

Chapter 17.30 PERMITTED LAND USES

Sections:

- [17.30.010](#) Permitted land uses and established classification of uses.
- [17.30.020](#) Unclassified uses.
- [17.30.030](#) Zoning use tables established.
- [17.30.040](#) Zoning use table.
- [17.30.050](#) Zoning use conditions.

17.30.010 Permitted land uses and established classification of uses.

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

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

- (a) Permitted Use. Land uses allowed outright within a zone. The specific types of permitted uses are set forth in the zoning code chapters for each zoning district.
- (b) Conditional Use. Uses with special characteristics that may not generally be appropriate within a zoning district, but may be permitted subject to review by the hearing examiner to establish conditions to protect public health, safety and welfare. The specific types of conditional uses are set forth in SMC [17.30.040](#), Zoning use table, and/or 17.30.050, Zoning use conditions.
- (c) Administrative Conditional Use. Uses with special characteristics that may not be generally appropriate within a zoning district but may be permitted subject to review by the community development director to establish conditions to protect public health, safety and welfare. The specific types of administrative conditional uses are set forth in SMC [17.30.040](#), Zoning use table, and/or 17.30.050, Zoning use conditions.
- (d) Accessory Use. Uses customarily incidental and subordinate to the principal use and located upon the same lot occupied by the principal use. Accessory uses are determined by the community development director or designee on a case-by-case basis.
- (e) Prohibited Use. Any use which is not specifically enumerated or interpreted by the city as allowable in that district. Any use not specifically listed as a permitted, conditional, or accessory use is prohibited, except those uses determined to be unclassified and permitted by the community development director pursuant to SMC [17.30.020](#). Any prohibited use is illegal and is subject to civil or criminal penalties under Chapter 13.01 SMC.

(f) **Unclassified Use.** A use which is not a permitted use, a conditional use, or an accessory use, but which is interpreted by the community development director as similar to a permitted, conditionally permitted, or accessory use and not otherwise prohibited, pursuant to SMC [17.30.020](#). (Ord. 1456 § 1, 2018; Ord. 1376 § 6, 2014; Ord. 1294 § 10, 2011).

17.30.020 Unclassified uses.

(1) **Unclassified Uses.** Upon inquiry by an applicant, an administrative interpretation shall be made by the community development director or designee to determine if a proposed use not specifically listed is either allowed or prohibited, utilizing the criteria in subsection (2) of this section. Should an interpretation be made that a proposed, unlisted use not be allowed in a specific zoning district, the director shall indicate which zones, if any, do permit the use. If the community development director's interpretation indicates that an unlisted use is not consistent with the permitted, conditional or accessory uses in any district, or if a party does not concur with the permit type applied to a use, appeal may be made pursuant to SMC 17.80.130. Interpretations made by the community development director may be documented, and updates to this title, when consistent with the title format and level of detail, shall incorporate "unclassified use" interpretations upon adoption of a zoning code amendment by the city council.

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

(a) In keeping with the purpose and intent of the zone and consistent with the Stanwood Comprehensive Plan policies; and

(b) Similar in nature to, and no more intense than, a specifically listed permitted, conditional or accessory use. (Ord. 1294 § 10, 2011).

17.30.030 Zoning use tables established.

(1) The tables in SMC [17.30.040](#) establish whether a specific use is permitted in a zoning district and whether the use is allowed as a "permitted," "conditional" or "accessory" use. The zone is located on the horizontal row and the specific use is located on the vertical column of these tables.

(2) **Interpretation of Zoning Use Tables.**

(a) **Legend.** The following letters have the following meanings when they appear in the box at the intersection of the column and the row:

(i) P – Permitted use.

(ii) C – Conditional use.

(iii) ADC – Administrative conditional use.

(iv) AC – Accessory use.

(b) Other Applicable Requirements. The above uses are subject to the review procedures and standards in SMC Title 16 and Chapters 17.90 through 17.153 and 17.200 through 17.220 SMC.

(c) Additional Use-Related Conditions. If a number also appears at the intersection of the column and the row, the use is also subject to the additional requirements as listed immediately following the use table in SMC [17.30.050](#).

(d) Prohibited Uses. If no symbol appears in the box at the intersection of the column and the row, the use is prohibited in that district unless otherwise determined by the community development director pursuant to SMC [17.30.020](#).

(e) Uses allowed in overlay zones are shown with the following abbreviation:

- (1) AEO – Adult Entertainment Overlay.
- (2) CCO – Civic Commons Overlay.
- (3) TO – Transit Overlay.
- (4) MPO – Master Plan Overlay.
- (5) MXO – Mixed Use Overlay. (Ord. 1282 § 2, 2011; Ord. 1294 § 10, 2011).

17.30.040 Zoning use table.

KEY:

- Blank = Not Permitted
- AC = Accessory Use
- ADC = Administrative Conditional Use
- C = Conditional Use
- P = Permitted Use
- AEO = Adult Entertainment Overlay
- HO = Historic Overlay
- TO = Transit Overlay
- MPO = Master Plan Overlay
- MXO = Mixed Use Overlay

Land Use	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	TN	MB-I ²⁹	MB-II	NB	GC	LI	GI
Agriculture												
Farm, existing	P1	P1	P1	P1	P1							
Farm, new	C1	C1										
Horticulture	P	P	P	P								

Animal Services												
Dog daycare						P			P			
Dog grooming						P43	P24	P	P43	P43, P39 MXO		
Kennel, hobby	AC24	AC24	AC24	AC24								
Kennel, commercial indoor							AC24	AC24		AC24, P39MXO	P24	
Kennel, commercial outdoor										AC24	P24	
Pet, domestic	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC
Veterinarian hospital or clinic							P19	P19		P	P	

Automotive Services												
Automobile rental agency										P		
Automobile repair and service										P26	P26	P26
Automobile sales and service, new										P38	P38	P38
Automotive sales and service, used										P11, 38	P38	P38
Automobile service station								P41		P38, 41	P38, 41	
Car wash								P		P38	AC38	
Impound, storage, tow yards											AC36	AC36
Parking lots, garages	AC	AC	AC	AC	AC	AC	AC, P37TO	P, AC	AC	AC, P39MXO	AC, P37TO	AC, P37TO
Parking structure, commercial							P37TO	P		P	P	P37TO
Towing											P2	P2

Truck service and repair												P	
Wrecking													P2

Cultural/Entertainment													
Adult entertainment facility													P27AEO
Art gallery							P	P			P, P39MXO		
Game, video arcade							P	P			P, P39MXO		
Live entertainment							AC49	AC49	AC49		AC49, AC39 MXO	AC	
Museum							P	P			P, P39MXO		
Night club							P	P			P, P39MXO		
Theater							P	P			P, P39MXO		

Hotels and Guesthouses													
Apartment hotel							P	P			P, P39 MXO		
Bed and breakfast inn				C6, 32	C6, 32		P6, 32	P6, 32			C6, 32		P37TO
Bed and breakfast residence	C6, 32	C6, 32	C6, 32	C6, 32	C6, 32		AC6, 32	AC6, 32			C6, 32		P37TO
Guest house							P	P					
Hotel							P	P11, P			P, P39 MXO	P18	
Motel										P	P, P39 MXO	P18	
Resort												P18	

Industrial												
Building construction yard												P
Feed and fertilizer operation												P
Food and beverage processing facility									C, C39 MXO	P		P
Freezer plant/cold storage/food mill												P
Laboratory												P
Laundry plant												P
Lumber and wood products processing												P
Manufacturing, heavy												P
Manufacturing, light									P42, P39 MXO	P50		
Motion picture industry									P, P39 MXO	P		
Printing, publishing and allied industry										P		P

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

Health care facility					P39MXO	P	P	P	P	P, P39 MXO		P
Legal service					P39MXO	P	P	P	P	P, P39 MXO		
Professional consultant					P39MXO	P	P	P	P	P, P39 MXO		P
Publishing					P39MXO		P	P		P, P39 MXO	P	
Other uses determined to be consistent with the definition of "office" as defined in this code								P51HO				

Personal Services												
Assisted/independent living					C18	C			P11, P18		P18	
Barber shop, beauty shop					P39MXO	P	P	P	P	P, P39 MXO		P37TO
Daycare center			P12	P12	P12	P12	P12	P12	P12	P12, P39 MXO		P37TO
Daycare, family	AC12	AC12	AC12	AC12	P12			P37TO	P	P12	P12, P39 MXO	P37TO
Daycare, mini				P12	P12	P12	P12	P12	P12	P12, P39 MXO		
Dry cleaner					P39MXO	P35	P	P	P	P, P39 MXO	P	P
Equipment rental									P	P, P39 MXO	P	P
Funeral home							P	P		P, P39 MXO	P	
Health/athletic club					P39MXO		P	P		P, P39 MXO	P	

Janitorial service					P39MXO			P			P	P
Laundromat					P39MXO	P35	P	P	P	P, P39 MXO	P	P37TO
Optician					P39MXO	P	P	P	P	P, P39 MXO		P37TO
Massage clinic/center							P	P		P, P39 MXO		
Photo processing service					P39MXO		P	P		P, P39 MXO	P	
Photocopy/private mail center							P	P		P, P39 MXO		
Printing and publishing					P39MXO		P	P		P, P39 MXO	P	
Private clubs					P39MXO		P	P		P, P39 MXO		
Tattoo parlors					P39MXO		P	P		P		P
Travel agencies					P39MXO	P	P	P				
Video sales and rental					P39MXO	P	P37TO	P	P	P, P39 MXO	P37TO	P37TO
Other uses determined to be consistent with the definition of "personal service" as determined in this code								P51HO				
Public Facilities												
City Hall					P	P	P51HO	P		P		
Courthouse							P2	P11			P	
Governmental use					P	P	P2	P11		P		
Library					P	P	P	P14	P			
Park and ride facility							P37TO				P37TO	P37TO
Post office							P	P11		P	P	
Public safety station	P2	P2	P2	P2	P2	P2	P2	P2		P2		P
Public transit storage and maintenance facility										P		P

Public transit terminal							P, P37TO	P			P, P37TO	P37TO
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Quasi-Public												
Cemetery	C											
Community center	C	C	ADC11	ADC11	ADC11	ADC11	P	P11			P11	
House of worship/church	C	C	ADC11	ADC11	ADC11	ADC11	P2	P11	P11	P11		
Meeting hall	C	C	ADC11	ADC11	ADC11	ADC11	P	P11	P11			

Recreation												
Amusement park or center										P		
Athletic field		ADC	ADC	ADC	ADC						P	
Ball park	ADC	ADC	ADC	ADC	ADC				P	P		
Batting cage											P	
Bowling alley								P			P	
Community garden								P		P		P
Conservation area	P									P		P
Go-kart track											P	
Golf course											P	
Open space	P	P	P	P						P		P
Park, community	ADC	ADC	ADC	ADC						P		P
Park, neighborhood	ADC	ADC	ADC	ADC								
Park, urban					P		P	P		P	P	P
Playground	ADC			ADC	ADC		P	P		P	P	P
Recreation area/facility	P	P	P	P	P					P		P
Skating rink											P	
Swimming pool		P	P	P	P						P	
Trail	P	P	P	P	P	P	P	P	P	P	P	P

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

Residential												
Boarding house								P31	P31			
Caretaker's house												P25 P25
Congregate care facility						C18	C		P11, P18		P18	
Dwelling, accessory	AC3	AC3	AC3	AC3			AC3					
Dwelling, cottage	P4	P4	P4	P4			P4					
Dwelling, duplex				P15	P	P			P52			
Dwelling, multiple-family					P	P11	P37TO	P		P37TO, P39MXO		P37TO
Dwelling, single-family	P	P	P	P	P	P	P38	P52				
Dwelling, townhouse				C	P	P	P37TO	P		P37TO		P37TO
Group home			P10	P10	P10				P10		P10	P37TO
Home occupation	AC5	AC5	AC5	AC5	AC5	AC5	AC5	AC5	AC5		ACTO	ACTO
Manufactured/mobile home	P9	P9	P9	P9								
Manufactured/mobile home park			P9	P9								
Mixed use							P	P	P, P37TO		P37TO	P37TO

Retail Trade Establishments												
Agricultural produce stand					P39MXO	P		P	P	P		
Antique shop					P39MXO		P37TO	P		P, P37TO, P39MXO		P37TO
Apparel shop					P39MXO	P	P, P37TO	P	P	P, P37TO, P39MXO		P37TO
Artisan and handicraft studio					P39MXO		P30	P30		P50, P39MXO	P	P
Artist and drawing supply					P39MXO		P	P				
Auto parts					P39MXO			P		P, P39MXO	P22	P22
Bakery					P39MXO		P	P		P, P39MXO		
Book store					P39MXO	P	P, P37TO	P	P	P, P37TO, P39MXO		P37TO
Camera store					P39MXO	P	P37TO	P	P			P37TO
Confectionery shop					P39MXO		P, P37TO	P		P, P39MXO		P37TO
Construction and home building supplies					P39MXO						P22	
Dairy products store							P	P		P, P39MXO		
Electrical and electronic goods					P39MXO		P	P	P	P, P39MXO		
Electrical and plumbing supplies					P39MXO					P, P39MXO	P22	
Farmer's market					P39MXO	P	P	P	P	P	P22	
Feed and farm supply										P		

Tree and farm supply					P39MXO	P		P		P, P39MXO	P	
Flea market					P39MXO							
Florist					P39MXO	P	P37TO	P		P, P39MXO	P37TO	P37TO
Food bank					P39MXO		P34	P34	P34	P34, P39MXO		
Furniture store					P39MXO		P	P	P	P, P39MXO		
Gift shop					P39MXO		P	P		P, P39MXO	P22	
Grocery, convenience					P39MXO	P23		P23	P23	P23	P23	P37TO
Grocery, specialty					P39MXO	P	P	P		P		
Grocery, supermarket					P39MXO			P	P	P		
Home building supplies					P39MXO			P		P, P39MXO		
Household appliances					P39MXO					P, P39MXO	P22	P
Jewelry store					P39MXO		P	P			P22	
Kiosk/vending machine					P39MXO	AC44	AC44	AC44	AC44	AC44	AC44	AC44
Marijuana retailer							ADC				ADC	ADC
News/magazine stand												
Office furnishings and equipment store							P, P37TO	P		P, P39MXO	P37TO	P37TO
Office supplies					P39MXO			P		P, P39MXO		
Pawnshop					P39MXO		P	P		P, P39MXO		
Pharmacy					P39MXO		P, P37TO	P		P, P39MXO		
Photographic equipment/camera shop					P39MXO		P, P37TO	P		P, P39MXO		
Plant nursery					P39MXO			P		P, P39MXO	P22	

Sporting goods store					P39MXO		P	P		P, P39MXO		
Stationery store					P39MXO			P		P, P39MXO		
Thrift store					P39MXO		P	P		P, P39MXO		
Tobacco shop					P39MXO			P		P, P39MXO		
Other uses determined to be consistent with the definition of “retail trade establishments” as defined in this code									P51HO			

Retail Prepared Food/Beverage Establishments												
Bars and cocktail lounges							P	P		P, P39MXO		P
Catering					P28	P28	P	P		P, P39MXO		P
Espresso stand					P20, P28	P20, P28	P20, P21	P20, P21		P20, P21, P39MXO		P20, P21
Restaurant					P20, P28	P20, P28	P21	P20, P21		P20, P21, P39MXO		P20, P21
Tavern						P28	P			P, P39MXO		

Schools												
Bus transportation and maintenance facility											P	P
Elementary school	C	C	C	C		C						
High school	C	C	C	C								

Middle school	C	C	C	C								P37TO
Post-secondary school											P	
Preschool facility	C	C	C	P15	P		P37TO	P or C			P37TO	P37TO
School, other							P51HO				P	
Seminary			C13									

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

Utilities												
Electrical generating plant												C
Electrical substation	P	P8	P8	P8	P	P14	P	P	P	P	P	P
Electrical transmission line	P	P	P	P	P		P	P		P	P	P
Recycle collection stand							AC	AC	AC	AC	AC	
Reservoir												
Sewage lift station	P	P	P	P	P	P14		P	P		P	

Sewage treatment plant												C54
Solid waste disposal/recycling center												C
Water well and pump station	P	P	P	P	P	P					P	
Water, drainage or sewage infrastructure	P	P	P	P	P	P	P	P	P	P	P	P

Wireless Communication Facilities												
Co-located PWCA	P46	P46	P46	P46	P46	P46	P46	P46	P46	P46	P46	P46
Minor facilities	P47	P47	P47	P47	P47	P47	P47	P47	P47	P47	P47	P47
Single PWCA	P48	P48	P48	P48	P48	P48	P48	P48	P48	P48	P48	P48
Monopole towers	C45	C45	C45	C45	C45	C45	C45	C45	C45	C45	C45	C45
Guy and lattice towers												
Small cell facilities	P48a	P48a	P48a	P48a	P48a	P48a	P48a	P48a	P48a	P48a	P48a	P48a

Miscellaneous												
Accessory uses	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC
Temporary uses	P	P	P	P	P	P	P	P	P	P	P	P
Unclassified	P	P	P	P	P	P	P	P	P	P	P	P

(Ord. 1469 § 3 (Att. A), 2019; Ord. 1456 § 2, 2018; Ord. 1455 § 2, 2018; Ord. 1450 § 1, 2017; Ord. 1449 § 3, 2017; Ord. 1444 § 5, 2017; Ord. 1440 § 3, 2017; Ord. 1418 § 6, 2016; Ord. 1398 § 15, 2015; Ord. 1380 §§ 5 – 9, 2014; Ord. 1377 § 4, 2014; Ord. 1349 § 3 (Exh. A), 2013; Ord. 1344 § 6, 2013; Ord. 1333 § 2 (Exh. B), 2012; Ord. 1332 § 5 (Exh. B), 2012; Ord. 1308 § 6 (Att. 1), 2012; Ord. 1282 § 3, 2011; Ord. 1294 § 10, 2011).

17.30.050 Zoning use conditions.

(1) Farms shall register with the city for the right to farm per Chapter 17.102 SMC. New farms are limited to the SR 12.4 zone with a minimum land area of two and one-half acres. Farms preexisting on the effective date of Ordinance No. 1032 in 2002 are permitted on smaller land areas and may register to receive right-to-farm protection.

(2) Twenty thousand square feet of land area are required. This minimum land area requirement may be reduced through the conditional use permit process in SMC 17.80.120 provided the lot meets the minimum lot size standard for the zone.

(3) One accessory dwelling unit per lot is allowed. Accessory dwelling units shall comply with the criteria and design standards set forth in SMC 17.95.470 through 17.95.480.

(4) Cottage housing units shall comply with the requirements in SMC 17.95.450.

(5) A home occupation permit and business license are required. Home occupations shall comply with the requirements in SMC 17.95.380.

(6) A business license and compliance with conditions in SMC 17.100.060 for permitting a bed and breakfast use are required. Bed and breakfast residence use is limited to four rooms per residence. Bed and breakfast inn use is limited to six rooms in the SR 5.0 zone, 10 rooms in the MR zone and 16 rooms in the GC zone.

(7) Elevated water reservoirs shall be camouflaged with paint to match existing surroundings (i.e., green up to the tree line, and sky blue or gray above tree line). Maximum height for reservoirs is 120 feet. This height standard may be modified through the conditional use permit process set forth in SMC 17.80.120.

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

(9) This use shall comply with the manufactured housing requirements of SMC 17.95.385. Manufactured housing use is limited to Type A homes certified as meeting U.S. HUD standards. Manufactured home park use may accommodate both Type A and Type B HUD certified units and requires a minimum land area of three acres in SR 7.0 and two acres in SR 5.0 zones.

(10) This use shall comply with the special residential use requirements provided in SMC 17.95.375. Group homes are limited to six rooms in the SR 7.0, SR 5.0, RM and GC zones.

(11) Minimum land area of 20,000 square feet is required. This standard may be modified through the conditional use permit process provided in SMC 17.80.120.

(12) All daycare uses shall comply with the daycare facilities requirements provided in SMC 17.95.382. Family daycare shall require a home occupation permit. Daycare centers are limited to a minimum land area of 10,000 square feet in the SR 5.0 zone and 30,000 square feet in the SR 7.0 zone.

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

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

(15) Minimum land area of 7,000 square feet required.

- (16) This use shall comply with the conditions for permitting schools provided in SMC 17.100.070 within SR 12.4, SR 9.6, SR 7.0 and SR 5.0 zones.
- (17) Recreation areas and facilities shall comply with the recreation and open space standards in Chapter 17.147 SMC.
- (18) Limited to 30 rooms/increment of minimum land area.
- (19) No outdoor kennels.
- (20) Outside dining is limited to areas designated for such use, shall be in keeping with the exterior architectural theme of the building, and shall not permit the consumption of food or beverages within automobiles.
- (21) Drive-up windows allowed subject to the supplemental standards for drive-through facilities provided in SMC 17.100.040.
- (22) Retail trade establishments are limited to 50,000 square feet gross floor area per individual establishment.
- (23) Grocery, convenience uses are limited to 3,000 square feet.
- (24) A hobby kennel license is required for a total of four or more dogs and four or more cats over three months of age. A maximum of four animals is allowed when the parcel is under one acre, five animals per acre are allowed when the parcel is one to five acres and 25 animals are allowed when the parcel is over five acres. These maximums may be exceeded with special hobby kennel permit issued administratively by the animal control officer pursuant to SMC 8.02.450 and 8.02.470; provided, however, that in all cases exceeding the maximum standard by six animals requires an administrative conditional use permit. All indoor and outdoor kennels shall comply with the animal control and licensing standards contained in Chapter 8.02 SMC. Three or fewer animals are allowed as an accessory use without a kennel license as pets.
- (25) Caretaker units are limited to one per parcel.
- (26) Automobile repair is limited to minor repair services in the general commercial zone and to minor and major repair services as defined in SMC 17.20.020 in the light industrial zone. Minor repair, major repair and paint/body shops are permitted in the general industrial zone.
- (27) Adult entertainment uses shall be located only in the adult entertainment overlay zone and shall comply with the requirements in SMC 5.32.030.
- (28) No drive-through service allowed.
- (29) No auto-related activities (new or used car dealership, service station, gasoline station, car wash, drive-in restaurant, or drive-in bank, etc.) nor any adult entertainment facility shall be allowed in this zoning district.

(30) Handicraft, craft and/or artisan shops and studios shall be limited to 2,000 square feet of floor area of fabrication and/or manufacturing space. The retail sales floor area for these activities shall not be counted as part of this requirement.

(31) Boarding/rooming houses shall be allowed only as second or third floor activities over retail trade, personal service or business professional service establishments, and not as ground floor uses.

(32) Restaurants that serve lunches and/or dinner shall be allowed in bed and breakfast accommodations.

(33) Residential single-family use is permitted on the ground floor in structures built prior to 1980 except:

(a) On properties with frontage on Main Street, 270th Street between 102nd Street and 97th Street; or

(b) Within structures built as a Type B or Type M commercial occupancy under the International Building Code.

(34) Associated outdoor storage and public drop-off areas must be surrounded with solid fencing that adequately shields items from view from public rights-of-way.

(35) Limited to drop-off and pick-up with no on-site dry cleaning allowed.

(36) A six-foot sight-obscuring fence or wall and landscaping consistent with Chapter 17.145 SMC, Landscape Performance Standards, shall be required.

(37) Permitted in the transit overlay when part of a transit-oriented project as defined in SMC 17.77.040.

(38) *Repealed by Ord. 1333.*

(39) Permitted when located in the mixed use overlay and part of a mixed use project as defined in SMC 17.79.030.

(40) *Repealed by Ord. 1333.*

(41) The cross-section areas of service station canopy supports where they meet the ground shall be measured as coverage for the purposes of determining maximum lot coverage and also shall be used for the measurement of setback requirements.

(42) In the general commercial zone, light manufacturing is limited to assembly and fabrication of products such as medical equipment, optics, electrical and electronic goods.

(43) Subject to animal services grooming parlor conditions in SMC 8.02.480.

(44) Kiosks/vending machines are permitted only as accessory uses inside a building.

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

(46) Subject to the wireless communications facilities standards in Chapter 17.220 SMC.

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

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

(48a) All small wireless communication facilities shall be subject to the requirements of Chapters 17.200, 17.205, and 17.210 SMC.

(49) Subject to standards in SMC 17.100.055.

(50) Accessory retail limited to 2,000 square feet for goods manufactured, assembled or distributed on site.

(51) Permitted when located in the historic downtown overlay, provided there is no outdoor display or storage.

(52) Permitted when part of a mixed use development.

(53) Detached accessory storage shall comply with “nonresidential performance standards” SMC 17.100.075, conditions for permitting detached storage structures in commercial zones, and the additional architectural standards in SMC 17.112.030 in the MB-I and MB-II zoning districts, SMC 17.112.040 in the NB, GC and GI zoning districts and SMC 17.112.045 in the LI zoning district.

(54) Privately owned and operated sewage treatment plants, including but not limited to seepage facilities, are not permitted.

(55) No marijuana retailer shall have frontage along or access to 271st Street NW within the MB-I zone.

(56) No marijuana retailer shall have frontage along or access to 88th Avenue NW south of the southern right-of-way line of Cedar Street within the MB-I and LI zones.

(57) No marijuana retailer shall have frontage along or access to Pioneer Highway within the GI zones. (Ord. 1469 § 3 (Att. A), 2019; Ord. 1456 § 3, 2018; Ord. 1455 § 3, 2018; Ord. 1449 § 4, 2017; Ord. 1418 § 7, 2016; Ord. 1380 § 10, 2014; Ord. 1349 § 4, 2013; Ord. 1333 §§ 3 – 5, 2012; Ord. 1332 § 6, 2012; Ord. 1308 § 7, 2012; Ord. 1294 § 10, 2011).

