting, and operations must be designed and operated so that noise, odor, vibration, light spillover, and visual impacts do not exceed levels prohibited under Title 7, Health, Sanitation and Nuisances, of the Stanwood Municipal Code.
- (2) **Density and Room Area.** The total number of guest rooms and the gross floor area devoted to lodging use shall not exceed the maximum residential density permitted in the underlying zoning district.
- (3) **Building Height.** Building height shall not exceed the maximum height permitted in the underlying zoning district.
- (4) **Landscaping.** All lot lines abutting residentially zoned lots must be planted with a five-foot wide landscaping strip providing a dense visual barrier of trees and shrubs.
- (5) **Variations Prohibited.** Variations or modifications to the density, room area, or height standards of this section are not permitted.

Chapter 18.626 Manufactured Housing

18.626.010 Classifications of manufactured housing.

Manufactured homes are classified as follows for purposes of these standards:

- (1) A manufactured housing unit is a single-family residence, transportable in one or more sections, which is designed to be used with or without a permanent foundation when connected to the required utilities. After June 15, 1976, manufactured homes must be constructed in accordance with U.S. Department of Housing and Urban Development (HUD) requirements for manufactured housing and bear the appropriate insignia indicating such compliance.
- (2) **Type A.** New manufactured homes certified as meeting U.S. Department of Housing and Urban Development (HUD) Manufactured Home Construction and Safety Standards, or used manufactured homes certified as meeting the HUD standards specified above and found on inspection to be in excellent condition and safe and fit for residential occupancy.
- (3) **Type B.** Used manufactured or mobile homes, whether or not certified as meeting prior HUD codes, found on inspection by the building official to be in excellent or good condition, as defined by the HUD Manufactured Home Construction and Safety Standards.

18.626.020 Standards for manufactured housing.

- (1) Manufactured housing is an allowable dwelling unit type in those zones in which single-family residential land uses are permitted. Such housing is subject to the building code and all standards in this code that apply to residential land uses, including the subdivision standards contained in this code. Additionally, all manufactured housing must be installed on permanent foundations before an occupancy permit is issued.

- (2) Type A manufactured homes are allowed in any manufactured home park as defined in SMC 18.610.040 or on their own individual lots as a single-family home.
- (3) Type B manufactured or mobile homes are allowed only in a manufactured home park. A Type B manufactured or mobile home to be moved to a new location must meet the following standards:
 - (a) Upon inspection by the building official, the Type B manufactured or mobile home must be found to be in excellent or good condition prior to the move. Criteria for determining condition must be the same as those applied to housing inspections. After moving or relocation of the Type B manufactured or mobile home, a second inspection must be required to verify that the manufactured or mobile home remains in no less than good condition. An occupancy permit may not be issued until such conditions are met.

18.626.030 Standards for manufactured home parks.

A manufactured home park must meet the following standards.

- (1) A manufactured home park is allowed in the SR 7.0 and SR 5.0 zones. A manufactured home park may not exceed the densities established for single-family detached residential uses within the district proposed for the development.
- (2) The following are site design standards for a manufactured home park:
 - (a) Every manufactured home must be located at least eight feet from any internal abutting street.
 - (b) The minimum distance between a manufactured home (including allowable accessory buildings) and an adjacent manufactured home (including accessory buildings) is 15 feet. This distance must be measured at the narrowest space between structures, whether they be the living units or accessory buildings (e.g., carport, storage building).
 - (c) All platting, utility, and street improvement standards applicable to residential developments apply to the design and development of a manufactured home park.

Chapter 18.628 Cannabis (Marijuana) Retail

Stanwood Municipal Code Section 17.100.045, titled "Conditions for Permitting Marijuana Retailers," is hereby recodified without amendment, except that the section is renamed and renumbered to conform to the formatting style of this ordinance.

Chapter 18.631 Mixed-Use Development Standards

- (1) 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, 72nd Avenue and 265th Street. The commercial mixed-use building(s) must be the dominant use along the street frontage. All other properties may be developed with residential infill developments without associated commercial uses.
- (2) Mixed-use developments are permitted in the PI zone in conjunction with a planned industrial park development under SMC 17.50.010; no more than 35% 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.
- (3) Live/work units are allowed in the TN-MU, DMU, and GC zones as part of a mixed-use development.

- (4) Laundromat or dry cleaners are allowed in the TN-MU but are limited to drop-off and pick-up with no site dry cleaning allowed.

Chapter 18.632 Public Utilities

This section provides miscellaneous standards applicable to public utilities to supplement land use permissions and height and bulk sections in SMC Title 18 Division 5.

- (1) A minimum land area of 10,000 square feet is required for electrical substations and electrical equipment and pole storage yards.
- (2) Pole yards and storage areas must be screened from adjacent residential or commercial uses.
 - (a) Chain link fences with slats are not allowed.
 - (b) Required screening shall be sight-obscuring, durable, and compatible with the surrounding area, and shall be maintained year-round.
 - (c) Where landscaping is used, it must be designed to function similarly as a fence, effectively screening the use.
 - (d) Refuse and storage materials shall be fully contained within screened areas and shall not be visible from streets or adjacent properties.

Chapter 18.634 Quasi-Public and Religious Institution Uses

To ensure buildings and uses are designed and operated in a manner compatible with surrounding residential land uses, the following standards apply to all quasi-public uses such as community centers, meeting halls, public buildings or religious institutions:

- (a) **Landscape Buffer.** A 20-foot-wide landscape buffer must be provided along an abutting residentially zoned property line.
- (b) **Outdoor activities and noise.** Outdoor activities, including amplified sound, bells, music, announcements, or events, shall be conducted in compliance with Title 7, Health, Sanitation and Nuisances, of the Stanwood Municipal Code.
- (c) **Accessory Use.** Classes, meals, counseling, daycare centers, senior care and adult daycare, or similar functions are allowed as accessory uses.
- (d) **Parking Location.** Off-street parking and circulation areas shall be located away from or appropriately set back from adjacent residential properties and designed to minimize noise, headlight glare, and activity impacts on nearby homes.
- (e) **Refuse and Service Areas.** Refuse containers, recycling areas, and service functions shall be located away from adjacent residential properties and screened to reduce noise, odor, and visual impacts.
- (f) **Lighting.** Exterior lighting shall be designed and located to prevent light spillover onto adjacent properties and public rights-of-way.
- (g) **Traffic Access.** Vehicular access shall be taken from arterial or collector streets where available. Direct access from local residential streets shall be avoided to the maximum extent practicable.

Chapter 18.636 Recreation Areas and Sports Facilities

The following standards apply to all Recreation Areas and Sports Facilities, including public and private parks, recreation and amusement facilities:

- (a) A 20-foot-wide landscape buffer must be provided along an abutting residentially zoned property line.
- (b) Food and beverage service or concession stands are considered an accessory use for patrons using the facility.
- (c) Hosted events such as parties or other activities are allowed as an accessory use.
- (d) Recreation and amusement uses within a building with shared walls, such as multitenant buildings, must provide soundproofing to limit noise impacts on adjacent uses.

Chapter 18.638 Retail Food & Drink Establishments

- (1) The following standards apply to retail food and drinking establishments.
 - (a) Drive throughs must meet standards in SMC 18.616, Drive Throughs.
 - (b) Live Entertainment must meet standards in SMC 18.610.030, Live Entertainment standards.
 - (c) Outdoor dining is allowed as an accessory use and limited to areas designated for such use.
 - (d) In commercial zones, a microbrewery shall be permitted when it includes a retail component open to the public, such as a tasting room, taproom, or on-site sales area. A minimum of 25 percent of the gross floor area, or a minimum of 500 square feet shall be devoted to the retail component.

Chapter 18.640 Retail Trade Uses

- (1) Retail Size Categories. For purposes of this section, retail development is classified as follows:
 - (a) Small-Scale Retail: Up to 10,000 square feet of gross floor area.
 - (b) Medium-Scale Retail: 10,001 to 20,000 square feet of gross floor area.
 - (c) Large-Scale (Big-Box) Retail: Greater than 20,000 square feet of gross floor area.
- (2) Zone Applicability.
 - (a) Downtown Mixed-Use (DMU) and Neighborhood Business (NB) Zones. Only small-scale retail is permitted in the DMU zone.
 - (b) General Commercial and Industrial Zones. Small-, medium-, and large-scale retail uses are permitted in General Commercial zones, subject to applicable development standards.
 - (c) Strip Mall Uses. Multi-tenant retail or service developments consisting of two or more commercial tenant spaces arranged in a linear or clustered format with shared parking, are permitted only within General Commercial and Industrial zoning districts.
- (3) Deviation Process in the Downtown Mixed-Use (DMU) Zone. To encourage high-quality, context-sensitive development, limited deviations from applicable DMU development standards may be approved through the design review process, subject to the following:

- (a) Purpose. Deviations are intended to allow flexibility in site and building design where strict application of development standards would result in inferior design or conflict with adopted downtown or community design goals.
- (b) Eligibility. Deviations may be considered only the square footage requirement in subsection 2. Deviations to permitted uses, maximum density, or maximum building height are not allowed unless expressly authorized elsewhere by this code.
- (c) Approval Criteria. A deviation may be approved only if the applicant demonstrates that:
 - (i) The proposal is consistent with the intent of the DMU zone and the Comprehensive Plan;
 - (ii) The deviation results in equal or superior urban design and pedestrian orientation.
 - (iii) The deviation will not increase impacts to adjacent properties, including noise, traffic, light, or scale; and
 - (iv) The project remains compatible with the surrounding building scale.
- (d) Limitations. Deviations shall be the minimum necessary to achieve the design objective and shall not establish a precedent for similar deviations on other sites.

Chapter 18.642 Schools

- (1) New school facilities, and existing school facilities that create or contribute to traffic congestion or vehicle queuing on public streets, shall provide on-site pick-up and drop-off areas of sufficient size and design to substantially reduce vehicle on-street queuing.
- (2) Schools must connect to public sewer, water, and electricity.
- (3) Schools must be served by public roads meeting City street standards.
- (4) Daycares, preschools, and before and after school programs are allowed as accessory uses and must be licensed with the Department of Children, Youth, and Families when required by the state.
- (5) Vocation programs at the high school which provide services to the public are allowed as an accessory use.
- (6) A 20-foot-wide landscape buffer must be provided along an abutting residentially zoned property line.
- (7) Parking Location. Off-street parking and circulation areas shall be located away from or appropriately set back from adjacent residential properties and designed to minimize noise, headlight glare, and activity impacts on nearby homes.
- (8) Refuse and Service Areas. Refuse containers, recycling areas, and service functions shall be located away from adjacent residential properties and screened to reduce noise, odor, and visual impacts.
- (9) Lighting. Exterior lighting shall be designed and located to prevent light spillover onto adjacent properties and public rights-of-way.

Chapter 18.644 Small Scale Commercial Infill (Corner Stores)

Stanwood Municipal Code Section 17.100.085, Supplemental Standards for Small-Scale Commercial – “Corner Store” Infill, as adopted in Ordinance 1549, is hereby recodified without amendment, except that the section is renumbered to conform to the formatting style of this ordinance.

Chapter 18.645 Temporary Uses and Structures

- (1) The following uses may be authorized as a temporary use, subject to applicable approval criteria in this Title.
 - (a) Temporary entertainment or cultural events which do not meet the definition of special events under Chapter [5.06](#) SMC.
 - (b) Indoor or outdoor art and craft shows and exhibits when operated no more than 15 days in one year.
 - (c) Indoor or outdoor special sales including sidewalk sales, parking lot sales, warehouse sales or similar activities, limited to locations on lots not used for residential purposes in commercial or industrial districts, and when operated not more than 30 days in the same year.
 - (d) Temporary live entertainment for a maximum of three days.
 - (e) Temporary structures including sheds or similar portable structures 400 square feet or less used for nonresidential purposes, and located in districts where the proposed use of the structure is allowed as a primary or accessory use for a maximum of 60 days with one 30-day extension,
 - (f) Metal shipping and storage container, tents, canopies and other structures up to a maximum of 400 square feet used for nonresidential purposes are allowed for a maximum of 60 days except that metal shipping and storage containers are not permitted in residential zones.
 - (g) The community development director or designee may authorize additional temporary uses/structures not listed in this subsection when it is found that the proposed uses are in compliance with the requirements and conditions of subsection [\(5\)](#) of this section.
- (2) The following activities are exempt from requirements to obtain temporary use permit approval:
 - (a) Uses subject to the special events provisions of Chapter [5.06](#) SMC.
 - (b) Fireworks stands, subject to the provisions of Chapter [5.04](#) SMC.
 - (c) Garage Sales. Garage sales shall occur no more than three times per calendar year and not to exceed three consecutive days at one time.
 - (d) Fundraising car washes.
 - (e) Temporary storage structures used for special events when authorized as part of the special event permit and when limited to the duration of the special event permit.
 - (f) Contractor's office and laydown area on an active construction project site or other offices associated with an active construction project. This use may be approved as part of an active building permit for the duration of the permit without a separate temporary use permit required. Maintenance and upkeep of the building grounds shall be provided by the permit holder.
 - (g) Temporary dumpsters on private property used for up to 14 days.
- (3) Duration of Temporary Uses/Structures.
 - (a) Temporary uses and structures may operate for up to 30 days, unless a different duration is expressly authorized by this chapter.
 - (b) For intermittent activities, the community development director or designee may approve up to 30 nonconsecutive days when consistent with the purpose and approval criteria of this chapter.
 - (c) Only one temporary use permit may be issued per calendar year for the same use or structure; however, the director or designee may approve one additional 30-day extension upon written request, except for metal shipping containers and other temporary storage structures.

- (4) Standards for Temporary Uses/Structures.
- (a) Each site occupied by a temporary use or building must be left free of debris, litter or other evidence of temporary use upon completion or removal of the use.
 - (b) A temporary use conducted in a parking facility cannot occupy or remove from availability more than 25 percent of the spaces required for the permanent use.
 - (c) Each site occupied by a temporary use must provide or have available sufficient off-street parking and vehicular maneuvering area for customers. Such parking must comply with the requirements of Chapter 17.105 SMC and must provide safe and efficient interior circulation and ingress and egress from the public right-of-way.
 - (d) All temporary uses must obtain, prior to occupancy of the site, all required city permits, licenses or other approvals, e.g., business license, building permit, site development.
 - (e) The community development director or his/her designee may establish such additional conditions as may be deemed necessary to ensure land use compatibility and to minimize potential impacts on nearby uses. These include but are not limited to time and frequency of operation, temporary arrangements for parking and traffic circulation, requirements for screening or enclosure, and guarantees for site restoration and cleanup following temporary use.
- (5) Public Safety. In the event the police chief determines that a police officer should be in attendance at any temporary use, the cost to cover the salary of the extra officer shall be paid by the sponsor/promoter.

Chapter 18.646 TN (Traditional Neighborhood) Zoning Standards

Stanwood Municipal Code, TN (Traditional Neighborhood) Zoning District, Chapter 17.47 is hereby recodified without amendment, except that the chapter name is amended and sections are renumbered to conform to the formatting style of this ordinance.

Chapter 18.647 Townhouse Standards

- (1) Townhouses are permitted in accordance with SMC 18.400.045, Housing Diversity in Subdivisions. Each townhouse building must have four or fewer attached townhouse dwelling units.
- (2) Commercial Zone Standards. In the GC zone, townhouses are permitted if part of a mixed-use development.

Chapter 18.648 Wireless Communications Facilities (WCFs)

Stanwood Municipal Code, Wireless Communication Facilities Chapters 17.200, 17.205, 17.210, and 17.220 are hereby recodified without amendment, except that the chapter and sections are renumbered to conform to the formatting style of this ordinance.

Chapter 18.648 Wireless Communication Facilities General Provisions

Chapter 18.648A Eligible Facility Modifications

Chapter 18.648B, Regulation of Wireless Communication Facility Franchise

Chapter 18.648C, Wireless Communication Facilities (WCF) Attached and Detached

EXHIBIT E

PERMIT TYPES AND PROCESS

Update Table 18.220.030-1, Types of Review and Permit Groups, to add Temporary Uses and Unclassified Uses as shown below. No other changes are made to this table.

Temporary Uses:	Group Type 1C
Minor Unclassified Use:	Group Type 2B

Update Table 18.230.020-1, Types of Review, to add Temporary Uses and Unclassified Uses as shown below. No other changes are made to this table.

Temporary Uses:	Type 1 Permit – Director Decision without Notice
Major Unclassified Use:	Type 4 Permit – City Council Decision

EXHIBIT F

REPEALED CODE CHAPTERS AND SECTIONS

Chapter 17.20, Construction of Language – Definitions, as follows:

Section 17.20.020, “A” Definitions: the following definitions are repealed.

“Accessory dwelling unit” or “ADU”	“Assisted living facility”
“Accessory dwelling unit, attached”	“Athletic field”
“Accessory dwelling unit, detached”	“Attached accessory dwelling unit” or “AADU”
“Adult entertainment facility”	“Automobile rental agency”
“Adult family home”	“Automotive repair establishment”
“Agricultural produce stand”	“Automotive Sales and Service, new or used”
“Amusement park or center”	Automotive Service Station”
“Aquaculture”	“Automotive Service”
“Art gallery”	

Section 17.20.030, “B” Definitions: the following definitions are repealed.

“Ball park”	“Bed and breakfast residence”
“Bar and/or cocktail lounge”	“Bowling alley”
“Barber shop or beauty shop”	“Building construction yard”
“Batting cage”	“Bus and mass transit storage and maintenance facility”
“Bed and breakfast house or inn”	

Section 17.20.040, “C” Definitions: the following definitions are repealed.

“Caretaker’s house”	“Co-living housing”	“Conservation area”
“Car wash”	“Community center”	“Courthouse”
“Catering”	“Community garden”	“Crops”
“Cemetery”	“Congregate care facility”	“Cultural / entertainment”
“Civic Uses”	“Cottage housing”	

Section 17.20.050, "D" Definitions: the following definitions are repealed.

"Daycare facility"	"Duplex"	"Dwelling, Multifamily"
"Detached Accessory Dwelling Unit"	"Duplex, dwelling"	"Dwelling, Single-Family"
"Dog daycare"	"Dwelling"	"Dwelling, Townhouse"
"Dog grooming"	"Dwelling, Accessory"	"Dwelling Unit"
"Drive aisle"	"Dwelling, Attached"	
"Dry cleaner"	"Dwelling, Cottage"	

Section 17.20.060, "E" Definitions: the following definitions are repealed.

"Electrical generating plant"	"Emergency housing"
"Electrical substation"	"Emergency shelter"
"Elementary school"	"Enhanced service facility"
"Electrical transmission lines"	"Equipment and machinery storage".

Section 17.20.070, "F" Definitions: the following definitions are repealed.

"Farmer's market"	"Freezer plants/cold storage/food mills"
"Farm, existing"	"Freight distribution center"
"Farm, new"	"Fuel storage facility"
"Food and beverage processing"	"Funeral home"

Section 17.20.080, "G" Definitions: the following definitions are repealed.

"Game, video arcade"	"Group care facility"
"Golf course"	"Group home"
"Gross floor area"	

Section 17.20.090, "H" Definitions: the following definitions are repealed.

"Health care facility"	"Homeless housing"	"Hospital"
"Health club"	"Hotels and guest houses"	
"High school"	"Horticulture"	
"Home occupation"	"House of worship/church"	

Section 17.20.100, "I" Definitions: the following definitions are repealed.

"Impound, storage, tow yards"	"Independent living facility"	"Industrial"
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Section 17.20.110, "J" Definitions: the following definitions are repealed.

"Janitorial services"

Section 17.20.120, "K" Definitions: the following definitions are repealed.

"Kennel, commercial"	"Kennel/cattery, hobby"	"Kiosk/vending machine"
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Section 17.20.130, "L" Definitions: the following definitions are repealed.

"Laboratory".	"Live entertainment"
"Laundromat"	"Livestock"
"Laundry plant"	"Live/work unit"
"Laundry service"	"Lumber and wood products processing"

Section 17.20.140, "M" Definitions: the following definitions are repealed.

"Major transit stop"	"Marijuana producer"	"Middle school"
"Manufactured/Mobile Home"	"Marijuana retailer"	"Mixed-use"
"Manufacturing, heavy"	"Marijuana use"	"Moving van and storage facility"
"Manufacturing, light"	"Marijuana-infused products"	"Multifamily dwelling"
"Marijuana"	"Meeting hall"	"Museum"
"Marijuana Processor"		

Section 17.20.150, "N" Definitions: the following definitions are repealed.

"Night club"

Section 17.20.160, "O" Definitions: the following definitions are repealed.

"Office"

"Open space"

"Other schools"

Section 17.20.170, "P" Definitions: the following definitions are repealed.

"Park and ride facility"

"Personal service"

"Printing, publishing or allied industry"

"Park, community"

"Photo processing service"

"Private clubs"

"Park, neighborhood"

"Photocopy / private mail center"

"Private garage"

"Park, private/HOA"

"Plant nursery"

"Private parking"

"Park, urban"

"Playground"

"Professional office"

"Parking, garage"

"Post office"

"Public safety station"

"Parking lot and/or garage"

"Post-secondary school"

"Public transit storage and maintenance facility"

"Parking structure"

"Preschool facility"

"Public transit terminal"

"Permanent supportive housing"

"Principal unit"

"Printing and publishing"

Section 17.20.190, "R" Definitions: the following definitions are repealed.

"Recreation areas or facilities"

"Residential use"

"Recreational facilities"

"Resort"

"Recycling collection stand"

"Retail food establishment"

"Repair service"

Retail sales area"

"Residential treatment facility"

"Retail trade"

Section 17.20.200, "S" Definitions: the following definitions are repealed.

"School"	"Seminary"	"Small appliance and tool"
"School, elementary"	"Sewage lift station"	"Small engines"
"School, high"	"Sewage treatment plant"	"Solid waste disposal/recycling center"
"School, middle"	"Short-term rental"	"Storage, commercial detached accessory"
"School, other"	"Single-family dwelling"	"Swimming pool"
	"Skating rink"	
	"Sleeping unit"	

Section 17.20.210, "T" Definitions: the following definitions are repealed.

"Tandem parking"	"Thrift store"
"Tattoo parlor"	"Towing"
"Tavern"	"Townhouse or rowhouse"
"Temporary use"	"Trail"
"Theater"	

Section 17.20.230, "V" Definitions: the following definitions are repealed.

"Vehicular use area"	"Veterinary hospital or clinic"	"Video sales and rental"
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Section 17.20.240, "W" Definitions: the following definitions are repealed.

"Warehouse operations"	"Wholesale (trade)"
"Water, drainage or sewage infrastructure"	"Wrecking"
"Wholesale operation"	

Chapter 17.25, General Provisions is repealed in its entirety

Chapter 17.30, Permitted Land Uses is repealed in its entirety.

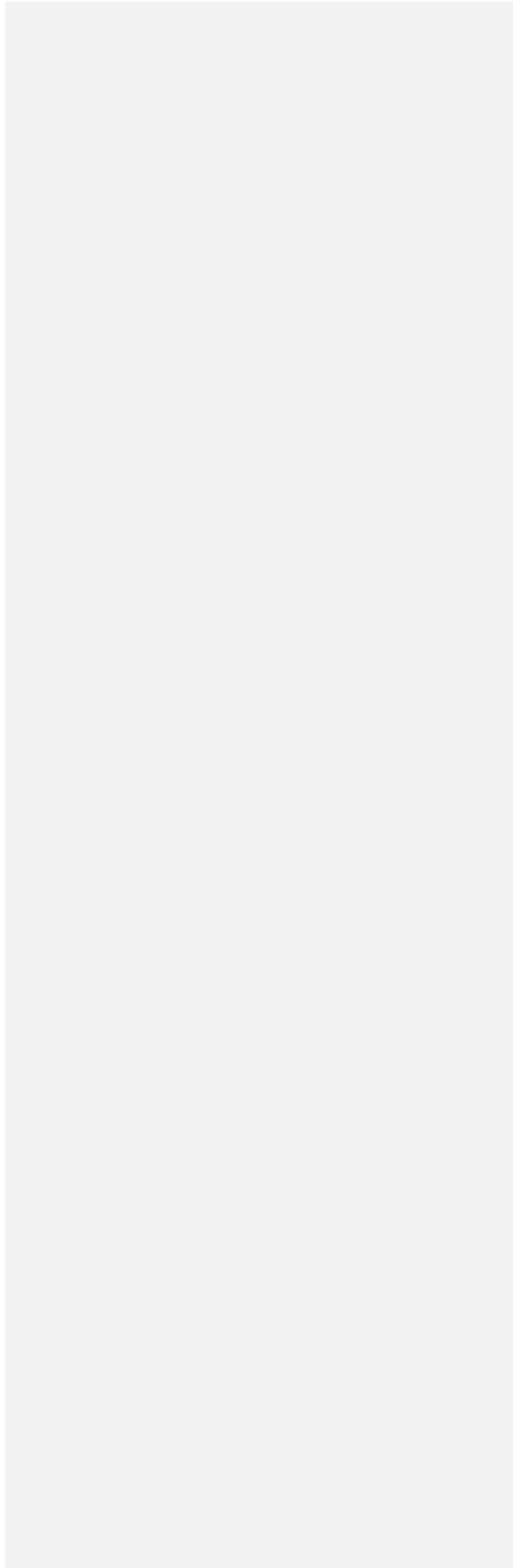
Chapter 17.47, TN (Traditional Neighborhood) Zoning District is repealed in its entirety.

Chapter 17.50, Additional Standards – PI and GI (Planned Industrial and General Industrial) Zoning Districts is repealed in its entirety.

Chapter 17.60, Zoning Standards Tables is repealed in its entirety.

Chapter 17.100, Nonresidential Performance Standards is repealed in its entirety.

EXHIBIT G
FINDINGS OF FACT AND CONCLUSIONS



CITY OF STANWOOD
Planning Commission Findings of Fact and Recommendation



10220-270TH Street NW
Stanwood, WA 98292

City of Stanwood, Washington

Permitted Use Matrix and Development Standards

Findings of Fact and Conclusions of Law

A. GENERAL INFORMATION

File Number(s): 2025-0011 (Code Amendment)

Project Summary: Stanwood Unified Development Code: Permitted Use Matrix and Development Standards

Applicant: City of Stanwood

Location: Applies Throughout the City of Stanwood Jurisdictional Limits

Staff Contact: Patricia Love, Community Development Director

B. BACKGROUND AND DESCRIPTION OF PROPOSAL

In 2022, the City launched the Municipal Code Update project to modernize the code with best practices for both content and administration. As part of this effort, a new Unified Development Code is being developed which includes amendments to the City's permitted use and development standards regulations.

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.

Amendments include:

- Updates all permitted uses across zones to ensure consistency with the City's Comprehensive Plan and community vision,

- Consolidates use categories where appropriate for clarity and efficiency; and
- Adopts or amends specific use standards to mitigate potential impacts (e.g., noise, traffic, light, or compatibility issues) on adjacent properties.

C. CODE AMENDMENT CRITERIA (SMC 17.155.090(2))

The city may approve zoning code text amendments per the following criteria:

(a) The purpose and desired effect of the proposed zoning code(s) are consistent with the Stanwood Municipal Code;

The proposed update to the Permitted Use Matrix is consistent with the purpose and intent of the Stanwood Municipal Code (SMC) as the amendments are designed to clarify, refine, and modernize the use classifications consistent with the City's adopted land use framework. The proposed changes:

1. Improve Clarity and Predictability. The updated matrix provides clearer direction regarding which uses are permitted outright, conditionally permitted, or prohibited within each zoning district. This reduces ambiguity for property owners, developers, staff, and decision-makers, thereby supporting consistent and transparent application of the Code.
2. Ensure Uses are Consistent with Zoning District Intent. The revisions ensure that permitted and conditional uses reflect the stated purpose of each zoning district as established in the SMC. By aligning land uses with district intent, the update reinforces the City's adopted land use pattern and promotes orderly and compatible development.
3. Support Comprehensive Plan Implementation. The Permitted Use Matrix functions as a regulatory tool to implement the City's Comprehensive Plan policies. The proposed updates further those policies by ensuring land use regulations remain internally consistent, legally defensible, and responsive to current development trends.
4. Increase Administrative Efficiency. By consolidating, reorganizing, and clarifying use categories, the amendments improve the usability of the Code and intent of the zoning districts.

Overall, the proposed update does not alter the foundational purposes of the zoning districts but instead strengthens the internal consistency, clarity, and effectiveness of the Municipal Code.

(b) There is a positive relationship to the public health, safety and welfare of the community; and

The proposed updates to the Permitted Use Matrix and associated development standards ensure that land uses are appropriately located within zoning districts based on compatibility, intensity, and potential impacts. By clearly distinguishing between permitted, conditional, and prohibited uses, the Code provides a structured review framework that helps prevent incompatible land use patterns, reduces land use conflicts, and protects residential neighborhoods from adverse impacts such as excessive noise, traffic, light, and other operational effects.

The use standards provide predictability and fairness with clearly defined and objective development standards that ensure consistent expectations for property owners and residents, supporting orderly growth and long-term community stability.

Collectively, the Permitted Use Matrix and development standards implement the City's adopted land use framework in a manner that promotes orderly development, reduces potential land use conflicts, and protects community character. As a result, the proposed amendments maintain and enhance the public health, safety, and welfare of the Stanwood community.

The code also includes built-in flexibility to address unforeseen or emerging land use trends through the adoption of an unclassified use amendment process. This process allows the City to evaluate new or evolving uses that are not expressly identified in the Permitted Use Matrix and determine the most appropriate zoning classification and level of review based on the use's characteristics, operational impacts, and consistency with district intent.

By providing a formal mechanism for analysis and public review, the unclassified use process ensures that innovative or previously unanticipated land uses can be accommodated in a thoughtful and consistent manner, while maintaining alignment with the Comprehensive Plan, protecting neighborhood compatibility, and upholding the public health, safety, and welfare.

(c) The proposed amendment is consistent with the Stanwood Comprehensive Plan.

The Comprehensive Plan establishes the City's long-range vision for land use patterns, housing, economic development, environmental protection, and community character. The proposed amendment serves as an implementing tool that supports and advances those adopted policies.

Specifically, the amendment reinforces the Comprehensive Plan’s land use designations by ensuring that permitted and conditional uses align with the intended function, intensity, and character of each zoning district. With clear use classifications, the amendment promotes orderly growth, compatibility between land uses, and predictable development outcomes; all of which are core principles reflected throughout the Comprehensive Plan.

The updates also support economic vitality and stability by allowing appropriate commercial and employment uses in designated areas, while preserving residential neighborhoods consistent with adopted housing and community character goals. In addition, the adoption of objective development standards ensures that growth occurs in a manner that protects the character of the City.

Overall, the amendments implement the Comprehensive Plan’s goals and policies for employment, housing, and land use. For these reasons, the proposed amendment is consistent with and advances the Stanwood Comprehensive Plan.

The proposed amendments to the permitted use matrix and development standard are consistent with, and help implement, the following Comprehensive Plan goals and policies:

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.

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 siting of an essential public facility but should mitigate the impacts of development.
Policy 11.5:	Siting 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>
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.
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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.

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>

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.

D. FINDINGS OF FACT

1. The City of Stanwood has begun a process to comprehensively update its municipal code to conform to current law and practice.
2. The City Council adopted the 2024- 2044 Comprehensive Plan which includes goals and policies addressing land use, housing, economic development, capital facilities, utilities, transportation, parks and recreation, and environmental protection.
3. The GMA requires jurisdictions to adopt development regulations that are consistent with and implement the comprehensive plan.
4. The City of Stanwood has established zoning regulations to guide land use and development in a manner that promotes public health, safety, and welfare.
5. Best practices in planning and zoning necessitate updates to outdated land use definitions and terminology.
6. Permitted use tables and use classifications are primary tools by which the Comprehensive Plan is implemented through zoning.
7. The purpose of this code amendment is to eliminate conflicts, improve clarity to ensure consistent interpretation and administration, reduce ambiguity and disputes, and improve predictability for residents, property owners, applicants, and decision-makers.
8. The City desires to ensure that the Stanwood Municipal Code includes regulatory standards that are clear, internally consistent, and aligned with the Comprehensive Plan's intent and policy direction.
9. Adopting updated permitted uses and associated development regulations is intended to implement Comprehensive Plan policies related to housing, businesses, economic development, and provisions for public services.
10. Use specific development standards ensures neighborhood compatibility and protects community character while allowing a variety of businesses in the city.
11. The Permitted Use Matrix and development standards implement the City's adopted land use framework in a manner that promotes orderly development, reduces potential land use conflicts, and protects community character.
12. The amendment provides clarity regarding where specific uses are allowed, conditionally allowed, or prohibited, thereby reducing ambiguity and ensuring consistent application of the Comprehensive Plan's land use designations.
13. The code includes a process to address unforeseen or emerging land use trends through the adoption of an unclassified use amendment process.

14. A SEPA determination of non-significance for the draft ordinance was issued on March 3, 2026, and the comment / appeal period ended on March 17, 2026.
15. Pursuant to RCW 36.70A.106, the City submitted the proposed code amendment for the 60-day review to the Washington State Department of Commerce on February 2, 2026. The 60-day review period was completed on April 4, 2026.
16. The code amendment was circulated for public review on March 3, 2026, through March 17, 2026.
17. The Stanwood Community Development Committee reviewed the draft ordinance at their April 2, 2026, meeting and has recommended that the City Council adopt the ordinance.
18. The Stanwood Planning Commission held a public hearing on ordinance on April 13, 2026, and forwarded their findings of fact and conclusions recommending to Stanwood City Council.
19. All persons desiring to either provide written testimony or speak for or against the ordinance were given the opportunity to do so.
20. Staff prepared a report summarizing the proposed code amendment. This report is part of the public record and was presented to the Planning Commission at the public hearing on April 13, 2026, for their consideration.

E. CONCLUSIONS OF LAW

1. The City of Stanwood has authority under RCW Title 35A, to adopt plans and regulations related to development and operations within the City of Stanwood.
2. Stanwood Municipal Code requires that the Planning Commission review and make recommendations to the Stanwood City Council regarding code amendments to the Zoning and Unified Development Codes.
3. On March XX, 2026, the Planning Commission public hearing notice was printed in the Stanwood Camano News and notices were sent to the party of record list and agency distribution list as required by law.
4. SEPA review was conducted on the proposal and a Determination of Nonsignificance (DNS) was issued per City Code and under WAC 197-11-340(2). No appeals of the SEPA determination were filed.
5. The proposed code amendment is consistent with the Stanwood 2024 - 2044 Comprehensive Plan in both purpose and effect. They maintain the City's commitment to fair, clear, and consistent land use regulations.

6. The permitted use matrix provides opportunities for housing diversity, including varying housing types to address the needs of different income levels, household sizes, and demographic groups.
7. Commercial, industrial and employment-generating uses implement the Comprehensive Plan's economic development goals and supports the creation and retention of local employment opportunities.
8. By establishing clear permitted uses and development standards, the code provides predictability in land use decisions, reduces land use conflicts, and ensures that development occurs in an orderly and coordinated manner.
9. The code also advances public welfare by facilitating housing opportunities to meet projected population growth, supporting economic development, and promoting efficient use of land and public facilities consistent with the Comprehensive Plan and the Growth Management Act.
10. After considering staff comments and public testimony, the Stanwood Planning Commission determined the draft code amendments are consistent with the Comprehensive Plan and should be adopted.

G. STAFF RECOMMENDATION

The Planning Commission hereby **ADOPTS** the Findings of Fact and Conclusions of Law contained herein and **AUTHORIZES** the Planning Commission Chair to sign the Findings on behalf of the Commission and recommend that the Stanwood City Council **APPROVE** the proposed amendments to the Stanwood Municipal Code.

Dated this _____ day of _____ 2026.

Patrick Hosterman, Planning Commission Chair
City of Stanwood



**CITY OF STANWOOD
PLANNING COMMISSION
AGENDA STAFF REPORT**

ITEM NUMBER:

DATE: May 11, 2026

SUBJECT: Sign Code Update

CONTACT PERSON: Patricia Love, Community Development Director

ATTACHMENTS:

1. Executive Summary
2. Detailed Sign Code Table
3. Survey Responses
4. Existing Sign Code

PURPOSE

The purpose of this agenda item is for staff to provide an introduction and overview of the sign code update project.

BACKGROUND

In continuation of our Municipal Code Update project, work on the Sign Code is starting. On March 31, a virtual and in person open house was held to hear from the public on likes and dislikes regarding the signs in the City. The open house events were not well attended. As an additional effort to obtain public comments, an online public survey was issued where 321 responses were received.

Sign codes play an important role in aesthetics of a City. They regulate the size, placement, lighting, and design of signs to ensure that businesses can effectively communicate with the public without creating clutter or hazards. The overall goal of sign codes strike a balance between economic visibility and public interest.

ANALYSIS

The City of Stanwood last updated its sign code in 2017 following a U.S. Supreme Court ruling requiring that sign regulations be content-neutral. This means the City may regulate signs based on physical characteristics such as size, height, placement, and design but not on the content.

The purpose of this introductory report is to gather initial feedback from the Council Committees and Planning Commission. Specifically, we are seeking input on what aspects of the current sign code are working well, what is not working, and what may need to be revised while remaining consistent with the legal requirement for content neutrality.

This feedback will help guide the update to the sign code. To support this discussion, the following materials are attached: an executive summary of the current sign code, a detailed summary of sign standards, public survey responses, and a copy of the existing code for reference

To help focus the conversation, consider the following questions:

- What priorities should guide the update process?
- What elements of the current sign code are working well and should be retained?
- What elements of the current sign code are not working well?
- Do the current size, height, and placement standards appropriately balance business visibility with community aesthetics?
- Does the code adequately reflect the character and vision of Stanwood?
- How should the City approach emerging sign technologies (e.g., electronic or digital displays)?

FINANCIAL IMPACT

None

PROPOSED MOTIONS

None; Committee Discussion Item



Stanwood Municipal Code

Existing Sign Code Summary

SMC 17.110

Overview and Purpose

Chapter 17.110 of the Stanwood Municipal Code establishes comprehensive regulations governing the design, construction, placement, and maintenance of signs within the city. The code is intended to balance private expression and business identification with broader community interests, including safety, aesthetics, and economic vitality.

The stated purpose includes:

- Allowing businesses and individuals to communicate effectively through signage;
- Preventing visual clutter and over proliferation of signs;
- Protecting public health, safety, and welfare;
- Reducing traffic hazards;
- Supporting community character and property values; and
- Preserving constitutionally protected free speech, including noncommercial messages.

Overall, the chapter functions as both a development standard and a content-neutral regulatory framework consistent with First Amendment considerations.

Content Neutrality

The code includes explicit provisions to protect First Amendment rights, ensuring that regulations are focused on physical characteristics (size, placement, lighting) rather than message content.

Permitted Signs

The code establishes standards for a range of sign types, including:

- Freestanding
- Monument signs

- Readerboard
- Wall signs
- Projecting and blade signs
- A-Board and Portable Signs
- Feather Banner
- Marques
- Awning and Canopies
- Street Clocks
- Temporary

Exempt Signs

Certain sign types are exempt from permitting, though they must still comply with general standards.

- Temporary signs on private property or public property for less than 6 months
- Window signs which do not exceed 50 percent of the total window area
- Historic character of a landmark building or historic district signs
- Public signs regulating vehicular or pedestrian traffic
- Flags not exceeding 40 square feet in area
- Hand-held signs not affixed to the ground and not exceeding 10 square feet
- Memorial or commemorative plaques
- Signs located on baseball field fencing within city parks

Signs allowed in the Right of Way over streets:

Banners with noncommercial messaging (community events)

Prohibited Signs

The code identifies sign types that are not allowed, generally due to safety hazards, nuisance potential, or inconsistency with community character.

- *Vehicular Signs and Mobile Trailer Signs*
- *Moving* or rotating parts or visible mechanical movement
- *Flashing Signs*
- *Temporary Banners and Pennants more than 30 days*
- Balloons or inflatables more than 3 days

- *Roof Signs*
- *Billboards and Off-Premises Signs*
- *Permanent Signs on Vacant Lots, Parcels or Easements*

Variances

When the code restricts the placement of signs or there is no other alternative, a variance may be granted for:

- Setbacks, size (area) and height
- Off-Site Signage
- Roof Signage

Nonconforming Signs

Existing signs that do not meet current standards may continue as legal nonconforming signs as follows:

- They may be maintained or repaired;
- Any modification or replacement must bring the sign into compliance with current regulations



Sign Code Survey

Survey Window: April 2 – April 16, 2026

320

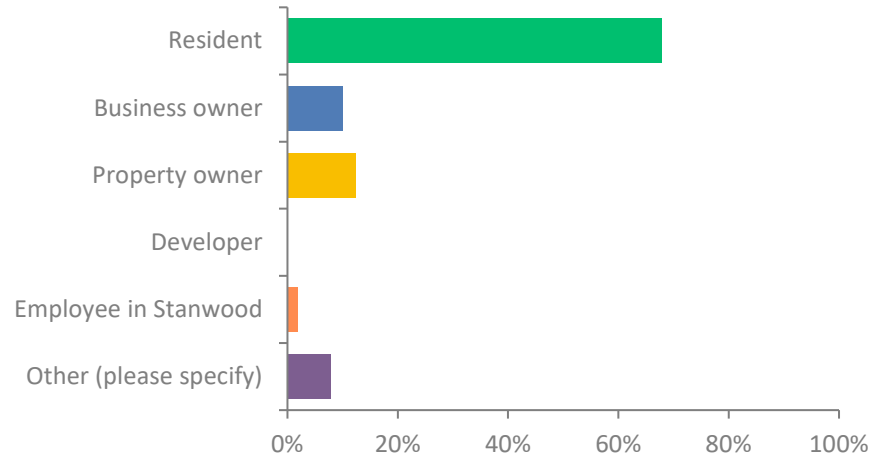
Total Responses



Q1: What best describes you?

Answered: 320 Skipped: 0

ANSWER CHOICES	RESPONSES	
Resident	67.81%	217
Business owner	10.00%	32
Property owner	12.50%	40
Developer	0.00%	0
Employee in Stanwood	1.88%	6
Other (please specify)	7.81%	25
TOTAL		320

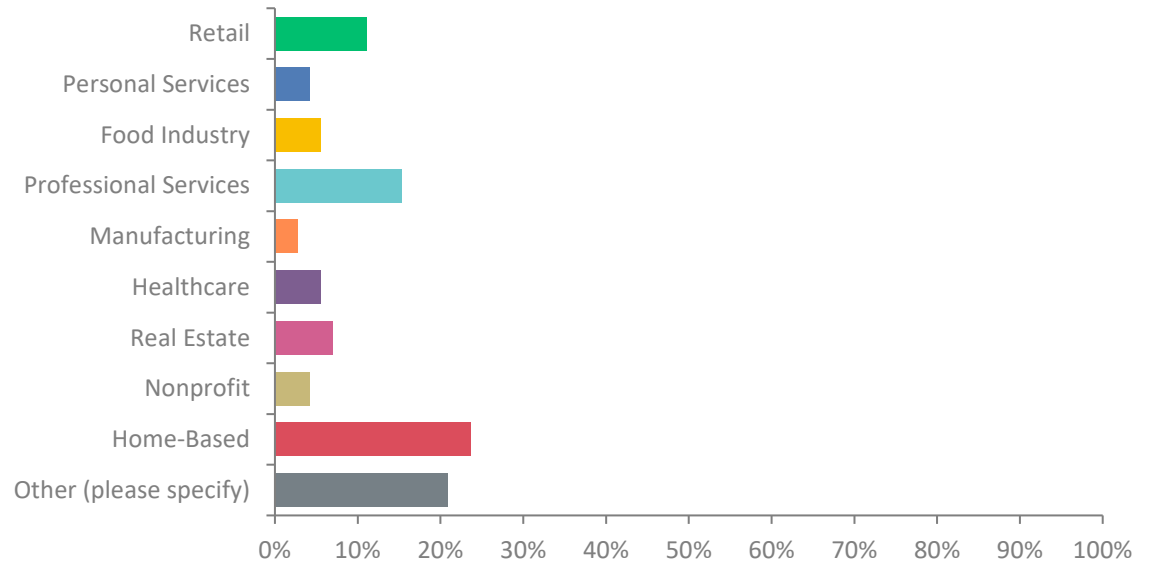




Q2: If a business owner, what type of business do you operate?

Answered: 72 Skipped: 248

ANSWER CHOICES	RESPONSES
Retail	11.11% 8
Personal Services	4.17% 3
Food Industry	5.56% 4
Professional Services	15.28% 11
Manufacturing	2.78% 2
Healthcare	5.56% 4
Real Estate	6.94% 5
Nonprofit	4.17% 3
Home-Based	23.61% 17
Other (please specify)	20.83% 15
TOTAL	72

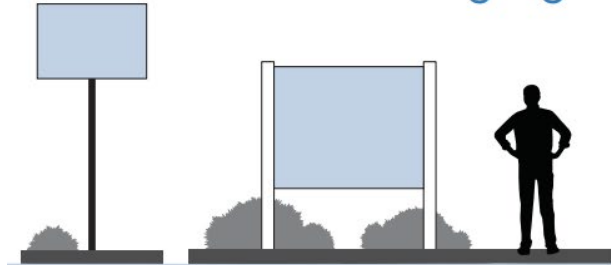


Q3: Does this type of sign fit Stanwood?

Answered: 310 Skipped: 10

ANSWER CHOICES	RESPONSES	
Yes	72.90%	226
No	27.10%	84
TOTAL		310

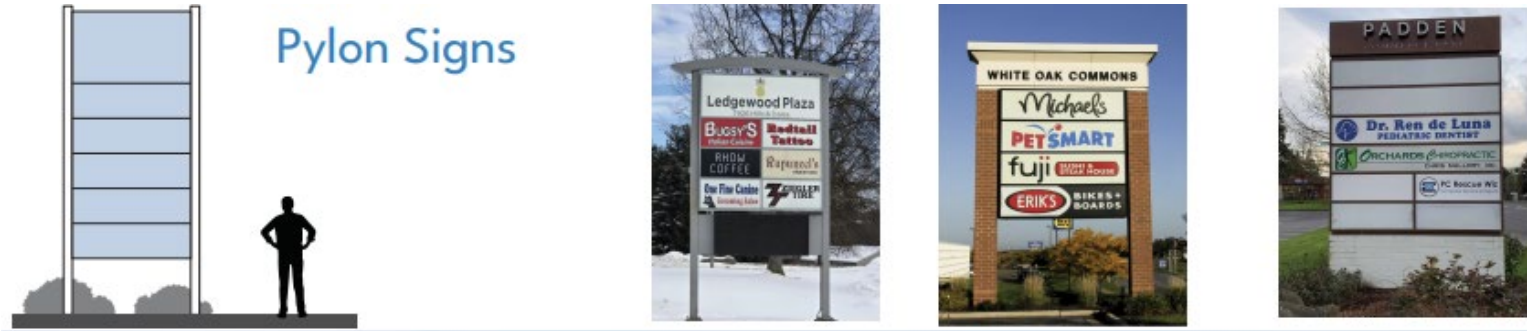
Free-Standing Signs



Q4: Does this type of sign fit Stanwood?

Answered: 316 Skipped: 4

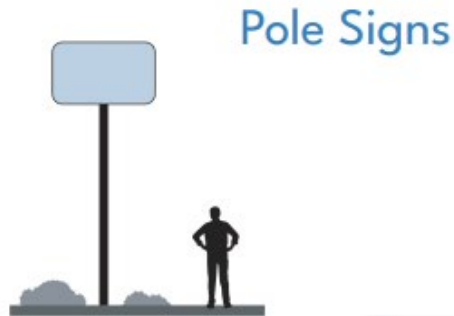
ANSWER CHOICES	RESPONSES	
Yes	45.57%	144
No	54.43%	172
TOTAL		316



Q5: Does this type of sign fit Stanwood?

Answered: 315 Skipped: 5

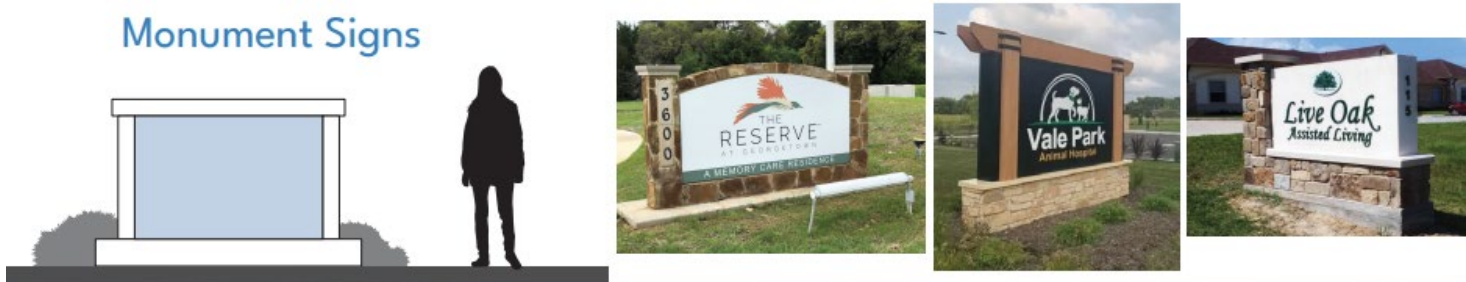
ANSWER CHOICES	RESPONSES	
Yes	20.00%	63
No	80.00%	252
TOTAL		315



Q6: Does this type of sign fit Stanwood?

Answered: 312 Skipped: 8

ANSWER CHOICES	RESPONSES	
Yes	92.63%	289
No	7.37%	23
TOTAL	312	

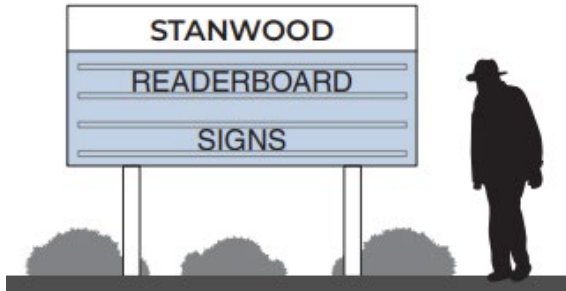




Q7: Does this type of sign fit Stanwood?

Answered: 317 Skipped: 3

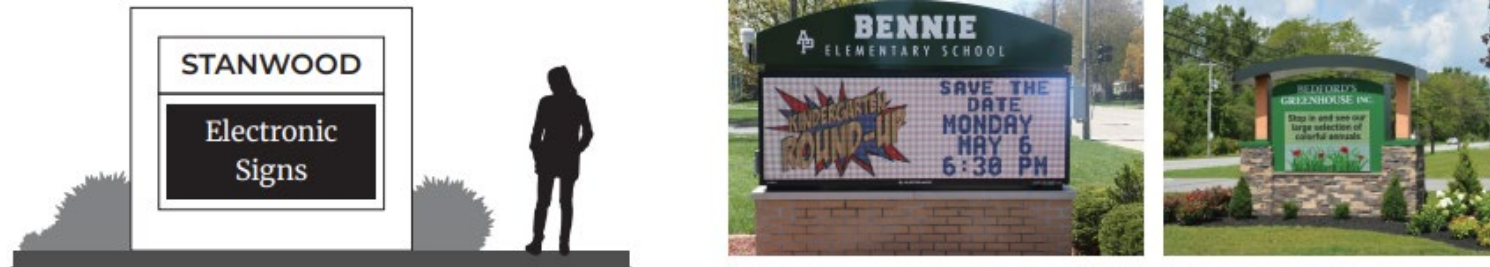
ANSWER CHOICES	RESPONSES	
Yes	60.88%	193
No	39.12%	124
TOTAL		317



Q8: Does this type of sign fit Stanwood?

Answered: 315 Skipped: 5

ANSWER CHOICES	RESPONSES	
Yes	66.03%	208
No	33.97%	107
TOTAL		315



Q9: Does this type of sign fit Stanwood?

Answered: 316 Skipped: 4

ANSWER CHOICES	RESPONSES	
Yes	90.19%	285
No	9.81%	31
TOTAL		316



Q10: Does this type of sign fit Stanwood?

Answered: 319 Skipped: 1

ANSWER CHOICES	RESPONSES	
Yes	62.38%	199
No	37.62%	120
TOTAL		319

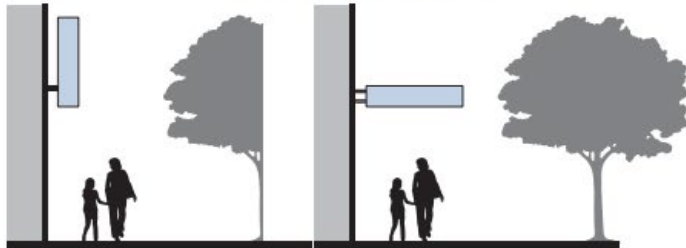


Q11: Does this type of sign fit Stanwood?

Answered: 314 Skipped: 6

ANSWER CHOICES	RESPONSES	
Yes	65.61%	206
No	34.39%	108
TOTAL		314

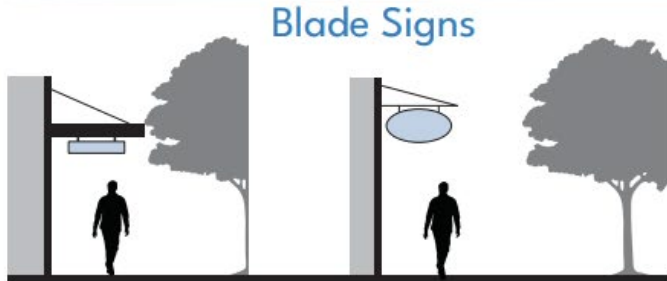
Projecting Signs



Q12: Does this type of sign fit Stanwood?

Answered: 317 Skipped: 3

ANSWER CHOICES	RESPONSES	
Yes	93.06%	295
No	6.94%	22
TOTAL		317



Q13: Does this type of sign fit Stanwood?

Answered: 312 Skipped: 8

ANSWER CHOICES	RESPONSES	
Yes	88.14%	275
No	11.86%	37
TOTAL		312

Street Clocks



Q14: Does this type of sign fit Stanwood?

Answered: 312 Skipped: 8

ANSWER CHOICES	RESPONSES	
Yes	37.82%	118
No	62.18%	194
TOTAL		312



Q15: Does this type of sign fit Stanwood?

Answered: 317 Skipped: 3

ANSWER CHOICES	RESPONSES	
Yes	27.13%	86
No	72.87%	231
TOTAL		317

Feather Banner Signs



Q16: Does this type of sign fit Stanwood?

Answered: 314 Skipped: 6

ANSWER CHOICES	RESPONSES	
Yes	52.55%	165
No	47.45%	149
TOTAL		314



Q17: Does this type of sign fit Stanwood?

Answered: 318 Skipped: 2

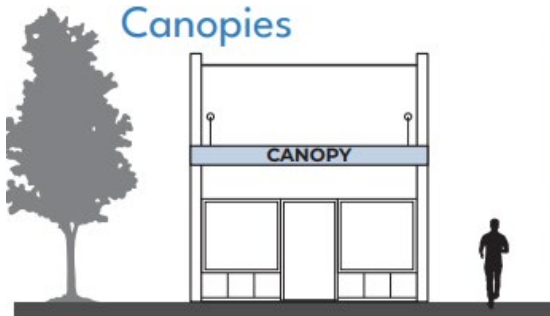
ANSWER CHOICES	RESPONSES	
Yes	87.74%	279
No	12.26%	39
TOTAL		318



Q18: Does this type of sign fit Stanwood?

Answered: 317 Skipped: 3

ANSWER CHOICES	RESPONSES	
Yes	74.76%	237
No	25.24%	80
TOTAL		317



Q19: What types of signs do you use and how do you use them?

Answered: 56 Responses

What responses say (ai summary provided by Survey Monkey)

Responses show a wide range of sign types in use, with many mentioning business signs, A-frames, monument signs, and banners for visibility and advertising. Some respondents note restrictions or challenges with local sign regulations, especially regarding lighting and size. A few express concerns about sign clutter or the impact of large or political signs. Overall, feedback is neutral, with most focusing on practical use and visibility, while a minority highlight regulatory frustrations or aesthetic concerns. The variety reflects diverse needs and perspectives on signage in the community.

Information on businesses is important but it's also important local and upcoming events have a way to advertise, and driving through town that information is helpful

Rules are quite restrictive with permit fees and strict scrutiny

Prevent signs from polluting the character of small town

Stanwood should enact a code that limits political signage to "not sooner than 1 week before the mailing of ballots" These signs litter Stanwood's scenery

Business owners should not be limited to specific sign guidelines when they are doing the best with what they know and have

Q20: Would you want to encourage murals or public art in Stanwood?

Answered: 311 Skipped: 9

ANSWER CHOICES	RESPONSES	
Yes	87.78%	273
No	12.22%	38
TOTAL		311



Sign Code Survey Summary

(Summarized Using Chat GPT)

The City of Stanwood conducted a public survey to gather input on the current sign code. The survey was open for a two-week period, from April 2 through April 16, 2026. A total of **321 responses** were received, providing a strong level of community participation and a meaningful snapshot of public perspectives.

Overall, several key themes emerged from the survey results:

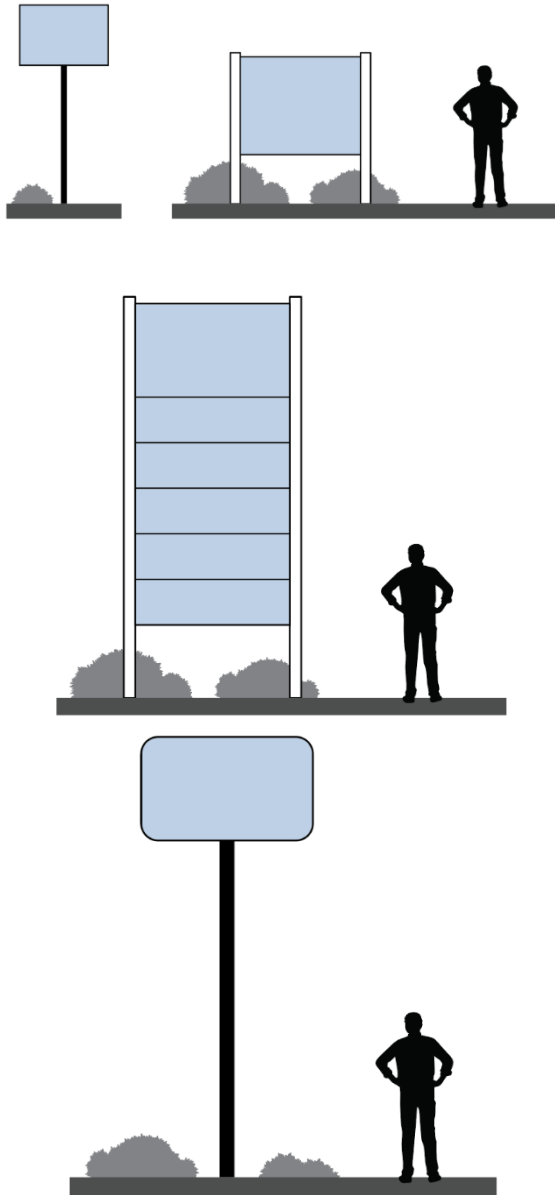
- **Strong preference for lower-profile and integrated signage types**
Monument signs (92.6% support), wall signs (90.2%), blade signs (93.1%), and awnings (87.7%) received the highest levels of support, indicating a clear community preference for signage that is pedestrian-scaled and integrated into building design.
- **Clear opposition to tall or highly visible freestanding signs**
Pole signs (80% opposed), feather banner signs (72.9% opposed), banner signs (62.2% opposed), and pylon signs (54.4% opposed) were generally not supported, suggesting concern about visual clutter and maintaining small-town character.
- **Moderate support for flexible, temporary, and portable signage**
A-board/portable signs (62.4% support) and projecting signs (65.6%) showed general support, indicating interest in allowing businesses some flexibility for visibility and wayfinding.
- **Mixed opinions on electronic and marquee signage**
Electronic signs (66.0% support) and marquees (52.6% support) received more divided responses, suggesting the need for careful standards related to scale, brightness, and location.
- **Desire to balance business visibility with community character**
Open-ended responses reflect a range of perspectives, including the importance of signage for business visibility and local events, alongside concerns about sign clutter and maintaining Stanwood's small-town aesthetic.
- **Concerns regarding the restrictiveness of current regulations**
Some respondents expressed that the existing sign code is overly restrictive, particularly with respect to lighting and permitting requirements. Feedback indicates a need to evaluate whether current standards appropriately balance community character with business visibility and operational needs.

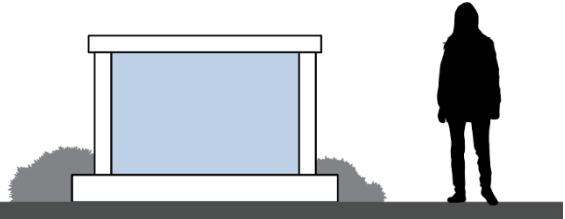
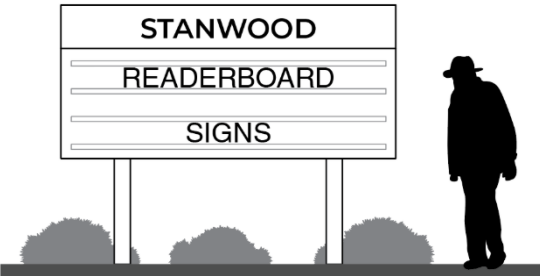

- **Strong support for public art and placemaking**

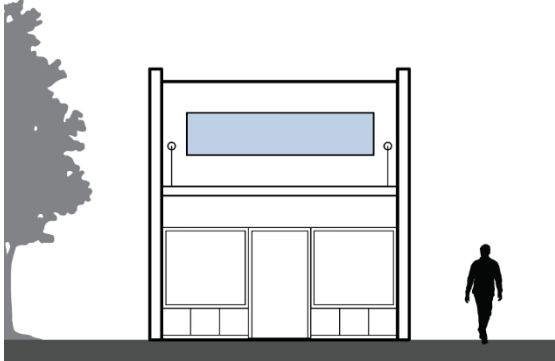
A significant majority of respondents (87.8%) expressed support for encouraging murals or public art in the community.

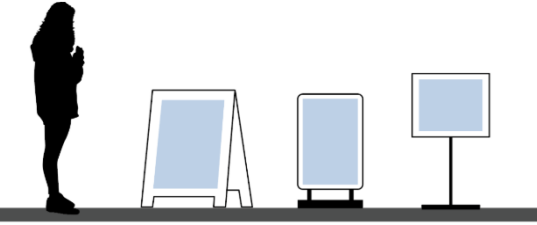
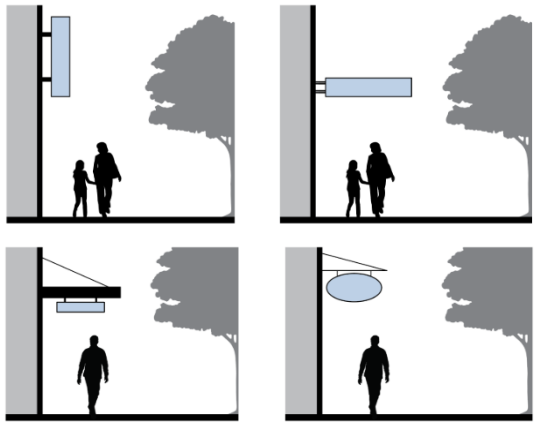
Overall, the survey results indicate broad support for updating the sign code to prioritize cohesive, pedestrian-oriented signage while also considering opportunities to increase flexibility where current regulations may be overly limiting.

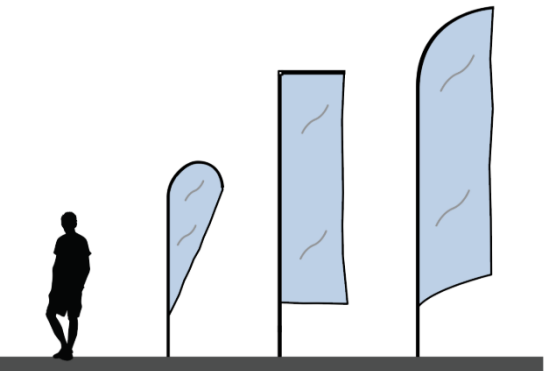
Table XX.XXX. Sign Standards

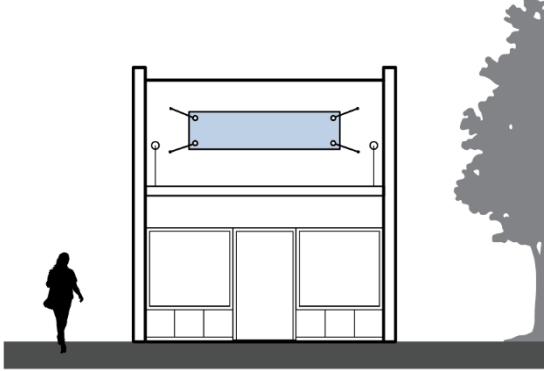

Sign Type	Standards	
<p data-bbox="304 393 624 429">1. Freestanding Signs</p> 	<p data-bbox="761 393 916 423">1A. Quantity</p> <p data-bbox="761 439 1025 469">One sign per property.</p> <p data-bbox="761 485 1383 516">Two signs on properties with more than one frontage.</p>	<p data-bbox="1718 393 1880 423">1E. Materials</p> <p data-bbox="1718 439 2377 469">Durable material, such as concrete blocks, wood, or brick.</p> <p data-bbox="1718 485 2533 516">Other materials as permitted by the community development director.</p>
	<p data-bbox="761 560 854 590">1B. Size</p> <p data-bbox="761 606 1445 637">Signs for a single business: 40 square feet (per side) in area.</p> <p data-bbox="761 653 1616 683">Signs advertising more than one business: 85 square feet (per side) in area.</p> <p data-bbox="761 699 1010 729">1C. Maximum Height</p> <p data-bbox="761 745 1289 776">Signs along SR 532: 15 feet maximum height*</p> <p data-bbox="761 792 1460 822">Signs on streets other than SR 532: 12 feet maximum height*</p> <p data-bbox="761 838 1662 909">*Above the level of the street upon which the sign faces, or above the adjoining ground level, if such ground level is above the street level.</p>	<p data-bbox="1718 560 1973 590">1F. Ground Clearance</p> <p data-bbox="1718 606 2905 677">At least 2 feet of clearance is required between the ground and the bottom of the sign. Up to one half of this open space may be filled with a platform or decorative latticework.</p>
	<p data-bbox="761 957 916 987">1D. Location</p> <p data-bbox="761 1003 979 1034">Signs along SR 532:</p> <ul data-bbox="808 1050 1693 1161" style="list-style-type: none"> • Setback 10 feet from the property line • May be raised an additional foot in elevation to a maximum of 20 feet for each additional foot of setback provided <p data-bbox="761 1177 1165 1207">Signs on streets other than SR 532:</p> <ul data-bbox="808 1223 1693 1334" style="list-style-type: none"> • Setback 10 feet from the property line • May be raised an additional foot in elevation to a maximum of 15 feet for each additional foot of setback provided 	<p data-bbox="1718 957 1958 987">1G. Cross Reference</p> <p data-bbox="1718 1003 1880 1034">(Placeholder)</p>

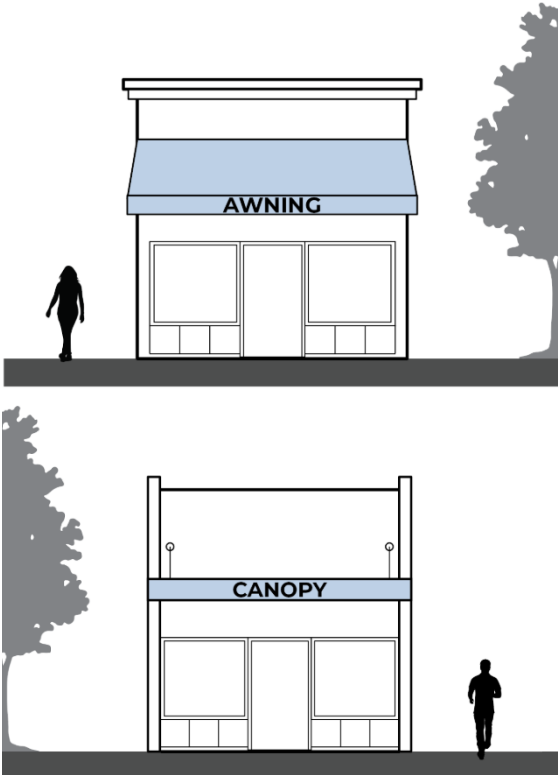
Sign Type	Standards	
<p data-bbox="320 459 612 489">2. Monument Signs</p> 	<p data-bbox="764 308 913 338">2A. Quantity</p> <p data-bbox="764 358 1376 439">One sign per property. Two signs on properties with more than one frontage.</p>	<p data-bbox="1721 308 1877 338">2E. Materials</p> <p data-bbox="1721 358 2526 439">Durable material, such as concrete blocks, wood, or brick. Other materials as permitted by the community development director.</p>
	<p data-bbox="764 479 857 510">2B. Size</p> <p data-bbox="764 530 1656 641">40 square feet (per side) in area. 60 square feet (per side) in area with design mitigation (see Design Mitigations column).</p> <p data-bbox="764 661 1006 691">2C. Maximum Height</p> <p data-bbox="764 711 1634 792">6 feet, measured from the average ground elevation to the top of the frame. 8 feet, with design mitigation (see Design Mitigations column).</p>	<p data-bbox="1721 479 1982 510">2F. Design Mitigations</p> <p data-bbox="1721 530 2495 560">Additional height may be allowed when all of the following are met:</p> <ol data-bbox="1765 580 2893 711" style="list-style-type: none"> 1. No internally lit cabinets. Exterior lights okay. 2. Architectural frame and base, including design features and/or natural materials such as metal, stone, or trellises. 3. A muted color scheme is required.
	<p data-bbox="764 828 913 858">2D. Location</p> <p data-bbox="764 878 1485 959">May not be located closer than three feet from any driveway. Must meet the sight distance requirements of SMC 17.145.130.</p>	<p data-bbox="1721 828 1954 858">2G. Cross Reference</p> <p data-bbox="1721 878 2271 909">(Placeholder, will be updated - SMC 17.145.130)</p>
	<p data-bbox="195 993 736 1024">3. Readerboard and Electronic Signs</p>  	<p data-bbox="764 993 913 1024">3A. Quantity</p> <p data-bbox="764 1044 1665 1114">One electric sign is allowed per property or group of adjacent properties under common ownership.</p>
<p data-bbox="764 1165 857 1195">3B. Text</p> <ul data-bbox="811 1215 1619 1387" style="list-style-type: none"> • No more than three lines of text • Text must be a minimum of 10 inches in height and in a single color • No images or logos are allowed • Text may only pertain to the business conducted on or within the premises 		<p data-bbox="1721 1165 1905 1195">3D. Sign Design</p> <p data-bbox="1721 1215 2822 1326">The electronic portion of a sign cannot comprise more than 75% of the overall sign face. The remaining 25% of the sign face must meet the standards based on its sign type, such as pole-mounted, freestanding, monument, or wall sign, as applicable.</p>
<p data-bbox="764 1407 997 1437">For Electronic Signs:</p> <ul data-bbox="811 1457 1665 1558" style="list-style-type: none"> • Text must fade in and out (not scroll or flash) no more than once per 90 seconds. • Must use a black background 		<p data-bbox="1721 1387 1954 1417">3E. Cross Reference</p> <p data-bbox="1721 1437 2728 1467">See Monument, Freestanding, Pole-Mounted, and Wall Sign requirements, as applicable.</p>

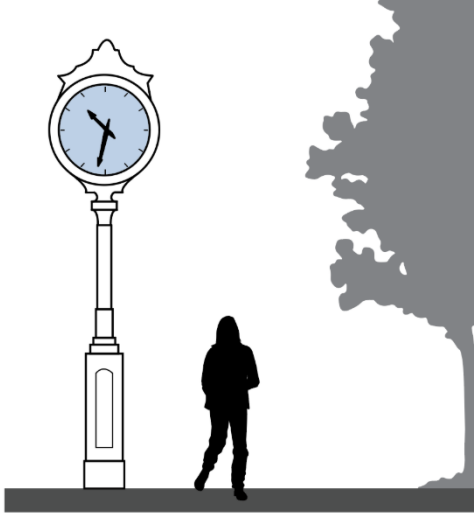
Sign Type	Standards	
<p data-bbox="366 310 562 350">4. Wall Signs</p> 	<p data-bbox="761 310 910 338">4A. Location</p> <p data-bbox="761 360 1355 389">Must not cover wholly or partially any wall opening.</p> <p data-bbox="761 411 1557 439">Must not project beyond the edges of the wall to which it is attached.</p> <p data-bbox="761 461 1485 489">Must not project more than 16 inches beyond the building line.</p> <p data-bbox="761 512 1681 576">Must be attached to the wall at a height of at least eight and one-half feet above the sidewalk or ground if the sign projects more than six inches from the wall.</p>	<p data-bbox="1718 310 1877 338">4C. Materials</p> <p data-bbox="1718 360 2038 389">Must use durable materials.</p> <p data-bbox="1718 411 2853 508">Must be safely and securely attached to the building wall by means of metal anchors, bolts, or expansion screws of not less than three-eighths-inch diameter, embedded into the wall at least five inches.</p>
	<p data-bbox="761 612 857 641">4B. Size</p> <p data-bbox="761 663 1034 691">125 square feet in area.</p>	<p data-bbox="1718 612 1954 641">4D. Cross Reference</p> <p data-bbox="1718 663 2194 691">SMC 17.112.050(17) Mixed-Use Buildings.</p>

Sign Type	Standards	
<p data-bbox="229 451 702 532">5. "A" Board Signs and Portable Signs</p> 	<p data-bbox="764 310 913 338">5A. Quantity</p> <p data-bbox="764 358 1619 427">No more than one "A" board or portable sign per 25 linear feet of property frontage is permitted.</p> <p data-bbox="764 447 1690 475">No more than two "A" board or portable signs are permitted for a given business.</p>	<p data-bbox="1724 310 1874 338">5D. Location</p> <p data-bbox="1724 358 2784 427">"A" board and portable signs are allowed only as temporary and supplemental advertising for businesses within the city that have permitted permanent signage.</p> <p data-bbox="1724 447 2831 540">The advertisement contained on any "A" board or portable sign shall pertain only to the business conducted on or within the premises on which such sign is erected or maintained. A separate sign permit is required.</p> <p data-bbox="1724 560 2899 628">"A" board and portable signs shall not be located within the paved portion of the vehicular right-of-way or upon traffic islands or crosswalk areas.</p> <p data-bbox="1724 649 2899 717">Any "A" board or portable sign located on a sidewalk must be located to provide a minimum of five feet of clearance on at least one side for wheelchair and walking access.</p> <p data-bbox="1724 737 2349 766">"A" board and portable signs must be removed nightly.</p>
<p data-bbox="251 1151 680 1187">6. Projecting and Blade Signs</p> 	<p data-bbox="764 1018 913 1046">6A. Quantity</p> <p data-bbox="764 1066 1379 1094">One projecting sign is allowed on each business entry.</p> <p data-bbox="764 1114 1327 1143">One blade sign is allowed on each business entry.</p>	<p data-bbox="1724 1018 1874 1046">6E. Materials</p> <p data-bbox="1724 1066 2738 1094">All projecting and blade signs, including frames, braces, and supports, must be two-faced.</p> <p data-bbox="1724 1114 2893 1215">Signs must be designed by a structural engineer when the building official determines that engineering is required to meet wind pressure and dead load standards in SMC 17.110.050(8) and/or building code requirements.</p> <p data-bbox="1724 1235 2868 1304">Illumination must concentrate on the area of the sign and prevent glare upon the street, sidewalk, or adjacent property. No floodlight, spotlight, or gooseneck reflectors are permitted.</p> <p data-bbox="1724 1324 2899 1485">Glass Lettering Requirements. The lettering or advertising designs to be illuminated may be composed of glass. Any glass forming a part of any sign shall be safety glass or plate glass at least one-quarter-inch thick, and in case any single piece or pane of glass has an area exceeding three square feet, it shall be wired glass. One section, not exceeding three square feet in area, constructed of wire glass or safety glass shall be permitted on each side of a sign.</p> <p data-bbox="1724 1505 2899 1574">Movable Parts to Be Secured. Any movable part of a sign such as the cover of a service opening shall be securely fastened by chains or hinges.</p> <p data-bbox="1724 1594 2899 1663">Thickness Limitation. The distance measured between the principal faces of any sign shall not exceed 18 inches.</p> <p data-bbox="1724 1683 2822 1751">Bracing, Anchorage, and Supports. Bracing, anchorage and supports of signs shall conform to the requirements of SMC 17.110.050(8), Wind Pressure and Dead Load Requirements.</p>
<p data-bbox="764 1191 851 1219">6B. Size</p> <p data-bbox="764 1239 1581 1268">Horizontal projecting signs shall not exceed 25 square feet on each side.</p> <p data-bbox="764 1288 1554 1316">Vertical projecting signs shall not exceed 50 square feet on each side.</p> <p data-bbox="764 1336 1277 1364">Blade signs shall not exceed four square feet.</p>	<p data-bbox="764 1413 997 1441">6C. Prohibited Signs</p> <p data-bbox="764 1461 1672 1530">V-shaped signs consisting of two single-faced signs erected without a roof and a ceiling shall not be permitted.</p>	

Sign Type	Standards	
	<p>6D. Location and Ground Clearance</p> <ol style="list-style-type: none"> 1. Projecting signs must be placed at least eight feet above the sidewalk or walkway over which they are extended, and no more than two feet from the face of the wall to which they are attached, measuring from the point of the sign nearest the wall, unless modified by written request as outlined in item 4 below. 2. Blade signs must be hung a minimum of eight feet above the sidewalk or walkway with no more than one foot from the soffit or other architectural feature from which they are hung unless modified by written request as outlined in item 4 below. 3. Blade and projecting signs must be at least one foot away from the curbline and at least 15 feet above any driveway, alley, or thoroughfare over which it is erected. 4. Upon written request, the height clearance requirement for projecting and blade signs over sidewalks or walkways may be reduced by the community development director or designee to 84 inches if all of the following findings are made: <ol style="list-style-type: none"> a. The projecting or blade sign is mounted on a building existing in the historic east and west end areas prior to September 1, 2010, and the building has a rood line, projecting soffit, or eave that is too low to allow clearance of eight feet. b. The reduced clearance is the minimum necessary to allow identification of the business entry. c. The condition of the building, walkway, and landscaping allow reasonable unobstructed clearance that meets minimum Municipal Uniform Traffic Control Device Standards. 	<p>6F. Public Liability Insurance</p> <p>Prior to the issuance of a sign permit for a projecting and/or blade sign that extends, hangs and/or projects over city public right-of-way, the applicant shall provide the city with a certificate of public liability insurance. The permittee shall maintain said insurance coverage while the sign is in place and is in use.</p> <p>The public liability insurance shall be written on an occurrence basis, shall name the city as an additional insured, and shall contain a provision prohibiting cancellation of the policy except upon 30 days' prior written notice to the city.</p> <p>The public liability insurance shall have the following minimum insurance limits coverage: \$1,000,000 commercial general liability insurance per occurrence combined with single limits, and \$2,000,000 aggregate.</p> <p>6G. Indemnification and Hold Harmless</p> <p>Owners of projecting and blade signs that extend, hang and/or project over city public right-of-way shall assume and are responsible for liability for damage resulting from their construction, placement, and/or use. Prior to issuance of a sign permit, the applicant shall execute and deliver to the city, upon a form supplied by the city, a written agreement to defend, indemnify and hold harmless the city and its officers, elected officials, employees and agents from any and all claims, actions, or damages of any persons and/or entities by reason of or related to the construction, placement and/or use of the sign.</p>
<p>7. Feather Banner Signs</p> 	<p>7A. Quantity</p> <p>No more than two feather banner signs are permitted for a given business.</p>	<p>7C. Location</p> <p>Feather banner signs are allowed only as supplemental advertising for businesses within the city that have permitted permanent signage. The advertisement contained on any feather banner sign shall permit only to the business conducted on or within the premises on which such sign is erected or maintained. A separate sign permit is required.</p> <p>Feather banner signs may not be located within the paved portion of the vehicular right-of-way or upon traffic islands or crosswalk areas.</p> <p>Feather banner signs may not be located within 10 feet of a driveway or other access point and not obstruct views from a driveway to ensure safe ingress and egress from the premises.</p> <p>Any feather banner signs may not be located on public sidewalks.</p> <p>Feather banner signs must be removed nightly.</p>
	<p>7B. Size</p> <p>Feather banner signs shall be securely anchored.</p> <p>Feather banner signs may not be greater than 20 feet in height or exceed 40 square feet.</p>	

Sign Type	Standards	
<p style="text-align: center;">8. Banners</p> 	<p>8A. Size</p> <p>Banners shall be three feet high and 20 feet wide and may not exceed 60 square feet.</p>	<p>8C. Materials</p> <p>Materials should be resistant to ultraviolet rays, mold, and mildew, and have sewn loops or equivalent for attachment.</p>
<p style="text-align: center;">9. Marquees</p> 	<p>8B. Location</p> <p>A temporary banner shall hang a minimum of at least 16 feet above the road.</p> <p>Banners shall not be erected more than 14 days in advance of the event, and shall be removed within three days after the termination of the event. Vertical banners on light poles used for city marketing may be exempted from this requirement.</p>	<p>8D. Additional Standards</p> <p>Banners must meet the minimum standards in SMC 17.110.050, including, but not limited to, wind load standards.</p>
	<p>9A. Size</p> <p>No marquee shall be wider than the entrance or entrances of the building plus five feet on each side.</p> <p>No marquee shall extend beyond the edge of the façade onto which it is attached. However, where the entrances to a building are not more than 20 feet apart, a marquee may be made a continuous single structure between the entrances.</p>	<p>9D. Materials</p> <p>Marquees, including the anchors, bolts, supports, rods and braces, shall be designed by a structural engineer and illuminated.</p>
	<p>9B. Location</p> <p>No portion of a marquee shall be less than eight and one-half feet above the level of the sidewalk or other public thoroughfare over which it is erected.</p> <p>No marquee shall be permitted to extend beyond point three feet inside the curblin.</p> <p>9C. Signs Attached to the Marquee</p> <p>Signs attached to or hung from a marquee shall be completely within the borderline of the marquee outer edge and shall in no instance be lower than eight and one-half feet above the sidewalk or public thoroughfare. No sign or advertising material shall exceed five feet in height, exclusive of the name of the establishment exhibiting such marquee. No advertising material shall be placed upon the roof of any marquee.</p>	<p>9E. Construction</p> <p>Drainage. Marquee roofs shall be properly guttered and connected by downspouts to a storm sewer so that rainwater will not drip or flow onto public property.</p> <p>Roofs – Use and Construction. Marquee roofs shall be used for no other purpose than to form and constitute a roof, and at least 25 percent of the area of the roof of every marquee shall be of glass or other transparent substance.</p> <p>Bracing, Anchorage, and Supports. Marquees shall be supported solely by the building to which they are attached, and no columns or posts shall be used as supports.</p> <p>Roof Live Load Requirement. Marquee roofs, except the glass area required, shall be designed and constructed to support a live load of not less than 100 pounds per square foot. Marquees shall be designed to meet the wind pressure requirement provided in SMC 17.110.050(8).</p> <p>Anchorage to Wood Structure Prohibited. No marquee shall be erected on any building of wood frame construction unless attached to the masonry, concrete, or steel supports of the building.</p>

Sign Type	Standards	
<p data-bbox="273 310 655 344">10. Awnings and Canopies</p> 	<p data-bbox="764 310 873 338">10A. Size</p> <p data-bbox="764 358 1665 459">No limitation on width of awnings; provided, however, full compliance with the wind pressure and dead load requirements of SMC 17.110.050(8). No canopy shall be permitted to exceed eight feet in width.</p>	<p data-bbox="1721 310 1889 338">10D. Materials</p> <p data-bbox="1721 358 2871 419">Awnings and canopies may be constructed of cloth or metal hood; provided, however, that all frames and supports are metal.</p>
	<p data-bbox="764 497 919 526">10B. Location</p> <p data-bbox="764 546 1690 606">Awnings. No portion of an awning shall be less than eight and one-half feet above the level of the sidewalk or public thoroughfare over which it is erected.</p> <p data-bbox="764 626 1690 687">Canopies. No portion of a canopy shall be less than eight and one-half feet above the level of the sidewalk or public thoroughfare over which it is erected.</p> <p data-bbox="764 707 1690 768">Setback from Curblines. No awning or canopy shall be permitted to extend beyond a point one foot inside the curblines.</p>	<p data-bbox="1721 497 1920 526">10E. Construction</p> <p data-bbox="1721 546 2902 677">Awnings. Must be securely attached to and supported by a building. Posts or columns beyond the building line shall not be permitted for awnings. No awning shall be attached to wood jambs, frames, or other wood members of a building (frame buildings excepted) when such building is less than 10 feet from public property.</p> <p data-bbox="1721 697 2902 798">Canopies. The frameworks of canopies shall be designed by a structural engineer and approved by the building official and in compliance with the building code of the city of Stanwood. All frames and supports shall be of metal and designed to withstand a wind pressure as provided in SMC 17.110.050(8).</p>
<p data-bbox="391 1407 540 1441">11. Clocks</p>	<p data-bbox="764 1167 919 1195">11A. Location</p> <p data-bbox="764 1215 1690 1376">Clocks Erected on Walls. Clocks supported on the corner of any building or structure at the intersection of any building or structure at the intersection of two streets may not be less than 15 feet or more than 20 feet above the sidewalk and may not project from the face or wall of the building or structure more than five feet.</p> <p data-bbox="764 1397 1690 1558">Clocks Erected on Sidewalk. Clocks erected on the sidewalk must be supported by a post with ornamental design, may not be less than 15 feet tall, may not be more than 20 inches from the outer edge of the curb, and must be at least 20 feet from the point of intersection of the lines of any street, measured parallel with the street.</p>	<p data-bbox="1721 1167 1920 1195">11C. Construction</p> <p data-bbox="1721 1215 2840 1276">Regulation of Size of Dial. The dial of such clocks shall be not less than 30 inches, nor more than 40 inches, in diameter.</p> <p data-bbox="1721 1296 2902 1397">Glass Requirements. Any glass forming a part of a clock shall be safety glass or plate glass at least one-quarter-inch thick, and in case any single piece or pane of glass has an area exceeding three square feet, it shall be constructed of wire glass, securely held in place.</p> <p data-bbox="1721 1417 2871 1477">Movable Parts to be Secured. The cover or service openings of street clocks shall be securely fastened by metal hinges.</p> <p data-bbox="1721 1497 2902 1598">Clocks Erected on Walls. Clocks erected on the corner of any building or structure shall comply with the requirements set forth in SMC 17.110.080(3), Wall Signs, or SMC 17.110.080(4), Projecting Signs, whichever is applicable.</p> <p data-bbox="1721 1618 2902 1679">Wind Pressure and Dead Load Requirements. Street clocks, whether erected on exterior walls or on the sidewalk, shall comply with the requirements of SMC 17.110.050(8).</p>

Sign Type	Standards	
	<p>11B. Limitation on Permits</p> <p>Clocks on Sidewalks. Any person erecting a street clock on any public sidewalk shall obtain the special written permission of the city council in addition to all other permits required by this title.</p> <p>General. No person shall be permitted to erect more than one street clock at any one business location.</p>	<p>11D. Must Keep Accurate Time</p> <p>Street clocks must keep accurate time and must be properly repaired or removed if this requirement is not complied with.</p>

Chapter 17.110

SIGN STANDARDS

Sections:

- 17.110.010 Purpose.**
- 17.110.020 Permits required.**
- 17.110.030 Application for sign and sign-related building permits.**
- 17.110.040 Protection of First Amendment rights.**
- 17.110.050 Minimum requirements for all signs, including signs exempted from permit requirements.**
- 17.110.060 Exemptions.**
- 17.110.070 Prohibited signs.**
- 17.110.080 Permitted signs.**
- 17.110.085 Banners on or within the public right-of-way.**
- 17.110.090 Other advertising structures considered signs.**
- 17.110.100 Revocation of permit.**
- 17.110.110 Permit expiration.**
- 17.110.120 Variances.**
- 17.110.130 Unlawful signs on city property or public right-of-way.**
- 17.110.140 Nonconforming signs.**
- 17.110.150 Temporary signs.**

Prior legislation: Ords. 1194, 1138, 1094, 1084, 953, 929.

17.110.010 Purpose.

The purpose of these standards is to establish regulations for the design, construction, installation, and maintenance of signs, as defined in this Title [17](#), in the city of Stanwood in order to:

- (1) Balance the right of individuals to identify their businesses and convey their messages and the right of the public to be protected against the unrestricted proliferation of signs;
- (2) Further the objectives of the comprehensive plan;
- (3) Protect the public health, safety, and welfare;
- (4) Reduce traffic hazards;
- (5) Facilitate the creation of an attractive and harmonious community;

- (6) Protect property values;
- (7) Promote economic development; and
- (8) Preserve the right of free speech exercised through the use of signs containing noncommercial messages. (Ord. 1440 § 5, 2017; Ord. 1262 § 1, 2010).

17.110.020 Permits required.

- (1) *Sign Permit.* It shall be unlawful for any person to erect, relocate, or structurally alter any sign or other advertising structure considered a sign, as defined in this code, without first obtaining a sign permit from the community development director. No permit is required for repair, repainting, or maintenance.
- (2) *Sign Modification Permit.* A permit for modification to an existing sign shall be allowed only to:
 - (a) Replace existing copy; and/or
 - (b) Replace a removable sign face surface with a comparable surface using the same materials and having the same size, thickness, and quality, provided:
 - (i) The sign has a valid permit; and
 - (ii) The proposed modification does not alter the sign cabinet; and
 - (iii) The sign does not advertise a business closed more than 30 days and/or a product no longer available on the premises, consistent with SMC [17.110.050\(2\)](#); and
 - (iv) The modification uses existing connection hardware; and
 - (v) The modification does not require review by the building official for wind load and/or structural components; and
 - (vi) The modification does not require upgrading of any support or electrical features.
- (3) *Electrical Permit.* All illuminated signs and any other sign in which electrical wiring and connections are to be used shall require an electrical permit submitted to the building official or designee along with the sign and building permit applications.
- (4) *Building Permit.* All signs that include a sign structure as required by the building official shall require a building permit. (Ord. 1440 § 5, 2017; Ord. 1291 § 1, 2011; Ord. 1262 § 1, 2010).

17.110.030 Application for sign and sign-related building permits.

The following information must be included in an application for a sign permit:

- (1) Name, address, and telephone number of the applicant;
- (2) Address of property and location of building, structure, or lot to which or upon which the sign or other advertising structure is to be attached or constructed;
- (3) Position of the sign or other advertising structure in relation to nearby buildings or structures;
- (4) Four copies of plans no larger than 11 inches by 17 inches showing color, design, lettering and size of the sign face and treatment of sign edges, casing or cabinets;
- (5) Specifications and method of construction and attachment to the building or in the ground; and
- (6) When a sign structure is required, the following additional information is required:
 - (a) Copy of stress sheets and calculations showing that the structure is designed to meet the wind pressure and dead load requirements of this and all other laws and codes of the city;
 - (b) Name of the person constructing the structure;
 - (c) Written consent of the owner of the building or land on which the structure is to be erected;
 - (d) Any required electrical permit;
 - (e) Such other information as the building official or designee shall require to show full compliance with this chapter and all other laws and codes of the city. (Ord. 1440 § 5, 2017; Ord. 1262 § 1, 2010).

17.110.040 Protection of First Amendment rights.

Any sign allowed under this chapter may contain any lawful noncommercial message that does not direct attention to a business operated for profit or to a commodity or service for sale and that complies with all other requirements of this chapter. (Ord. 1440 § 5, 2017; Ord. 1262 § 1, 2010).

17.110.050 Minimum requirements for all signs, including signs exempted from permit requirements.

- (1) *Maintenance.* No temporary or permanent sign or other advertising structure shall be inadequately maintained so as to show evidence of deterioration, including peeling, rust, dirt, fading, discoloration, or holes.
- (2) *Outdated Signs.* No sign or other advertising structure shall advertise a business or product which is no longer in existence. Such signage shall be removed from the premises within 30 days after close of the business or removal of the product.

- (3) *Restriction of Ingress and Egress from Buildings.* No sign or other advertising structure shall be constructed, relocated or maintained so as to prevent free ingress to or egress from any door, window, or fire escape. No sign of any kind shall be attached to a standpipe or fire escape.
- (4) *Traffic Hazards.* No sign or other advertising structure shall:
- (a) Obstruct free and clear vision at any street or driveway intersection;
 - (b) Interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal, or device because of its position, shape, or color;
 - (c) Make use of the words "stop," "look," "danger" or any other word, phrase, or symbol or character in a manner that interferes with, misleads, or confuses traffic; or
 - (d) Restrict ingress to and egress from any driveway.
- (5) *Unsafe Signs.* No sign or other advertising structure shall constitute a hazard to safety or health by reason of inadequate design, construction, repair, or maintenance.
- (6) *Glare into Surrounding Area.* No sign or other advertising structure shall be illuminated with lights which glare into or upon the surrounding area or any residential premises or distract operators of vehicles or pedestrians on the public right-of-way.
- (7) *Obscene Signs.* No sign or other advertising structure shall display any matter in which the dominant theme of the material taken as a whole appeals to a prurient interest in sex, or is patently offensive because it affronts contemporary community standards relating to the description or representation of sexual matters, and is utterly without redeeming social value.
- (8) *Wind Pressure and Dead Load Requirements.* Signs and other advertising structures shall be designed and constructed to withstand a wind speed of 100 miles per hour and to receive dead loads as required in the latest edition of the International Building Code (IBC) or other documents or other codes of the city of Stanwood. (Ord. 1440 § 5, 2017; Ord. 1262 § 1, 2010).

17.110.060 Exemptions.

The following signs are exempt from the permit requirements of these standards:

- (1) Temporary signs on private property or public property meeting the requirements in SMC [17.110.150](#) (Temporary signs).
- (2) Signs attached to the inside of a window which do not exceed 50 percent of the total window area of the business.
- (3) Signs that are an integral part of the historic character of a landmark building or historic district.

- (4) Public signs regulating vehicular or pedestrian traffic or designating or giving direction to streets, schools, hospitals, historic sites, or public facilities.
- (5) Flags of any government or governmental agency or any patriotic, religious, charitable, civic, educational, or fraternal organization not exceeding 40 square feet in area.
- (6) Hand-held signs not set on or affixed to the ground and not exceeding 10 square feet in area.
- (7) Memorial or commemorative plaques or tablets denoting a building name and/or date of construction or a location of historic significance and not exceeding four square feet in area.
- (8) Signs located on baseball field fencing within city parks. Signs shall be no greater than four feet by eight feet, only up during baseball season, and remain in good condition. The city shall have the right to remove signage that they deem to be in poor condition. (Ord. 1440 § 5, 2017; Ord. 1398 § 24, 2015; Ord. 1311 § 3, 2012; Ord. 1262 § 1, 2010).

17.110.070 Prohibited signs.

The following signs are prohibited:

- (1) *Vehicular Signs and Mobile Trailer Signs.* No sign or other advertising structure shall be painted on or attached to a motor vehicle used primarily for the display of such sign; provided, that this section shall not prohibit the identification of a business or its products or services on its vehicle(s) operated and parked in a manner appropriate to the normal course of business.
- (2) *Moving and Flashing Signs.*
 - (a) *Moving Signs.* No sign or other advertising structure shall have visible moving, revolving, or rotating parts or visible mechanical movement of any kind, except for the movable hands on street clocks, or other apparent visible movement achieved by electrical, electronic or mechanical means, except for time/temperature/date signs and except as permitted in SMC [17.110.080\(2\)](#).
 - (b) *Flashing Signs.* No sign or other advertising structure shall have lights or illuminations that flash, move, rotate, scintillate, blink, flicker, vary in intensity or color, or use intermittent electrical pulsations, except as permitted in SMC [17.110.080\(2\)](#). Time/temperature/date signs are not considered to be flashing signs under this chapter.
- (3) *Flags, Banners, Pennants, and Balloons.* Flags, banners, pennants, balloons, and other related advertising shall be prohibited, except under the following conditions:
 - (a) Banners or pennants used for temporary purposes such as carnivals, fairs, grand openings, or other special events not to exceed 30 days in duration;
 - (b) National and state flags as exempted under SMC [17.110.060](#);

(c) Balloons or inflatables may be used for a maximum of three days for the purposes of carnivals, fairs, grand openings, or other special events. Balloons and inflatables are not permitted to exceed the height of the roofline or to be located on top of roofs.

(4) *Roof Signs.* No signage of any type shall be allowed on the roof of any structure except when authorized by variance pursuant to SMC [17.110.120](#).

(5) *Billboards and Off-Premises Signs.* Billboards and off-premises signs are prohibited. This prohibition includes all surfaces whereon advertising matter is set in view conspicuously and which advertising does not apply to the premises or any use of the premises wherein it is displayed or posted. Existing billboards and off-premises signs must comply with the requirements of SMC [17.110.140](#). This ban does not apply to authorized noncommercial off-premises signs, such as signs that are for public service or community use, direction, or identification of locations within the city.

(6) *Permanent Signs on Vacant Lots, Parcels or Easements.* No permanent sign shall be located on a lot, parcel or easement as the principal use of that lot, parcel or easement. Signs may only be established as an accessory use to a principally permitted use. (Ord. 1440 § 5, 2017; Ord. 1262 § 1, 2010).

17.110.080 Permitted signs.

The following signs and advertising structures may be permitted in compliance with the requirements of this chapter.

(1) *Freestanding and Monument Signs.*

(a) *General Standards.*

(i) *Number of Signs Allowed.* Only one freestanding or monument sign per property shall be allowed, unless the property has more than one frontage. For properties having more than one frontage, no more than two freestanding or monument signs will be allowed.

(ii) *Letter/Figure Attachment.* All letters, figures, characters, or representations in cut-out or irregular form, maintained in conjunction with, attached to, or superimposed upon any sign, shall be safely and securely built or attached to the sign structure, except for readerboard signs, when lettering is designed to be temporary.

(iii) *Landscaping.* All landscaping shall utilize shrubs, flowers, other plantings, and/or other features such as decorative concrete, wood or brick bases, planter boxes, benches, or ornaments expressing the sign theme, but not containing advertising copy. Landscape improvements shall be installed and inspected in six months. All freestanding and monument signs shall include at a minimum one-half square foot of landscaping for each square foot of sign face (as measured from one side).

(iv) *Maintenance.* Freestanding and monument signs and their surrounding premises shall be maintained in a clean, sanitary, and inoffensive condition, and free and clear of all obnoxious substances, rubbish, and weeds.

(v) *Construction Standards.*

(A) *Braces, Anchorage, and Supports.* Signs shall be securely built, constructed, and erected upon posts and standards.

(B) *Wood Preservative.* All wooden posts, anchors, and braces that rest upon or enter into the ground shall be treated with a commercially available wood preservative. If creosote or any other restricted-use substance is used, it shall be applied by a state-certified handler.

(vi) *Base Materials.* Monument bases and frames shall be constructed of a durable material, such as concrete blocks, wood, or brick, or other material as permitted by the community development director.

(b) *Freestanding Sign Standards.*

(i) *Heights.*

(A) Signs along SR 532 shall not exceed heights greater than 15 feet above the level of the street upon which the sign faces, or above the adjoining ground level, if such ground level is above the street level.

(B) Signs on commercial streets other than SR 532 shall not exceed heights greater than 12 feet above the level of the street upon which the sign faces, or above the adjoining ground level, if such ground level is above the street level.

(ii) *Setbacks.*

(A) Signs along SR 532 shall be set back at least 10 feet from the property line of the property on which the sign is erected and may be raised an additional foot in elevation to a maximum of 20 feet for each additional foot of setback provided.

(B) Signs along commercial streets other than SR 532 shall be set back at least 10 feet from the property line of the property on which the sign is erected and may be raised an additional foot in elevation to a maximum of 15 feet for each additional foot of setback provided.

(iii) *Area Limitations.*

(A) Freestanding signs for a single business shall not exceed 40 square feet per side in area.

(B) Freestanding signs advertising more than one business shall not exceed 85 square feet per side in area.

(iv) *Space Between Sign and Ground and Other Signs and Structures.* Freestanding signs shall have an open space not less than two feet between the baseline of the sign and the ground level. This open space may

be filled in with a platform or decorative latticework that does not close off more than one-half of the square footage of the open space. No freestanding sign shall be closer than two feet to any other sign, building, or structure.

(c) *Monument Sign Standards.*

(i) *Height, Location, and Size Requirements.*

(A) *Height.* Monument signs shall not exceed six feet, measured from the average ground elevation to the top of the frame.

(B) *Location.* Monument signs may not be located closer than three feet from any driveway and must meet the sight distance requirements of SMC [17.145.130](#).

(C) *Size.* The square footage of the sign face of a monument sign shall not exceed 40 square feet (per side).

(ii) *Design Incentives.* The community development director may approve an increase in sign face size up to a total of 60 square feet (per side) and up to a total of eight feet in height for signs utilizing the following design mitigation:

(A) No internally lit cabinets. External lighting from the ground or by lamp attached to the outside of the sign is permitted.

(B) Architectural frame and base, utilizing architectural features and/or natural materials, such as metal, stone, trellis, etc.

(C) Muted color scheme approved by the director.

(2) *Readerboard and Electronic Signs.*

(a) No more than three lines of text shall be permitted in any approved sign.

(b) Text shall be a minimum of 10 inches in height, utilizing a single color on a black background.

(c) No images or logos shall be utilized.

(d) Text shall fade in and out (not scroll or flash) no more than once every 90 seconds.

(e) Electronic signs shall be limited to no more than one per property or group of adjacent properties held by a single land owner.

(f) Electronic signs shall be designed as part of a larger sign with the electronic portion consuming a maximum of 75 percent of the sign face. The remaining 25 percent shall adhere to the other applicable sections of this chapter.

(g) Readerboard signs that are attached to pole signs and meet the standards of SMC [17.110.070\(2\)](#) and subsection [\(1\)](#) of this section shall be permitted.

(h) Readerboard signs that are converted into monument signs that meet the standards of SMC [17.110.070\(2\)](#) and subsection [\(1\)](#) of this section shall be permitted.

(i) The advertisement contained on any readerboard sign shall pertain only to the business conducted on or within the premises on which such sign is erected or maintained.

(3) *Wall Signs.*

(a) *Location.*

(i) *Limitation on Placement Area.* No wall sign shall cover wholly or partially any wall opening, nor project beyond the edges of the wall to which it is attached. No wall sign shall exceed 125 square feet in area.

(ii) *Projection Above Sidewalk.* No wall sign shall be permitted to project more than 16 inches beyond the building line. If a wall sign projects more than six inches from the wall it must be attached to the wall at a height of at least eight and one-half feet above the sidewalk or ground.

(b) *Construction of Sign.*

(i) *Supports and Attachment.* Wall signs shall be safely and securely attached to the building wall by means of metal anchors, bolts, or expansion screws of not less than three-eighths-inch diameter, embedded into the wall at least five inches.

(c) *Mixed-Use Buildings.* See SMC [17.112.050\(17\)](#) for additional requirements for signs on mixed-use buildings.

(4) *Projecting Signs and Blade Signs.*

(a) *Construction.*

(i) All projecting and blade signs, including frames, braces and supports, shall be two-faced.

(ii) Signs shall be designed by a structural engineer when the building official determines that engineering is required to meet wind pressure and dead load standards in SMC [17.110.050\(8\)](#) and/or building code requirements.

(iii) *Illumination.*

(A) Illumination shall concentrate upon the area of the sign and prevent glare upon the street, sidewalk or adjacent property.

(B) No floodlight or spotlight nor reflectors of the gooseneck type shall be permitted.

(iv) *Glass Lettering Requirements.* The lettering or advertising designs to be illuminated may be composed of glass. Any glass forming a part of any sign shall be safety glass or plate glass at least one-quarter-inch thick, and in case any single piece or pane of glass has an area exceeding three square feet,

it shall be wired glass. One section, not exceeding three square feet in area, constructed of wire glass or safety glass shall be permitted on each side of a sign.

(v) *Movable Parts to Be Secured.* Any movable part of a sign such as the cover of a service opening shall be securely fastened by chains or hinges.

(vi) *Thickness Limitation.* The distance measured between the principal faces of any sign shall not exceed 18 inches.

(vii) *Bracing, Anchorage, and Supports.* Bracing, anchorage and supports of signs shall conform to the requirements of SMC [17.110.050\(8\)](#), Wind Pressure and Dead Load Requirements.

(b) *Location/Height/Clearance.*

(i) Projecting signs shall be placed at least eight feet above the sidewalk or walkway over which they are extended, and no more than two feet from the face of the wall to which attached, measuring from the point of the sign nearest the wall, unless modified as provided in subsection [\(4\)\(b\)\(iv\)](#) of this section.

(ii) Blade signs shall be hung a minimum of eight feet above the sidewalk or walkway with no more than one foot from the soffit or other architectural feature from which they are hung unless modified as provided in subsection [\(4\)\(b\)\(iv\)](#) of this section.

(iii) Blade and projecting sign shall be at least one foot away from the curblineline and at least 15 feet above any driveway, alley, or thoroughfare over which it is erected.

(iv) Upon written request, the height clearance requirement for projecting and blade signs over sidewalks or walkways may be reduced by the community development director or designee to 84 inches if all the following findings are made:

(A) The projecting or blade sign is mounted on a building existing in the historic east and west end areas prior to September 1, 2010, and the building has a roof line, projecting soffit or eave that is too low to allow clearance of eight feet.



(B) The reduced clearance is the minimum necessary to allow identification of the business entry.

(C) The condition of the building, walkway and landscaping allow reasonable unobstructed clearance that meets minimum Municipal Uniform Traffic Control Device Standards.

(c) *V-Shaped Signs Prohibited.* V-shaped signs consisting of two single-faced signs erected without a roof and a ceiling shall not be permitted.

(d) *Size and Number of Signs.*

(i) *Area Limitations.* Signs shall be limited in area as follows:

(A) Horizontal projecting signs shall not exceed 25 square feet on each side.

(B) Vertical projecting signs shall not exceed 50 square feet on each side.

(C) Blade signs shall not exceed four square feet.

(ii) *Number of Signs.*

(A) One projecting sign is allowed on each business entry.

(B) One blade sign is allowed on each business entry.

(e) *Projecting and Blade Signs Over the Public Right-of-Way.*

(i) *Indemnification and Hold Harmless.* Owners of projecting and blade signs that extend, hang and/or project over city public right-of-way shall assume and are responsible for liability for damage resulting from their construction, placement, and/or use. Prior to issuance of a sign permit, the applicant shall execute and deliver to the city, upon a form supplied by the city, a written agreement to defend,

indemnify and hold harmless the city and its officers, elected officials, employees and agents from any and all claims, actions, or damages of any persons and/or entities by reason of or related to the construction, placement and/or use of the sign.

(ii) *Public Liability Insurance.*

(A) Prior to the issuance of a sign permit for a projecting and/or blade sign that extends, hangs and/or projects over city public right-of-way, the applicant shall provide the city with a certificate of public liability insurance. The permittee shall maintain said insurance coverage while the sign is in place and is in use.

(B) The public liability insurance shall be written on an occurrence basis, shall name the city as an additional insured, and shall contain a provision prohibiting cancellation of the policy except upon 30 days' prior written notice to the city.

(C) The public liability insurance shall have the following minimum insurance limits coverage: \$1,000,000 commercial general liability insurance per occurrence combined with single limits, and \$2,000,000 aggregate.

(5) *"A" Board Signs and Portable Signs.*

(a) "A" board and portable signs are allowed only as temporary and supplemental advertising for businesses within the city that have permitted permanent signage. The advertisement contained on any "A" board or portable sign shall pertain only to the business conducted on or within the premises on which such sign is erected or maintained. A separate sign permit is required.

(b) "A" board and portable signs must be a minimum of 30 inches in height and not exceed 48 inches in height when displayed. They must be at least 18 inches in width and not exceed 30 inches in width, and shall not be located within 10 feet of a driveway or other access point.

(c) "A" board and portable signs shall not be located within the paved portion of the vehicular right-of-way or upon traffic islands or crosswalk areas.

(d) Any "A" board or portable sign located on a sidewalk must be located to provide a minimum of five feet of clearance on at least one side for wheelchair and walking access.

(e) No more than one "A" board or portable sign per 25 linear feet of property frontage shall be permitted. No more than two "A" board or portable signs shall be permitted for a given business.

(f) "A" board and portable signs shall be removed nightly.

(g) Owners of "A" board signs located upon the city sidewalk shall assume liability for damage resulting from their use as part of the permit process and shall provide the city with an appropriate document holding the city harmless from such resulting loss. The city shall not assume any liability for any accident incurred in conjunction with an "A" board sign.

(6) *Feather Banner Signs.*

- (a) Feather banner signs are allowed only as supplemental advertising for businesses within the city that have permitted permanent signage. The advertisement contained on any feather banner sign shall pertain only to the business conducted on or within the premises on which such sign is erected or maintained. A separate sign permit is required.
- (b) Feather banner signs shall be securely anchored and not greater than 20 feet in height and shall not exceed 40 square feet.
- (c) Feather banner signs shall not be located within the paved portion of the vehicular right-of-way or upon traffic islands or crosswalk areas.
- (d) Feather banner signs shall not be located within 10 feet of a driveway or other access point and not obstruct views from a driveway to ensure safe ingress and egress from the premises.
- (e) Any feather banner signs shall not be located on public sidewalks.
- (f) No more than two feather banner signs shall be permitted for a given business.
- (g) Feather banner signs shall be removed nightly. (Ord. 1440 § 5, 2017; Ord. 1398 § 25, 2015; Ord. 1323 § 3, 2012; Ord. 1280 §§ 1, 2, 2010; Ord. 1276 § 4, 2010; Ord. 1262 § 1, 2010).

17.110.085 Banners on or within the public right-of-way.

(1) Horizontal over the right-of-way banners are permitted for noncommercial messages for the following events:

- (a) Special events as defined in Chapter [5.06](#) SMC when located within the city;
- (b) Events which are excluded from the definition of special events when located within the Port Susan geographical area.

(2) Application shall be made for city installation and removal of banners over or within the public right-of-way on a form provided by the city and according to administrative procedures published by the city. Application shall be made a minimum of 14 days prior to the event.

(3) Banners that are displayed on or over the public right-of-way require a sign permit and a temporary encroachment permit. Review of sign and encroachment permits may be combined and issued with one permit and fee.

(4) *Sign Standards for Banners.*

- (a) Banners shall meet the minimum standards in SMC [17.110.050](#), including but not limited to wind load.

- (b) Banners shall be three feet high and 20 feet wide and shall not exceed 60 square feet.
 - (c) Materials shall be resistant to ultraviolet rays, mold and mildew and have sewn loops or equivalent for attachment.
 - (d) Banners shall not be erected more than 14 days in advance of the event, and shall be removed within three days after the termination of the event. Vertical banners on light poles used for city marketing may be exempted from this requirement.
 - (e) A temporary banner shall hang a minimum of at least 16 feet above the road.
- (5) The applicant shall maintain general liability insurance for property damage and bodily injury or death throughout the term the banner is in place over the roadway in an amount and terms determined by administrative procedures published by the city. (Ord. 1440 § 5, 2017; Ord. 1311 § 4, 2012).

17.110.090 Other advertising structures considered signs.

The following on-premises advertising structures may be permitted in compliance with the requirements of this chapter.

- (1) *Marquees.*
 - (a) *Construction.*
 - (i) *Materials Required.* Marquees, including the anchors, bolts, supports, rods and braces, shall be designed by a structural engineer and illuminated.
 - (ii) *Drainage.* Marquee roofs shall be properly guttered and connected by downspouts to a storm sewer so that rainwater will not drip or flow onto public property.
 - (iii) *Roofs – Use and Construction.* Marquee roofs shall be used for no other purpose than to form and constitute a roof, and at least 25 percent of the area of the roof of every marquee shall be of glass or other transparent substance.
 - (b) *Location.*
 - (i) *Height Above Sidewalk.* No portion of a marquee shall be less than eight and one-half feet above the level of the sidewalk or other public thoroughfare over which it is erected.
 - (ii) *Setback from Curbline.* No marquee shall be permitted to extend beyond a point three feet inside the curbline.
 - (iii) *Width.* No marquee shall be wider than the entrance or entrances of the building plus five feet on each side. No marquee shall extend beyond the edge of the facade onto which it is attached. However,

where the entrances to a building are not more than 20 feet apart, a marquee may be made a continuous single structure between the entrances.

(c) *Construction.*

(i) *Bracing, Anchorage, and Supports.* Marquees shall be supported solely by the building to which they are attached, and no columns or posts shall be used as supports.

(ii) *Roof Live Load Requirement.* Marquee roofs, except the glass area required, shall be designed and constructed to support a live load of not less than 100 pounds per square foot. Marquees shall be designed to meet the wind pressure requirement provided in SMC [17.110.050\(8\)](#).

(iii) *Anchorage to Wood Structure Prohibited.* No marquee shall be erected on any building of wood frame construction unless attached to the masonry, concrete, or steel supports of the building.

(d) *Signs Attached to the Marquee.* Signs attached to or hung from a marquee shall be completely within the borderline of the marquee outer edge and shall in no instance be lower than eight and one-half feet above the sidewalk or public thoroughfare. No sign or advertising material shall exceed five feet in height, exclusive of the name of the establishment exhibiting such marquee. No advertising material shall be placed upon the roof of any marquee.

(2) *Awnings and Canopies.*

(a) *Construction.*

(i) *Materials (Awnings).* Awnings may be constructed of cloth or metal hood; provided, however, all frames and supports shall be of metal.

(ii) *Materials (Canopies).* Canopies may be constructed of cloth or metal hood; provided, however, all frames and supports shall be of metal.

(b) *Location.*

(i) *Height Above Sidewalk (Awnings).* No portion of an awning shall be less than eight and one-half feet above the level of the sidewalk or public thoroughfare over which it is erected.

(ii) *Height Above Sidewalk (Canopies).* No portion of a canopy shall be less than eight and one-half feet above the level of the sidewalk or public thoroughfare over which it is erected.

(iii) *Setback from Curblines.* No awning or canopy shall be permitted to extend beyond a point one foot inside the curblines.

(iv) *Width.* No limitation on width of awnings; provided, however, full compliance with the wind pressure and dead load requirements of SMC [17.110.050\(8\)](#). No canopy shall be permitted to exceed eight feet in width.

(c) *Construction of Sign.*

(i) *Support (Awning)*. Awnings shall be securely attached to and supported by a building. Posts or columns beyond the building line shall not be permitted for awnings. No awning shall be attached to wood jambs, frames, or other wood members of a building (frame buildings excepted) when such building is less than 10 feet from public property.

(ii) *Support (Canopies)*. The frameworks of canopies shall be designed by a structural engineer and approved by the building official and in compliance with the building code of the city of Stanwood. All frames and supports shall be of metal and designed to withstand a wind pressure as provided in SMC [17.110.050\(8\)](#).

(d) *Advertising*. No advertising shall be placed on any awning or canopy, except that the name of the owner and the business, industry, or pursuit conducted within the premises may be painted or otherwise permanently placed in a space not exceeding 24 inches in height on the front and side of the awning or canopy.

(3) *Street Clocks*.

(a) *Construction*.

(i) *Regulation of Size of Dial*. The dial of such clocks shall be not less than 30 inches, nor more than 40 inches, in diameter.

(ii) *Glass Requirements*. Any glass forming a part of a clock shall be safety glass or plate glass at least one-quarter-inch thick, and in case any single piece or pane of glass has an area exceeding three square feet, it shall be constructed of wire glass, securely held in place.

(iii) *Movable Parts to Be Secured*. The cover or service openings of street clocks shall be securely fastened by metal hinges.

(b) *Location*.

(i) *Clocks Erected on Walls*. Clocks supported on the corner of any building or structure at the intersection of two streets shall not be less than 15 feet nor more than 20 feet above the sidewalk and shall not project from the face or wall of the building or structure more than five feet.

(ii) *Clocks Erected on Sidewalk*. Clocks erected on the sidewalk shall be supported upon a post of ornamental design, shall be not less than 15 feet in height, shall be not more than 20 inches from the outer edge of the curb, and shall be at least 20 feet from the point of intersection of the lines of any street, measured parallel with the street.

(c) *Construction of Sign*.

(i) *Clocks Erected on Walls*. Clocks erected on the corner of any building or structure shall comply with the requirements set forth in SMC [17.110.080\(3\)](#), Wall Signs, or SMC [17.110.080\(4\)](#), Projecting Signs, whichever is applicable.

(ii) *Wind Pressure and Dead Load Requirements.* Street clocks, whether erected on exterior walls or on the sidewalk, shall comply with the requirements of SMC [17.110.050\(8\)](#).

(d) *Limitation on Permits – Clocks on Sidewalks.* Any person erecting a street clock on any public sidewalk shall obtain the special written permission of the city council in addition to all other permits required by this title.

(e) *Limitation on Permits – General.* No person shall be permitted to erect more than one street clock at any one business location.

(f) *Must Keep Accurate Time.* Street clocks shall keep accurate time and shall be properly repaired or removed if this requirement is not complied with. (Ord. 1440 § 5, 2017; Ord. 1262 § 1, 2010).

17.110.100 Revocation of permit.

The community development director or designee may revoke any permit where there has been a violation of the provisions of these standards or a misrepresentation of fact on the permit application. (Ord. 1440 § 5, 2017; Ord. 1262 § 1, 2010).

17.110.110 Permit expiration.

If the work authorized under a sign permit and/or building permit is not completed within 180 days after the date of issuance, the permit shall become null and void. (Ord. 1440 § 5, 2017; Ord. 1262 § 1, 2010).

17.110.120 Variances.

(1) The community development director may grant a variance to allow the following:

(a) Setback less than that required under this title; or

(b) Area or height of a sign to be increased by up to 50 percent of the maximum allowable height or area subject to the following finding:

(i) The unusual shape or topography of the property in question prevents signage allowable under the provisions of these standards from adequately identifying the business or other activity located on such property.

(2) *Off-Site Signage.* A variance may also be allowed for off-site signage when the business has no other visible alternative for the placement of signage, as determined by the community development director.

(3) *Roof Signage.* The community development director may grant a variance to allow roof signs when the business has no other alternative for the placement of signage. Such approval shall be granted based on the

finding that no alternatives are available to the applicant other than roof signage. If roof signage is permitted, it shall conform to all requirements for signs under this chapter. (Ord. 1440 § 5, 2017; Ord. 1262 § 1, 2010).

17.110.130 Unlawful signs on city property or public right-of-way.

If the community development director or designee finds that any sign or other advertising structure located on city property or public right-of-way is prohibited by or is not in compliance with the provisions of this chapter, the said official may cause such sign to be removed with or without notice to the owner of the sign. (Ord. 1440 § 5, 2017; Ord. 1262 § 1, 2010).

17.110.140 Nonconforming signs.

(1) *Nonconforming On-Site Signage.*

(a) Any on-site signage that does not conform to this chapter, but was legally in place before the effective date of the provision to which the signage does not conform, shall be considered legal nonconforming signage. Such existing signage may be maintained and/or repaired but at such time as a merchant replaces or modifies the signage, then the signage must conform to the requirements of this code except as provided in subsection [\(1\)\(b\)](#) of this section. No temporary signage shall be considered as legal nonconforming signage under this section. "Legally in place" shall mean:

- (i) Installed prior to the existence of sign regulation within the city;
- (ii) Installed pursuant to a permit issued by the city.

(b) Modification of legal nonconforming signage is limited to change of copy, change of sign background associated with a change of copy, or reduction in cabinet size associated with a change of copy.

(c) Change of copy or sign background for legal nonconforming signs shall be processed as a modification to a sign permit if the modification meets the criteria in SMC [17.110.020\(2\)](#) and shall be subject to the sign modification permit fee unless there is alteration of the cabinet, or change in connection hardware, or the building official determines that windload must be reviewed. In these instances the modifications shall be processed as provided in SMC [17.110.020\(1\)](#) subject to a sign permit fee and building permit fee.

(d) The nonconforming status of a sign shall not be affected by cleaning or other normal maintenance and repair; provided, that the original design function, operational capability, and structure of the sign are maintained and the sign is not otherwise enhanced or upgraded except as provided in subsection [\(1\)\(b\)](#) of this section.

(2) *Nonconforming Billboards and Off-Premises Signs.* Any billboard or off-premises sign legally in existence shall be removed, so as to conform with the provisions of this chapter, within six years of said date. (Ord. 1440 § 5, 2017; Ord. 1291 § 2, 2011; Ord. 1262 § 1, 2010).

17.110.150 Temporary signs.

- (1) *No Permit Required.* No sign permit is required for temporary signs.
- (2) *Removal.* Temporary signs shall be removed if the sign is in need of repair, is worn, dilapidated or creates a public nuisance.
- (3) *City Property (Excluding City Right-of-Way).* Temporary signs on city-owned property (excluding city right-of-way) are allowed only in conjunction with an approved special event permit.
- (4) *City Right-of-Way outside of the Roadway.* Temporary signs on city right-of-way placed outside of the roadway must comply with the following requirements:
 - (a) *Location.* Allowed only between the property line and the back of the nearest curb, or where no curb exists, between the property line and the nearest edge of the pavement. Signs may not be placed on sidewalks, driveways or other paved areas designed for pedestrian or vehicular use, or as conditioned in a right-of-way use permit.
 - (b) *Type.* Signs on stakes that can be manually pushed or hammered into the ground are allowed. All other signs are prohibited, unless specifically allowed by a right-of-way use permit.
 - (c) *Size and Height.* Limited to four square feet, and three feet in height.
 - (d) *Dilapidated or Nuisance Signs.* Any temporary sign in the right-of-way that is dilapidated or a nuisance shall be removed by the person responsible for placement of the sign.
 - (e) *Other Signs.* The city may allow other signs in city right-of-way with a right-of-way use permit.
- (5) *Residential Zones.* Temporary signs may be placed on property residentially zoned in accordance with the requirements of this section and the following:
 - (a) *Freestanding Signs (Includes Post-Mounted and Stake Signs).*
 - (i) *Single-family zones:* Temporary freestanding signs shall not exceed four square feet in size and five feet in height, if the sign is mounted on the ground, and not to exceed three feet in height if the sign is stake-mounted.
 - (ii) *Multifamily zones:* Temporary freestanding signs shall not exceed six square feet in size and five feet in height if the sign is post-mounted on the ground, and not to exceed three feet in height if the sign is stake-mounted.
 - (b) *Surface-Mounted Signs.* Limited to sites two acres or larger:
 - (i) *Size.* No larger than 32 square feet.

(ii) *Location.* Must be flatly affixed to walls below the fascia or parapet line, or flatly affixed to on-site fences either facing or abutting the street, or facing inward to the subject site. Signs shall not be attached or tethered to other site improvements.

(6) *Nonresidential Zones.* Temporary signs are allowed on nonresidentially zoned property in accordance with the requirements of this section and the following:

(a) *Window Signs.* Limited to 50 percent of the window area, subject to the window sign requirements of SMC [17.110.060\(2\)](#).

(b) *Freestanding Signs (Including Post-Mounted and Stake Signs) – Size/Height.* Limited to four square feet and five feet in height if the temporary sign is mounted in the ground.

(c) *Surface-Mounted Signs.*

(i) *Size.* Limited to 30 square feet.

(ii) *Location.* Must be flatly affixed to walls below the fascia or parapet line, or flatly affixed to on-site fences either facing the abutting street, or facing inward to the subject site. Signs shall not be attached or tethered to other site improvements.

(7) *Temporary Signs on Large Properties, Residential or Nonresidentially Zoned Properties.* The following temporary signs may be placed on any site at least two acres in size, in accordance with the requirements of this section and the following:

(a) *Type.* Any type.

(b) *Size/Height.* Not to exceed 64 square feet and up to eight feet above ground level.

(c) *Exclusivity.* The sign allowed under this subsection is in lieu of and shall not be displayed with or be in addition to other temporary signs allowed by this section.

(8) *Duration of Temporary Signs.* Temporary signs shall be allowed one time only for a period not to exceed six months in any consecutive 12-month period. (Ord. 1440 § 5, 2017).

The Stanwood Municipal Code is current through Ordinance 1561, passed February 26, 2026.

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)

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