

Chapter 14.36

**ZONING DISTRICTS AND
ZONING MAP**

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Part I. Zoning Districts

14.36.010 Residential Districts Established.

- (a) The following residential districts are hereby established: Suburban Agriculture, Estate Residential, Suburban Residential, Urban Residential, High Urban Residential, Waterfront Residential, and Multi-Family Residential. Each of these districts is designed and intended to secure for the persons who reside there a comfortable, healthy, safe, and pleasant environment in which to live, sheltered from incompatible and disruptive activities that properly belong in nonresidential districts. Other objectives of some of these districts are explained in the remainder of this section.
- (b) The Suburban Agriculture District is designed to provide an area with relatively low density residential development where low impact agricultural uses are permissible. It is intended that this zone district generally be located around the periphery of the Urban Growth Area (UGA).

(c) The Estate Residential district (ER-3.5) is designed to accommodate single-family residential development in areas within the city's planning jurisdiction that are not served by public water or sewer facilities or that are not yet appropriate for development at higher densities. Some types of mobile homes are allowed to be used for single-family residential purposes in this district.

(d) The Suburban Residential (SR-4) and Urban Residential (UR) districts are designed primarily to accommodate single-family detached residential uses at medium densities in areas served by public water and sewer facilities. Some types of two-family residences are allowed in these districts on larger lots.

(e) The Waterfront Residential District (WR-4) is designed primarily to accommodate single-family detached residential uses at medium densities in areas adjacent to Lake Stevens and served by public water and sewer facilities.

(f) The High Urban Residential (HUR-12) district is designed to accommodate single-family detached or attached residential uses at medium densities in areas served by public water and sewer facilities. Some types of two-family residences are allowed in these districts on larger lots.

(g) The Multi-Family Residential district (MFR) is designed primarily to accommodate higher density multi-family developments. (Ord. 590, 1998; Ord. 468, 1995)

14.36.020 Commercial Districts Established.

(a) The following commercial districts are hereby established: Neighborhood Commercial, Central Business District, Local Business, Mixed Use, Planned Business District, Sub-Regional Commercial, and Commercial Recreational. These districts are created to accomplish the purposes and serve the objectives set forth in the remainder of this section.

(b) The Neighborhood Commercial (NC) zone is designed to accommodate neighborhood commercial activities that would cater to

residential needs and to which local residents may walk.

- (c) The Central Business District (CBD) is designed to accommodate a wide variety of commercial activities (particularly those that are pedestrian oriented) that will result in the most intensive and attractive use of the city's central business district.
- (d) The Local Business (LB) zone is designed to accommodate commercial development generally similar to the types permissible in a Central Business District, except that it is intended that this zone be placed along arterials to cater to commuters, or as a transition in some areas between a Sub-Regional Commercial zone and a residential zone, or may provide for a smaller scale shopping center that primarily serves one neighborhood or area of the city (as opposed to a sub-regional or regional shopping center).
- (e) The Mixed Use (MU) zone is designed to accommodate a horizontally-stratified mixture of residential and commercial uses. It is intended that this zoning classification be applied primarily in areas adjacent to the Central Business District, Community Business, Sub-Regional Commercial, or Planned Business District zones as a transition or buffer zone to residential districts.
- (f) The Sub-Regional Commercial zone (SRC) is designed to accommodate the widest range of commercial activities.
- (g) The Planned Business District (PBD) is designed to accommodate commercial or mixed use development generally similar to the types permissible in a Central Business District or Mixed Use zone. It is intended that this zone be used on sites containing sensitive resources or other sites where, due to property specific circumstances, detailed planning would benefit all property owners involved as well as the public by, among other things, allowing for comprehensive site planning and a transfer of densities among parcels in order to avoid impacts to sensitive resources.
- (h) The Commercial Recreation District is designed to accommodate recreational

activities and retail sales, rental, services, and food sales that are compatible with regional recreation facilities and/or intended to cater to users of such facilities.

14.36.030 Manufacturing Districts Established.

The following districts are hereby established primarily to accommodate enterprises engaged in the manufacturing, processing, creating, repairing, renovating, painting, cleaning, or assembling of goods, merchandise, or equipment: Light Industrial and General Industrial. The performance standards set forth in Part 1 of Chapter 14.44 place limitations on the characteristics of uses located in these districts. The limitations in the Light Industrial district are more restrictive than those in the General Industrial district.

14.36.034 Public/Semi-Public District

Established. A Public/Semi-Public district is hereby established to accommodate public and semi-public uses, such as schools, government services and facilities, public utilities, community facilities, parks, etc. on publicly owned land.

14.36.040 Planned Neighborhood Development Districts Established.

- (a) There are hereby established 36 different Planned Neighborhood Development (PND) districts as described in this section. Each PND district is designed to combine the characteristics of at least three and possibly four zoning districts.
 - (1) One element of each PND district shall be the medium-density residential element. Here there are three possibilities, each one corresponding either to the Suburban, Urban or High Urban residential districts described in Section 14.36.010. Use of the High Urban residential zone shall be in accordance with Chapter 14.88, Part IX. Within that portion of the PND zone that is developed for medium density residential purposes, all development must be in accordance with the regulations applicable to the medium density residential district to which the particular PND zoning district corresponds (except that planned residential developments shall not be permissible).

- (2) A second element of each PND district shall be the higher density residential element. Here there are two possibilities, each one corresponding either to the Multi-Family residential or Mixed Use zoning districts described in Subsections 14.36.005(f) and 14.36.010(d), respectively. Within that portion of the PND district that is developed for higher density residential purposes, all development must be in accordance with the regulations applicable to the higher density residential district to which the PND district corresponds.
- (3) A third element of each PND district shall be the commercial element. Here there are three possibilities, each one corresponding to one of the following commercial districts identified in Section 14.36.010: Mixed Use, Local Business, or Central Business districts. Within that portion of a PND district that is developed for purposes permissible in a commercial district, all development must be in accordance with the regulations applicable to the commercial district to which the PND district corresponds.
- (4) A manufacturing/processing element may be a fourth element of any PND district. Here there are two alternatives. The first is that uses permitted within the Light Industrial district would be permitted within the PND district. The second alternative is that uses permitted only within the Light Industrial or General Industrial zoning districts would not be permitted. If a Light Industrial element is included, then within that portion of the PND district that is developed for purposes permissible in an Light Industrial district, all development must be in accordance with the regulations applicable to the Light Industrial district.
- (b) In accordance with the description set forth in Subsection (a), the 36 PND districts shall carry the following designations to indicate their component elements:
- (1) SR, MU, LI
 - (2) SR, MU
 - (3) SR, MU, LB, LI
 - (4) SR, MU, LB
 - (5) SR, MU, CBD, LI
 - (6) SR, MU, CBD
 - (7) SR, MFR, MU, LI
 - (8) SR, MFR, MU
 - (9) SR, MFR, LB, LI
 - (10) SR, MFR, LB
 - (11) SR, MFR, CBD, LI
 - (12) SR, MFR, CBD
 - (13) UR, MU, LI
 - (14) UR, MU
 - (15) UR, MU, LB, LI
 - (16) UR, MU, LB
 - (17) UR, MU, CBD, LI
 - (18) UR, MU, CBD
 - (19) UR, MFR, MU, LI
 - (20) UR, MFR, MU
 - (21) UR, MFR, LB, LI
 - (22) UR, MFR, LB
 - (23) UR, MFR, CBD, LI
 - (24) UR, MFR, CBD
 - (25) HUR, MU, LI
 - (26) HUR, MU
 - (27) HUR, MU, LB, LI
 - (28) HUR, MU, LB
 - (29) HUR, MU, CBD, LI
 - (30) HUR, MU, CBD
 - (31) HUR, MFR, MU, LI
 - (32) HUR, MFR, MU
 - (33) HUR, MFR, LB, LI
 - (34) HUR, MFR, LB
 - (35) HUR, MFR, CBD, LI
 - (36) HUR, MFR, CBD
- (c) No area of less than 25 contiguous, developable acres may be zoned as a PND district, and then only upon the request of the owner or owners of all the property intended to be covered by such zone.
- (d) As indicated in the Table of Permissible Uses (Section 14.40.010), a Planned Neighborhood Development (use classification 30.000) is the only permissible use of a PND zone and Planned Neighborhood Developments are permissible only in such zones.
- (e) Planned Neighborhood Developments are subject to the requirements set forth in Section 14.44.030.
- 14.36.050 Floodplain and Floodway Districts.
The floodplain and floodway districts are hereby established as "overlay" districts, meaning that these districts are overlaid upon other districts and the land so encumbered may be used in a

manner permitted in the underlying district only if and to the extent such use is also permitted in the applicable overlay district. The floodplain and floodway districts are further described in Part I of Chapter 14.64 of this Title.

14.36.060 Shoreline Management District. The shoreline management district is hereby established as and “overlay” district, meaning that these districts are overlaid upon other districts and the land so encumbered may be used in a manner permitted in the underlying district only if and to the extent such use is also permitted in the applicable overlay district and a Shoreline Development Permit has been granted, if necessary, pursuant to Chapter 14.92 of this Title, where this district is further described.

Part II. Zoning Map

14.36.100 Official Zoning Map.

- (a) There shall be a map known and designated as the Official Zoning Map, which shall show the boundaries of all zoning districts within the city’s planning jurisdiction. This map shall be drawn on acetate or other durable material from which prints can be made, shall be dated, and shall be kept in the planning department. (Ord. 468, 1995)
- (a) The Official Zoning Map dated July 12, 2002, is adopted and incorporated herein by reference. Amendments to this map shall be made and posted in accordance with Chapter 14.96.
- (c) Should the Official Zoning Map be lost, destroyed, or damaged, the administrator may have a new map drawn on acetate or other durable material from which prints can be made. No further council authorization or action is required so long as no district boundaries are changed in this process.

14.36.110 Amendments to Official Zoning Map.

- (a) Amendments to the Official Zoning Map are accomplished using the same procedures that apply to other amendments to this article, as set forth in Chapter 14.96 (Amendments).

- (b) The administrator shall update the Official Zoning Map as soon as possible after amendments to it are adopted by the council. Upon entering any such amendment on the map, the administrator shall change the date of the map to indicate its latest revision. New prints of the updated map may then be issued.
- (c) No unauthorized person may alter or modify the Official Zoning Map.
- (d) The planning department shall keep copies of superseded prints of the zoning map for historical reference.

Part III. Compatibility of Zoning Districts with Land Use Plan

14.36.200 Compatibility of Zoning Districts with Land Use Plan Defined. Table I, below, defines which zoning districts are compatible with which land use designations of the Land Use Plan of the Comprehensive Plan. Only those zones defined as compatible with a given land use designation may be applied to that land use designation when a rezone is considered.

Table I: Land Use Designation/Zone Compatibility Matrix

Zone	Land Use Designation*												
	L D R	M D R	H D R	W R	D / L C	S R C	M U	P B D	L I	G I	P / S P	S A	
Estate Residential	X												
Suburban Residential		X											
Waterfront Residential		X		X									
Urban Residential		X											
High Urban Residential		X											
Multi-Family Residential			X										
Neighborhood Commercial	X	X	X										
Local Business					X								
Central Business District					X								
Mixed Use						X							
Planned Business District							X						
Sub-Regional Commercial						X							
Commercial Recreation	X	X	X	X	X	X	X	X	X	X	X	X	
Light Industrial									X	X			
General Industrial										X			
Public/Semi-Public	X	X	X	X	X	X	X	X	X	X	X	X	
Suburban Agriculture												X	
Floodplain and Floodway District	X	X	X	X	X	X	X	X	X	X	X	X	
Shoreline Management District	X	X	X	X	X	X	X	X	X	X	X	X	

LDR = Low Density Residential
 MDR = Medium Density Residential
 HDR = High Density Residential
 WR = Waterfront Residential
 D/LC = Downtown/Local Commercial
 SRC = Sub-Regional Commercial

MU = Mixed Use
 PBD = Planned Business District
 LI = Light Industrial
 GI = General Industrial
 P/SP = Public/Semi-Public
 SA = Suburban Agriculture