Chapter 14.36

ZONING DISTRICTS
AND ZONING MAP

Sections:

Part I. Zoning Districts

14.36.010 Residential Districts Established.
(a) The following residential districts are hereby established: 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 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.

(c) 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.

(d) 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.

(e) The Multi-Family Residential district (MFR) is designed primarily to accommodate higher density multifamily developments. (Ord. 811, Sec. 25, 2010; 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, and Sub-Regional Commercial. 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 higher intensity zone (e.g., commercial, industrial, etc.) and a lower intensity zone (e.g., residential, park, etc.), 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, including supporting residential structures, 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 Business District (BD) is designed to promote community and regional employment and accommodate land uses such as corporate offices, general offices, research and development, medical clinics, technology, and light manufacturing and assembly. This district should be located in areas with direct access to highways and arterials in addition to transit facilities, adequate public services and traffic capacity.

(i) The Commercial District (CD) is designed to accommodate the high intensity retail needs of the community and regional market by attracting a mix of large to small format retail stores and restaurants to create a vibrant and unified regional shopping center. Transportation accessibility, exposure to highways and arterials with adequate public services and traffic capacity characterize this district.

(j) The Main Street District (MS) is designed to provide pedestrian-oriented commercial uses that serve the community and region by attracting a variety of small (up to 10,000 gross square feet) to mid-sized (approximately 30,000 gross square feet) businesses along with high density residential uses in proximity to other retail and residential areas. Building design and pedestrian-oriented features would support an active and pleasant streetscape. This district should include enhanced sidewalks, public spaces and amenities for pedestrians and cyclists that emphasize pedestrian movement over vehicular movement.

(k) The Mixed Use Neighborhood (MUN) zone is designed to accommodate higher density residential development in proximity to employment and retail centers and provide basic convenience goods and services in areas with available public services and adequate traffic capacities. This district would have a minimum density of 15 dwelling units per acre and create a transition between higher and lower intensity land uses.
(l) The Neighborhood Business (NB) zone is designed to provide convenience goods, services, and opportunities for smaller scale shopping centers near neighborhoods that cater to pedestrians and commuters. This district should be located in areas with available public services, transportation accessibility to arterials and adequate traffic capacities. (Ord. 876, Sec. 16, 2012; Ord. 811, Sec. 26, 2010; Ord. 744, Sec. 2, 2007)

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. (Ord. 468, 1995)


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. (Ord. 501, Sec. 6, 1995)

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 Sections 14.36.010(e) and 14.36.020(e), 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 dis-
strict. 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 a 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) of this section, 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 15 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 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 14.16C.080. (Ord. 811, Sec. 27, 2010; Ord. 737, Sec. 3, 2006; Ord. 676, Sec. 22, 2003; Ord. 468, 1995)

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 Chapter 14.64.

14.36.060 Shoreline Environment Designation.

The shoreline environment designation is hereby established as an “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 the Shoreline Master Program, where this district is further described. (Ord. 898, Sec. 5, 2013; Ord. 855, Sec. 20, 2011)

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.
(b) The Official Zoning Map dated May 11, 2009, is adopted and incorporated herein by reference. Amendments to this map shall be made and posted in accordance with Section 14.16C.090.
(c) Should the Official Zoning Map be lost, destroyed, or damaged, the Planning Director may have a new map created. No further Council authorization or action is required so long as no district boundaries are changed in this process. (Ord. 903, Sec. 25, 2013; Ord. 811, Sec. 28, 2010; Ord. 805, Sec. 1, 2009; Ord. 700, Sec. 2, 2004; Ord. 662, Sec. 7, 2002; Ord. 578, 1998; Ord. 540, 1997; Ord. 468, 1995)

14.36.110 Amendments to Official Zoning Map.
(a) Amendments to the Official Zoning Map are accomplished using the procedures set forth in Section 14.16C.090.
(b) The Planning Director 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 Planning Director 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. (Ord. 811, Sec. 29, 2010)

14.36.120 Lots Divided by District Lines.
(a) Whenever a single lot one acre or less in size is located within two or more different zoning districts, the district regulations applicable to the district within which the larger portion of the lot lies shall apply to the entire lot.
(b) Whenever a single lot greater than one acre in size is located within two or more different zoning districts, each portion of that lot shall be subject to all the regulations applicable to the district in which it is located. (Ord. 903, Sec. 6, 2013; Ord. 468, 1995. Formerly 14.08.020)
Part III. Compatibility of Zoning Districts with Land Use Plan


Table 14.36-I 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.

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<thead>
<tr>
<th>Zone</th>
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<tr>
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<td>General Industrial</td>
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<td>Shoreline Environment Designation</td>
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LDR = Low Density Residential  
MDR = Medium Density Residential  
MU = Mixed Use  
PBD = Planned Business District

(Lake Stevens 1/13)
### TITLE 14 -- LAND USE CODE

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(Ord. 876, Sec. 17, 2012; Ord. 855, Sec. 21, 2011; Ord. 811, Sec. 30, 2010; Ord. 468, 1995)