

ORDINANCE NO. 1274

AN ORDINANCE of the City of Stanwood, Washington, relating to zoning and Stanwood Municipal Code (SMC) Title 17; amending Section 17.35.010 of SMC Chapter 17.35 SR (Single Family Residential) 9.6 Zoning District; amending Section 17.40.010 of SMC Chapter 17.40 SR (Single Family Residential) 7.0 Zoning District; amending Section 17.45.010 of SMC Chapter 17.45 SR (Single Family Residential) 5.0 Zoning District; amending Section 17.50.010 of SMC Chapter 17.50 MR (Multiple Family Residential) Zoning District; amending Section 17.55.020 of SMC Chapter 17.55 NB (Neighborhood Business) Zoning District; amending Sections 17.60.020 and 17.60.040 of SMC Chapter 17.60 MB-I (Mainstream Business I) Zoning District; and amending Sections 17.72.010, 17.72.040, 17.72.100 and repealing Section 17.72.020 of SMC Chapter 17.72 LI (Light Industrial) Zoning District .

WHEREAS, the Stanwood City Council referred a work program for consideration of adding "community center" use to the Main Street Business I Zoning District to the Planning Commission for review on May 13, 2010; and

WHEREAS, the Planning Commission held a pre-application meeting to consider these issues on June 14, 2010; and

WHEREAS, the Planning Commission requested that review of the community center use in all zones be undertaken; and

WHEREAS, the Community Development Department filed Application LZCA 10-06 on June 15, 2010; and

WHEREAS, the City of Stanwood SEPA Responsible Official issued an threshold determination of non-significance on June 15, 2010; and

WHEREAS, on June 28, 2010 a public hearing was held by the Planning Commission regarding Application LZCA 10-06, and all persons wishing to provide public input concerning the docketed requests were heard; and

WHEREAS, public notice of the above-referenced public hearing were provided in accordance with and as required by law; and

WHEREAS, the Planning Commission made a recommendation regarding Application LZCA 10-06 to the City Council on June 21, 2010; and

WHEREAS, the City Council met August 12, 2010 to consider the Planning Commission's recommendation on the proposed zoning text amendments; and

WHEREAS, pursuant to RCW 36.70A.106, the City has notified the Washington State Department of Commerce of the City's intent to adopt the proposed change in regulations;

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

SECTION 1. Section 17.35.010 of SMC Chapter 17.17.35 SR (Single Family Residential) 9.6 Zoning District is amended to read as follows:

17.35.010 General description of character and intent of the zoning district. This zone includes areas that are at the present time largely served by municipal sewer and water lines. This zoning district is intended to ~~accommodate medium~~provide opportunities for new low density residential development, on larger lot sizes, and provide standards that encourage reasonable integration of new and existing residential areas, active and passive recreational facilities, and ~~neighborhood-orientated activities that support these residential communities and public/quasi-public facilities that may draw from and support the larger community.~~

SECTION 2. Section 17.40.010 of SMC Chapter 17.17.40 SR (Single Family Residential) 7.0 Zoning District is amended to read as follows:

17.40.010 General description of character and intent of the zoning district.

This zone includes areas that are at the present time largely served by municipal sewer and water lines. This zoning district is intended to accommodate medium density residential development, as infill on smaller lots than in low density designations but platted at a standard that is consistent with the density of the existing residential area, and to provide standards and uses to encourage re-investment in and maintenance of existing properties, provide supportive active and passive recreational facilities, and neighborhood-oriented activities to allow public/quasi-public uses that may serve more than one residential area.

SECTION 3. Section 17.45.010 of SMC Chapter 17.17.45 SR (Single Family Residential) 9.6 Zoning District is amended to read as follows:

17.45.010 General description of character and intent of the zoning district.

This zone includes areas that are at the present time largely served by municipal sewer and water lines. This zoning district is intended to ~~accommodate medium density residential development,~~ provide standards to maintain the smaller lot plat pattern of the pre-1940 subdivisions that predominate the areas in this designation; promote infill, redevelopment

and maintenance of property consistent with the historic smaller lot pattern; encourage active and passive recreational facilities that support the neighborhood; and allow for public and quasi-public uses that are attracted to these areas due to this historic settlement pattern but may serve may serve the broader community, and neighborhood-oriented activities.

SECTION 4. Section 17.50.010 of SMC Chapter 17.17.50 MR (Multiple Family Residential) Zoning District is amended to read as follows:

17.50.010 General description of character and intent of the zoning district.

This zoning district includes moderately to densely developed areas that are located primarily adjacent to business and other activity centers in the city and are proposed to comprise higher density residential development as well as supportive community neighborhood facilities.

SECTION 5. Section 17.55.020 of SMC Chapter 17.55 NB (Neighborhood Business) Zoning District is amended to read as follows:

17.55.020 Permitted uses.

The following uses shall be permitted in this zone:

(1) Retail Trade Establishments. Establishments primarily engaged in providing finished products to individuals. However, no car dealerships, gasoline stations, auto repair facilities, or car washes are to be allowed in this zone.

- (a) Apparel and accessories shops;
- (b) Book and stationery stores;
- (c) Electrical and electronic appliance stores;
- (d) Specialty food stores;
- (e) Retail food establishments (restaurants and catering services only);
- (f) Florists;
- (g) Camera/photographic equipment stores;
- (h) Fruit stands;
- (i) Farmers' markets;
- (j) Video rentals and sales stores;
- (k) Accessory buildings/structures.

(2) Personal Services. Establishments primarily engaged in providing services to individuals.

- (a) Barber shops;
- (b) Beauty shops;
- (c) Shoe repair services;
- (d) Opticians;
- (e) Laundromats/dry cleaners;
- (f) Daycare centers, mini daycare facilities, or family daycare homes;

- (g) Dog grooming;
- (h) Dog daycare;
- (i) Health care facilities;
- (j) Accessory buildings/structures (not including accessory dwelling units).

(3) Business or Professional Services. Establishments primarily engaged in rendering services to other businesses or private individuals on a fee or contract basis.

- (a) Legal services;
- (b) Finance, insurance, and real estate services;
- (c) Travel agencies;
- (d) Professional consultants;
- (e) Accessory buildings/structures.

(4) Public Utilities and Quasi-Public Facilities. Auxiliary facilities that provide electricity, sanitary sewer service, water, transportation services, communications, and other related services for public consumption. Quasi-public facilities under this heading shall include houses of worship and other meeting facilities for the public, but shall not include educational facilities (except Sunday schools).

- (a) Community centers;
- (b) Sewage lift stations/water pump stations;
- (c) Electrical substations;
- (d) Houses of worship/meeting halls;
- (e) Libraries;
- (f) Accessory buildings/structures.

Section 6. Section 17.60.020 of SMC Chapter 17.60 MB-I (Main Street Business) Zoning District is amended to read as follows.

17.60.020 Permitted uses.

The following uses shall be permitted in this zone:

(1) Residential. Buildings occupied or intended to be occupied exclusively for residential purposes and supporting activities.

- (a) Home occupations;
- (b) Accessory buildings/structures;
- (c) Boarding/rooming houses;
- (d) Mixed use (second and third story residential over commercial and/or office development).

(2) Hotels and Guest Houses. Any building used or intended to be used, rented, or hired out to be occupied for sleeping purposes by guests.

- (a) Apartment hotels;
- (b) Hotels;
- (c) Bed and breakfast residences;
- (d) Bed and breakfast inns;
- (e) Guest houses;
- (f) Accessory buildings/structures.

(3) Retail Trade Establishments. Establishments primarily engaged in providing finished products to individuals. However, automobile-related retail trade facilities, drive-in establishments (e.g., drive-in restaurants), or establishments that require a large truck traffic volume because of the nature of its operation (e.g., building supplies, lumber yards, etc.) shall not be allowed in this zone.

- (a) Apparel and accessories shops;
- (b) Books and stationery stores;
- (c) Confectionery shops;
- (d) Handicraft, craft, and artisan shops and studios;
- (e) Dairy products stores;
- (f) Electrical and electronic products stores;
- (g) Furniture stores;
- (h) Grocery stores;
- (i) Gift shops;
- (j) Household items stores;
- (k) Office furnishings and equipment stores;
- (l) Artist and drawing supplies stores;
- (m) Photographic equipment/camera shops;
- (n) Sporting goods stores;
- (o) Retail food establishments (all types except drive-in restaurants);
- (p) Jewelry shops;
- (q) Pharmacies;
- (r) Pawnshops;
- (s) Theaters, art galleries, and museums;
- (t) Boutiques;
- (u) Bars, taverns, and cocktail lounges;
- (v) Bakeries;
- (w) Parking lots or structures;
- (x) Accessory uses buildings/structures; and
- (y) Thrift stores.

(4) Personal Service Establishments. Establishments primarily engaged in providing services to individuals.

- (a) Barber shops;
- (b) Beauty salons;
- (c) Private clubs;
- (d) Health/athletic clubs;
- (e) Bicycle repair shops;
- (f) Shoe repair shops;
- (g) Tailors;
- (h) Opticians;
- (i) Laundromats/laundry and dry cleaning establishments;
- (j) Daycare centers or mini daycare facilities outside the home;
- (k) Veterinarians (not to include outdoor animal kennels/runs);
- (l) Funeral homes/mortuaries;

- (m) Banks (not to include drive-in facilities);
- (n) Health care facilities/doctor's and dentist's offices; and
- (o) Accessory buildings/structuresuses.

(5) Business or Professional Service Establishments. Establishments primarily engaged in rendering services to businesses or private individuals on a contract or fee basis.

- (a) Advertising agencies;
- (b) Legal services;
- (c) Accounting services;
- (d) Finance, insurance and real estate services;
- (e) Employment services;
- (f) Travel agencies;
- (g) Professional consultants;
- (h) Off-set printing and publishing/photocopying/photo processing services; and
- (i) Accessory buildings/structuresuses.

(6) Government Services, Public Utilities, and Quasi-Public Facilities. Government agencies that provide executive, legislative, judicial, regulatory, and administrative functions to the city. Auxiliary facilities that provide electricity, sanitary sewers, water, transportation, communications, and other related services for public consumption. Quasi-public facilities under this heading shall include houses of worship and other meeting facilities for the public, but shall not include educational facilities (except Sunday schools).

- (a) Post offices;
- (b) Courthouses;
- (c) Government offices;
- (d) Public safety (police/fire) stations;
- (e) Libraries;
- (f) Electrical substations;
- (g) Houses of worship;
- (h) Electrical transmission lines;
- (i) Public transit terminals;
- (j) Meeting halls;
- (k) Food banks; and
- (m) Accessory buildings/structuresuses; and
- (l) Community centers (provided that within the transit overlay designation, community centers are limited to mixed uses that include a minimum of one use listed in subsections (3) (retail trade establishments), (4) (personal service establishments), or (5) (business or professional service establishments)).

(7) Recreational Facilities. Active or passive recreational areas or establishments engaged in providing amusement or entertainment services.

- (a) Urban parks;

- (b) Playgrounds;
- (c) Tot lots;
- (d) Night clubs;
- (e) Game/video arcades.

Section 7. Section 17.60.040 of SMC Chapter 17.60 MB-I (Main Street Business) Zoning District is amended to read as follows:

17.60. 040 Table of dimensional and density requirements.

MB-I Zoning District

Table of Dimensional and Density Requirements

| Use | Maximum Units | Min. Lot Dimensions | | | Min. Yard Setbacks (ft.) | | | Max. Building Height (ft.) | Max. Building Coverage (%) |
|---|------------------------|---------------------|-------------|-------------|--------------------------|------|------|----------------------------|----------------------------|
| | | Area | Width (ft.) | Depth (ft.) | Front | Rear | Side | | |
| Residential Units over Retail/Office ⁷ | 20 du/ac gross density | 10,000 | 75 | 75 | 0 | 30 | 0 | 40 | 90 |
| Hotels | 30 (rooms) | 20,000 sq.ft. | 100 | 100 | 10 | 25 | 0 | 30 | 60 |
| Boarding/Rooming Houses ⁵ | 12 (rooms) | 8,000 sq.ft. | 70 | 80 | 10 | 25 | 10 | 30 | 60 |
| Bed and Breakfast Accommodations ⁶ | 12 (rooms) | 8,000 sq.ft. | 70 | 80 | 10 | 25 | 0 | 30 | 60 |
| Houses of Worship/Meeting Halls | 20 du/ac gross density | 20,000 sq.ft. | 100 | 100 | 10 | 25 | 20 | 30 | 60 |
| Recreational Facilities | — | 1 | 1 | 1 | 5 | 10 | 5 | 15 | 20 |
| Retail Trade Establishments ^{2, 4} | — | 2,500 sq.ft. | 20 | 75 | 0 | 15 | 0 | 30 | 90 |
| Thrift Stores ⁸ | — | 2,500 sq.ft. | 20 | 75 | 0 | 15 | 0 | 30 | 90 |
| Personal Service Establishments ² | — | 2,500 sq.ft. | 20 | 75 | 0 | 15 | 0 | 30 | 90 |

| | | | | | | | | | |
|---|---|---------------|-----|-----|----|----|----|----|----|
| Business/Professional Services, <u>Community Center 2</u> | — | 2,500 sq.ft. | 20 | 75 | 0 | 15 | 0 | 30 | 90 |
| Health Care Facilities | — | 2,500 sq.ft. | 20 | 75 | 0 | 15 | 0 | 30 | 90 |
| Post Offices | — | 20,000 sq.ft. | 100 | 100 | 0 | 40 | 0 | 30 | 60 |
| Government Offices/Courthouses | — | 20,000 sq.ft. | 100 | 100 | 0 | 30 | 0 | 30 | 40 |
| Office Buildings | — | 10,000 sq.ft. | 75 | 75 | 0 | 30 | 0 | 30 | 60 |
| Public Safety (Police/Fire) Stations | — | 1 Acre | 100 | 200 | 25 | 25 | 20 | 30 | 60 |
| Libraries | — | 10,000 sq.ft. | 75 | 75 | 0 | 20 | 0 | 30 | 60 |
| Theaters | — | 8,000 sq.ft. | 70 | 80 | 0 | 25 | 0 | 30 | 60 |
| Museums/Art Galleries | — | 5,000 sq.ft. | 40 | 75 | 0 | 15 | 0 | 30 | 80 |
| Night Clubs/Health Clubs | — | 5,000 sq.ft. | 40 | 75 | 0 | 15 | 0 | 30 | 80 |
| Parking Structures | — | 10,000 sq.ft. | 75 | 75 | 0 | 0 | 0 | 30 | 90 |
| Sewage Lift Stations/Water Pump Stations | — | 10,000 sq.ft. | 75 | 100 | 25 | 25 | 30 | 20 | 25 |
| Electrical Substations | — | 10,000 sq.ft. | 75 | 100 | 25 | 25 | 30 | 30 | 25 |
| Food Banks ⁸ | — | 10,000 sq.ft. | 75 | 100 | 0 | 15 | 0 | 30 | 90 |
| Accessory Buildings (not including Accessory | — | 3 | 3 | 3 | 10 | 0 | 0 | 20 | 10 |

Dwelling Units)

- ¹ Minimum lot size and dimensional requirements for recreational facilities shall be determined by the planning director, based upon the recreational performance standards contained in this code.
- ² No automobile-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.
- ³ Minimum lot size and dimensional requirements for accessory buildings (not including accessory dwelling units) shall be the same as for the principal use to which these buildings are subordinate.
- ⁴ Handicraft, craft, and/or artisan shops and studios shall be limited to 2,000 square feet of floor area of fabrication or manufacturing space in this zoning district. The retail sales floor area (which shall be shown on any plans submitted for development approval) for these activities shall not be counted as part of this requirement.
- ⁵ Boarding/rooming houses shall be allowed only as second or third floor activities over retail trade, personal service, or business/professional service establishments. They shall not be allowed as ground floor uses in this district.
- ⁶ Restaurants that serve lunches and/or dinners shall be allowed in bed and breakfast accommodations in this district.
- ⁷ Architectural design guidelines for mixed use buildings are found in SMC 17.115.050.
- ⁸ Associated outdoor storage and public drop-off areas must be surrounded with solid fencing that adequately shields items from views from public rights-of-way.

SECTION 8. Section 17.72.010 of SMC Chapter 17.72 LI (Light Industrial) Zoning District is amended to read as follows:

17.72.010 Intent.

The general intent of this chapter is ~~to~~as follows:

- (1) Provide for the development of areas in which certain types of light industrial activities may be located;
- (2) Protect residential and other nonindustrial areas from adverse and damaging impacts emanating from activities in the light industrial area;
- (3) ~~Protect light industrial areas from other uses that may~~Provide for all commercial, service and public/quasi-public uses that can be developed in a way that does not interfere with the purpose and efficient operations in the light industrial areas; and
- (4) Provide criteria for the location and standards for the development of a light industrial area.

SECTION 9. Section 17.72.020 of SMC Chapter 17.72 LI (Light Industrial) is hereby repealed.

Section 10. Section 17.72.040 of SMC Chapter 17.72 LI (Light Industrial) Zoning District is amended to read as follows:

17.72.040 Permitted uses.

The following uses shall be permitted in the light industrial zone

(1) Manufacturing. The processing or assembling of materials or substances into a finished product:

(a) Apparel and other finished products manufacturing and assembly;

(b) Artisan studios;

(c) Computer, electrical/electronic equipment manufacturing and assembly;

(d) Food and beverage processing facilities;

(e) Furniture and fixtures manufacturing and assembly;

(f) Medical equipment manufacture and assembly;

(g) Metal products manufacture, fabrication, and assembly;

(h) Motion picture industry;

(i) Photographic, video equipment manufacturing and assembly;

(j) Printing, publishing, and allied industries;

(k) Sporting goods manufacturing and assembly; and

(l) Accessory buildings/structures.

(2) Wholesale/Storage/Distribution. Establishments engaged in the storage, trucking, or transfer of household or commercial goods of any nature, or establishments engaged in the sale of large quantities of goods.

(a) Home building supplies;

(b) Mini-warehouse/storage facilities;

(c) Residential and business moving van and storage facilities;

(d) Wholesale commercial operations;

(e) Warehousing operations; and

(f) Accessory buildings/structures.

(3) Residential. Any building used or intended to be used, rented, or hired out to be occupied for sleeping purposes by guests.

(a) Hotels;

(b) Motels;

(c) Resorts;

(d) Caretaker's unit; and

(e) Accessory buildings/structures.

(4) Retail Trade Establishments. Establishments primarily engaged in providing finished products to individuals and end users (limited to 50,000 square foot gross floor area per individual establishment, except as otherwise noted).

(a) Accessory retail (limited to 2,000 square feet, primarily for retail sales of goods manufactured, assembled, or distributed on-site);

- (b) Automobile sales, new and used;
- (c) Coffee/espresso drive-thrus;
- (d) Construction and home building supplies;
- (e) Electrical and plumbing supplies;
- (f) Plant nurseries;
- (g) Furniture stores, office furnishings and equipment stores;
- (h) Household appliances;
- (i) Mini-marts (limited to 3,000 square feet);
- (j) Retail food establishments (restaurants, delis, drive-thru restaurants); and
- (k) Accessory buildings/structures.

(5) Personal Service Establishments. Establishments primarily engaged in providing services to individuals.

- (a) Automobile service stations/car washes;
- (b) Auto and/or truck repair;
- (c) Banks and ATMs;
- (d) Bicycle, shoe repair shops, tailors;
- (e) Daycare centers;
- (f) Funeral homes/mortuaries;
- (g) Health/athletic clubs;
- (h) Indoor/outdoor kennels;
- (i) Janitorial services;
- (j) Laundromats/laundry and dry cleaning establishments;
- (k) Small engine and appliance repair;
- (l) Veterinarians; and
- (m) Accessory buildings/structures.

(6) Business or Professional Service Establishments. Establishments primarily engaged in rendering services to businesses or private individuals on a contract or fee basis.

- (a) Accessory buildings/structures; and
- (b) Parking structures; and
- (c) Printing and publishing/photocopying/photo processing services.

(7) Government Services, Public Utilities, and Quasi-Public Facilities. Government agencies that provide executive, legislative, judicial, regulatory, and administrative functions to the city. Auxiliary facilities that provide electricity, sanitary sewers, water, transportation, communications, and other related services for public consumption. Quasi-public facilities under this heading shall include houses of worship and other meeting facilities for the public:

- (a) Accessory buildings/structures;
- (b) Courthouses, libraries;
- (c) Government offices, post offices;
- (d) Public safety (police/fire) stations;
- (e) Public transit terminals;
- (f) Schools/instructional and post-secondary;

- (g) Sewage, water, or drainage infrastructure;
- (h) School bus transportation and maintenance facilities; and
- (i) Community center.

(8) Recreational Facilities. Active or passive recreational areas or establishments engaged in providing amusement or entertainment services.

- (a) Athletic fields;
- (b) Bowling alleys, skating rinks;
- (c) Batting cages;
- (d) Golf courses;
- (e) Playgrounds and urban parks;
- (f) Racing tracks (go-carts); and
- (g) Swimming and wading pools.

SECTION 11. Section 17.72.100 of SMC Chapter 17.72 LI (Light Industrial) Zoning District is amended to read as follows:

LI Zoning District

Table of Dimensional and Density Requirements

| Use | Maximum Units | Min. Lot Dimensions | | Min. Yard Setbacks (ft.) | | | Max. Building Height | Max. Building Coverage | |
|---|---------------|---------------------|-------------|--------------------------|-------|------|----------------------|------------------------|----|
| | | Area | Width (ft.) | Depth (ft.) | Front | Rear | Side (ft.) | (%) | |
| Business and Professional Services ³ | — | 10,000 sq.ft. | 70 | 80 | 0 | 15 | 0 | 35 | 90 |
| Parking structures | — | 4 | 70 | 80 | 0 | 15 | 0 | 35 | 90 |
| Printing/publishing/photo processing | — | 10,000 sq.ft. | 70 | 80 | 0 | 15 | 0 | 35 | 90 |
| Personal Service Establishments ³ | — | 10,000 sq.ft. | 70 | 80 | 0 | 15 | 0 | 35 | 90 |
| Auto service stations/car washes | — | 10,000 sq.ft. | 70 | 80 | 0 | 15 | 0 | 30 | 80 |
| Daycare centers | — | 5,000 sq.ft. | 40 | 75 | 0 | 15 | 0 | 30 | 80 |
| Health/athletic clubs | — | 20,000 sq.ft. | 100 | 100 | 0 | 15 | 0 | 35 | 90 |
| Janitorial, laundry, dry cleaning | — | 20,000 sq.ft. | 100 | 100 | 0 | 40 | 0 | 35 | 40 |

| | | | | | | | | | |
|---|------------------------|------------------|-----|-----|----|----|----|----|----|
| Government, Public and Quasi-Public Facilities ³ | — | 1 Acre | 100 | 200 | 10 | 25 | 20 | 35 | 35 |
| Governmental offices, libraries and post offices | — | 1 Acre | 100 | 200 | 25 | 25 | 20 | 35 | 30 |
| Public safety (police/fire) stations | — | 20,000 sq.ft. | 100 | 100 | 25 | 25 | 15 | 20 | 25 |
| Schools/instructional and post-secondary | — | 1 Acre | 100 | 200 | 25 | 25 | 25 | 30 | 50 |
| Water, drainage or sewage infrastructure | — | 5,000 sq.ft. | 50 | 100 | 10 | 10 | 5 | 35 | 60 |
| School bus transportation and maintenance facilities | — | 20,000 sq.ft. | 100 | 100 | 10 | 20 | 0 | 30 | 60 |
| Hotels, Motels and Resorts | 30 (rooms)/ acre | 20,000 sq.ft. | 100 | 200 | 10 | 25 | 15 | 45 | 80 |
| Caretaker's unit | 1/bldg. | 1 | 1 | 1 | 25 | 25 | 25 | 1 | 25 |
| Recreational Facilities ³ <u>Community Center</u> | — | 20,000 sq.ft. | 70 | 80 | 25 | 10 | 10 | 35 | 25 |
| Athletic fields, golf courses, pools, parks | — | 10,000 sq.ft. | 100 | 200 | 25 | 25 | 25 | 30 | 40 |
| Bowling alleys, skating rinks, batting cages, race tracks | — | 1 Acre | 100 | 200 | 25 | 25 | 25 | 30 | 40 |
| Manufacturing, Distribution and Assembly ³ | — | 1 Acre | 100 | 200 | 25 | 25 | 25 | 30 | 40 |
| Artisan studios | — | 5,000 sq.ft. | 50 | 100 | 10 | 10 | 15 | 30 | 50 |
| Computer, electrical/electronic equipment | — | 1 Acre | 100 | 200 | 25 | 25 | 25 | 30 | 40 |
| Food and beverage processing | — | 20,000 sq.ft. | 100 | 100 | 25 | 25 | 10 | 30 | 25 |
| Furniture and fixture assembly | — | 1 Acre | 100 | 200 | 25 | 25 | 25 | 35 | 65 |
| Medical supply and products | — | 1 Acre | 100 | 200 | 25 | 25 | 25 | 35 | 40 |

| | | | | | | | | | |
|--|---|---------------|-----|-----|----|----|----|----|----|
| Metal products fabrication | — | 1 Acre | 100 | 200 | 25 | 25 | 25 | 35 | 30 |
| Printing, publishing and allied industries | — | 1 Acre | 100 | 100 | 25 | 25 | 10 | 30 | 25 |
| Wholesale/storage, warehouses/mini and commercial ³ | — | 1 Acre | 100 | 200 | 25 | 25 | 25 | 35 | 50 |
| Residential/business moving van storage | — | 1 Acre | 100 | 200 | 25 | 25 | 25 | 35 | 25 |
| Retail Trade Establishments ^{2,3} | — | 20,000 sq.ft. | 70 | 80 | 25 | 10 | 10 | 35 | 50 |
| Accessory retail | — | 1 | 1 | 1 | 10 | 1 | 1 | 1 | 1 |
| Coffee/espresso drive-thru | — | 2,500 sq.ft. | 100 | 100 | 0 | 10 | 10 | 30 | 50 |
| Construction and home building supplies | — | 1 Acre | 100 | 200 | 25 | 25 | 25 | 30 | 65 |
| Mini-marts | — | 5,000 sq.ft. | 50 | 100 | 0 | 10 | 10 | 30 | 60 |
| Plant nurseries | — | 20,000 sq.ft. | 200 | 300 | 25 | 25 | 10 | 35 | 30 |
| Retail food establishments | — | 10,000 sq.ft. | 70 | 80 | 0 | 15 | 0 | 35 | 90 |
| Accessory buildings/structures | — | 1 | 1 | 1 | 10 | 5 | 5 | 30 | 1 |

¹ Minimum lot size and dimensional requirements shall be the same as for the principal use.

² No adult entertainment facility shall be permitted in this zoning district.

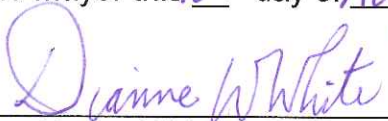
³ Any permitted use not specifically listed shall follow the dimensional requirements of the category.

Section 12. Having reviewed all of the record made before the Planning Commission and the record before the City Council, the Findings of Fact and Conclusions attached hereto as Exhibit A are hereby adopted and incorporated by this reference.

Section 13. If any section, sentence, clause, or phrase of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this Ordinance.

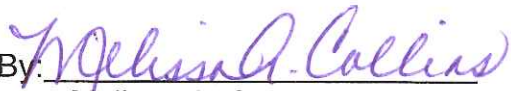
Section 14. This ordinance shall take effect and be in force five (5) days after its passage, approval and publication as provided by law.

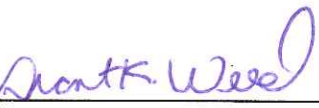
PASSED by the City Council and signed by the Mayor this 12th day of Aug., 2010.

By: 
Dianne W. White, Mayor

Attest:

Approved as to form:

By: 
Melissa A. Collins, City Clerk

By: 
Grant K. Weed, City Attorney

FINDINGS OF FACT AND CONCLUSIONS

Findings of Fact:

1. August 13, 2009 the Stanwood City Council approved a work program for "community center" in the Main Street Business I (MBI) zone, and referred that work program to the Planning Commission (Commission) for review.
2. The Commission held a pre-application meeting to consider these issues on June 14, 2010; and requested that review of the "community center" use in all zones be undertaken.
3. The work program was processed by the City as file # LZCA 10-06.
4. Consistent with RCW 43.21C, the SEPA Responsible Official issued a Threshold Determination of Non-Significance June 15, 2010.
5. The staff report issued June 25, 2010 included review of the relevant Comprehensive Plan designations and purpose statements for the MBI, Light Industrial (LI), Single Family Residential 12.4 (SR 12.4), Single Family Single Family Residential 9.6 (SR 9.6), Single Family Residential 7.0 (SR 7.0), Single Family Residential 5.0 (SR 5.0), Multifamily (MR), General Commercial (GC), and General Industrial(GI) zones.
6. The Traditional Neighborhood and Main Street Business II zones were not reviewed because these zones were recently reviewed and amended by the City Council.
7. The Commission held a duly noticed public hearing on June 28 2010, and recommended amendments to add "community center" to the MBI and LI zones as a "quasi-public use".
8. The amendments to add "community center" to the MBI and LI zones as "quasi-public use" are consistent with the Comprehensive Plan in that they add to a mix of residential, office, retail, entertainment and service uses in the downtown center and implement policy *LUP 4.1*.
9. The Transit Overlay in intended to provide transit oriented development defined a "pedestrian friendly development focused around a major transit access point. Elements include compact, mixed use development with facilities and design that enhance the environment for

the pedestrians in terms of safety, walking distance, comfort and the visual appeal of the surroundings.

10. The Commission further recommended deletion of the use from the Neighborhood Business (NB) zone based on the staff report of June 25, 2010, and the conclusion that this use is inconsistent with the purpose of the NB zone.
11. The Commission recommended that no change be made in the SR 12.4, GC, and GI zones.
12. The Commission further recommended amending the purpose statements of the SR 9.6, SR 7.0, SR 5.0, MR and LI zones to reconcile inconsistencies between the Comprehensive Plan and the Zoning Districts for quasi-public uses, based on the staff report of June 25, 2010.
13. At its regularly scheduled August 12, 2010, City Council meeting, after review of the application, staff report, and Planning Commission recommendation and after consideration of the public testimony submitted at or as part of the public hearing, the City Council held first and second reading of Ordinance No. 1274.
14. Pursuant to RCW 36.70A.106, the City has notified the Washington State Department of Commerce of the City's intent to adopt the proposed change in zoning text amendments.

Conclusions/Decision:

1. Based upon the entire record in this matter, which is incorporated by reference, the Stanwood City Council adopts the following conclusions and decisions.
2. Add the "community center" use to the Main Street Business I Zone with the additional requirement that within the Transit Overlay District as mixed use be required.
3. Add the "community center" use to the Light Industrial zone.
4. Delete the "community center" use from the Neighborhood Business zone.
5. Amend the purpose statements of the SR 9.6, SR 7.0, SR 5.0, MR and IL zones in accordance with the Commission recommendations.